

# Rotherham local plan

## Publication Sites & Policies

### Mixed Use Areas Background Paper

September 2015

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## Background

1. The adopted Unitary Development Plan<sup>1</sup> (UDP) identified 38 sites for mixed use development, within which a range of uses would be acceptable in principle. These often reflected areas in transition from previous established uses, or where specific mixes of uses were sought.
2. The Council continues to support the mixed use approach however recognises that the existing mixed use areas and their menu of acceptable uses may no longer be appropriate. This paper sets out how existing mixed use areas have been reviewed and identifies the areas proposed for allocation for mixed use development in the Publication Sites and Policies document. It also sets out the acceptable uses identified for each mixed use area.

## National and local planning policy context

3. Paragraph 17 of the National Planning Policy Framework<sup>2</sup> (NPPF) sets out core planning principles including that planning should:  
*“promote mixed use developments, and encourage multiple benefits from the use of land in urban and rural areas, recognising that some open land can perform many functions (such as for wildlife, recreation, flood risk mitigation, carbon storage, or food production);”*
4. The NPPF acknowledges the role that mixed use developments can have in creating inclusive, accessible developments. At paragraph 37 it highlights that:  
*“Planning policies should aim for a balance of land uses within their area so that people can be encouraged to minimise journey lengths for employment, shopping, leisure, education and other activities.”*
5. It also notes that planning policies and decisions should aim to achieve places which promote:  
*“opportunities for meetings between members of the community who might not otherwise come into contact with each other, including through mixed-use developments, strong neighbourhood centres and active street frontages which bring together those who work, live and play in the vicinity;”* (paragraph 69)
6. Rotherham’s Core Strategy<sup>3</sup> notes that there are many uses which can exist together and that mixed use areas and developments can help in creating linkages between different uses and contribute towards creating more vibrant places. Policy CS31 identifies that:  
*“Within Mixed Use Areas to be shown on the Proposals Map accompanying the Sites and Policies DPD, a variety of land uses will be acceptable. The particular uses appropriate to each area and any limitations or requirements pertaining to these uses or their location will be set out in the Sites and Policies DPD. “*

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<sup>1</sup> Rotherham Unitary Development Plan, 1999.

<sup>2</sup> <http://planningguidance.planningportal.gov.uk/blog/policy/>

<sup>3</sup> Rotherham Local Plan: Publication Core Strategy, 2012.

## Review of mixed use areas

7. A review of mixed use areas has been undertaken which considered the existing uses within the areas and any developments which have taken place, and the wider character and context in which the mixed use areas are located.
8. It took account of the following considerations:
  - Does the existing mixed use designation remain appropriate?
  - Does the existing boundary remain correct or require amendment?
  - Should further mixed use areas be identified?
  - Does the menu of acceptable uses for each mixed use area remain appropriate? If not what uses are considered acceptable?
9. Appendix 1 summarises the results of the review. This concludes that:
  - 17 mixed use areas should be deleted and re-allocated for other alternative uses;
  - 21 mixed use areas should be retained and in some cases merged, or boundaries refined;
  - A further 2 areas are proposed as new mixed use areas; land at Doncaster Gate, Rotherham and land at Highfield Commercial, Waverley.
10. As a result 21 mixed use areas are proposed in the Publication Sites and Policies document:

*Table 1: Proposed mixed use areas*

	Ref	Area
Wath / Manvers	MU01	Manvers Lakeside
	MU02	North of Wath-upon-Deerne Town Centre
Rawmarsh	MU03	North of Stocks Lane, Rawmarsh
	MU04	East of Bellows Road, Rawmarsh
	MU05	East of Rawmarsh Hill, Parkgate
Parkgate	MU06	Parkgate Business Park (North)
	MU07	Masbrough Street (West of Centenary Road), Rotherham
	MU20	Land between Aldwarke Lane and Parkgate Shopping Park
Areas around Rotherham town centre	MU08	Bridge Street, Rotherham
	MU09	Main Street, Rotherham
	MU10	Westgate, Rotherham
	MU11	Effingham Street (North of Centenary Way), Rotherham
	MU12	Doncaster Gate / Percy Street, Rotherham
	MU13	Doncaster Gate
Junction 33 of the M1	MU14	Junction 33 (M1)
Thurcroft	MU15	Woodhouse Green, Thurcroft
Hellaby	MU16	Bawtry Road, Hellaby
Maltby	MU17	Blyth Road, Maltby
	MU18	North of Tickhill Road, Maltby
	MU19	South of Tickhill Road, Maltby
Waverley	MU21	Highfield Commercial, Waverley

11. Mixed use areas not proposed to be carried forward are shown on the Policies Map for alternative suitable uses.

### ***Acceptable mix of uses***

12. The UDP identified acceptable uses based on the Use Classes Order, which puts uses of land and buildings into various categories known as 'Use Classes'. It identifies what uses can be carried on within each Use Class and whether planning permission is required.
13. There are four main categories:
  - Class A covers shops and other premises such as restaurants and bank branches;
  - Class B covers offices, workshops, factories and warehouses;
  - Class C covers residential uses;
  - Class D covers non-residential institutions and assembly and leisure uses.
14. Within each class there are subsets of uses, and there are also uses that are 'sui generis' i.e. in a class of their own. A summary of the Use Classes Order is set out at appendix 2.
15. In identifying the appropriate uses within mixed use areas a number of key principles have been adopted.
16. The retail A use classes (shops, public houses, restaurants and so on) are not included (with the exception of Mixed Use Area 21 which will assist in delivering a new local centre) as they are town centre uses<sup>4</sup> which it is considered are most appropriately directed towards town centres, in line with national planning policy.
17. Some other uses such as B1(a) offices, C1 hotels and D2 assembly and leisure uses may also fall within the definition of main town centre uses. In some mixed use areas these uses are proposed for inclusion in the menu of acceptable uses. It is acknowledged that such uses should be subject to the sequential test requirements; further justification is therefore provided to support these uses in the proposed locations.
18. General industrial and storage uses (B2 and B8) have been avoided as in most cases mixed use areas are adjacent or close to residential areas and as such the introduction of industrial or storage uses may result in a detriment to amenity.
19. The areas proposed for mixed use allocation, along with the acceptable uses, are set out in table 2.

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<sup>4</sup> National Planning Policy Framework, annex 2.

<http://planningguidance.planningportal.gov.uk/blog/policy/achieving-sustainable-development/annex-2-glossary/>

Table 2: Proposed mixed use areas

Ref	Area	Acceptable uses (see note 1)							
		B1a	B1b/c	C1	C2	C3	D1	D2	Sui Gen
MU01	Manvers Lakeside							•	• Leisure
MU02	North of Wath-upon-Deerne Town Centre		•		•	•	•		
MU03	North of Stocks Lane, Rawmarsh		•		•	•	•		
MU04	East of Bellows Road, Rawmarsh		•		•	•	•		
MU05	East of Rawmarsh Hill, Parkgate				•	•	•		
MU06	Parkgate Business Park (North)		•					•	
MU07	Masbrough Street (West of Centenary Road), Rotherham		•		•	•	•	•	
MU08	Bridge Street, Rotherham	•	•				•		
MU09	Main Street, Rotherham	•		•			•	•	
MU10	Westgate, Rotherham				•	•	•		
MU11	Effingham Street (North of Centenary Way), Rotherham		•		•	•	•		
MU12	Doncaster Gate / Percy Street, Rotherham	•	•			•	•	•	
MU13	Doncaster Gate	•			•	•	•		
MU14	Junction 33 (M1)								• Motor way service area
MU15	Woodhouse Green, Thurgroft		•		•	•	•		
MU16	Bawtry Road, Hellaby		•		•	•	•		
MU17	Blyth Road, Maltby		•		•	•	•		
MU18	North of Tickhill Road, Maltby		•		•	•	•		
MU19	South of Tickhill Road, Maltby		•		•	•	•		
MU20	Land between Aldwarke Lane and Parkgate Shopping Park	See note 2							
MU21	Highfield Commercial, Waverley	See note 3							

