



## Executive Director/Director Non-Key Executive Decision Report

**Author/Lead Officer of Report:**  
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**Report to:** Michael Johnson – Head of Planning

**Date of Decision:** 25<sup>th</sup> June 2021

**Subject:** Neighbourhood Planning: Dore Neighbourhood Plan Examiner's Report and Next Steps

Which Executive Member Portfolio does this relate to? City Futures: Development, Culture and Regeneration

Which Scrutiny and Policy Development Committee does this relate to?  
Overview and Scrutiny and Policy Development Committee

Has an Equality Impact Assessment (EIA) been undertaken? Yes  No

If YES, what EIA reference number has it been given? 935

Does the report contain confidential or exempt information? Yes  No

If YES, give details as to whether the exemption applies to the full report / part of the report and/or appendices and complete below: -

*"The (report/appendix) is not for publication because it contains exempt information under Paragraph (insert relevant paragraph number) of Schedule 12A of the Local Government Act 1972 (as amended)."*

### **Purpose of Report:**

This report seeks approval of the recommendations in order to send the Dore Neighbourhood Plan ('the **Plan**') to referendum.

**Recommendations:**

It is recommended that:

- 1) a formal decision statement is published detailing the Council's response to the Examiner's recommendations within his report (Appendix 2).
- 2) following the inclusion of the Examiner's recommended modifications into the Plan (as set out in the table at Appendix 1), it is approved that the Plan meets the Basic conditions such that it can proceed to a referendum;
- 3) the referendum boundary is approved and will cover the designated Dore Neighbourhood Area only; and
- 4) the Council's Electoral Services Manager be instructed to conduct a referendum on the Plan.

**Background Papers:**

1. Dore Neighbourhood Plan Examiner Report January 2021
2. Map of Dore Neighbourhood Area boundary October 2014
3. Dore Neighbourhood Plan Consultation Statement November 2019
4. Dore Neighbourhood Plan Regulation 16 – Summary of Representations
5. Dore Neighbourhood Plan V6 – submission version

<b>Lead Officer to complete:-</b>	
1	I have consulted the relevant departments in respect of any relevant implications indicated on the Statutory and Council Policy Checklist, and comments have been incorporated / additional forms completed / EIA completed, where required.
	Finance: <i>Sarah Uttley (Assistant Finance Manager)</i>
	Legal: <i>Portia Watkins (Planning &amp; Highways Lawyer)</i>
	Equalities: <i>Louise Nunn (Equality &amp; Inclusion Manager)</i>
<i>Legal, financial/commercial and equalities implications must be included within the report and the name of the officer consulted must be included above.</i>	
2	<b>Lead Officer Name:</b> <i>Debbie Merrill</i>
	<b>Job Title:</b> <i>Principal Planning officer</i>
<b>Date:</b> 06.06.21	

## **1. PROPOSAL**

### **1.1 Background**

1.1.1 Neighbourhood planning was introduced by the Localism Act 2011. The Act introduced new rights to enable communities to become directly involved in influencing planning and development in their areas by way of a neighbourhood plan. There are statutory requirements which set out the process for preparing and ‘making’ (i.e. adopting) a neighbourhood plan. Ultimately a plan is subject to a local referendum and if successful the plan is made<sup>1</sup>. Once ‘made’, neighbourhood plans form part of the statutory development plan and become a consideration when determining planning applications within the area that the plan covers. This report is concerned with the examination and referendum stages of the neighbourhood planning process.

1.1.2 The Dore Neighbourhood Area was designated on 16 October 2014. The Dore Neighbourhood Area boundary lies within both Sheffield City Council (‘the Council’) and the Peak District National Park Authority (‘PDNPA’) area. This means that at all stages of the neighbourhood planning process the plan is supported, administered, and decisions are taken at key stages by both Local Authorities. National Planning guidance advises that local planning authorities should work together, and agreement of a lead authority is encouraged<sup>2</sup>. In the case of the Dore Neighbourhood Plan the City Council and PDNPA agreed that as the majority of the neighbourhood plan area lies within the Sheffield boundary for planning purposes then Sheffield would be the lead authority.

1.1.3 The Dore Neighbourhood Forum was also designated as the neighbourhood forum for the Dore Neighbourhood Area on 16 October 2014. Neighbourhood forum designations expire after five years, and the Forum designation was duly renewed on 16 October 2019 for a further 5 years<sup>3</sup> to allow them to complete the plan preparation process and submit it for examination.

1.1.4 The Plan was submitted for examination and an independent examiner was appointed on 16 November 2020.

### **1.2 The Examination Process**

1.2.1 The role of the examiner is to assess whether a neighbourhood plan meets ‘basic conditions’ and other matters set out in paragraph 8 of Schedule 4B of the Town and Country Planning Act 1990 (as applied to

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<sup>1</sup> If more than 50% of those voting vote yes

<sup>2</sup> <https://www.gov.uk/guidance/neighbourhood-planning--2#the-role-of-the-local-planning-authority-in-neighbourhood-planning>

<sup>3</sup> <https://democracy.sheffield.gov.uk/ieDecisionDetails.aspx?ID=2393>

neighbourhood plans by section 38A of the Planning and Compulsory Purchase Act 2004)<sup>4</sup> and to recommend whether the plan should (with or without modifications) proceed to a referendum. Only a plan that meets each of the basic conditions can be put to referendum and made.

- 1.2.2 The ‘basic conditions’ for a neighbourhood plan are:
- a). having regard to national policy, it is appropriate to make the plan;
  - b). the plan contributes to the achievement of sustainable development;
  - c). the plan is in general conformity with the strategic policies contained in the Development Plan for the local area;
  - d). the plan does not breach and is compatible with EU obligations;
  - e). the plan meets Human Rights requirements.
- 1.2.3 The Examiner must also consider whether the plan complies with provisions under sections 38A and 38B of the Planning and Compulsory Purchase Act 2004 (as amended). These are:
- it has been prepared and submitted for examination by a qualifying body;
  - it has been prepared for an area that has been properly designated (under Section 61G of the Town and Country Planning Act 1990 (as amended));
  - it sets out policies in relation to the development and use of land;
  - it specifies the period during which it has effect;
  - it does not include provisions and policies for ‘excluded development’;
  - it is the only neighbourhood plan for the area and does not relate to land outside the designated neighbourhood area;
- 1.2.4 The Examiner also considers whether the referendum boundary should be extended beyond the designated area should the plan proceed to referendum<sup>5</sup>; and any other prescribed matters.
- 1.2.5 The role of the Council is then to decide what action to take in response to the Examiner’s report and recommendations, and to formalise this response through publishing a decision statement (see paragraphs 2.12).

### 1.3 The Examination of the Dore Neighbourhood Plan

- 1.3.1 An independent examiner, Mr Nigel McGurk BSc (Hons) MCD MBA MRTPI (‘the **Examiner**’), was appointed by the Council in consultation with the PDNPA and Dore Neighbourhood Forum. The examination of the Plan took place between November 2020 and January 2021 and

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<sup>4</sup> Town & Country Planning Act 1990 Schedule 4B para 8(2) - <https://www.legislation.gov.uk/ukpga/1990/8/schedule/4B>

<sup>5</sup> Town & Country Planning Act 1990 Schedule 4B paragraph 8(1) (d) & (e) <https://www.legislation.gov.uk/ukpga/1990/8/schedule/4B>

was conducted by written representations. The Examiner considered all the policies and the supporting text within the Plan. The Examiner's final report was received on 26 January 2021. A copy of the report is included at background paper 1.

- 1.3.2 In terms of the role of the Examiner set out in paragraph 1.2.1 above, the Examiner considered a 'Basic Conditions Statement' submitted alongside the Plan which sets out how, in the opinion of the Dore Neighbourhood Forum, the Plan meets the Basic Conditions.
- 1.3.3 In the report the Examiner must make one of the following recommendations<sup>6</sup>:
- The neighbourhood plan can proceed to a referendum on the basis it meets all the necessary legal requirements;
  - The neighbourhood plan can proceed to a referendum subject to modifications; or
  - The neighbourhood plan should not proceed to a referendum on the basis it does not meet the necessary legal requirements.
- 1.3.4 In Section 1 of his report ('Summary') the Examiner concludes that, subject to the policy modifications recommended in the report, he agrees that the Plan has been prepared in accordance with statutory requirements and processes, he sets out the detail of legal requirements in section 3 (Examiner report paragraphs 24-29).
- 1.3.5 In Section 9 of the report ('Referendum') the Examiner recommends that, subject to the modifications proposed in the report, the Plan can proceed to referendum (Examiner Report paragraph 218).
- 1.3.6 Each of the modifications recommended for this Plan in order for it to meet the basic conditions has been set out in a table, a copy is provided at Appendix 1. Consideration of the Examiner's report and the recommended modifications are set out in section 2 of this report, and the legal implications are set out in section 6.3 of this report.

## 1.4 **Next Steps**

- 1.4.1 If both Local Planning Authorities (Sheffield and PDNPA) are satisfied that the Plan meets the basic conditions, is compatible with convention rights, and complies with sections 61E(2), 61J and 61L of the Town and Country Planning Act 1990 (as amended) if modifications were made to the Plan (whether or not recommended by the Examiner) a referendum must be held.<sup>7</sup> Both authorities will make a decision concurrently.

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<sup>6</sup> Town & Country Planning Act 1990 Schedule 4B para 10(2)

<sup>7</sup> Town & Country Planning Act 1990 Schedule 4B para 12(4) -

<https://www.legislation.gov.uk/ukpga/1990/8/schedule/4B/paragraph/12>

1.4.2 The timetable for delivering a referendum is set out in Regulations<sup>8</sup>. In the case of this Plan the referendum must be delivered within 56 days of the publication of the ‘Decision Statement’ – unless an alternative is agreed with the Dore Neighbourhood Forum. See further detail on the referendum at section 3.

