

## 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			<b>Includes PDNPA Assessment of Examiner Recommendation in relation to Policies and supporting text for DN1, 2 and 4.</b>		
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 subjective statements that are</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 Spaces. <i>The Plan seeks to</i></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>

		unnecessary in a NP.	<i>conserve the character of the housing area and to encourage the development of smaller homes. 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>		
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 75	1. Introduction	<u>Recommendation:</u> Paragraph 1.9, change to " <i>...a local referendum. 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 Local Planning Authority.</i> " (delete rest of para)  Recommended to address out-dated text.	Agree with the amendment	Amend as per Examiners' recommendation	For the reasons set out in the Examiner Report.  To meet basic conditions  For clarity

4. Explanatory text  Examiner Report p.19 Paragraph 78	2. Planning Context	<u>Recommendation:</u> Delete Paragraph 2.2  Recommended to remove subjective 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
5. Explanatory text  Examiner Report p.19 Paragraph 78	2. Planning Context	<u>Recommendation:</u> Paragraph 2.3, add full stop after "(paragraph 1)"	Agreed	Amend as per Examiners' recommendation	Typographical correction
6. Explanatory text  Examiner Report p.19 Paragraph 78	2. Planning Context	<u>Recommendation:</u> Paragraph 2.6, change to "... <i>planning documents</i> ." Delete rest of sentence ("particularly...homes.")  Recommended to remove subjective statements that are unnecessary in a Neighbourhood Plan.	Agree with the amendment	Amend as per Examiners' recommendation	For the reasons set out in the Examiner Report.  To meet basic conditions  For clarity
7. Explanatory text	2. Planning Context	<u>Recommendation:</u> Paragraph 2.7, delete last sentence, which has been overtaken by events	Agree with the deletion	Amend as per Examiners' recommendation	For the reasons set out in the

Examiner Report p.19 Paragraph 78		(“The timetable...of date.”) To address out-dated text.			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  Examiner Report p.19 Paragraph 80.	2. Planning Context	<u>Recommendation:</u> Delete text on page 11  Recommended to remove statements that are unnecessary in a Neighbourhood Plan.	<i>Agree with the deletion</i>	Amend as per Examiners’ recommendation	For the reasons set out in the Examiner Report.  To meet basic conditions  For clarity
10. Explanatory text	2. Planning Context	<u>Recommendation:</u> Delete Paragraph 2.10 and bullet points  To remove text that is irrelevant to a	Agree with the deletion	Amend as per Examiners’ recommendation	For the reasons set out in the Examiner

Examiner Report p.19 Paragraph 81		made Neighbourhood Plan.			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  Examiner Report p.20 Paragraph 85	2. Planning Context	<u>Recommendation:</u> Delete Paragraph 2.12 and replace with " <i>The Neighbourhood Plan Policies are highlighted in green. The Dore Neighbourhood Plan covers the period 2019 to 2035.</i> "  Paragraph repeats information from elsewhere & includes text not relevant to a neighbourhood plan.	Agree with the deletion and replacement text  Update plan date to 2021 and title page of plan.	Amend as per Examiners' And SCC recommendation	For the reasons set out in the Examiner Report.  To meet basic conditions  For clarity
13. Explanatory text  Examiner Report p.20 Paragraph 87	2. Planning Context	<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</i> "	Agree with the deletion and replacement text	Amend as per Examiners' recommendation	For the reasons set out in the Examiner Report.  To meet basic

		<p><i>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>			conditions
<p>14. Explanatory text</p> <p>Examiner Report p.20 Paragraph 90</p>	<p>2. Planning Context</p>	<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> <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.</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>15. Explanatory text</p> <p>Examiner Report p.20 Paragraph 90</p>	<p>12. Annexe B:</p>	<p><u>Recommendation:</u> Page 54, delete “Policy” from the heading at the top of the page</p> <p>See Mod.14. Annexe B is not a 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>16. Explanatory text</p>	<p>3. Vision and Aims for Dore</p>	<p><u>Recommendation:</u> Paragraph 3.1 delete second sentence (“The vision...Sheffield”)</p>	<p>Agree with the deletion</p>	<p>Amend as per Examiners’ recommendation</p>	<p>For the reasons set out in the</p>

