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1 Introduction

The Council is preparing a series of new planning documents to create a Local Development Framework (LDF) for Rotherham. The first new planning document is the Core Strategy. This is to be prepared around a vision for the future development of the Borough taking us to 2026.

The Core Strategy sets out a “spatial” strategy identifying the towns and settlements where new housing schemes and land to support new industrial activity are required. Provision will also be made for retail, leisure and supporting community facilities. It will also set out the strategic policies to make all this happen, taking into consideration potential environmental impacts and the implications of climate change. Specific sites for new development will be included in a supporting Site Allocations document. Policies will be included within the Site Allocations document to guide the release of land and design of new development. In essence the Core Strategy will seek to guide what development is needed, how much is required, where it should go, and when it should happen.

Along with the Regional Spatial Strategy, the Core Strategy and supporting Site Allocations document will eventually make up the Borough’s statutory development plan replacing the current Unitary Development Plan.

This is your chance to have your say about the future of Rotherham and about the choices we need to make about new development for the future. It is vital we know what you think. The questions throughout this document may help you in commenting. We are specifically seeking your views on:

- options to distribute new housing and employment land
- options for the future development of Rotherham Town Centre
- revised Core Strategy objectives and policy themes
- Sustainability Appraisal of the above

There are a number of background reports that provide more evidence and detail about the matters discussed in this document, along with a glossary of planning terms. Copies of the following documents: Rotherham LDF Core Strategy Spatial Options Report, Employment Land Report, Settlement Capacity Report, Objectives and Policy Themes Report, and the Sustainability Appraisal Report, can be found on our website at: http://www.rotherham.gov.uk/forwardplanning

Hard copies can be made available on request however a small charge may be made to cover costs of printing. Later in the year we will consult you on proposed policies that will form part of this Core Strategy. We will also start consultations to choose sites for new development to help us to deliver Rotherham’s spatial strategy for the Borough and to support the option(s) chosen at this stage. You can contact us at:

<table>
<thead>
<tr>
<th>Phone</th>
<th>01709 823869</th>
<th>Post</th>
</tr>
</thead>
<tbody>
<tr>
<td>Fax</td>
<td>01709 823865</td>
<td>Forward Planning</td>
</tr>
<tr>
<td>Email</td>
<td><a href="mailto:forward.planning@rotherham.gov.uk">forward.planning@rotherham.gov.uk</a></td>
<td>Planning &amp; Regeneration Service</td>
</tr>
<tr>
<td>Minicom</td>
<td>01709 823536</td>
<td>Environment &amp; Development Services</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Bailey House</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Rawmarsh Road</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Rotherham S60 1TD</td>
</tr>
</tbody>
</table>
2 Previous stages in Core Strategy preparation

Consultation on the Core Strategy

November 2005
Core Strategy objectives agreed following engagement with stakeholders and interested parties.

February 2006
Workshop held to discuss emerging spatial options for the Borough.

15 May to 16 June 2006
We consulted on four spatial options for Rotherham via an online questionnaire.

5 February to 23 March 2007
Major consultation on the Core Strategy Preferred Options document (Jan 2007) and its accompanying Sustainability Appraisal report.

September 2007
Feedback Reports published on the consultation into the Core Strategy Preferred Options document.

January 2007 to November 2008
We invited suggestions for site allocations.

23 November 2007
Workshop held with interested parties to discuss and agree how we would undertake the site allocations surveys.
Core Strategy Preferred Option

Our Core Strategy Preferred Options document (Jan 2007) presented a hybrid option to take forward the Borough's development strategy and to help plan where new development should go.

In putting this option forward, we set out a number of priorities and policy directions. These are summarised below:

- Establishing an order of settlements - a "settlement hierarchy" - to guide where development is located.
- Raising the issue of reviewing the Rotherham Green Belt boundary.
- Protecting community services and facilities.
- Providing sufficient sites to meet housing needs, including affordable housing.
- Raising the issue of "urban extensions" to the main urban areas, development in other sustainable locations which might include greenfield sites and small scale "infill" in villages to meet local needs.
- Providing sufficient employment land to help meet job targets.
- Focusing activities such as shopping, offices, businesses and other services in the Town Centre.
- Providing strategic employment sites in the urban area, Wath (Manvers), Dinnington, Maltby/Hellaby and Waverley.
- Locating development and areas of mixed use accessible to key transport routes

We chose the Preferred Option to ensure the scale and type of development would be focused in communities that can accommodate this change without harming their character or the environment.

The Core Strategy Preferred Options document can be found by following the "Core Strategy" link on our main website at: http://www.rotherham.gov.uk/forwardplanning

This current document builds on this earlier work and sets out revised options for consideration.
3 Why are we consulting again?

Changes affecting our approach

Since we consulted on the Core Strategy Preferred Options Document (January 2007) several significant changes have occurred that influence how we prepare the LDF.