Notes:

1 – Summary of Use Classes Order:							
B1a	B1b/c	C1	C2	C3	D1	D2	Sui Generis
Offices	Business use	Hotels	Residential institutions	Housing	Non-residential institutions	Assembly & Leisure	Uses not falling within any Use Class
<p><b>2 - Policy SP 68 'Mixed Use Area 20: Land between Aldwarke Lane and Parkgate Shopping Park'</b> sets out the detailed policy and acceptable uses for this area. This identifies acceptable uses as: B1a, B1b, B1c (business), B2 (general industry), D1 (Non-residential institutions), D2 (Assembly and Leisure) excluding cinema use, and Park and Ride Facility. In particular it notes that B1 and B2 uses should form the majority of the site area (not less than 50% of the built floorspace of any agreed masterplan for this area).</p>							
<p><b>3 - Policy SP 69 'Mixed Use Area 21: Highfield Commercial, Waverley'</b> sets out the detailed policy and acceptable uses for this area. It will deliver the heart of the new community at Waverley, with a mix of housing, employment, retail and community facilities. It will also provide a link between the new community and the Advanced Manufacturing Park.</p>							

## ***Meeting the Sequential Test Requirements***

20. NPPF identifies offices, hotels and various assembly and leisure uses which may fall within the D2 Use Class as main town centre uses. It supports a sequential approach to such uses, meaning that locations within town centres should be considered prior to edge of centre sites, and finally sites outside of centres. NPPF defines “edge of centre” for main town centre uses (except for retail) as “a location within 300 metres of a town centre boundary. For office development, this includes locations outside the town centre but within 500 metres of a public transport interchange. In determining whether a site falls within the definition of edge of centre, account should be taken of local circumstances.”
21. Paragraph 23 indicates that Local Planning Authorities should:
- allocate a range of suitable sites to meet the scale and type of retail, leisure, commercial, office, tourism, cultural, community and residential development needed in town centres. It is important that needs for retail, leisure, office and other main town centre uses are met in full and are not compromised by limited site availability. Local planning authorities should therefore undertake an assessment of the need to expand town centres to ensure a sufficient supply of suitable sites;
  - allocate appropriate edge of centre sites for main town centre uses that are well connected to the town centre where suitable and viable town centre sites are not available. If sufficient edge of centre sites cannot be identified, set policies for meeting the identified needs in other accessible locations that are well connected to the town centre.
22. Planning Practice Guidance<sup>5</sup> published in March 2014 refers to the sequential and impact tests, noting that where it is not possible to accommodate forecast need within town centres, local planning authorities should “...plan positively to identify the most appropriate alternative strategy for meeting the need for these main town centre uses, having regard to the sequential and impact tests. This should ensure that any proposed main town centre uses which are not in an existing town centre are in the best locations to support the vitality and vibrancy of town centres, and that no likely significant adverse impacts on existing town centres arise, as set out in paragraph 26 of the National Planning Policy Framework” (Reference ID: 2b-006-20140306). It provides a checklist which sets out the matters that should be considered when taking a sequential approach to plan-making:
- Has the need for main town centre uses been assessed? The assessment should consider the current situation, recent up-take of land for main town centre uses, the supply of and demand for land for main town centre uses, forecast of future need and the type of land needed for main town centre uses
  - Can the identified need for main town centre uses land be accommodated on town centre sites? When identifying sites, the suitability, availability and viability of the site should be considered, with particular regard to the nature of the need that is to be addressed
  - If the additional main town centre uses required cannot be accommodated in town centre sites, what are the next sequentially preferable sites that it can be accommodated on?

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<sup>5</sup> <http://planningguidance.planningportal.gov.uk/>

## Need for Main Town Centre Uses

23. The Core Strategy identifies a need to plan to provide land for around 235ha for economic development. This includes up to 5ha of land to meet the needs of around 3 to 5,000 new office jobs.
24. The Retail and Leisure Study 2011<sup>6</sup> found a need for a cinema within the borough, preferably within Rotherham town centre. It also notes that “As stated in the 2010 Rotherham Town Centre Retail and Leisure Study, as part of a wider strategy to regenerate the town centre, there may be scope to build better, replacement leisure facilities, including a cinema, and to locate these together with additional family orientated cafes and restaurants in a new leisure quarter.”(paragraph 8.38).
25. The Retail and Leisure Study 2011 also found that: “...there may be scope for a hotel development in Rotherham town centre, particularly as part of any future mixed use development, since there is little modern hotel accommodation at present in the town centre. Such a hotel would bring visitors to the town centre, enlivening the evening economy and give a welcome boost to restaurants, bars and shops. Elsewhere in the borough we don't feel there is any need to actually plan for material new hotel development, although should any proposals emerge these should ideally be directed towards town centres where the spin-off benefits to nearby businesses are likely to be maximised.” (paragraph 8.50)
26. There continues to be demand for leisure related uses. Appendix 3 provides details of leisure related planning permissions granted between 2008 and 2013. These are for a mix of uses including gymnasiums, dance studios and other assembly and leisure uses. Several permissions relate to the provision of such uses as part of wider redevelopments providing housing and ancillary uses (such as at Manvers and Waverley), however the data shows that the majority of permissions granted are in out of centre locations. It indicates a continued demand for sites and premises for leisure uses within Rotherham.
27. A limited expansion of Rotherham town centre is proposed, however this is to primarily accommodate the relocated Tesco store. It is considered that suitable mixed use sites close to the town centre can also play a role in providing opportunities for office, hotel and assembly and leisure developments.
28. The majority of proposed mixed use areas do not contain identifiable development sites; they primarily consist of existing developed areas. Therefore the proposed acceptable uses within these areas will relate, in most cases, to any future redevelopment proposals which come forward. As such it is not possible to assess individual sites within the mixed use areas in terms of the sequential test. However the following assessment examines relevant mixed use areas in terms of their sequential positioning, and assesses existing development sites and opportunities within defined centres in relation to office, hotel and assembly and leisure uses.

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<sup>6</sup> Rotherham Retail and Leisure Study, Colliers International. March 2011.



## Sequentially Preferable Sites

29. The following table identifies the mixed use areas in which retail, offices, hotels, and leisure and assembly uses are proposed to be acceptable:

Table 3: Proposed retail, office, hotel and leisure uses within mixed use areas

Location	Mixed use area	A1 retail	B1(a) Office	C1 Hotel	D2 Assembly & leisure
Wath / Manvers	MU01 Manvers Lakeside				✓
Parkgate	MU06 Parkgate Business Park (North)				✓
	MU20 Land between Aldwarke Lane and Parkgate Shopping Park		✓		✓
Waverley	MU21 Highfield Commercial, Waverley	✓	✓	✓	✓
Rotherham Town Centre	MU07 Masbrough Street (West of Centenary Road)				✓
	MU08 Bridge Street, Rotherham		✓		
	MU09 Main Street, Rotherham		✓	✓	✓
	MU12 Doncaster Gate/Percy St., Rotherham		✓		✓
	MU13 Doncaster Gate		✓		

30. The above mixed use areas are close to Rotherham town centre, Wath town centre and Parkgate district centre. MU21 at Waverley also corresponds in part with an indicative local centre designation. The following sections consider each of these centres in turn.