1.4.3 The government is aware that communities that have worked on their neighbourhood plans for some considerable time will want their plans to come into force as soon as possible. With this in mind the government have updated planning guidance to set out that neighbourhood plans awaiting referendums can be given significant weight in decision-making<sup>9</sup>. This will be the case for the Plan once it is agreed that it can proceed to referendum.

## 2. **CONSIDERATION OF THE EXAMINER’S REPORT AND PROPOSED MODIFICATIONS**

2.1 The Examiner has undertaken a robust examination of the submitted Plan; and has considered all duly made representations before making his recommendations.

2.2 The Examiner concludes in Section 1 of his report (‘Summary’) that subject to modifications the Plan meets the Basic Conditions and all the necessary legal requirements.

2.3 Each of the recommendations made in the Examiner’s report and the reasons for them have been considered by officers in conjunction with PDNPA and Dore Neighbourhood Forum.

2.4 The Examiner in his report has provided specific wording for recommended modifications to policies, he has also recommended specific modifications to supporting text throughout the Plan.

2.5 Officers have supported Dore Neighbourhood Forum by providing a schedule of recommendations. These modifications, agreed with PDNPA and Dore Neighbourhood Forum, are included within the table at Appendix 1.

2.6 Officers have considered whether any other modifications are required to ensure that the Plan meets the basic conditions and any other requirements. A number of minor word changes have been agreed between the Council, PDNPA, and Dore Neighbourhood Forum for supporting text in order to improve the clarity of the Plan for the reader these are indicated in the table at Appendix 1. It is not considered that

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<sup>8</sup> Regulation 2A Neighbourhood Planning (Referendums) Regulations 2012 as amended by Regulation 2 of The Neighbourhood Planning (Referendums) (Amendment) Regulations 2016 <https://www.legislation.gov.uk/ukdsi/2016/9780111147757>

<sup>9</sup> Neighbourhood Planning Guidance: Paragraph: 107 Reference ID: 41-107-20200925 Revision date: 25.09. 2020 <https://www.gov.uk/guidance/neighbourhood-planning--2#history>

any other modifications are required for the plan to meet basic conditions.

- 2.7 The Council, the PDNPA, and the Dore Neighbourhood Forum have jointly agreed each of the recommended modifications considered necessary by the Examiner for the Plan to meet the Basic Conditions. The modifications made to the Plan simplify but do not change the spirit of its planning policies.
- 2.8 The Strategic Environmental Assessment screening report (April 2019) and Habitats Regulations Assessment screening report (February 2019) undertaken on a Regulation 14 pre submission version of the Plan remain valid for the Plan as modified in accordance with the Examiner's recommendations. See Examiner Report paragraphs 32 - 46.
- 2.9 Officers therefore consider that, subject to the Examiner's modifications being made to the Plan: the Plan meets the basic conditions set out in paragraph 8(2) of Schedule 4B of the Town and Country Planning Act 1990 (as amended); is compatible with the Convention Rights; and meets the requirements of paragraph 8(1) of Schedule 4B to the Town and Country Planning Act (as amended).
- 2.10 If the Council proposes to make a decision which differs from that recommended by the Examiner then a further six week consultation period must be given for people to make representations, and if appropriate then the issue can be referred to further examination. There are no decisions proposed that differ from the recommendations and would require further consultation.
- 2.11 It is recommended then that the Council accept all the Examiner's recommended modifications to the draft Plan. It is recommended that it is agreed that the modifications to the Plan are made and that the modified Plan proceeds to referendum.
- 2.12 Regulation 18(2) states that the Council must publish the actions which will be taken in response to the recommendations of the Examiner. This is known as a 'Decision Statement'. A draft decision statement is at Appendix 2. It is recommended that the decision statement is published on the Council's website as soon as possible after this report is agreed and in such other manner as is likely to bring the Plan to the attention of people who live, work or carry on business in the neighbourhood area in accordance with Regulation 18.

### **3. REFERENDUM AND REFERENDUM BOUNDARY**

- 3.1 The legislation<sup>10</sup> states that the referendum area must be, as a minimum, the Dore Neighbourhood Area and it states that, if the Council considers it appropriate, the area may be extended. In making a report

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<sup>10</sup> Town & Country Planning Act 1990 Schedule 4B paragraph 12(7)

the Examiner is required to consider whether the referendum boundary should be extended<sup>11</sup>, and the Council must consider any Examiner recommendation in making its decision.

- 3.2 The Examiner makes his recommendation on the referendum boundary at paragraph 219 in his report. He considers that the Neighbourhood Area as designated in 2014 is an appropriate boundary, and that there is no substantive evidence to demonstrate that any extension is needed. He recommends that the plan should proceed to a referendum based on the designated Neighbourhood Area. Officers and Dore Neighbourhood Forum agree with the examiner's recommendation.
- 3.3 For this reason, officers recommend that the boundary for the referendum should be the neighbourhood area boundary as formally designated on 16 October 2014.
- 3.4 The referendum boundary lies wholly within the Sheffield City boundary and within the boundary of the Dore & Totley Ward, some of which is also within the Peak District National Park Authority area. A map of the Neighbourhood Area boundary is at Background paper 2.
- 3.5 The Neighbourhood Planning (Referendums) Regulations 2012 (as amended)<sup>12</sup> require that the referendum is normally held within 56 days of the date on which the decision that the referendum must be held is made, unless the local authority and Neighbourhood Forum agree that the referendum does not need to be held by that date.
- 3.6 Following the referendum if more than 50% of those voting vote yes then the Plan must be 'made' within 8 weeks of the referendum. A further report to the Head of Planning to submit the plan to Full Council will be made at that stage.

#### **4. HOW DOES THIS DECISION CONTRIBUTE?**

- 4.1 Neighbourhood planning contributes directly to delivering the outcomes of the Corporate Plan priority of:
- Thriving neighbourhoods and communities – this outcome relates to the activities and assets that make local neighbourhoods attractive, inclusive, safe, accessible, and vibrant so that Sheffield people feel happy and content and proud of where they live.
- 4.2 If approved at referendum, the Dore Neighbourhood Plan will form part of the statutory development plan and will be used alongside the Sheffield Core Strategy (2009) and saved policies from the Unitary Development Plan(1998) when determining planning applications within

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<sup>11</sup> Town & Country Planning Act 1990 Schedule 4B paragraph 8(1)

<sup>12</sup> <https://www.legislation.gov.uk/uksi/2012/2031/regulation/2A>



the Dore Neighbourhood Area. The progression of the of the Plan to referendum will allow people within the referendum area to confirm that they want this neighbourhood plan to be used to help decide planning applications within the neighbourhood area and so positively contribute to enabling sustainable development.

- 4.3 A neighbourhood plan for the Dore Neighbourhood Area allows the local community to support development within their area while having a greater say in the way that development takes place.

## **5. HAS THERE BEEN ANY CONSULTATION?**

- 5.1 The Dore Neighbourhood Forum submitted a consultation statement alongside the Plan as required by the Regulations<sup>13</sup>. A copy is attached at Background Paper 3. The statement describes the range of consultation and engagement that the Dore Neighbourhood Forum undertook during the preparation of its Plan<sup>14</sup>.

- 5.2 The Examiner considered the consultation carried out by Dore Neighbourhood Forum in his report at Section 5. He concludes that the Neighbourhood plan was supported by a thorough and robust consultation process, that overall consultation was well-publicised, and matters raised were duly considered which in turn had informed the content of the Plan. He is satisfied that they have met the legal requirements to record how they consulted (as set out in Regulation 15) (Examiner Report paragraph 64).

- 5.3 The Plan was submitted to the Council and to PDNPA in September 2019. It was published in accordance with Regulation 16 for consultation between 14 September and 26 October 2020. At the Regulation 16 publication of the Plan proposal a total of 14 representations were received. A summary of the representations is attached at Background Paper 4.

## **6. RISK ANALYSIS AND IMPLICATIONS OF THE DECISION**

### **6.1 Equality of Opportunity Implications**

- 6.1.1 In line with the Public Sector Equality Duty, the Council must, in the exercise of its functions, give due regard to the need to eliminate discrimination, harassment and victimisation, to advance equality of opportunity and foster good relations between those who share a protected characteristic and those who do not.

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<sup>13</sup> Neighbourhood Planning (General) regulations 2012 Regulation 15  
<https://www.legislation.gov.uk/ukxi/2012/637/regulation/15>

<sup>14</sup> See 'Summary of the Consultation Process' at Section 2 & 'The Consultation Process' at Section 3 (Background Paper 3)

6.1.2 An Equality Impact Assessment was carried out at the Neighbourhood Area and Neighbourhood Forum designation stage in 2014, at the re-designation of the Neighbourhood Forum in 2019 (statement number 611), and at the submission publication stage (statement number 682). This was done to ensure that the whole plan process was able to identify, and where needed, target groups who may need assistance to engage with the Neighbourhood Forum and the general plan process. A further assessment was also done at this post examination stage (statement number 935) to ensure that the Plan polices as modified have no negative impact on any identified group.

6.1.3 There are not considered to be any direct equality issues arising from this report.

## 6.2 Financial and Commercial Implications

6.2.1 The Government's current financial support to Local Planning Authorities for neighbourhood planning allows Local Planning Authorities to recoup some of the cost they incur during the neighbourhood planning process.

6.2.2 The Ministry of Communities, Housing and Local Government Chief Planning Officer sets out annually the financial support available for local planning authorities to help meet their legislative duties in respect of the neighbourhood planning process. Specifically, it covers the neighbourhood planning duties introduced by the Localism Act 2011 which are to provide advice or assistance; to hold an examination; and to arrange a referendum. The last statement was in June 2020 for 2020/21. The current arrangement states that once a decision statement detailing the intention to send a plan to referendum (as set out in Regulation 18) has been issued, a claim for £20,000 for supporting this stage of the plan process including the costs of examination and referendum can be made to the Ministry of Communities, Housing and Local Government. (MCHLG). The arrangements for 21/22 have yet to be announced but there is no indication that there will be any significant changes to grant arrangements. However, if financial support is not offered by MCHLG the Service will be required to fund the costs incurred from existing budgets.