- May 2008 - the Regional Spatial Strategy was revised with an increased housing target for Rotherham.
- July 2008 - South Yorkshire was granted New Growth Point status by the Government, which increased Rotherham's housing target above the revised Regional Spatial Strategy.
- Significant changes to legislation affecting the LDF process and planning policy statements that influence the content of core strategies.
- Further work on Rotherham's Renaissance programme, including the Rotherham Town Centre Interim Planning Statement. This needs to be further considered through the LDF process.
- Availability of improved evidence from settlement site surveys setting out the ability of our communities to accommodate new growth.
- A Planning Inspector's advisory visit indicated there were too many objectives and these needed to be more specific to local issues.
- Recent advice indicates that a separate "development control policies" document may not be required.

Paragraph 4.26 of revised Planning Policy Statement 12: Local Spatial Planning (June 2008) gives us clear guidance that we should consult on these revised options for the core strategy before submitting a final strategy to government. It advises that:

"If it is proposed to produce a new or revised core strategy for an area, for example, to respond to a major change in circumstances, such as receiving eco town or growth point status, it will in the government's view be appropriate to involve the community in considering the options for the strategy before the final document is produced..."

Availability of Improved Evidence

After consultation on the Core Strategy Preferred Options document (Jan 2007), it became clear that survey work was needed to identify possible development sites within and on the edges of settlements before the Core Strategy could progress. During 2008 we carried out detailed surveys of sites throughout the Borough’s settlements.

This document sets out how much land to meet additional housing and jobs is needed up to 2026. It looks at where new development could go and puts forward alternative suggestions or options that will meet this need in a sustainable way. A number of choices exist in looking at where new development could be located and in this document we set out what these are and how they have been prepared. Eventually the final Core Strategy will present the preferred option.

Whilst we are making the sites we have surveyed available to you now, some of these sites may not be taken any further forward if they do not meet the "strategic" need of the option that is eventually
selected. However we think that by making these sites available it will help you to understand how we could meet the Borough’s development needs. The Settlement Capacity Report, available from our web page, identifies the sites that have been surveyed. Hard copies can be made available on request however a small charge may be made to cover costs of printing.

We anticipate that consultation on specific sites will be carried out later in 2009 in support of the Site Allocations document.

### Sustainability Appraisal

We have used Sustainability Appraisal to explore likely social, environmental and economic effects of the Core Strategy at each stage in its preparation. We will include a Sustainability Appraisal report with the Core Strategy when it is submitted to Government.

The Sustainability Appraisal will help us in guiding development to the most sustainable locations, however its role is to help inform decision making, not to make decisions. Independent consultants have carried out an assessment of the revised options and recommended how the Core Strategy can be improved. The Sustainability Appraisal has considered the performance of the Core Strategy objectives, general policies, strategic allocations and spatial options against a set of Sustainability Appraisal objectives. It also provides recommendations to mitigate and enhance impacts that should be taken forward into a preferred option. The full Sustainability Appraisal report forms part of this consultation, and can be found on our website:

http://www.rotherham.gov.uk/forwardplanning

You will notice other boxes like this throughout this document that summarise relevant parts of the Sustainability Appraisal.

The following questions relate to the Sustainability Appraisal report which is available separately. The questions may help with your response if you wish to make specific comments on the Sustainability Appraisal.

#### Question 1

Do you have any comments on the Sustainability Appraisal report which accompanies these Core Strategy Revised Options?

#### Question 2

Do you have any comments on the Sustainability Appraisal of the Core Strategy objectives?
Question 3
Do you have any comments on the Sustainability Appraisal of the Core Strategy policies which have been outlined?

Question 4
Do you have any comments on the Sustainability Appraisal of the options and sites?

Question 5
Are there any additional mitigation or enhancement measures that the Sustainability Appraisal should identify?
4 Revised Core Strategy objectives and policies

Why change the Core Strategy objectives and policy content?

The vision we put forward in the Core Strategy Preferred Options document (Jan 2007) remains unchanged:

Rotherham will provide a high quality of life and sense of place. It will be prosperous, with a vibrant, diverse, innovative and enterprising economy and have the best in architecture, urban design and public spaces. Regeneration of the Town Centre will offer urban living and a new civic focus. Rotherham will promote biodiversity and a high quality environment where neighbourhoods are safe, clean, green and well maintained, with good quality homes and accessible local facilities and services. It will aspire to minimise inequalities and create strong, cohesive and sustainable communities.

In working to achieve this vision, the Preferred Options document put forward 30 objectives and related policy directions. In Chapter 3 we set out the changes in approach to preparing the LDF and this has encouraged us to revisit the original objectives. These have now been slimmed down to 17 and we have also looked at the policy directions and suggest they be reorganised under the themes of Spatial Strategy, Sustainable Communities, Managing Natural Resources and Climate Change and Delivery.

Further background and detail to these proposed changes is set out in the Objectives and Policy Themes Report, available on our website.

The main changes include:

- a review of the Green Belt to achieve sustainable development and to identify enough land to meet our housing and employment targets
- more attention is given to community health and safety; greenspaces and green infrastructure, sport and recreation; and infrastructure delivery
- more emphasis on climate change (including management of flood risk and carbon reduction).