### Rotherham Town Centre

31. Within Rotherham town centre sites totalling 11,000 sqm are proposed for allocation to contribute towards meeting the retail floorspace requirement. It is acknowledged that some of the sites could be developed for other town centre uses, including offices, assembly and leisure uses or hotels.

Table 4: Proposed development sites within Rotherham town centre

Ref	Site	Approx. site size (sqm)	Comment
R1	Rotherham town centre, outdoor markets complex	5,000	The markets complex provides a mix of indoor and outdoor markets plus a number of individual units. The markets are an important asset in Rotherham town centre however the outdoor market is under-utilised and there is potential for these stalls to be relocated should a redevelopment opportunity come forward. Redevelopment to include new retail units has the potential to enhance the vitality of the markets complex.
R2	Drummond Street car park, Rotherham	5,000	This site, currently identified as a development site in the UDP, is adjacent to the Tesco store and forms part of the proposed town centre extension. Whilst the site has some topographical issues it is considered to represent an opportunity for further town centre development.
R3	Vacant & derelict properties, Corporation Street, Rotherham	1,000	This site includes properties which have been vacant for a number of years following fire damage. The sites are detrimental to the quality of the town centre environment and redevelopment would improve the street scene and contribute towards the vitality and viability of the town centre.

32. The above proposed development sites would in general terms be considered suitable and viable, however as indicated above they are intended to meet the retail floorspace requirement. In this respect it is not considered that they are available for meeting office, hotel and leisure needs.
33. Within Rotherham town centre Forge Island and the car park rear of Market Street are potentially available, suitable and viable to meet some requirements. Forge Island was vacated when Tesco relocated to their new store early in 2015. The car park is currently utilised as a pay and display car park by the Council. It is envisaged that the site could accommodate office or leisure uses (such as a cinema) in the future. However the future of the site is uncertain, as are any constraints (such as land contamination). As such it is not identified as a leisure or office development site. The car park to the rear of Market Street also has potential to accommodate new development and benefits from a riverside location. However the site configuration and lack of main road frontage limits its viability for development. As such this site is not identified as a development site. Whilst these sites could potentially deliver elements of leisure, hotel or office development it is considered that further sites or locations should also be identified to provide flexibility in the plan to help deliver such uses.
34. Existing vacant premises within Rotherham town centre (as at September 2014) totalled some 18,000 sqm. Over half of these sites are less than 100 sqm in size, and the majority are less than 250 sqm.

*Table 5: Vacant premises within Rotherham town centre, September 2014*

Size of sites/premises	Number of sites	Total floorspace (sqm)
Less than 100 sqm	53	2,760
100-249 sqm	16	2,868
250-499 sqm	8	2,451
Over 500 sqm	7	10,003
<b>Total</b>	<b>84</b>	<b>18,082</b>

35. It is considered that greater opportunities to deliver new hotel, office and assembly and leisure uses will lie with larger floorplate premises, where such developments re-use existing buildings. 15 premises provide over 250 sqm and of these 7 are over 500 sqm. The largest unit, the vacant Tesco, accounts for over 5,000 sq m. One of the sites forms part of the site identified as a development site at Corporation Street (R3). Whilst existing vacant premises can contribute towards meeting hotel, office and assembly and leisure needs, it is considered that this is limited and any redevelopment of a number of premises to deliver sites meeting market requirements would require significant investment.

#### **Parkgate District Centre**

36. Within Parkgate District Centre there are 9 units vacant, totalling 926 sqm as at September 2014. Two units are over 100 sqm: one unit of around 167 sqm (122 Broad Street), one of around 206 sqm (27a&b Broad Street). More significantly outline planning permission has recently been granted for the erection of 5 retail units providing 5,673 sqm of new floorspace. This site is proposed for inclusion within the District Centre boundary.

37. It is considered that there are limited opportunities for existing vacant premises to contribute towards assembly and leisure needs. Any significant investment would require redevelopment of a number of premises to deliver sites meeting market requirements.

#### **Wath Town Centre**

38. Within Wath town Centre there are 7 units vacant, totalling 657 sqm as at September 2014. These are all small premises of between 55 and 182 sqm in size.
39. As with Parkgate, it is considered that there are limited opportunities for existing vacant premises to contribute towards assembly and leisure needs. Any significant investment would require redevelopment of a number of premises to deliver sites meeting market requirements.

#### **Waverley Local Centre**

40. The Sites and Policies document identifies an indicative Local Centre notation at Waverley, which reflects the delivery of a local centre to serve the new community at Waverley and the adjacent Advanced Manufacturing Park. The intention to deliver facilities to meet local needs is set out in the planning permission and Masterplan for the delivery of the new residential community. Mixed use area 21 would deliver this primarily on land identified within part 3 of the policy (land north of Mitchell Way and south of the University of Sheffield training centre).
41. Given the site's status there are no existing premises within this local centre; it would be created through the proposed new development. There are therefore no existing premises which could accommodate the proposed developments.

#### **Assessment and implications for proposed mixed use areas**

42. Nine mixed use areas have been considered; five near Rotherham town centre, one at the lakeside at Manvers, one at Waverley which would in part create a new local centre, and two near Parkgate district centre. Development sites have been identified in Rotherham town centre, primarily to accommodate new retail floorspace. Other sites, whilst being sequentially preferable, may have limited ability to deliver new development. At Parkgate planning permission exists for a number of new retail units. Within this centre and Rotherham and Wath town centres no further sites for office, hotel or leisure developments have been identified for allocation. As such it is envisaged that further development would come forward through redevelopment of existing sites.
43. This situation is mirrored in the mixed use areas, where development opportunities are expected to come mainly from redevelopment of existing areas.
44. MU08 adjoins Rotherham town centre to the north and west, and contains a mix of uses including the train station and commercial uses, plus the primarily business and industrial uses at Masbrough Street. All parts of the mixed use area are within 300m of the town centre, and close to both bus and train station, and is therefore in an edge of centre location. It is considered an accessible, suitable location for office development.
45. MU09 includes land south of Main Street which is in use as civic offices and land at Brinsworth Street which includes a former nightclub, storage use and land in temporary use as a car park (permission for which expires on 31 December 2018).

It also includes land at New York Riverside primarily developed for civic and leisure uses (football ground). The furthest extent of the mixed use area is approximately 600m from the edge of the town centre; the majority of land being closer to the centre. Parts of the area are therefore edge of centre, whilst other areas would be classed as out of centre. The area is considered to be suitable for B1 office and hotel uses given its gateway location and proximity to Rotherham town centre and public transport interchanges. It is also considered suitable for assembly and leisure uses given its location, existing uses and proximity to Rotherham town centre.