Examiner Report p.21 Paragraph 92	Neighbourhood	Submitted text not appropriate for a neighbourhood plan, no substantive evidence for statement.			Examiner Report.  To meet basic conditions
17. Explanatory text  Examiner Report p.21 Paragraph 92	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 cannot plan for anywhere else.	Agree with the deletion	Amend as per Examiners' recommendation	For the reasons set out in the Examiner Report.  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.	4.	<u>Recommendation:</u>	Agree with the title change	Amend as per	For the

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



Paragraph 103					basic conditions
24. Explanatory text  Examiner Report p.23-24 Paragraph 103	4. Peak District Eastern Moorland Fringe	<u>Recommendation:</u> Paragraph 4.2, delete all text after second sentence (“Some activities...be shot.”)  For consistency with amended policy.	Agree with the deletion	Amend as per Examiners’ recommendation	For the reasons set out in the Examiner Report.  To meet basic conditions
25. Explanatory text  Examiner Report p.23-24 Paragraph 103	4. Peak District Eastern Moorland Fringe	<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> ”  For policy consistency with PDNPA policy DMT5 and NPPF.	Agree with the deletion and replacement text	Amend as per Examiners’ recommendation	For the reasons set out in the Examiner Report.  To meet basic conditions
26. Policy  Examiner Report p.27 Paragraph 116	5. Sheffield Green Belt Landscape and Green Infrastructure	<u>Recommendation:</u> Change DN Policy 2 to “Development must respect the setting of the Peak District National Park”  No boundary is defined for the submitted policy application, submitted policy is vague and ambiguous.	Agree with the proposed rewording	Amend as per Examiners’ recommendation	For the reasons set out in the Examiner Report.  To meet basic

		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 relates to the Neighbourhood Area only. For consistency with policy amendments.	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 For clarity and consistency

<p>30. Policy</p> <p>Examiner Report p.29 Paragraph 126</p>	<p>5. Sheffield Green Belt Landscape and Green Infrastructure</p>	<p><u>Recommendation:</u> Change title to “DN Policy 3: Green Infrastructure”</p> <p>For consistency with amended policy 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>31. Policy</p> <p>Examiner Report p.29 Paragraph 126</p>	<p>5. Sheffield Green Belt Landscape and Green Infrastructure</p>	<p><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>”</p> <p>Submitted policy does not meet basic conditions. Not supported by evidence. Amend wording for consistency with NPPF and national tests.</p>	<p>Agree with reworded policy</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>32. Explanatory text</p> <p>Examiner Report p.29 Paragraph 126</p>	<p>5. Sheffield Green Belt Landscape and Green Infrastructure</p>	<p><u>Recommendation:</u> Delete title at the top of page 20 and replace with “Green Infrastructure.”</p> <p>For consistency with amended policy 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>33. Explanatory text</p>	<p>5. Sheffield Green Belt Landscape and Green</p>	<p><u>Recommendation:</u> Delete paragraphs 5.11 to 5.13 inclusive</p>	<p>Agree with deletions</p>	<p>Amend as per Examiners’ recommendation</p>	<p>For the reasons set out in the Examiner</p>

Examiner Report p.29 Paragraph 126	Infrastructure	To remove wording unnecessary for a neighbourhood plan.			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 Paragraph 136	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, 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> ”  To remove ambiguity & aspects of submitted policy that potentially run the risk of pre-determining planning applications.	Agree with policy rewording	Amend as per Examiners’ recommendation	For the reasons set out in the Examiner Report.  To meet basic conditions