6.2.3 There are costs to the Council for the process of undertaking the independent examination of the Plan, for delivering a referendum, and for officer support to the Neighbourhood Forum at this key stage of the process. The cost of the examination for this plan amounted to £7,701. The cost of the referendum is estimated to be between £8 -10,000.

6.2.4 In cases where a designated area crosses the boundary of two local planning authority areas, MCHLG expects local planning authorities to share the payment locally. The Dore Neighbourhood Area straddles two local planning authorities, in this case the £20,000 claim will be split between the Council and the PDNPA. The precise split will be agreed

between the two authorities in advance of the claim submission, however as it is already agreed that the Council will be the lead authority (see paragraph 1.1.2) and as such is responsible for the costs associated with the examination and referendum, PDNPA have acknowledged that there is a greater cost involved to the Council but that there should be recognition of the close role that PDNPA have played in supporting and advising on this key stage of the process.

6.2.5 It is not anticipated that there will be any other costs associated with the referendum and future adoption of this neighbourhood plan. All costs outlined above that cannot be recouped from the Government's current financial support, i.e. any costs above the £20k that will be claimed will be met from the existing service budgets.

### 6.3 Legal Implications

6.3.1 The role of the Council at this stage is to decide what action to take in response to the Examiner's report and any other prescribed matters. It is guided by Regulation 18 of the Neighbourhood Plan (General) Regulations 2012 (as amended). This states that before publishing its decision statement the Council must consider the following:

6.3.2 a) whether to decline to consider a plan proposal under paragraph 5 of Schedule 4B to the 1990 Act

There are no grounds to decline to consider the Plan under paragraph 5. There have not been any previous plan proposal submissions for this neighbourhood area, and this paragraph also relates to repeat proposals. The Examiner also reached this conclusion, see Examiner Report paragraph 9.

6.3.3 (b) whether there are reasons to refuse a plan proposal under paragraph 6 of Schedule 4B to the 1990 Act. Paragraph 6 says the Council must consider:

a) whether the qualifying body (Dore Neighbourhood Forum) is authorised to act in relation to the neighbourhood area concerned as a result of section 61F of the 1990 Act

Dore Neighbourhood Forum was formally re-designated as the neighbourhood forum for the Dore Neighbourhood Area for a further five years on 16 October 2019. The Examiner is also satisfied that Dore Neighbourhood Forum is the qualifying body for this neighbourhood area, see Examiner Report paragraph 8

(b) whether the proposal by Dore Neighbourhood Forum complies with provision made by or under that section, in this case the Planning and Compulsory Purchase Act 2004, Section 38B (1)<sup>15</sup>, which says:

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<sup>15</sup> <https://www.legislation.gov.uk/ukpga/2004/5/section/38B>

(1) A neighbourhood development plan

(a) must specify the period for which it is to have effect,

This is set out in the title of the Plan. The period of the plan is 2019-2035. See also Examiner Report paragraphs 17 -20.

(b) may not include provision about development that is excluded development

The Plan does not contain any policies relating to excluded development<sup>16</sup>. The Examiner agrees, see Examiner Report paragraph 27.

(c) may not relate to more than one neighbourhood area.

The Plan does not relate to more than one neighbourhood area and that there is no other Neighbourhood Development Plan in place within this Neighbourhood Area.

6.3.4 c) what action to take in response to the recommendation of an examiner made in a report under paragraph 10 of Schedule 4B to the 1990 Act (considered above), and

(d) what modifications, if any, they are to make to the draft plan under paragraph 12(6) of Schedule 4B to the 1990 Act

6.3.5 Paragraph 12(6) sets out the modifications that the examiner can recommend be made to a neighbourhood plan proposal. It also states that if the Council can make modifications to a neighbourhood plan to enable that plan to meet the 'basic conditions' or for the purposes of correcting errors, then it must make those modifications rather than refuse a plan proposal.

6.3.6 The Council must consider, under part (d), whether there are any other modifications which are required to ensure the basic conditions are met, to ensure the Plan is compatible with the Convention rights, to ensure the requirements of legislation are met, or to correct errors.

The Council have decided not to make any other modifications.

6.3.7 (e) whether to extend the area to which the referendum (or referendums are) to take place;

See section 3 above on the referendum boundary.

6.3.8 Finally (f) If the local authority is not satisfied that the plan meets the basic conditions, and/or is not compatible with Convention rights or any other requirements of legislation are not met then they must refuse the Plan under part (f).

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<sup>16</sup> Excluded development as set out in Section 61K of the Town and Country Planning Act 1990. This relates to types of development that have a larger than local impact, such as waste management facilities, major infrastructure projects and airports.

There are no reasons to refuse the plan under part f) see section 2. above.

6.3.9 Attention should also be drawn to the legal implications relating to when a referendum should be held, and the timing of such referendum as detailed above in paragraphs 1.4.1 and 1.4.2 respectively.

6.4 Other Implications

6.4.1 There are no other relevant implications.

**7. ALTERNATIVE OPTIONS CONSIDERED**

7.1 The only alternative option would be not to proceed to referendum. The Examiner has found that, subject to modification, the Plan meets the relevant legal, procedural, and planning tests and officers agree. Therefore, there is no reason a referendum should not be held unless it is considered by the decision maker that the basic conditions have not been met.

**8. REASONS FOR RECOMMENDATIONS**

8.1 Officers agree with the Examiner's assessment of the Plan (as modified) and its alignment with the statutory requirements. As a result, if the decision maker agrees, the Local Planning Authority has a statutory duty to hold a referendum. Failure to take the Plan forward to referendum would therefore be a failure of the Council's statutory duties as set out above.

### Appendix 1. Schedule of Modification Recommendations

The table below outlines the alterations made to the draft Plan under paragraph 12(6) of Schedule 4B to the Town & Country Planning Act 1990 in response to each of the Examiner’s recommendations, and the justification for this.

Modification number & type	Dore Submitted Plan chapter	Examiner Recommendation Brief summary	SCC Assessment of Examiner Recommendations	Modification	Reason
Examiner Report reference					
1. Explanatory text  Examiner Report p.18 Paragraph 74.	1. Introduction	<p><u>Recommendation:</u> Delete Paragraph 1.6 and replace with “<i>The Neighbourhood Plan has regard to the National Planning Policy Framework 2019 (NPPF) and is in general conformity with the strategic policies of the Peak District National Park Authority and Sheffield City Council. The Neighbourhood Plan seeks to protect the Green Belt, valued natural assets and Local Green Spaces. It promotes the Village Centre as the heart of the community; and seeks to protect important buildings and areas of historic, architectural, and/or archaeological interest. The Neighbourhood Plan also supports sustainable patterns of movement.</i>”</p> <p>To correct inaccuracies and remove</p>	<p>Agree with the deletion and replacement text and recommend minor additional text.</p> <p>Minor addition to text to refer to housing character for consistency with unmodified paragraph 3.2 ‘The Plan’s Aims’</p> <p>Reworded paragraph 1.6 with minor changes (<i>in italics</i>): “The Neighbourhood Plan has regard to the National Planning Policy Framework 2019 (NPPF) and is in general conformity with the strategic policies of the Peak District National Park Authority and Sheffield City Council. The Neighbourhood Plan seeks to protect the Green Belt, valued natural assets and Local Green</p>	Amend as per Examiner and SCC recommendations	<p>For the reasons set out in the Examiner Report.</p> <p>To meet basic conditions</p> <p>For clarity and consistency</p>

		subjective statements that are unnecessary in a NP.	Spaces. <i>The Plan seeks to conserve the character of the housing area and to encourage the development of smaller homes.</i> It promotes the Village Centre as the heart of the community; and seeks to protect important buildings and areas of historic, architectural, and/or archaeological interest. The Neighbourhood Plan also supports sustainable patterns of movement.”		
2. Explanatory text  Examiner Report p.18 Paragraph 75.	1. Introduction	<u>Recommendation:</u> Delete Paragraph 1.7  Recommended to address out-dated text that relates to the Sheffield Plan.	Agree with the deletion	Amend as per Examiners’ recommendation	For the reasons set out in the Examiner Report.  To meet basic conditions  For clarity
3. Explanatory text  Examiner Report p.18 Paragraph	1. Introduction	<u>Recommendation:</u> Paragraph1.9, change to “...a local referendum. <i>The Neighbourhood Plan, once made, will form part of the development plan and its Policies will be taken into account when planning applications are determined by the</i>	Agree with the amendment	Amend as per Examiners’ recommendation	For the reasons set out in the Examiner Report.  To meet

75		<p><i>Local Planning Authority.</i>" (delete rest of para)</p> <p>Recommended to address out-dated text.</p>			<p>basic conditions</p> <p>For clarity</p>
<p>4. Explanatory text</p> <p>Examiner Report p.19 Paragraph 78</p>	<p>2. Planning Context</p>	<p><u>Recommendation:</u> Delete Paragraph 2.2</p> <p>Recommended to remove subjective statements that are unnecessary in a Neighbourhood Plan.</p>	<p>Agree with the deletion</p>	<p>Amend as per Examiners' recommendation</p>	<p>For the reasons set out in the Examiner Report.</p> <p>To meet basic conditions</p> <p>For clarity</p>
<p>5. Explanatory text</p> <p>Examiner Report p.19 Paragraph 78</p>	<p>2. Planning Context</p>	<p><u>Recommendation:</u> Paragraph 2.3, add full stop after "(paragraph 1)"</p>	<p>Agreed</p>	<p>Amend as per Examiners' recommendation</p>	<p>Typographical correction</p>
<p>6. Explanatory text</p> <p>Examiner Report p.19</p>	<p>2. Planning Context</p>	<p><u>Recommendation:</u> Paragraph 2.6, change to "...<i>planning documents.</i>" Delete rest of sentence ("particularly...homes.")</p> <p>Recommended to remove subjective</p>	<p>Agree with the amendment</p>	<p>Amend as per Examiners' recommendation</p>	<p>For the reasons set out in the Examiner Report.</p>