46. MU12 and MU13 adjoin Rotherham town centre to the east and include the Doncaster Gate site formerly used as civic offices (which is currently advertised for sale). The furthest extent of the area lies some 250m from the edge of the town centre. Given the immediate past use of part of the mixed use area for office use it is considered that this remains an appropriate use in close proximity to the town centre.
47. MU07 lies west of Centenary Way. It is further than 300m from the town centre and therefore is in an out of centre location. It includes a mix of commercial, business and leisure uses, including the former Rotherham United football ground and a number of gyms. It is considered that the area could be suitable for some D2 assembly and leisure uses given similar existing and historic uses. Whilst out of centre it is close to the main road network and a main gateway into Rotherham town centre.
48. MU01 is adjacent to the lake at Manvers and the existing boat house, in an out of centre location. It is considered that it could have potential for leisure uses associated with the lakeside location. Such uses would not be suitable within Wath-upon-Dearne town centre and it is considered that an out of centre location would be acceptable for such uses.
49. MU06 lies in an edge of centre location, with regard to the proposed boundary for Parkgate district centre. It includes an existing car showroom, gym and public house. Given its close proximity to the district centre and adjacent retail park, and redevelopment in future could be suitable for leisure and assembly uses.
50. MU20 lies beyond Parkgate Shopping Park and is bounded to the east and west by railway lines. It is at the heart of Rotherham's urban area and will be served by the Tram Train pilot, which will terminate close to this site. As such it is considered that the site could be considered edge of centre, being within 500m of a public transport interchange; although there is no guarantee at present that the Tram Train will continue to operate beyond its pilot programme. Given its close proximity to the adjacent retail park and to public transport, it is considered suitable for leisure and assembly uses (excluding cinema use, mindful of the Council's aspirations for Rotherham town centre, as set out in Core Strategy Policies CS12 'Managing Change in Rotherham's Retail and Service Centres' and CS13 'Transforming Rotherham Town Centre') and for B1a office uses.
51. MU21 includes land which will deliver a new local centre for Waverley, to serve the new community and adjacent Advanced Manufacturing Park. The local centre will primarily be focused on land north of Mitchell Way and south of the University of Sheffield training centre. The Policy indicates that this area will be acceptable for a range of office, hotel, retail and leisure uses. These are considered to be in line with the role and function of the local centre and therefore in compliance with NPPF.

Land adjacent to this will also be suitable for hotel and office uses. These are considered acceptable as, whilst they are currently in an out of centre location, following development of the local centre they will be in an edge of centre location. They are also considered important supporting uses for the advanced manufacturing cluster at Waverley, and which will contribute to the Advanced Manufacturing Innovation District, to be focused around the Advanced Manufacturing Park and Sheffield Business Park.

52. In summary, whilst some sequentially preferable sites are identified, they are primarily intended to deliver new retail floorspace to meet identified need, or they have constraints which may limit their ability to deliver new development. The mixed use areas above provide opportunities to accommodate some office, hotel and leisure uses. This would provide additional flexibility to deliver such uses, in particular close to Rotherham town centre.
53. Whilst preparation of Rotherham's Local Plan has acknowledged the fragility of Rotherham town centre and other centre within the borough, it is not considered that the mixed use menu's will lead to significant impacts on centres:
- Leisure uses at Manvers lakeside are envisaged to be related to the lake, and therefore unlikely to duplicate the offer found or potentially to be provided in Wath town centre.
  - Mixed use areas at Parkgate are in an edge of centre location and in one instance includes existing leisure uses. Given the lack of alternative sites within the centre it is considered that leisure / office uses here, as proposed, would not be detrimental to the district centre.
  - Retail, leisure, hotel and office uses at Waverley would assist in delivering a new local centre.
  - Whilst some mixed use areas (or parts of) near to Rotherham town centre would be in out of centre locations, it is considered that these are still well located in relation to Rotherham town centre, and at the heart of Rotherham's urban area.

## **Conclusion**

54. The review of mixed use areas has identified 21 areas which it is proposed are identified for mixed use development in the Sites and Policies document. Having regard to the existing composition, location, and relevant planning policy for each area, a range of uses have been identified as being acceptable within each mixed use area. Where these include main town centre uses this assessment has demonstrated that they are acceptable having regard to the sequential approach set out in national planning policy.

## Appendix 1: Review of existing mixed use areas

UDP Mixed use area	Existing UDP Menu	Assessment	Recommendation	Revised Local Plan reference	Proposed Mixed Use Area Menu
MU1 Former Cortonwood Colliery, Brampton Bierlow	A1, A2, A3, C3, D1 & D2	Mixed use area now developed for a mix of housing, urban green space and retail park uses.	<b>Delete mixed use area.</b> Allocate appropriate parts of the site for housing, urban green space and retail park respectively.	<b>None</b>	<b>None</b>
MU2 Fitzwilliam Fields, Wath	B1, B2, B8 & C3	Mixed use now developed primarily for housing except for the remaining football pitch.	<b>Delete mixed use area.</b> Allocate residential development for housing and the football pitch for community use	<b>None</b>	<b>None</b>
MU3 Manvers: Lakeside	A3, B1, C1, C3 & D2	Western part of the mixed use area is under development for a mix of housing and local centre uses. The majority of the eastern part of the site consists of green space along the lakeside, with built development at the eastern tip. Part of the mixed use area south of the main road remains vacant. This has a prominent gateway location on the roundabout and better relates to the industrial and business uses nearby. The remaining mixed use is considered to offer most potential to deliver leisure uses associated with the lakeside location.	Re-allocate the western part of the mixed use area for residential and local centre uses as appropriate. Re-allocate the undeveloped eastern part of the site to urban greenspace. Re-allocate that part of the mixed use area south of the main road to industrial and business use. Retain the built area at the eastern tip as a mixed use area suitable for D2 or sui generis leisure uses associated with the lakeside location.	MU01	D2; Sui Generis Leisure
MU4 North of Wath Town Centre	A1, A2, A3, B1, C3, D1 & D2	Much of the mixed use area has been developed for residential use and a supermarket. The remainder primarily consists of areas of existing development, aside from the north eastern tip which consists of existing green space. The remaining area remains suitable for business uses	Re-allocate that part of the site developed for a supermarket to be within the town centre boundary. Re-allocate the northern part	MU02	B1b/c; C2; C3; D1

UDP Mixed use area	Existing UDP Menu	Assessment	Recommendation	Revised Local Plan reference	Proposed Mixed Use Area Menu
		(excluding offices), housing and residential and non-residential institutions.	and eastern part of the area to residential use. Re-allocate the north-western tip of the site to green space. The remainder of the area to remain as a mixed use area.		
MU6 Kilnhurst Centre	A1, A2, B1 & C3	Consists of a mix of primarily commercial uses. Consideration has been given to identifying the uses as a local centre however on balance it is considered most appropriate to identify the area as suitable for residential use.	<b>Delete mixed use area.</b> Allocate for residential use	<b>None</b>	<b>None</b>
MU7 North of Stocks Lane, Rawmarsh	A1, A2, B1, C1, C2, C3 & D1	This area lies north of the former Bellows Centre which is being redeveloped for residential and retail use. It consist predominantly of existing development however remains suitable as a mixed use area, with uses limited to business use (excluding offices), housing and residential and non-residential institutions	Retain as a mixed use area	MU03	B1b/c; C2; C3; D1
MU8 East of Bellows Road, Rawmarsh	C1, C2, C3 & D1	This area lies east of the former Bellows Centre which is being redeveloped for residential and retail use. It consist predominantly of existing development including a depot and remains suitable as a mixed use area, with uses limited to business use (excluding offices), housing and residential and non-residential institutions	Retain as a mixed use area	MU04	B1b/c; C2; C3; D1
MU9 East of Rawmarsh Hill, Parkgate	C1, C2, C3 & D1	This area lies north of Parkgate centre and consists mainly of housing with a few shops separated from the rest of parkgate centre. The boundary of the retail centre is proposed for amendment therefore it is proposed that the mixed use area is retained (with the exclusion of residential properties down to the Kingdom Hall) and extended to include the community use (covering the former library) and part of the retail centre. Given the frontage nature of the area it is considered suitable for housing and residential and non-residential institutions	Allocate properties down to Kingdom Hall for residential use. Remainder to remain as mixed use area with boundary extended to include community area and retail allocation to rear	MU05	C2; C3; D1

