Rotherham Metropolitan Borough Council

Response to ED/30 Submission by Mr Wood, CPRE

1. The Council broadly welcomes the suggested additional explanatory text wording, which it considers will help clarify the position. However it is considered that it requires the addition of wording to clarify the source of data on affordable housing need. Further, the Council does not agree that the Sites and Policies document will identify preferred sites for non-market housing and therefore does not propose to include this element. For clarity, an amended version of the text is shown below which the Council would be happy to include in the supporting text. Additions are shown bold and underlined and deletions are shown struck through:

The 2010 SHMA update suggests that 35-40% of all new housing in the plan period needs to be affordable. We can realistically expect 25% of new homes developed by the open market to be affordable, provided either on-site or off-site depending on the size of the development, as set out in policy CS7. There is therefore an accumulating shortfall of 10-15% of the total annual housing requirement that should be affordable but is unlikely to be met by open market housing, Section 106 agreements and Community Infrastructure Levy. Alternative delivery mechanisms for this need will be sought, and an appropriate proportion of the housing land allocations in the Sites & Policies document will be identified as preferred sites for non-market housing.