<p>36. Policies map</p> <p>Report p.31 Paragraph 136</p>	<p>Policies map</p>	<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>	<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>37. 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 Paragraphs 5.16 and 5.17</p> <p>Submitted text is confusing and unnecessary. Amended for consistency with amended policy wording.</p>	<p>Agree with the 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>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</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>

			<i>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>		
39. Policy  Examiner Report p.34 Paragraph 150	6. Housing Area Character	<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 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</p>	Agree with policy rewording	Amend as per Examiners' recommendation	<p>For the reasons set out in the Examiner Report.</p> <p>To meet basic conditions</p>

		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.			
40. Explanatory text  Examiner Report p.34 Paragraph 150	6. Housing Area Character	<u>Recommendation:</u> Delete Paragraphs 6.1 to 6.4 inclusive  To remove background information on the emerging local plan that it is not relevant to the policy.	Agree with deletions	Amend as per Examiners' recommendation	For the reasons set out in the Examiner Report.  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	SCC recommendation	For clarity



			<p>sentence ending ... character of the housing area.</p> <p><i>“The ‘Housing Areas Character Appraisal’ is not adopted planning 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	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</p>	Agree with replacement text	Amend as per Examiners’ recommendation	For the reasons set out in the Examiner Report.

Report p.34 Paragraph 150		wording.			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 150	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.")  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

<p>51. Explanatory text</p> <p>Examiner Report p.34 Paragraph 150</p>	<p>6. Housing Area Character</p>	<p><u>Recommendation:</u> Delete Paragraphs 6.21 and 6.22 inclusive</p> <p>Recommended to remove text that is not required for the 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>52. Policy Examiner Report p.35-36 Paragraph 157</p>	<p>6. Housing Area Character</p>	<p><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>"</p> <p>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 housing in Dore. Amended to simplify and clarify the policy intent.</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>53. Explanatory text</p>	<p>6. Housing Area Character</p>	<p><u>Recommendation:</u> Paragraph 6.23 delete first sentence and change second sentence to "<i>The 2011 Census indicates that in the South</i></p>	<p>Agree with deletion and replacement text</p>	<p>Amend as per Examiners' recommendation</p>	<p>For the reasons set out in the Examiner</p>

Examiner Report p.35-36 Paragraph 157		<i>West of Sheffield, an area including Dore, the population is considerably older...4 bedrooms or more. (Delete next sentence) In Dore and Totley Ward...</i> For consistency with policy amended wording  To remove unnecessary text.			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 p.35-36 Paragraph 157	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 demand...family occupancy.</i> " Delete rest of para.  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
56. Explanatory text  Examiner	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	Amend as per Examiners' recommendation	For the reasons set out in the Examiner Report.

Report p.35-36 Paragraph 157			unambiguous')		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 within Green Belts: 1) Beauchief...</i> "  To ensure spaces are clearly defined, for consistency with national policy.	Agree with policy rewording	Amend as per Examiners' recommendation	For the reasons set out in the Examiner Report.  To meet basic conditions
59. Inset map  Examiner Report p.38-39 Paragraph 166	7. Open Spaces	<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  For consistency with amended policy wording.	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  Including a page number within	Amend as per Examiner and SCC recommendations	For the reasons set out in the Examiner Report.  To meet basic conditions

			the policy is not needed and could prove a hindrance if page numbers change in future versions of the plan.		To futureproof the plan
60. Policy  Examiner Report p.38-39 Paragraph 166	7. Open Spaces	<u>Recommendation:</u> Change references in Paragraphs 7.1, 7.5 and the title of DN Policy 7 from “Spaces” to “Space”  For consistency with amended policy wording.	Agree with amendment	Amend as per Examiners’ recommendation	For the reasons set out in the Examiner Report.  To meet basic conditions  For clarity
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