UDP Mixed use area	Existing UDP Menu	Assessment	Recommendation	Revised Local Plan reference	Proposed Mixed Use Area Menu
MU10 West of Rawmarsh Hill, Parkgate	A1, A2 & C3	This mixed use area on the edge of Parkgate centre includes a mix of shops and residential uses. Given the frontage nature and type of properties present, and the aspiration to improve the vitality and viability of the borough's centres, it is proposed to delete the mixed use area and identify this as suitable for residential use in future	<b>Delete mixed use area</b> and re-allocate for residential use	<b>None</b>	<b>None</b>
MU11 East of Broad Street, Parkgate	B1, D1 & D2	This mixed use area predominantly is in business use and considered less suitable for non-residential institutions or assembly and leisure uses. As such it is proposed to delete the mixed use area and identify as suitable for B1 business uses	<b>Delete mixed use allocation.</b> Re-allocate to B1	<b>None</b>	<b>None</b>
MU12 West of Broad Street, Parkgate	B1, D1 & D2	This mixed use area predominantly is in business use and considered less suitable for non-residential institutions or assembly and leisure uses. The adjacent urban greenspace to the west is proposed for re-allocation to B1 use. As such it is proposed to delete the mixed use area and identify as suitable for B1 business uses.	<b>Delete mixed use allocation.</b> Re-allocate to B1	<b>None</b>	<b>None</b>
MU13 Parkgate Business Park (North)	B1, D1 & D2	Consists of current and vacant car showrooms located along the frontage of Great Eastern Way. There is an undetermined application for retail uses on the vacant site. The site remains suitable for a mix of uses. It is proposed that the site remains allocated for mixed use including B1 business use (excluding offices) and D2 assembly and leisure; however it is not considered suitable for D1 non-residential institutions..	Retain mixed use area.	MU06	B1b/c; D2
MU14 Parkgate Business Park (South)	A1**, B1, B2, B8, D1 & D2	This area consists of land in use as a retail park and land remaining to be developed. It is proposed to delete the mixed use area and to identify the retail area as a Retail Warehouse Park; the remaining land is considered to remain suitable for business and industrial uses.	<b>Delete mixed use area.</b> Re-allocate developed site as a retail warehouse park. Re-allocate the land remaining to be developed for business and industrial use in line with the findings of the employment land review.	<b>None</b>	<b>None</b>



UDP Mixed use area	Existing UDP Menu	Assessment	Recommendation	Revised Local Plan reference	Proposed Mixed Use Area Menu
MU15 Aldwarke: Stadium Developments	B1, B2, B8, D1 & D2	This consists of land to the south west which has been developed as part of the adjacent retail park (supermarket car park and extension of retail units). The remainder of the site is currently subject to recycling and removal of secondary aggregates. It is proposed to extend the adjacent Retail Warehouse Park allocation to include the developed area. The remaining land is considered to remain suitable for a mix of uses including business and industrial use.	Re-allocate that part of the site developed for car park/retail use as part of the retail warehouse park. Retain remainder of the site as mixed use.	MU20	B1a, B1b, B1c, B2, D1, D2 (excluding cinema use), Park and Ride. Subject to more detailed Policy at SP68.
MU16 Midland Road, Rotherham	A3, B1, B2, B8, C1, D1 & D2	This area consists of a mix of business and commercial uses (including some heavier industrial uses). Previously the site has been suggested for a broader mix of uses including residential use, however continued support for this has not been received during recent consultation on the Sites and Policies document. Therefore in light of the predominantly business and industrial use of the area and following further consideration it is not proposed to include residential use in the mixed use menu as originally suggested. Given the character of the area it is proposed to delete the mixed use use area and identify the site as suitable for B1 business use, except for properties south of Kimberworth Road which will be identified as suitable for residential use.	<b>Delete mixed use area.</b> Re-allocate to B1. Exclude residential area south of Kimberworth Road which should be identified as suitable for residential use.	<b>None</b>	<b>None</b>
MU17 Masbrough Street (West of Centenary Road), Rotherham	A1 (see Notes), A2, A3, B1, B2 (restricted to individual premises of 60sqm) & D2	This area lies to the west of Rotherham town centre and contains a mix of uses including business, commercial, leisure and residential. The area remains suitable for a mix of uses and lies adjacent to the football stadium vacated when Rotherham United moved to their new ground. The car park has an extant temporary B8 storage planning permission. As such it is proposed that the mixed use area is extended to include the former stadium and car park. The area remains appropriate for a mix of uses include business use (excluding offices), housing, residential and non-	Retain mixed use area. Extend to include the community allocation use covering the adjacent football ground.	MU07	B1b/c; C2; C3; D1; D2

UDP Mixed use area	Existing UDP Menu	Assessment	Recommendation	Revised Local Plan reference	Proposed Mixed Use Area Menu
		residential institutions and assembly and leisure uses.			
MU18 Tenter Street/Thames Street, Rotherham	A3, B1, C1 & D1	This consists of two areas; south of Tenter Street contains the former B&Q store which is now a gym, and south of Thames Street are various business and commercial uses and a community use in the form of a Kingdom Hall. It is proposed to delete the mixed use area and re-allocate land south of Tenter Street to business and industrial use recognising its relationship with the industrial area to the north. It is proposed to re-allocate the remainder for B1 business use recognising the mix of uses in this area including a Kingdom Hall.	<b>Delete mixed use area.</b> Change area south of Thames Street to B1. Change area south of Tenter St to Industrial & business use	None	None
MU19 Bridge Street, Rotherham	A1, A3, B1 & C1	This contains a mix of uses including the train station and commercial uses. It remains suitable for business and non-residential institution uses in conjunction with land at Masbrough Street which forms part of MU20.	Retain mixed use area. Retain boundaries but merge with MU20 north of Main Street	MU08	B1; D1
MU20 Main Street, Rotherham	A1, A3, B1, C1, D1 & D2	This consists of land at Masbrough Street which is primarily developed, land south of Main Street which is in use as civic offices and land at Brinsworth Street which includes a former nightclub, storage use and land in use as a car park for which a retrospective planning application has been refused. Land north of Main Street better relates to and is proposed to be merged with MU19. It is proposed to extend the remainder of the mixed use area to cover the land at New York Riverside primarily developed for civic and leisure uses (football ground). The area is considered to be suitable for B1 office and hotel uses given its gateway location and proximity to Rotherham town centre and public transport interchanges. It is also considered suitable for non-residential institution and assembly and leisure uses given its location, existing uses and proximity to Rotherham town centre.	Retain mixed use area. Merge north of Main Street with MU19, and extend remainder to cover land at New York Riverside and Brinsworth Street	MU09	B1a; C1; D1; D2

UDP Mixed use area	Existing UDP Menu	Assessment	Recommendation	Revised Local Plan reference	Proposed Mixed Use Area Menu
MU21 Westgate, Rotherham	A1, A2, A3, B1, B2 (see Notes), B8, D1& D2	MU21 consists of a large area south of the town centre stretching along Sheffield Road / Westgate from the River Don to the Westgate hillside area. It contains a mix of uses including retail, commercial, business and residential uses. The area remains suitable for a mix of uses, however it is considered appropriate to define land between the River Don and Sheffield Road / Westgate separately given its riverside location. The area is considered to be suitable for B1 office and hotel uses given its proximity to Rotherham town centre and public transport interchanges. Housing is also considered suitable in view of the Council's aspiration to increase urban living close to the town centre. It is also considered suitable for non-residential institution and assembly and leisure uses given its location, existing uses and proximity to Rotherham town centre.	Retain mixed use area except that land proposed as a residential development site. Merge remainder of mixed use area with MU22	MU10	C2; C3; D1
MU22 Moorgate, Rotherham	B1 (offices only), C1, C2, C3 & D1	This area consists of a mix of uses including the town hall, a number of fringe town centre uses (such as takeaways, business and commercial uses) and Moorgate Crofts office park . It extends along Moorgate Road where the uses shift towards residential uses. It is proposed to re-allocate the Moorgate Crofts area to B1 use, reflecting the office park use, and also to re-allocate land beyond 3 Moorgate Road for residential use, reflecting the character of the wider area. The remainder of the mixed use area (including land between Portland House (Mansfield Road) and 3 Moorgate Road) is proposed to be merged with MU21, and is suitable for housing and residential and non-residential institutions, reflecting the Council's desire to transform this area and increase the urban population living close to Rotherham town centre.	Delete land north of 3 Moorgate Road and allocate as suitable for residential use. Re-allocate land at Grove Road (Moorgate Crofts office park) for B1 use. Merge remainder of site plus land between Portland House (Mansfield Road) and 3 Moorgate Road with MU21	None	None