Paragraph 78		statements that are unnecessary in a Neighbourhood Plan.			To meet basic conditions  For clarity
7. Explanatory text  Examiner Report p.19 Paragraph 78	2. Planning Context	<u>Recommendation:</u> Paragraph 2.7, delete last sentence, which has been overtaken by events (“The timetable...of date.”)  To address out-dated text.	Agree with the deletion	Amend as per Examiners’ recommendation	For the reasons set out in the Examiner Report.  To meet basic conditions  For clarity
8. Explanatory text  Examiner Report p.19 Paragraph 80	2. Planning Context	<u>Recommendation:</u> Delete Paragraph 2.8 and associated heading  Recommended to remove statements that are unnecessary in a Neighbourhood Plan.	Agree with the deletion	Amend as per Examiners’ recommendation	For the reasons set out in the Examiner Report.  To meet basic conditions  For clarity
9 Explanatory text	2. Planning Context	<u>Recommendation:</u> Delete text on page 11	<i>Agree with the deletion</i>	Amend as per Examiners’ recommendation	For the reasons set out in the

Examiner Report p.19 Paragraph 80.		Recommended to remove statements that are unnecessary in a Neighbourhood Plan.			Examiner Report.  To meet basic conditions  For clarity
10. Explanatory text  Examiner Report p.19 Paragraph 81	2. Planning Context	<u>Recommendation:</u> Delete Paragraph 2.10 and bullet points  To remove text that is irrelevant to a made Neighbourhood Plan.	Agree with the deletion	Amend as per Examiners' recommendation	For the reasons set out in the Examiner Report.  For clarity
11. Explanatory text  Examiner Report p.19 Paragraph 83	2. Planning Context	<u>Recommendation:</u> Paragraph 2.11, delete "...and Proposals..."  Recommended to distinguish policies from proposals. The Policies of the made Neighbourhood Plan would carry statutory weight that the Proposals would not.	Agree with the deletion	Amend as per Examiners' recommendation	For the reasons set out in the Examiner Report.  To meet basic conditions  For clarity
12. Explanatory text	2. Planning Context	<u>Recommendation:</u> Delete Paragraph 2.12 and replace with " <i>The Neighbourhood Plan Policies are</i>	Agree with the deletion and replacement text	Amend as per Examiners' And SCC	For the reasons set out in the

Examiner Report p.20 Paragraph 85		<p><i>highlighted in green. The Dore Neighbourhood Plan covers the period 2019 to 2035.”</i></p> <p>Paragraph repeats information from elsewhere &amp; includes text not relevant to a neighbourhood plan.</p>	Update plan date to 2021 and title page of plan.	recommendation	<p>Examiner Report.</p> <p>To meet basic conditions</p> <p>For clarity</p>
13. Explanatory text  Examiner Report p.20 Paragraph 87	2. Planning Context	<p><u>Recommendation:</u> Delete Paragraph 2.13 and replace with “<i>The Proposals set out in Annex A provide local aspirations captured during the plan making process. The Neighbourhood Forum will seek to work with other bodies, including Local Authorities and transport organisations with the aim of achieving the implementation of these.</i>”</p> <p>There is no mechanism for delivery of proposals in the submitted text.</p>	Agree with the deletion and replacement text	Amend as per Examiners’ recommendation	<p>For the reasons set out in the Examiner Report.</p> <p>To meet basic conditions</p>
14. Explanatory text  Examiner Report p.20 Paragraph 90	2. Planning Context	<p><u>Recommendation:</u> Delete Paragraph 2.14 and replace with “<i>Annex B sets out the Neighbourhood Forum’s preferences in respect of any locally allocated Community Infrastructure Levy that may arise, albeit the Forum will be flexible as priorities may need to respond to changing circumstances over the plan period.</i>”</p>	Agree with the deletion and replacement text	Amend as per Examiners’ recommendation	<p>For the reasons set out in the Examiner Report.</p> <p>To meet basic conditions</p>

		Submitted Annex B sets out the Neighbourhood Forum's generally preferred approach in respect of the prioritisation of Community Infrastructure Levy Funds, should they arise. Annexe B is not a policy.			
15. Explanatory text  Examiner Report p.20 Paragraph 90	12. Annexe B:	<u>Recommendation:</u> Page 54, delete "Policy" from the heading at the top of the page  See Mod.14. Annexe B is not a policy.	Agree with the deletion	Amend as per Examiners' recommendation	For the reasons set out in the Examiner Report.  To meet basic conditions
16. Explanatory text  Examiner Report p.21 Paragraph 92	3. Vision and Aims for Dore Neighbourhood	<u>Recommendation:</u> Paragraph 3.1 delete second sentence ("The vision...Sheffield")  Submitted text not appropriate for a neighbourhood plan, no substantive evidence for statement.	Agree with the deletion	Amend as per Examiners' recommendation	For the reasons set out in the Examiner Report.  To meet basic conditions
17. Explanatory text  Examiner	3. Vision and Aims for Dore Neighbourhood	<u>Recommendation:</u> Delete first bullet point on page 13  The Neighbourhood Plan covers the Neighbourhood Area. It does not and	Agree with the deletion	Amend as per Examiners' recommendation	For the reasons set out in the Examiner Report.

Report p.21 Paragraph 92		cannot plan for anywhere else.			To meet basic conditions
18 Explanatory text  Examiner Report p.21 Paragraph 92.	3. Vision and Aims for Dore Neighbourhood	<u>Recommendation:</u> Second bullet point, change to “...Woods and the urban area will be respected.” The Neighbourhood Plan covers the Neighbourhood Area. It does not and cannot plan for anywhere else	Agree with the amendment	Amend as per Examiners’ recommendation	For the reasons set out in the Examiner Report.  To meet basic conditions
19. Policy  Examiner Report p.21 Paragraph 94	Whole plan: How the Policy will be put into practice.	<u>Recommendation:</u> Delete all “How the Policy will be put into practice” sections (all related text) in the Policy green boxes Sections are unnecessary, detract from the clarity of the Policies themselves and place inappropriate obligations on the Local Planning Authorities.	Agree with the deletions	Amend as per Examiners’ recommendation	For the reasons set out in the Examiner Report.  To meet basic conditions
20. Policy  Examiner Report p.23-24 Paragraph 103	4. Peak District Eastern Moorland Fringe	<u>Recommendation:</u> Change title of DN Policy 1 to “Public Rights of Way and Access”  For consistency with amended policy text.	Agree with the title change	Amend as per Examiners’ recommendation	For the reasons set out in the Examiner Report.  To meet basic conditions

<p>21. Policy</p> <p>Examiner Report p.23-24 Paragraph 103</p>	<p>4. Peak District Eastern Moorland Fringe</p>	<p><u>Recommendation:</u> Change DN Policy 1 to “The protection and enhancement of public rights of way and access will be supported.”</p> <p>Amended to simplify the policy, and to remove a non-planning matter from the submitted policy text. Submitted policy text runs the risk of effectively predetermining the planning application process.</p>	<p>Agree with proposed rewording</p>	<p>Amend as per Examiners’ recommendation</p>	<p>For the reasons set out in the Examiner Report.</p> <p>To meet basic conditions</p>
<p>22. Policies map</p> <p>Examiner Report p.23-24 Paragraph 103</p>	<p>Policies map</p>	<p><u>Recommendation:</u> Policies Map, retain annotation “Dore Open Access Land” and blue shading, for info, but delete “(DN Policy 1)”</p> <p>For consistency with amended policy.</p>	<p>Agree with Policy Map amendment</p>	<p>Amend as per Examiners’ recommendation</p>	<p>For the reasons set out in the Examiner Report.</p> <p>To meet basic conditions</p>
<p>23. Explanatory text</p> <p>Examiner Report p.23-24 Paragraph 103</p>	<p>4. Peak District Eastern Moorland Fringe</p>	<p><u>Recommendation:</u> Change title above Paragraph 4.2 to “Public Rights of Way and Access”</p> <p>For consistency with amended policy.</p>	<p>Agree with title change</p>	<p>Amend as per Examiners’ recommendation</p>	<p>For the reasons set out in the Examiner Report.</p> <p>To meet basic conditions</p>

<p>24. Explanatory text</p> <p>Examiner Report p.23-24 Paragraph 103</p>	<p>4. Peak District Eastern Moorland Fringe</p>	<p><u>Recommendation:</u> Paragraph 4.2, delete all text after second sentence (“Some activities...be shot.”)</p> <p>For consistency with amended policy.</p>	<p>Agree with the deletion</p>	<p>Amend as per Examiners’ recommendation</p>	<p>For the reasons set out in the Examiner Report.</p> <p>To meet basic conditions</p>
<p>25. Explanatory text</p> <p>Examiner Report p.23-24 Paragraph 103</p>	<p>4. Peak District Eastern Moorland Fringe</p>	<p><u>Recommendation:</u> Paragraph 4.4 delete everything after first sentence and add “...<i>development. The Neighbourhood Plan strongly supports improvements that result in the enhancement of public rights of way and access and Policy 1 aligns with Peak District Development Management Policy DMT5 (Development affecting a public right of way).</i>”</p> <p>For policy consistency with PDNPA policy DMT5 and NPPF.</p>	<p>Agree with the deletion and replacement text</p>	<p>Amend as per Examiners’ recommendation</p>	<p>For the reasons set out in the Examiner Report.</p> <p>To meet basic conditions</p>
<p>26. Policy</p> <p>Examiner Report p.27 Paragraph 116</p>	<p>5. Sheffield Green Belt Landscape and Green Infrastructure</p>	<p><u>Recommendation:</u> Change DN Policy 2 to “Development must respect the setting of the Peak District National Park”</p> <p>No boundary is defined for the submitted policy application, submitted policy is vague and ambiguous.</p>	<p>Agree with the proposed rewording</p>	<p>Amend as per Examiners’ recommendation</p>	<p>For the reasons set out in the Examiner Report.</p> <p>To meet basic</p>