<p>63. Explanatory text</p> <p>Examiner Report p.38-39 Paragraph 166</p>	<p>7. Open Spaces</p>	<p><u>Recommendation:</u> Paragraph 7.4 change third bullet point to "...as identified on the Local Green Space plans."</p> <p>For consistency with amended policy wording.</p>	<p>Agree with 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>64. Explanatory text</p> <p>Examiner Report p.38-39 Paragraph 166</p>	<p>7. Open Spaces</p>	<p><u>Recommendation:</u> Paragraph 7.4, delete paragraph of text after bullet points (which does not relate to Local Green Space policy)</p> <p>For consistency with amended policy wording.</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>65. Explanatory text</p> <p>Examiner Report p.38-39 Paragraph 166</p>	<p>7. Open Spaces</p>	<p><u>Recommendation:</u> Page 34, delete "The community as a whole...additional open space."</p> <p>To delete unnecessary wording.</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>66. Explanatory text</p> <p>Examiner Report p.38-39</p>	<p>7. Open Spaces</p>	<p><u>Recommendation:</u> Page 34, last sentence, delete "which should be improved for wildlife and recreation purposes"</p> <p>For consistency with amended policy wording.</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</p>

Paragraph 166					basic conditions
67. Explanatory text  Examiner Report p.38-39 Paragraph 166	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 basic conditions
68. Policy  Examiner Report p.41-42 Paragraph 177	8. Dore Village Centre	<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> "  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.	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'  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	Amend as per Examiner and SCC recommendations	For the reasons set out in the Examiner Report.  To meet basic conditions  For clarity



			<p>unviable is supported by NPPF Paragraph 92.</p> <p>2) The additional words ‘store on Devonshire Terrace Road’ are recommended for clarity and 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	8. Dore Village	<p><u>Recommendation:</u> Paragraph 8.1, change first line to</p>	Agree	Amend as per Examiners’	For the reasons set

text Examiner Report p.41-42 Paragraph 177	Centre	"...crossroads and is the heart..."  For consistency with amended policy wording.		recommendation	out in the Examiner 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 182	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 demonstrated that, following 12 months of active marketing, continued use as a</i> "	Agree with policy rewording	Amend as per Examiners' recommendation	For the reasons set out in the Examiner Report.  To meet basic

		<p><i>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>			conditions
<p>74. Explanatory text</p> <p>Examiner Report p.43 Paragraph 182</p>	<p>8. Dore Village Centre</p>	<p><u>Recommendation:</u> Delete the definitions underneath the Policy</p> <p>For consistency with amended policy wording.</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>75. Explanatory text</p> <p>Examiner Report p.43 Paragraph 182</p>	<p>8. Dore Village Centre</p>	<p><u>Recommendation:</u> Paragraph 8.6, change second sentence to “These community facilities provide for the community’s day-to-day...”</p> <p>For consistency with amended policy wording.</p>	<p>Agree with 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>76. Explanatory text</p> <p>Examiner Report p.43 Paragraph 182</p>	<p>8. Dore Village Centre</p>	<p><u>Recommendation:</u> Paragraph 8.7, delete second sentence and replace with “DN Policy 9 prevents the unnecessary loss of community facilities.”</p> <p>For consistency with amended policy wording</p>	<p>Agree with 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>77. Policy</p> <p>Examiner Report p.44 Paragraph 186</p>	<p>8. Dore Village Centre</p>	<p><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.</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>For clarity</p>
<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>

					For clarity
79. Policy  Examiner Report p.46-47 Paragraph 195	9. Conservation & Archaeology	<u>Recommendation:</u> DN Policy 12, change title to “DN Policy 12: Dore Conservation Area.”  For consistency with policy amended wording	Agree with title change	Amend as per Examiners’ recommendation	For the reasons set out in the Examiner Report.  To meet basic conditions
80. Policy  Examiner Report p.46-47 Paragraph 195	9. Conservation & Archaeology	<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> ”  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 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.	Agree with policy rewording	Amend as per Examiners’ recommendation	For the reasons set out in the Examiner Report.  To meet basic conditions
81. Explanatory text  Examiner Report p.46-47	9. Conservation & Archaeology	<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.</i> ”	Agree with deletion and replacement text	Amend as per Examiners’ recommendation	For the reasons set out in the Examiner Report.  To meet