UDP Mixed use area	Existing UDP Menu	Assessment	Recommendation	Revised Local Plan reference	Proposed Mixed Use Area Menu
MU23 Wellgate (South of Mansfield Road), Rotherham	A1, A2, A3, & B1	This area consists of a vacant former garage site and other frontage business and commercial uses. The area extends south from the town centre and into a primarily residential area. It is proposed to merge land between Portland House (Mansfield Road) and 3 Moorgate Road with MU21 and for the remainder of the mixed use area to be deleted and identified as suitable for residential use, reflecting the Council's desire to transform this area and increase the urban population living close to Rotherham town centre.	Merge land between Portland House (Mansfield Road) and 3 Moorgate Road with MU21; re-allocate remainder as suitable for residential use	None	None
MU24 Effingham Street (North of Centenary Way), Rotherham	A1 (see Notes), B1, C2, C3 & D1	This area contains a mix of fringe town centre uses including shops, community and business uses along with the leisure centre. It is proposed that the leisure centre is identified as a community use and that the remainder of the mixed use area is retained. It is considered to remain suitable for B1 business use, housing and residential and non-residential institutions.	Re-allocate leisure centre to community use. Retain remainder of mixed use area.	MU11	B1b/c; C1; C3; D1
MU25 Doncaster Gate/Drummond St., Rotherham	A2, B1 (offices only), D1 & D2	This area includes a mix of uses including the civic theatre, several car parks residential and other commercial uses. It is proposed to remove Drummond Street car park and include it within Rotherham town centre given its location adjacent to the new Tesco development. The remainder of the mixed use area is considered suitable for B1 business use, housing, non-residential institutions and assembly and leisure uses.	Remove land at Drummond Street car park and include in Rotherham town centre. Retain remainder of mixed use area.	MU12	B1; C3; D1; D2
New: Doncaster Gate	N/A	This area consists of the Former Doncaster Gate hospital (last used as civic offices), a medical centre, and properties fronting Doncaster Road which are identified for B1 use. The former hospital is vacant and currently being marketed for sale. The B1 area consists of several large properties. Together the area is considered suitable for a mix of uses including office use, housing and residential and non-residential institutions.	<b>New mixed use area.</b> Re-allocate community use area at Doncaster Gate and adjacent B1 allocation to mixed use	MU13	B1a; C2; C3; D1

UDP Mixed use area	Existing UDP Menu	Assessment	Recommendation	Revised Local Plan reference	Proposed Mixed Use Area Menu
MU26 Bramley	A1, A3, B1 C1 & D2	This site is an out of centre location which has been developed for a range of uses. It's location means that there are limited links to adjacent residential communities. The uses are not considered to be appropriate for retail centre (local, district or town centres) allocation, nor for further accumulation of town centre uses. Given the existing and neighbouring uses it is considered that B1 uses would be appropriate should any sites or premises come forward for redevelopment, in conjunction with a proposed change in the allocation of the adjacent local centre use to B1.	<b>Delete mixed use area.</b> Re-allocate to B1	<b>None</b>	<b>None</b>
MU27 Junction 33 (M1)	A3, C1 and petrol filling station	This site is adjacent to J33 of the M1 and has an extant permission for motorway service uses. Given the site's location and context it is not considered suitable for other uses. As such it is proposed to retain the mixed use area but to limit uses to sui generis motorway service uses.	Retain mixed use area. Limit to sui generis motorway service area uses only.	MU14	Sui generis (motorway service area)
MU28 Woodhouse Green, Thurcroft	A1, A3, B1 & C1	This area consists of a mix of uses (primarily town centre uses) including a hotel, and retail uses. It is considered appropriate to retain the mixed use notation, however further accumulation of town centre uses are not considered appropriate. It is proposed to limit uses to B1 business (excluding offices), housing and residential and non-residential institutions	Retain mixed use area.	MU15	B1b/c; C2; C3; D1
MU29 Park View, Swallownest	A3, B1, B2**, B8**, C1 & D2	This area has been primarily developed for a mix of business and industrial uses. As such it is considered appropriate to delete the mixed use notation and allocate the area for business and industrial use.	<b>Delete mixed use area.</b> Allocate as industrial and business use	<b>None</b>	<b>None</b>
MU30 Bawtry Road, Hellaby	B1, C1, C2, C3 & D1	This area, close to J1 of the M18 consists of several uses including a petrol filling station and car sales. It is considered appropriate to retain the mixed use area. Given the existing uses and the adjacent residential area it is considered suitable for B1 business (excluding offices), housing and residential and non-residential institutions.	Retain mixed use area.	MU16	B1b/c; C2; C3; D1
MU31 North of Blyth Road, Maltby	A1, A2, B1, C1, C2, C3 & D1	This area consists of a mix of uses including housing, commercial and community uses. It is considered appropriate to retain the mixed use area. It is considered suitable for B1 business (excluding offices), housing and	Retain mixed use area.	MU17	B1b/c; C2; C3; D1

UDP Mixed use area	Existing UDP Menu	Assessment	Recommendation	Revised Local Plan reference	Proposed Mixed Use Area Menu
		residential and non-residential institutions.			
MU32 South of Blyth Road, Maltby	B1, C1, C2, C3 & D1	This area consists of a mix of uses including housing, commercial and business uses. It is considered appropriate to retain the mixed use area. It is considered suitable for B1 business (excluding offices), housing and residential and non-residential institutions. It is proposed that the area is merged with the adjacent MU31.	Retain mixed use area and merge with MU31	None	None
MU33 Morrell Street, Maltby	A1, A2, B1, C1, C2, C3 & D1	This area consists of a number of primarily frontage properties along Muglet Lane and Morrell Street; many of which are shops or other commercial businesses, extending into a primarily residential area. The Council would prefer to see commercial town centre uses focused on Maltby centre and therefore proposes to delete the mixed use area and identify the area as suitable for residential use, except for the area between the Bullseye premises and Morrell Street which it is proposed to allocate as a local retail centre. The mixed use area extends to include the former Grand premises north of Muglet Lane. These premises are vacant and options being considered include a potential landswap to include the site within the adjacent greenspace, or fuse or community purposes. The site is too small to be retained as a mixed use area itself and until the future of the site is better known it is proposed to allocate the site for community use.	<b>Delete mixed use area.</b> Wash over as residential except for Bullseye to Morrell Street which is proposed for allocation as a local centre. Wash over 'the grand' as community use.	None	None
MU34 North of Tickhill Road, Maltby	A1, A2, B1, C1, C2, C3 & D1	This area contains a sorting office, the Edward Dunn (town council) building plus a children's centre, with some land to rear undeveloped. It is considered appropriate to retain the mixed use area. It is considered suitable for B1 business (excluding offices), housing and residential and non-residential institutions. It is proposed to include 12 Tickhill Road in the mixed use area rather than the town centre following grant of planning permission for residential use.	Retain mixed use area. Include 12 Tickhill Road in mixed use area.	MU18	B1b/c; C2; C3; D1
MU35 South of Tickhill Road, Maltby	A1, A2, B1, C1, C2, C3 & D1	This area contains a mix of uses fronting onto Tickhill Road. It remains suitable for a mix of uses. It is considered suitable for B1 business (excluding offices), housing and residential and non-residential institutions. Land adjacent to	Retain mixed use area. Amend to exclude land adjacent to Hoyland Mews	MU19	B1b/c; C2; C3; D1