		Amendment to simplify policy, to confine policy to the neighbourhood area.			conditions For clarity
27. Explanatory text  Examiner Report p.27 Paragraph 116	5. Sheffield Green Belt Landscape and Green Infrastructure	<u>Recommendation:</u> Change the title of Chapter 5 to “Green Infrastructure”  For consistency with policy amendments.	Agree with title change	Amend as per Examiners’ recommendation	For the reasons set out in the Examiner Report.  To meet basic conditions
28. Explanatory text  Examiner Report p.27 Paragraph 116	5. Sheffield Green Belt Landscape and Green Infrastructure	<u>Recommendation:</u> Delete all supporting text in Chapter 5 which appears before DN Policy 2. For clarity, this comprises Paras 5.1 to 5.10 inclusive and includes all text in grey boxes  To remove unnecessary text relating to Green Belt and emerging reviews.	Agree with deletions	Amend as per Examiners’ recommendation	For the reasons set out in the Examiner Report.  To meet basic conditions
29. Explanatory text  Examiner Report p.27 Paragraph 116	5. Sheffield Green Belt Landscape and Green Infrastructure	<u>Recommendation:</u> Add new Paragraph 5.1 “Part of the Neighbourhood Area forms part of the setting to the Peak District National Park and it is important to ensure that development does not detract from this.”  To ensure the Neighbourhood Plan	Agree with replacement text and relocate unmodified paragraph 5.15 in the submitted plan to become paragraph 5.2 to be consistent with modified policy DN2	Amend as per Examiner and SCC recommendations	For the reasons set out in the Examiner Report.  To meet basic conditions



		relates to the Neighbourhood Area only. For consistency with policy amendments.			For clarity and consistency
30. Policy  Examiner Report p.29 Paragraph 126	5. Sheffield Green Belt Landscape and Green Infrastructure	<u>Recommendation:</u> Change title to “DN Policy 3: Green Infrastructure”  For consistency with amended policy wording.	Agree with title change	Amend as per Examiners’ recommendation	For the reasons set out in the Examiner Report.  To meet basic conditions
31. Policy  Examiner Report p.29 Paragraph 126	5. Sheffield Green Belt Landscape and Green Infrastructure	<u>Recommendation:</u> Change DN Policy 3 to “ <i>Improvements to Dore’s green infrastructure, including its network of ecosystems, its biodiversity, its historic landscape features and its provision of accessible green space, will be supported.</i> ”  Submitted policy does not meet basic conditions. Not supported by evidence. Amend wording for consistency with NPPF and national tests.	Agree with reworded policy	Amend as per Examiners’ recommendation	For the reasons set out in the Examiner Report.  To meet basic conditions
32. Explanatory text  Examiner Report p.29	5. Sheffield Green Belt Landscape and Green Infrastructure	<u>Recommendation:</u> Delete title at the top of page 20 and replace with “Green Infrastructure.”  For consistency with amended policy wording.	Agree with title change	Amend as per Examiners’ recommendation	For the reasons set out in the Examiner Report.

Paragraph 126					To meet basic conditions
33. Explanatory text  Examiner Report p.29 Paragraph 126	5. Sheffield Green Belt Landscape and Green Infrastructure	<u>Recommendation:</u> Delete paragraphs 5.11 to 5.13 inclusive  To remove wording unnecessary for a neighbourhood plan.	Agree with deletions	Amend as per Examiners' recommendation	For the reasons set out in the Examiner Report.  To meet basic conditions  For clarity
34. Policies map  Examiner Report p.29 Paragraph 126	Policies Map	<u>Recommendation:</u> Policies Map. Replace "Green Infrastructure Strategy (DN Policy 3)" with "Green Belt" and retain green shading for info.  For consistency with amended policy wording.	Agree with Map amendment	Amend as per Examiners' recommendation	For the reasons set out in the Examiner Report.  To meet basic conditions  For clarity
35. Policy  Examiner Report p.31	5. Sheffield Green Belt Landscape and Green Infrastructure	<u>Recommendation:</u> Change DN Policy 4 to " <i>The infilling of a single plot, subject to development maintaining the open character of the Green Belt; respecting its surroundings,</i>	Agree with policy rewording	Amend as per Examiners' recommendation	For the reasons set out in the Examiner Report.

Paragraph 136		<p><i>including the setting of the Peak District National Park; and maintaining the building line set by neighbouring dwellings, will be supported along Long Line in the following locations: Properties Numbered 1-19, 57-63 and 139-175 Long Line.”</i></p> <p>To remove ambiguity &amp; aspects of submitted policy that potentially run the risk of pre-determining planning applications.</p>			To meet basic conditions
36. Policies map  Report p.31 Paragraph 136	Policies map	<p><u>Recommendation:</u> Delete the Long Line annotation from the Key and Policies Map</p> <p>For consistency with policy amended wording. Not necessary for this to be shown on a policies map.</p>	Agree with policy map amendment	Amend as per Examiners' recommendation	<p>For the reasons set out in the Examiner Report.</p> <p>To meet basic conditions</p>
37. Explanatory text  Examiner Report p.31 Paragraph 136	5. Sheffield Green Belt Landscape and Green Infrastructure	<p><u>Recommendation:</u> Delete Paragraphs 5.16 and 5.17</p> <p>Submitted text is confusing and unnecessary. Amended for consistency with amended policy wording.</p>	Agree with the deletions	Amend as per Examiners' recommendation	<p>For the reasons set out in the Examiner Report.</p> <p>To meet basic conditions</p>

<p>38. Explanatory text</p> <p>Examiner Report p.31 Paragraph 136</p>	<p>5. Sheffield Green Belt Landscape and Green Infrastructure</p>	<p><u>Recommendation:</u> Delete all text after the first sentence of Paragraph 5.18 and replace with “<i>DN Policy 4 supports appropriate residential development along Long Line subject to it being demonstrated that it will respect its surroundings. As a general rule, the Policy restricts infilling to a single plot in order to protect the openness of the Green Belt.</i>”</p> <p>For consistency with amended policy wording</p>	<p>Agree with deletion and replacement text except for inclusion of the words ‘As a general rule’</p> <p>The wording as recommended risks the possibility of applicants arguing for more than a single plot. A simplified more precise wording is recommended for Development Management purposes. Amend wording as examiner recommendation except for the words ‘As a general rule’.</p> <p>“<i>DN Policy 4 supports appropriate residential development along Long Line subject to it being demonstrated that it will respect its surroundings. The Policy restricts infilling to a single plot in order to protect the openness of the Green Belt.</i>”</p>	<p>Amend as per Examiners’ and SCC recommendation</p>	<p>For the reasons set out in the Examiner Report.</p> <p>To meet basic conditions</p> <p>For clarity</p>
<p>39. Policy</p> <p>Examiner Report p.34 Paragraph 150</p>	<p>6. Housing Area Character</p>	<p><u>Recommendation:</u> Change DN Policy 5 to “<i>All development in Dore Neighbourhood Area will be expected to be of a high quality and make a positive contribution to place-making. New residential development in the Dore Housing Area will be supported where it respects local character, residential amenity, and</i></p>	<p>Agree with policy rewording</p>	<p>Amend as per Examiners’ recommendation</p>	<p>For the reasons set out in the Examiner Report.</p> <p>To meet basic conditions</p>

		<p><i>highway safety. Development should have regard to local characteristics, including building lines, plot ratios, materials and boundary features; and should protect mature trees and hedges.”</i></p> <p>Submitted policy “permits” residential development that meets its criteria but does not refer to the conservation and/or enhancement of heritage assets. Submitted policy fails to have regard to heritage policy. Some of the criteria appears vague. The Policy phrasing appears ambiguous, subjective, and open to interpretation. It is not clear and precise, and it does not have regard to national policy. It also effectively promotes the building of houses on gardens. This conflicts directly with the supporting text referring to the protection of gardens from development. Amendment recommended to remove aspects that potentially run the risk of pre-determining planning applications, and to simplify policy.</p>			
40. Explanatory text  Examiner	6. Housing Area Character	<p><u>Recommendation:</u> Delete Paragraphs 6.1 to 6.4 inclusive</p> <p>To remove background information on the emerging local plan that it is not</p>	Agree with deletions	Amend as per Examiners’ recommendation	For the reasons set out in the Examiner Report.