Paragraph 195		<p><i>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>			basic conditions
82. Policy  Examiner Report p.49 Paragraph 201	9. Conservation & Archaeology	<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>	Agree with deletion	Amend as per Examiners’ recommendation	For the reasons set out in the Examiner Report.  To meet basic conditions
83. Explanatory text  Examiner Report p.49 Paragraph 201	9. Conservation & Archaeology	<p><u>Recommendation:</u> Delete Paragraphs 9.13 to 9.16, inclusive</p> <p>To be consistent with deleted policy</p>	Agree with deletions	Amend as per Examiners’ recommendation	For the reasons set out in the Examiner Report.  To meet basic

					conditions
84. Appendix text  Examiner Report p.49 Paragraph 201	11. Annexe A	<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  The addition of a new neighbourhood aspiration to Annexe A 'Neighbourhood Aspirations'	Agree	Amend as per Examiners' recommendation	For the reasons set out in the Examiner Report.  To meet basic conditions
85. Policy  Examiner Report p.50 Paragraph 206	10. Sustainable Transport	<u>Recommendation:</u> Change DN Policy 15 to " <i>The loss of Dore and Totley Station park and- ride facilities will not be supported.</i> "  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.	Agree with replacement text	Amend as per Examiners' recommendation	For the reasons set out in the Examiner Report.  To meet basic conditions
86. Explanatory text  Examiner Report p.50 Paragraph 206	10. Sustainable Transport	<u>Recommendation:</u> Delete Paragraphs 10.3 to 10.5, inclusive  Partly reads as policy which it is not. 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
87.	10.	<u>Recommendation:</u>	Agree with the deletion	Amend as per	For the

Policy  Examiner Report p.51 Paragraph 212	Sustainable Transport	Delete DN Policy 16  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 'promotion of measures is determined or measured.	B/C - have regard to national policies & advice (NPPF para 16d 'policy must be clearly written and unambiguous')	Examiners' recommendation	reasons set out in the Examiner Report.  To meet basic conditions
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	11. Annexe A	<u>Recommendation:</u> Delete Paragraph 11.1 and replace with " <i>This Annex sets out local community</i> "	Agree with deletion and replacement text	Amend as per Examiners' recommendation	For the reasons set out in the



Examiner Report p.52 Paragraph 214		<p><i>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></p> <p>Submitted Annex A appears to impose requirements on the Local Planning Authority.</p>	Required to remove obligations on the Council that are unnecessary in a Neighbourhood Plan		<p>Examiner Report.</p> <p>To meet basic conditions</p>
91. Appendix text  Examiner Report p.52 Paragraph 214	11. Annexe A	<p><u>Recommendation:</u> Delete title “Green Belt Enhancement” and delete paragraph 11.2</p> <p>Submitted Annex A appears to impose requirements on the Local Planning Authority.</p>	<p>Agree with deletions</p> <p>Required to remove obligations on the Council that are unnecessary in a Neighbourhood Plan</p>	Amend as per Examiners’ recommendation	<p>For the reasons set out in the Examiner Report.</p> <p>To meet basic conditions</p>
92. General  Examiner Report p.52 Paragraph 215	Glossary	<p><u>Recommendation:</u> Change reference to “conserved and/or enhanced”</p> <p>To reflect national policy</p>	Agree with the amended text	Amend as per Examiners’ recommendation	<p>For the reasons set out in the Examiner Report.</p> <p>To meet basic conditions</p>
93. General  Examiner Report p.52 Paragraph 217	Whole Plan	<p><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</p>	<p>Agree with all the updates</p> <p>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.</p>	Amend as per Examiners’ recommendation	For the reasons set out in the Examiner Report.

			<p>Mod. 34 – The green-shaded area will be described in the Key as 'Green Belt'.</p> <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>		For clarity
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