UDP Mixed use area	Existing UDP Menu	Assessment	Recommendation	Revised Local Plan reference	Proposed Mixed Use Area Menu
		Hoyland Mews, which is primarily residential, is proposed to be removed from the boundary.			
MU36 Outgang Lane, Dinnington	A2, B1, B2, B8, C1, D1, & D2	This area comprises land forming part of the former Dinnington Colliery which has been redeveloped primarily for industrial and business use. As such it is proposed to delete the mixed use area and allocate the land for business and industrial use.	<b>Delete mixed use area.</b> Re-allocate area for business and industrial use.	<b>None</b>	<b>None</b>
MU37 Meadowbank Road	B1, B2, B8, C1, D1, D2 and A3	This area, close to J34 of the M1 forms part of the gateway into Rotherham. A number of previous uses have been granted permission however no redevelopment scheme has come forward. There is currently an extant temporary permission for storage of caravans / mobile homes. Given the adjacent industrial and business uses and the present use of the site is proposed to delete the mixed use area and allocate the site for industrial and business use.	<b>Delete mixed use area.</b> Re-allocate area for business and industrial use.	<b>None</b>	<b>None</b>
MU38 Broom Valley	C3 and Urban Greenspace	Part of the site has been developed for residential use with the remainder comprising allotments. It is therefore proposed to delete the mixed use area and allocate the developed area for residential use and identify the remaining allotments as urban green space.	<b>Delete mixed use area.</b> Re-allocate that part of the site developed for housing to residential use. Re-allocate the remaining allotments as urban green space	<b>None</b>	<b>None</b>
MU39 Sitwell."	C3, Urban Greenspace and Community Facilities (Education)	Part of the site has been developed for residential use (including play area and green space) with the remainder comprising playing fields associated with the adjacent school. It is therefore proposed to delete the mixed use area and allocate the developed area for residential use and identify the playing fields as community use.	<b>Delete mixed use area.</b> Re-allocate that part of the site developed for housing to residential use. Re-allocate the remaining school playing fields as community use.	<b>None</b>	<b>None</b>
New: Highfield Commercial, Waverley	N/A	Allocated for business and industrial use in the UDP, adjacent to land being developed as a new community. It will assist in delivering a new local centre to meet the needs of the new community and also deliver additional residential, community and employment development.	<b>New mixed use area.</b> Re-allocate business and industrial use area to mixed use	MU21	Varies across the site. Refer to Policy SP69 for detail

## Appendix 2: Use Classes 2015

The Town and Country Planning (Use Classes) Order 1987 (as amended) puts uses of land and buildings into various categories known as 'Use Classes'. The following list gives an indication of the types of use which may fall within each use class. Please note that this is a guide only. Further information is available on the Planning Portal website:

<http://www.planningportal.gov.uk/permission/commonprojects/changeofuse>

Use	Description
<b>A1 Shops</b>	Shops, retail warehouses, hairdressers, undertakers, travel and ticket agencies, post offices (but not sorting offices), pet shops, sandwich bars, showrooms, domestic hire shops, dry cleaners, funeral directors and internet cafes.
<b>A2 Financial and professional services</b>	Financial services such as banks and building societies, professional services (other than health and medical services) including estate and employment agencies and betting offices.
<b>A3 Restaurants and cafés</b>	For the sale of food and drink for consumption on the premises - restaurants, snack bars and cafes.
<b>A4 Drinking establishments</b>	Public houses, wine bars or other drinking establishments (but not night clubs).
<b>A5 Hot food takeaways</b>	For the sale of hot food for consumption off the premises
<b>B1 Business</b>	(a) Offices (other than those that fall within A2). (b) Research & Development, studios, laboratories, high-tech. (c) Light industry appropriate in a residential area.
<b>B2 General industrial</b>	Use for industrial process other than one falling within class B1 (excluding incineration purposes, chemical treatment or landfill or hazardous waste).
<b>B8 Storage or distribution</b>	This class includes open air storage
<b>C1 Hotels</b>	Hotels, boarding and guest houses where no significant element of care is provided (excludes hostels).
<b>C2 Residential institutions</b>	Residential care homes, hospitals, nursing homes, boarding schools, residential colleges and training centres.
<b>C2A Secure Residential Institution</b>	Use for a provision of secure residential accommodation, including use as a prison, young offenders institution, detention centre, secure training centre, custody centre, short term holding centre, secure hospital, secure local authority accommodation or use as a military barracks.
<b>C3 Dwellinghouses</b>	This class is formed of 3 parts: C3(a) covers use by a single person or a family (a couple whether married or not, a person related to one another with members of the family of one of the couple to be treated as members of the family of the other), an employer and certain domestic employees (such as an au pair, nanny, nurse, governess, servant, chauffeur, gardener, secretary and personal assistant), a carer and the person receiving the care and a foster parent and foster child. C3(b): up to six people living together as a single household and receiving care e.g. supported housing schemes such as those for people with learning disabilities or mental health problems. C3(c) allows for groups of people (up to six) living together as a single household.



Use	Description
<b>C4 Houses in multiple occupation</b>	Small shared houses occupied by between three and six unrelated individuals, as their only or main residence, who share basic amenities such as a kitchen or bathroom.
<b>D1 Non-residential institutions</b>	Clinics, health centres, crèches, day nurseries, day centres, schools, art galleries (other than for sale or hire), museums, libraries, halls, places of worship, church halls, law court. Non residential education and training centres.
<b>D2 Assembly and leisure</b>	Cinemas, music and concert halls, bingo and dance halls (but not night clubs), swimming baths, skating rinks, gymnasiums or area for indoor or outdoor sports and recreations (except for motor sports, or where firearms are used).
<b>Sui Generis</b>	Certain uses do not fall within any use class and are considered 'sui generis'. Such uses include: theatres, houses in multiple occupation, hostels providing no significant element of care, scrap yards. Petrol filling stations and shops selling and/or displaying motor vehicles. Retail warehouse clubs, nightclubs, launderettes, taxi businesses, amusement centres and casinos.