Report p.34 Paragraph 150		relevant to the policy.			To meet basic conditions
41. Explanatory text  Examiner Report p.34 Paragraph 150	6. Housing Area Character	<u>Recommendation:</u> Paragraph 6.5, delete last two sentences (“The development of...dwellings.”)  For consistency with amended policy wording.	Agree with deletions	Amend as per Examiners’ recommendation	For the reasons set out in the Examiner Report.  To meet basic conditions
42. Explanatory text  Examiner Report p.34 Paragraph 150	6. Housing Area Character	<u>Recommendation:</u> Delete Paragraphs 6.6 to 6.10 inclusive  To remove background information on the Sheffield local plan that it not required.	Agree with deletions	Amend as per Examiners’ recommendation	For the reasons set out in the Examiner Report.  To meet basic conditions
43. Explanatory text  Examiner Report p.34 Paragraph 150	6. Housing Area Character	<u>Recommendation:</u> Paragraph 6.11 delete last sentence (“The Forum...character.”)  For consistency with amended policy wording.	Agree with deletion	Amend as per Examiners’ recommendation	For the reasons set out in the Examiner Report.  To meet basic

					conditions
44.45. Explanatory text  Examiner Report p.34 Paragraph 150	6. Housing Area Character	<u>Recommendation:</u> Delete Paragraphs 6.12 and 6.13 inclusive  Recommended to remove unnecessary and confusing background information.	Agree with deletions	Amend as per Examiners' recommendation	For the reasons set out in the Examiner Report.  To meet basic conditions
46. Explanatory text  Examiner Report p.34 Paragraph 150	6. Housing Area Character	<u>Recommendation:</u> Paragraph 6.14, change last sentence to "... <i>new development respects this common building line.</i> " (delete rest of sentence)  For consistency with amended policy wording.	Agree with replacement text and deletion	Amend as per Examiners' recommendation	For the reasons set out in the Examiner Report.  To meet basic conditions
47. Explanatory text  SCC modification	6. Housing Area Character		Add wording to define the status of the 'Housing Areas Character Appraisal' referred to in paragraphs 6.15 and 6.16 Insert new wording as follows at paragraph 6.14 after the first sentence ending ... character of the housing area.  <i>"The 'Housing Areas Character Appraisal' is not adopted planning</i>	SCC recommendation	For clarity

			<p><i>policy and it is not a formal part of this neighbourhood plan, but it is intended to complement the Neighbourhood Plan by providing some detail to support the plan aim to safeguard the character of Dore Housing Area and the policies in this chapter of the plan. It provides background commentary describing the various housing character areas within the Neighbourhood Plan area and provides informal evidence in support of the relevant Neighbourhood Plan policies. It is available via the Dore Neighbourhood Forum website”.</i></p> <p>Retained paragraphs 6.14 and 6.15 contain a reference to a housing areas character appraisal that is not part of the plan. To avoid confusion for the reader text is needed to clarify the status and purpose of this document.</p>		
47. Explanatory text  Examiner Report p.34	6. Housing Area Character	<p><u>Recommendation:</u> Paragraph 6.15, change first sentence to “...<i>character should be conserved.</i>”</p> <p>For consistency with amended policy wording.</p>	Agree with replacement text	Amend as per Examiners’ recommendation	For the reasons set out in the Examiner Report.



Paragraph 150					To meet basic conditions
48. Explanatory text  Examiner Report p.34 Paragraph 150	6. Housing Area Character	<u>Recommendation:</u> Delete Paragraphs 6.16 to 6.18 inclusive  Recommended to remove unnecessary and confusing background information that is not required for the policy.	Agree with deletions	Amend as per Examiners' recommendation	For the reasons set out in the Examiner Report.  To meet basic conditions
49. Explanatory text  Examiner Report p.34 Paragraph 150	6. Housing Area Character	<u>Recommendation:</u> Paragraph 6.19, change to first line to " <i>...residential gardens may be inappropriate... access of an existing dwelling may be inappropriate as it could disrupt the urban grain and lead to the imposition...properties</i> "  For consistency with amended policy wording.	Agree with replacement text	Amend as per Examiners' recommendation	For the reasons set out in the Examiner Report.  To meet basic conditions
50. Explanatory text  Examiner Report p.34 Paragraph	6. Housing Area Character	<u>Recommendation:</u> Paragraph 6.20, change second line to " <i>...new highway may safeguard...between existing dwellings or the subdivision of existing dwellings.</i> " (delete ", the subdivision ...highway.")	Agree with replacement text	Amend as per Examiners' recommendation	For the reasons set out in the Examiner Report.  To meet

150		For consistency with amended policy wording.			basic conditions
51. Explanatory text  Examiner Report p.34 Paragraph 150	6. Housing Area Character	<u>Recommendation:</u> Delete Paragraphs 6.21 and 6.22 inclusive  Recommended to remove text that is not required for the policy.	Agree with deletions	Amend as per Examiners' recommendation	For the reasons set out in the Examiner Report.  To meet basic conditions
52. Policy Examiner Report p.35-36 Paragraph 157	6. Housing Area Character	<u>Recommendation:</u> Change DN Policy 6 to " <i>In the Dore Housing Area, the development of smaller homes, with no more than two bedrooms, will be supported.</i> "  Submitted policy is confusing and in parts, at odds with other parts of the Plan. Where it seeks to prevent the inappropriate development of gardens. However, submitted policy seeks to permit the development of small houses on the highway frontage of residential gardens. There is little substantive evidence to demonstrate that it would be deliverable for development to come forward in a manner that meets the criteria set out in submitted policy or to suggest that the Policy would meet the aim of providing for more smaller	Agree with policy rewording	Amend as per Examiners' recommendation	For the reasons set out in the Examiner Report.  To meet basic conditions

		housing in Dore. Amended to simplify and clarify the policy intent.			
53. Explanatory text  Examiner Report p.35-36 Paragraph 157	6. Housing Area Character	<u>Recommendation:</u> Paragraph 6.23 delete first sentence and change second sentence to “ <i>The 2011 Census indicates that in the South West of Sheffield, an area including Dore, the population is considerably older...4 bedrooms or more.</i> (Delete next sentence) <i>In Dore and Totley Ward...</i> ” For consistency with policy amended wording  To remove unnecessary text.	Agree with deletion and replacement text	Amend as per Examiners’ recommendation	For the reasons set out in the Examiner Report.  To meet basic conditions
54. Explanatory text  Examiner Report p.35-36 Paragraph 157	6. Housing Area Character	<u>Recommendation:</u> Delete Paragraph 6.24  To remove unnecessary text.	Agree with deletion	Amend as per Examiners’ recommendation	For the reasons set out in the Examiner Report.  To meet basic conditions
55. Explanatory text  Examiner Report	6. Housing Area Character	<u>Recommendation:</u> Paragraph 6.26, change to “ <i>Whilst the Neighbourhood Plan does not allocate any land for development, the Forum supports the development of smaller homes to help address the</i>	Agree with replacement text and deletion	Amend as per Examiners’ recommendation	For the reasons set out in the Examiner Report.

p.35-36 Paragraph 157		<i>demand...family occupancy.</i> " Delete rest of para.  For consistency with amended policy wording			To meet basic conditions
56. Explanatory text  Examiner Report p.35-36 Paragraph 157	6. Housing Area Character	<u>Recommendation:</u> Delete Paragraph 6.27  To remove unnecessary text.	Agree with deletion  B/C - have regard to national policies & advice (NPPF para 16d 'policy must be clearly written and unambiguous')	Amend as per Examiners' recommendation	For the reasons set out in the Examiner Report.  To meet basic conditions
57. Explanatory text  SCC modification	7. Open Spaces		Recommend chapter title amendment  Change title of chapter 7 to 'Local Green Space' Recommended by DNF for clarity and consistency with modified DN Policy 7	Amend as per SCC recommendation	For clarity and consistency
58. Policy Examiner Report p.38-39 Paragraph 166	7. Open Spaces	<u>Recommendation:</u> Change DN Policy 7 to " <i>The following areas, as identified on the Local Green Space plan(s) on page(s) XX and XX, are designated as Local Green Space. The management of development within areas of Local Green Space will be consistent with that for development</i>	Agree with policy rewording	Amend as per Examiners' recommendation	For the reasons set out in the Examiner Report.  To meet basic

		<p><i>within Green Belts: 1) Beauchief...</i></p> <p>To ensure spaces are clearly defined, for consistency with national policy.</p>			conditions
<p>59. Inset map</p> <p>Examiner Report p.38-39 Paragraph 166</p>	<p>7. Open Spaces</p>	<p><u>Recommendation:</u> Provide a new plan (or plans) clearly identifying the precise boundaries of each area of Local Green Space (and add page number(s) to the Policy wording</p> <p>For consistency with amended policy wording.</p>	<p>Agree with new plan(s) but omit the reference to a page number DNF to produce a single map to show the boundaries of the Local Green spaces, this to be inserted into the plan at chapter 7 with a corresponding reference within DN policy 7</p> <p>Including a page number within the policy is not needed and could prove a hindrance if page numbers change in future versions of the plan.</p>	<p>Amend as per Examiner and SCC recommendations</p>	<p>For the reasons set out in the Examiner Report.</p> <p>To meet basic conditions</p> <p>To futureproof the plan</p>
<p>60. Policy</p> <p>Examiner Report p.38-39 Paragraph 166</p>	<p>7. Open Spaces</p>	<p><u>Recommendation:</u> Change references in Paragraphs 7.1, 7.5 and the title of DN Policy 7 from "Spaces" to "Space"</p> <p>For consistency with amended policy wording.</p>	<p>Agree with amendment</p>	<p>Amend as per Examiners' recommendation</p>	<p>For the reasons set out in the Examiner Report.</p> <p>To meet basic conditions</p> <p>For clarity</p>

61. Explanatory text  Examiner Report p.38-39 Paragraph 166	7. Open Spaces	<u>Recommendation:</u> Paragraph 7.3, delete “and enhanced” from the end of the sentence  For consistency with policy amended wording.	Agree with deletion	Amend as per Examiners’ recommendation	For the reasons set out in the Examiner Report.  To meet basic conditions
62. Explanatory text  SCC modification	7. Open Spaces	<u>Recommendation:</u> Grey box – Item 2. Dore Recreation Ground Delete ‘and enhancement’ from last sentence.  For consistency with amended policy wording.	Minor additional deletion for clarity and consistency with Mod 60.	Amend as per SCC recommendation	For consistency and clarity
63. Explanatory text  Examiner Report p.38-39 Paragraph 166	7. Open Spaces	<u>Recommendation:</u> Paragraph 7.4 change third bullet point to “...as identified on the Local Green Space plans.”  For consistency with amended policy wording.	Agree with replacement text	Amend as per Examiners’ recommendation	For the reasons set out in the Examiner Report.  To meet basic conditions
64. Explanatory text	7. Open Spaces	<u>Recommendation:</u> Paragraph 7.4, delete paragraph of text after bullet points (which does not relate to Local Green Space policy)	Agree with deletion	Amend as per Examiners’ recommendation	For the reasons set out in the Examiner

Examiner Report p.38-39 Paragraph 166		For consistency with amended policy wording.			Report.  To meet basic conditions
65. Explanatory text  Examiner Report p.38-39 Paragraph 166	7. Open Spaces	<u>Recommendation:</u> Page 34, delete “The community as a whole...additional open space.”  To delete unnecessary wording.	Agree with deletion	Amend as per Examiners’ recommendation	For the reasons set out in the Examiner Report.  To meet basic conditions
66. Explanatory text  Examiner Report p.38-39 Paragraph 166	7. Open Spaces	<u>Recommendation:</u> Page 34, last sentence, delete “which should be improved for wildlife and recreation purposes”  For consistency with amended policy wording.	Agree with deletion	Amend as per Examiners’ recommendation	For the reasons set out in the Examiner Report.  To meet basic conditions
67. Explanatory text  Examiner Report p.38-39	7. Open Spaces	<u>Recommendation:</u> Delete Paragraph 7.5  For consistency with policy amended wording	Agree with deletion	Amend as per Examiners’ recommendation	For the reasons set out in the Examiner Report.  To meet

Paragraph 166					basic conditions
68. Policy  Examiner Report p.41-42 Paragraph 177	8. Dore Village Centre	<p><u>Recommendation:</u> Change DN Policy 8 to “<i>Retail development in Dore Village Centre’s retail and business core will be supported. The loss of the retail use of the Dore Co-Op will not be supported unless it can be demonstrated, following 12 months active marketing, that the unit is unviable for retail use.</i>”</p> <p>No evidence to demonstrate submitted policy is deliverable. Amendment to simplify the policy, to be consistent with changes to the GDPO, to recognise the important role of the Co-Op store.</p>	<p>Agree with policy rewording with a minor change from the original examiner recommendation. This is in line with clarification given by the examiner on 5/3/21. Also recommend the addition of ‘store on Devonshire Terrace Road’ after the words ‘Dore Co-Op’</p> <p>1) The Co-Op is classified under new Class E ‘commercial, business and service’ (introduced 1/9/20) which covers uses previously defined in revoked Classes A1/2/3, B1, D1(a-b) and ‘indoor sport from D2(e). Permission is not needed to change between any of the uses within the new ‘Class E’. The policy would seek to retain this Class E use and its potential to be used for retail. The need to demonstrate that retail is unviable is supported by NPPF Paragraph 92.</p> <p>2) The additional words ‘store on Devonshire Terrace Road’ are recommended for clarity and</p>	Amend as per Examiner and SCC recommendations	<p>For the reasons set out in the Examiner Report.</p> <p>To meet basic conditions</p> <p>For clarity</p>



			<p>to avoid the risk of any future ambiguity if, for example, the name of the shop should change.</p> <p>Reworded Policy DN8 with minor changes:  <i>“Retail development in Dore Village Centre’s retail and business core will be supported. Development that would change the planning use class of the Dore Co-op store on Devonshire Terrace Road will not be supported unless it can be demonstrated, following 12 months active marketing, that the unit is unviable for retail use.”</i></p>		
69. Explanatory text  Examiner Report p.41-42 Paragraph 177	8. Dore Village Centre	<p><u>Recommendation:</u> Delete the definitions underneath the Policy</p> <p>For consistency with amended policy wording.</p>	Agree with deletion	Amend as per Examiners’ recommendation	<p>For the reasons set out in the Examiner Report.</p> <p>To meet basic conditions</p>
70. Explanatory text	8. Dore Village Centre	<p><u>Recommendation:</u> Paragraph 8.1, change first line to  <i>“...crossroads and is the heart...”</i></p>	Agree	Amend as per Examiners’ recommendation	For the reasons set out in the Examiner

Examiner Report p.41-42 Paragraph 177		For consistency with amended policy wording.			Report.  To meet basic conditions
71. Explanatory text  Examiner Report p.41-42 Paragraph 177	8. Dore Village Centre	<u>Recommendation:</u> Paragraph 8.4, delete last sentence and replace with “ <i>DN Policy 8 provides support for retail development in Dore and is aimed at retaining highly valued retail facilities in the village.</i> ”  For consistency with amended policy wording.	Agree with deletion and replacement text	Amend as per Examiners’ recommendation	For the reasons set out in the Examiner Report.  To meet basic conditions
72. Explanatory text  Examiner Report p.41-42 Paragraph 177	8. Dore Village Centre	<u>Recommendation:</u> Delete Paragraph 8.5 and replace with “ <i>The Dore Co-op is at the heart of the village. The Neighbourhood Plan supports its retention as a valued asset and seeks to prevent its loss to the community.</i> ”  For consistency with amended policy wording.	Agree with deletion and replacement text	Amend as per Examiners’ recommendation	For the reasons set out in the Examiner Report.  To meet basic conditions
73. Policy  Examiner Report p.43 Paragraph	8. Dore Village Centre	<u>Recommendation:</u> Change DN Policy 9 to “ <i>The loss of a community facility that meets Dore’s well-being, social, recreational, cultural or sporting needs or interests, will not be supported unless it can be</i>	Agree with policy rewording	Amend as per Examiners’ recommendation	For the reasons set out in the Examiner Report.

182		<p><i>demonstrated that, following 12 months of active marketing, continued use as a community facility is unviable; or that the facility will be replaced with equivalent alternative facilities within easy walking distance.</i></p> <p>Submitted policy is worded in a way that cannot be controlled. No evidence to support the proposed approach meets national tests, or to show submitted policy is deliverable. The supporting text refers to encouraging opportunities for new community facilities but submitted policy does not seek to do this. Amended to simplify and set policy criteria.</p>			To meet basic conditions
74. Explanatory text  Examiner Report p.43 Paragraph 182	8. Dore Village Centre	<p><u>Recommendation:</u> Delete the definitions underneath the Policy</p> <p>For consistency with amended policy wording.</p>	Agree with deletion	Amend as per Examiners' recommendation	<p>For the reasons set out in the Examiner Report.</p> <p>To meet basic conditions</p>
75. Explanatory text	8. Dore Village Centre	<p><u>Recommendation:</u> Paragraph 8.6, change second sentence to "These community facilities provide for the community's day-to-</p>	Agree with replacement text	Amend as per Examiners' recommendation	For the reasons set out in the Examiner

Examiner Report p.43 Paragraph 182		day...”  For consistency with amended policy wording.			Report.  To meet basic conditions
76. Explanatory text  Examiner Report p.43 Paragraph 182	8. Dore Village Centre	<u>Recommendation:</u> Paragraph 8.7, delete second sentence and replace with “DN Policy 9 prevents the unnecessary loss of community facilities.”  For consistency with amended policy wording	Agree with deletion and replacement text	Amend as per Examiners’ recommendation	For the reasons set out in the Examiner Report.  To meet basic conditions
77. Policy  Examiner Report p.44 Paragraph 186	8. Dore Village Centre	<u>Recommendation:</u> Change DN Policy 10 to “The improvement of Dore Village Centre’s public realm in a manner that conserves and/or enhances Dore Conservation Area will be supported.” Many improvements to the public realm do not require planning permission, As set out, the Policy would support any development, anywhere, so long as it resulted to improvements to Dore Village Centre’s public realm. This could result in unintended support for inappropriate development. Amendments recommended to improve this positive policy.	Agree with policy rewording	Amend as per Examiners’ recommendation	For the reasons set out in the Examiner Report.  To meet basic conditions  For clarity

<p>78. Explanatory text</p> <p>Examiner Report p.45 Paragraph 190</p>	<p>9. Conservation &amp; Archaeology</p>	<p><u>Recommendation:</u> Delete Paragraphs 9.2 and 9.3</p> <p>Recommended to remove unnecessary text. The text also refers to the creation of a local list, which the Neighbourhood Plan does not include.</p>	<p>Agree with deletion</p>	<p>Amend as per Examiners' recommendation</p>	<p>For the reasons set out in the Examiner Report.</p> <p>To meet basic conditions</p> <p>For clarity</p>
<p>79. Policy</p> <p>Examiner Report p.46-47 Paragraph 195</p>	<p>9. Conservation &amp; Archaeology</p>	<p><u>Recommendation:</u> DN Policy 12, change title to "DN Policy 12: Dore Conservation Area."</p> <p>For consistency with policy amended wording</p>	<p>Agree with title change</p>	<p>Amend as per Examiners' recommendation</p>	<p>For the reasons set out in the Examiner Report.</p> <p>To meet basic conditions</p>
<p>80. Policy</p> <p>Examiner Report p.46-47 Paragraph 195</p>	<p>9. Conservation &amp; Archaeology</p>	<p><u>Recommendation:</u> Change DN Policy 12 to "<i>Development should conserve and/or enhance the significance of Dore Conservation Area and its setting.</i>"</p> <p>The Policy relating to the Dore Conservation Area only seeks to deal with two instances. In requiring development to conserve heritage assets, national policy does</p>	<p>Agree with policy rewording</p>	<p>Amend as per Examiners' recommendation</p>	<p>For the reasons set out in the Examiner Report.</p> <p>To meet basic conditions</p>

		not simply prevent forms of development, but provides for the balanced consideration of harm against benefits. DN Policy 12 fails to do this and does not have regard to national policy.			
81. Explanatory text  Examiner Report p.46-47 Paragraph 195	9. Conservation & Archaeology	<p><u>Recommendation:</u> Delete Paragraph 9.9 and replace with “<i>The CAMP notes that front gardens, as well as boundary walls, gate piers, fences and gates, all make a positive contribution to the character and appearance of the Conservation Area. These features are very special to Dore Conservation Area where planning permission is a requirement for the demolition of a building of more than 115 cubic metres; or for the demolition of a gate, fence wall or railing more than one metre high next to the highway (including a public right of way) or public open space; or more than two metres high elsewhere.</i>”</p> <p>Supporting text includes phrases including “will not be permitted” and “would be consulted.” text appears then as though it comprises planning policy. It is not policy and could be inferred as suggesting that the Policy that follows provides for the controls set out, which it does not.</p>	Agree with deletion and replacement text	Amend as per Examiners’ recommendation	For the reasons set out in the Examiner Report.  To meet basic conditions