### Appendix 3: Leisure related planning permissions: 2008 to 2013

Area	Application details	Location
Aston	Reference: RB2010/0097 Outline application for proposed leisure/tourism development (use Class D2 & C1) comprising themed entertainment leisure facilities; resort hotel; spa & health facility; conference and convention centre; exhibition centre, 3 star & 4 star hotels; Xtreme sports centre with indoor & outdoor facilities; second indoor sports facility; hi-tech outdoor golf driving/target range; ancillary use Class A3/A4 and retail facilities; medical, management & staff facilities; new access; car parking; rail station; coach & bus termini; strategic landscaping and footpath network (renewal of RB2005/0237) at land north of Rother Valley Country Park Aston Way Aston GRANTED CONDITIONALLY 08/12/10	Out of centre
Aughton	Reference: RB2011/0999 Change of use from agricultural land (use class Sui Generis) to extension of boat park (use class D2) at Ulley Country Park Pleasley Road Aughton GRANTED CONDITIONALLY 20/10/11	Out of centre
Canklow	Reference: RB2011/1246 Change of use to yoga and health clinic (use classes D1 and D2) at Unit 8 Canklow Road Canklow GRANTED CONDITIONALLY 05/12/11	Out of centre
Canklow	Reference: RB2013/1153 Change of Use to entertainment and learning facility for Children (Use D2) with ancillary café at Rank Hovis Ltd Canklow Road Canklow GRANTED CONDITIONALLY 17/10/13	Out of centre
Dinnington	Reference: RB2011/1510 Retrospective application for the change of use from sale of garden ornaments (use class A1) to boxing club (use class D2) (amendment to RB2011/0931) at Industrial Unit off Oldcotes Road Dinnington GRANTED CONDITIONALLY 21/12/11	Out of centre
Eastwood	Reference: RB2013/0960 Change of use to indoor sport facility (use class D2) at Premises at Chesterton Road Eastwood GRANTED CONDITIONALLY 10/10/13	Out of centre
Eastwood	Reference: RB2010/1213 Erection of a three storey MyPlace building (Use Class D1/D2) with associated landscaping (Application under Regulations 3 & 9A of the Town and Country Planning General Regulations 1992) (Non-material amendment to previously approved under RB2009/1122 to increase roof height) at land at St Anns Road Eastwood GRANTED 08/10/10	Edge of centre; Rotherham town centre
Eastwood	Reference: RB2009/0342 Applicant: Change of use to indoor junior football and bowling facility at The Store Room Fitzwilliam Road Eastwood GRANTED CONDITIONALLY 11/06/09	Out of centre
Hellaby	Reference: RB2013/1424 Change of use to gym (use class D2) at Unit adjacent Factory Foods Sandbeck Way Hellaby GRANTED CONDITIONALLY 13/12/13	Out of centre
Hellaby	Reference: RB2013/1226 Change of use to snooker/pool hall (use class D2) at Winnard Brake Discs and Drums Sandbeck Way Hellaby GRANTED CONDITIONALLY 26/11/13	Out of centre
Hellaby	Reference: RB2012/1527 Change of use of unit to children's indoor play facility (use class D2) at Unit at Sandbeck Way Hellaby GRANTED CONDITIONALLY 12/12/12	Out of centre
Masbrough	Reference: RB2010/1384 Change of use of ground floor from shop (use class A1) to gymnasium (use class D2) at Former Masbrough Motor Spares Masbrough Street Masbrough GRANTED CONDITIONALLY 26/11/10	Out of centre
Masbrough	Reference: RB2013/1172 Change of use to gym (use class D2) at former Metal Fin offices John Street Masbrough GRANTED CONDITIONALLY 27/11/13	Out of centre
Manvers	Reference: RB2010/1184 Change of use of building from hot food takeaway (Use Class A5) to leisure (Use Class D2) at Unit 2 Colliery Way land off Manvers Way Manvers GRANTED CONDITIONALLY 17/11/10	Out of centre

Area	Application details	Location
Manvers	Reference: RB2008/0524 Outline application for mixed use development, comprising residential apartments and houses, together with A1 (retail), A3 (food and drink), D1 (medical centre), D2 (leisure) and associated play spaces and ancillary infrastructure at land at Manvers Way Manvers GRANTED CONDITIONALLY 11/01/10	Out of centre
Parkgate	Reference: RB2011/1385 Change of use from manufacturing (use class B2) to allow extension to adjacent units indoor gaming activity (use class D2) at Unit A3 Rail Mill Way Parkgate GRANTED CONDITIONALLY 18/11/11	Out of centre
Parkgate	Reference: RB2009/0815 Change of use from double glazing manufacturing place (Use Class B2) to gymnastics centre (Use Class D2) at Units 4G-4J Cornish Way Parkgate GRANTED CONDITIONALLY 03/09/09	Out of centre
Rawmarsh	Reference: RB2011/1474 Change of use from public house (use class A4) to martial arts/dance studio (use class D2) at Green Lane Tavern PH Green Lane Rawmarsh GRANTED CONDITIONALLY 25/03/14	Edge of centre; Bellow Road local centre
Rotherham	Reference: RB2011/0834 Details of the erection of a 12,000 capacity community football stadium including details of landscaping, appearance and layout (reserved by outline RB2010/0945) at land at Don Street Rotherham Town Centre GRANTED CONDITIONALLY 25/08/11	Edge of centre; Rotherham town centre
Thornhill	Reference: RB2013/0872 Change of use to health & fitness centre (Use Class D2) or retail (Use Class A1) at former B&Q Unit Tenter Street Thornhill GRANTED CONDITIONALLY 14/10/13	Out of centre
Wickersley	Reference: RB2010/1057 Change of use of 1st floor from offices (Use Class B1) to fitness centre (Use Class D2) at Cotswold House Bawtry Road Wickersley GRANTED CONDITIONALLY 22/11/10	Edge of centre; Wickersley town centre
Wales	Reference: RB2012/1519 Change of use from business (use class B1) to assembly & leisure (use class D2) at Block B Waleswood Road Wales GRANTED CONDITIONALLY 10/01/13	Out of centre
Wath	Reference: RB2010/1618 Change of use of building from offices (use class B1) to dance studio (use class D2) at 9 Sandygate Wath-upon-Dearne GRANTED CONDITIONALLY 27/01/11	Edge of centre; Wath town centre
Waverley	Reference: RB2008/1695 Outline application for development of B1 Offices (60,000m <sup>2</sup> ), hotel and ancillary retail & leisure facilities including details of access at land off High Field Spring Catcliffe GRANTED CONDITIONALLY 01/04/11	Out of centre
Waverley	Reference: RB2008/1372 Outline application with all matters reserved except for the means of access for a new community comprising residential (3890 units) commercial development (including office, live/work, retail, financial and professional services, restaurants, snack bars and cafes, drinking establishments, hot food takeaways, entertainment and leisure uses and a hotel) and open space (including parkland and public realm, sport and recreation facilities), together with 2 no. 2 form entry primary schools, health, cultural and community facilities, public transport routes, footpaths, cycleways and bridleways, landscaping, waste facilities and all related infrastructure (including roads, car and cycle parking, gas or biofuel combined heat and power generation plant and equipment, gas facilities, water supply, electricity, district heating, telecommunications, foul and surface water drainage systems and lighting) at land at former Orgreave Open Cast Site High Field Spring Catcliffe GRANTED CONDITIONALLY 16/03/11	Out of centre
Woodlaithes	Reference: RB2010/0654 Change of use of vacant retail unit to health and fitness studio (use class D2) at Unit 6 Fern Court Woodlaithes Road Sunnyside GRANTED CONDITIONALLY 12/07/10	Within Woodlaithes local centre

If you or someone you know needs help to understand or read this document, please contact us:

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**Ak vy alebo niekto koho poznáte potrebuje pomoc pri pochopení alebo čítaní tohto dokumentu, prosím kontaktujte nás na vyššie uvedenom čísle alebo nám pošlite e-mail.**

نهگهر تو یان که سینک که تو دیناسی پیویستی بهیارمستی هه بیت بو نه وهی لهم به لگه نامه یه تینگات یان بیخوینیته وه، تکایه په یوه ندیمان پیوه بکه له سهر نهو ژماره یه ی سهر وه دایان بهو نیمه یله.

إذا كنت انت أو اي شخص تعرفه بحاجة إلى مساعدة لفهم أو قراءة هذه الوثيقة، الرجاء الاتصال على الرقم اعلاه، أو مراسلتنا عبر البريد الإلكتروني

اگر آپ یا آپ کے جاننے والے کسی شخص کو اس دستاویز کو سمجھنے یا پڑھنے کیلئے مدد کی ضرورت ہے تو برائے مہربانی مندرجہ بالا نمبر پر ہم سے رابطہ کریں یا ہمیں ای میل کریں۔

اگر جناب عالی یا شخص دیگری که شما اورا می شناسید برای خواندن یا فهمیدن این مدارک نیاز به کمک دارد لطفاً با ما بوسیله شماره بالا یا ایمیل تماس حاصل فرمایید.