<p>82. Policy</p> <p>Examiner Report p.49 Paragraph 201</p>	<p>9. Conservation &amp; Archaeology</p>	<p><u>Recommendation:</u> Delete DN Policy 14.</p> <p>DN Policy 14 follows supporting text which refers to the creation of a list of non-designated heritage assets. This list has not been created/does not appear in the Neighbourhood Plan.</p>	<p>Agree with deletion</p>	<p>Amend as per Examiners' recommendation</p>	<p>For the reasons set out in the Examiner Report.</p> <p>To meet basic conditions</p>
<p>83. Explanatory text</p> <p>Examiner Report p.49 Paragraph 201</p>	<p>9. Conservation &amp; Archaeology</p>	<p><u>Recommendation:</u> Delete Paragraphs 9.13 to 9.16, inclusive</p> <p>To be consistent with deleted policy</p>	<p>Agree with deletions</p>	<p>Amend as per Examiners' recommendation</p>	<p>For the reasons set out in the Examiner Report.</p> <p>To meet basic conditions</p>
<p>84. Appendix text</p> <p>Examiner Report p.49 Paragraph 201</p>	<p>11. Annexe A</p>	<p><u>Recommendation:</u> Create a new "DN Proposal: Local List" in Appendix A based on the deleted information from Paragraphs 9.13 to 9.16</p> <p>The addition of a new neighbourhood aspiration to Annexe A 'Neighbourhood Aspirations'</p>	<p>Agree</p>	<p>Amend as per Examiners' recommendation</p>	<p>For the reasons set out in the Examiner Report.</p> <p>To meet basic conditions</p>
<p>85. Policy</p>	<p>10. Sustainable Transport</p>	<p><u>Recommendation:</u> Change DN Policy 15 to "<i>The loss of Dore and Totley Station park and- ride</i></p>	<p>Agree with replacement text</p>	<p>Amend as per Examiners' recommendation</p>	<p>For the reasons set out in the</p>

Examiner Report p.50 Paragraph 206		<p><i>facilities will not be supported.”</i></p> <p>No evidence to show submitted policy can be delivered. The first part of submitted DN Policy 15 does not contribute to the achievement of sustainable development the second part covers matters dealt with in more detail by other development plan policies.</p>			<p>Examiner Report.</p> <p>To meet basic conditions</p>
86. Explanatory text  Examiner Report p.50 Paragraph 206	10. Sustainable Transport	<p><u>Recommendation:</u> Delete Paragraphs 10.3 to 10.5, inclusive</p> <p>Partly reads as policy which it is not. For consistency with amended policy wording.</p>	Agree with deletions	Amend as per Examiners' recommendation	<p>For the reasons set out in the Examiner Report.</p> <p>To meet basic conditions</p>
87. Policy  Examiner Report p.51 Paragraph 212	10. Sustainable Transport	<p><u>Recommendation:</u> Delete DN Policy 16</p> <p>Submitted policy places an obligation on all development to promote the proportion of journeys that could be made by sustainable modes of transport. No evidence to demonstrate that the submitted policy is deliverable or that it has regard to the test for planning obligations set out in the NPPF. No indication of how the</p>	<p>Agree with the deletion</p> <p>B/C - have regard to national policies &amp; advice (NPPF para 16d 'policy must be clearly written and unambiguous')</p>	Amend as per Examiners' recommendation	<p>For the reasons set out in the Examiner Report.</p> <p>To meet basic conditions</p>



		'promotion of measures is determined or measured.			
88. Explanatory text  Examiner Report p.51 Paragraph 212	10. Sustainable Transport	<u>Recommendation:</u> Delete Paragraphs 10.6 to 10.7, inclusive  For consistency with deleted policy	Agree with the deletions	Amend as per Examiners' recommendation	For the reasons set out in the Examiner Report.  To meet basic conditions
89. Appendix text  Examiner Report p.52 Paragraph 213	11. Annexe A	<u>Recommendation:</u> re-title each "DN Proposal" as "Neighbourhood Aspiration 1" etc  So that there is no confusion with plan policy.	Agree with the re-titles	Amend as per Examiners' recommendation	For the reasons set out in the Examiner Report.  To meet basic conditions
90. Appendix text  Examiner Report p.52 Paragraph 214	11. Annexe A	<u>Recommendation:</u> Delete Paragraph 11.1 and replace with " <i>This Annex sets out local community aspirations, identified during the plan-making process. These aspirations do not comprise land use planning policies, but they identify issues that the local community may seek to address.</i> "  Submitted Annex A appears to impose	Agree with deletion and replacement text  Required to remove obligations on the Council that are unnecessary in a Neighbourhood Plan	Amend as per Examiners' recommendation	For the reasons set out in the Examiner Report.  To meet basic conditions

		requirements on the Local Planning Authority.			
91. Appendix text  Examiner Report p.52 Paragraph 214	11. Annexe A	<u>Recommendation:</u> Delete title “Green Belt Enhancement” and delete paragraph 11.2  Submitted Annex A appears to impose requirements on the Local Planning Authority.	Agree with deletions  Required to remove obligations on the Council that are unnecessary in a Neighbourhood Plan	Amend as per Examiners’ recommendation	For the reasons set out in the Examiner Report.  To meet basic conditions
92. General  Examiner Report p.52 Paragraph 215	Glossary: ‘Conservation areas’	<u>Recommendation:</u> Change reference to “conserved and/or enhanced”  To reflect national policy	Agree with the amended text	Amend as per Examiners’ recommendation	For the reasons set out in the Examiner Report.  To meet basic conditions
93. General  Examiner Report p.52 Paragraph 217	Whole Plan	<u>Recommendation:</u> Update the Contents and Policy, paragraph, and page numbering; and the Policies Map, to take into account the recommendations contained in this Report	Agree with all the updates  Policies map - Mod. 22 – the blue-shaded area will remain described in the Key as ‘Dore Open Access Land’, reference to DN Policy 1 will be deleted. Mod. 34 – The green-shaded area will be described in the Key as ‘Green Belt’.	Amend as per Examiners’ recommendation	For the reasons set out in the Examiner Report.  For clarity

			<p>Mod. 36 – The hatched boxes on the map and described in the Key as ‘Long Line Substantially Developed Road Frontage’ will be deleted.</p> <p>DNF to update and revise their plan throughout in line with the recommendations in the decision statement report to produce a ‘referendum version’ of their plan.</p>		
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## Appendix 2.

### Dore Neighbourhood Plan 2021-2035

#### DECISION STATEMENT

##### IN ACCORDANCE WITH REGULATION 18 OF THE NEIGHBOURHOOD PLANNING (GENERAL) REGULATIONS 2012 (AS AMENDED)

Date: 13 May 2021

#### Summary

Following the Examination of the Dore Neighbourhood Plan and the receipt of the Examiner's Report, Sheffield City Council accepts the modifications to the Plan as recommended by the Examiner. The Plan, as modified in accordance with the attached table, will then proceed to referendum.

The Council has decided that the area for the referendum boundary should be the Neighbourhood Area as designated on 16 October 2014 under paragraph 61f of the Town & Country Planning Act 1990.

The Decision Statement, Examiner's Report, and other background documents can be viewed on the Council's website at:

<https://www.sheffield.gov.uk/home/planning-development/neighbourhood-planning>

If approved at referendum, the Dore Neighbourhood Plan will form part of the statutory development plan and will be used alongside the Sheffield Core Strategy (2009) and saved policies from the Unitary Development Plan (1998) when determining planning applications within the Dore Neighbourhood Area.

To meet the requirements of the Localism Act 2011 a referendum will be held in the area formally designated as the Dore Neighbourhood Area. The referendum will pose the question "*Do you want Sheffield City Council to use the Neighbourhood Plan for Dore to help it decide planning applications in the neighbourhood area?*"

#### Background

The Dore Neighbourhood Development Plan ('the Plan') relates to the area designated by Sheffield City Council ('the Council') as a neighbourhood area on 16 October 2014.

The Pre-Submission Dore Neighbourhood Plan underwent consultation in accordance with the Neighbourhood Planning (General) Regulations 2012 (as amended) ('the Regulations') Regulation 14 between 12 April and 29 May 2018. Dore Neighbourhood Forum submitted a draft plan to the Council on 20 September 2019. The submitted Plan was publicised under Regulation 16, and representations were invited between 14 September 2020 to 26 October 2020.

Mr Nigel McGurk BSc (Hons) MCD MBA MRTPI was appointed with the consent of the Peak District National Park Authority and Dore Neighbourhood Forum to undertake the examination of the Plan, and to prepare a report of the independent examination. The examination was conducted through written representations.

The Examiner's report was received on the 28 January 2021. It concludes that the Dore Neighbourhood Plan, subject to several recommended modifications meets the basic conditions set out in the legislation and can proceed to referendum.

## **Decision**

The Regulations require that the Local Planning Authority publishes how it intends to respond to the Examiner's recommendations.

Having considered each of the recommendations made in the Examiner's Report, and the reasons for them, the Council has decided to make the modifications to the draft plan set out in Table 1 of this Decision Statement. These changes are necessary to ensure that the draft plan meets the basic conditions and legal requirements.

The submitted plan was accompanied by a Strategic Environmental Assessment Screening Report, and a Habitats Regulations Assessment Screening Report. None of the modifications set out in Table 1 are considered to necessitate revisiting any of these assessments.

The Council agrees:

- 1) a formal decision statement is published detailing the Council's response to the Examiner's recommendations within his report
- 2) following the inclusion of the Examiner's recommended modifications into the Plan (as set out in the table), it is approved that the Plan meets the Basic conditions such that it can proceed to a referendum;
- 3) the referendum boundary is approved and will cover the designated Dore Neighbourhood Area only; and
- 4) the Council's Electoral Services Manager be instructed to conduct a referendum on the Plan.

**NB: Table at Appendix 1. In the report above to be added at publication of this statement on the Council website.**