The following table summarises the reorganised objectives and the outline of proposed Core Strategy policies (please refer to the Objectives and Policy Themes Report for the full version of this table). Later in the year we will consult on detailed draft policies.
Table 1 Revised Core Strategy objectives and policies

<table>
<thead>
<tr>
<th>Existing objectives (with Community Strategy theme)</th>
<th>Proposed new objectives and policy outlines</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Spatial strategy</strong></td>
<td><strong>Spatial strategy</strong></td>
</tr>
</tbody>
</table>
| 2.1 Population growth/migration *(Proud & Alive)* | **Objective 1: Scale of future growth**
Maintain population and sustainable economic growth by providing a balanced choice of housing and employment land to meet the future needs of the Borough.

This will be taken forward by an "Amount and location of growth" policy which will set out how much land for housing and employment we will plan for and the broad locations for new development. |
| 1.2 Green Belt *(Achieving)* | **Objective 2: Green Belt**
Review Green Belt boundaries to enable the borough to meet future housing and employment needs without harming the wider aims of national Green Belt policy.

This will be taken forward by a "Green Belt" policy which will balance the need to provide land in sustainable locations against the reasons for including land in Green Belt provided in National Guidance. |
| 2.5 Transport and access to jobs, 3.3 Sustainable locations, 3.4 Sustainable travel, 3.1 Efficient use of land *(Achieving & Safe)* | **Objective 3: Sustainable locations**
Promote development in sustainable urban locations, close to transport interchanges and within transport corridors using previously developed land first. Promote higher densities and mixed use developments along with improvements to public transport to reduce car dependency and the need to travel.

This will be taken forward by "Sustainable locations - growth distribution" and "Strategic transport connections" policies which will set out what growth will go where (how it is distributed across Rotherham's communities) and how the choice of transport available will be improved through the promotion of transport management corridors, transport interchanges and improving links between motorways, airports and main rail stations. |
| **Sustainable communities** | **Sustainable communities** |
| 2.6 Town and local centres, 4.2 Local service infrastructure *(Most community strategy themes)* | **Objective 4: Retail and service centres**
Improving the economic viability and vibrancy of Rotherham Town Centre as the Borough's principal location for business, commerce, culture, leisure and civic activities together with a hierarchy of outlying retail and community service centres providing for more local daily needs.

This will be taken forward by "Rotherham Town Centre" and "Local retail and service centres" policies which will set out the types of services and facilities these centres could contain, identify areas for improvement and where new centres will be needed to support future development. |
<table>
<thead>
<tr>
<th>Existing objectives (with Community Strategy theme)</th>
<th>Proposed new objectives and policy outlines</th>
</tr>
</thead>
<tbody>
<tr>
<td>Objective 5: Landscape and settlement identity</td>
<td>Protecting, enhancing and managing the distinctive historical features and natural character of the landscape. Contributing to the natural qualities of the countryside and the identity and setting of individual settlements with additional benefits to biodiversity, local culture, leisure pursuits and tourism.</td>
</tr>
<tr>
<td>This will be taken forward by a &quot;Landscape and heritage&quot; policy which will protect important landscapes that preserve the character of attractive settlements; protect Conservation Areas, historic buildings and monuments and tourist attractions.</td>
<td></td>
</tr>
<tr>
<td>Objective 6: Design</td>
<td>Promoting civic pride and urban renaissance ensuring the sustainable design of new development creates safe, accessible, and well managed places, buildings and public spaces. Promoting developments that contribute to the distinctive character and enhancement of heritage features within communities.</td>
</tr>
<tr>
<td>This will be taken forward by a &quot;Design&quot; policy which will promote good design, manage the impact on climate change, encourage energy-efficient building design and the use of sustainable building materials. It will also address safety and health by helping to reduce crime, obesity, skin cancer and reducing the impact of flooding.</td>
<td></td>
</tr>
<tr>
<td>Objective 7: Provision for housing</td>
<td>Improve the existing housing stock in areas of low housing demand and provide for quality new housing with a choice of housing type, tenure and affordability (including provision for gypsies and travellers). Provide housing in locations accessible to employment areas, local facilities and services as well as providing for affordable housing in rural communities where need has been identified.</td>
</tr>
<tr>
<td>This will be taken forward by a &quot;Housing choice and affordability&quot; policy which will promote a wide choice of house types, locations, density and tenure to improve the access to housing for all the people in Rotherham and to ensure that affordable homes are available where needed.</td>
<td></td>
</tr>
<tr>
<td>Objective 8: Provision for employment</td>
<td>Provide for a wide range of job opportunities and sufficient land, buildings and infrastructure to support a modern, innovative and competitive local economy. This provision to be related to the needs of existing businesses, new investors and the creation of new enterprises within local communities and rural areas, including business and leisure based tourism.</td>
</tr>
<tr>
<td>This will be taken forward by an &quot;Employment sites&quot; policy which will ensure a wide choice of employment land throughout the borough to meet the needs of all employment sectors.</td>
<td></td>
</tr>
<tr>
<td>Existing objectives (with Community Strategy theme)</td>
<td>Proposed new objectives and policy outlines</td>
</tr>
<tr>
<td>-----------------------------------------------------</td>
<td>------------------------------------------</td>
</tr>
<tr>
<td><strong>2.5 Transport/ access to jobs, 4.3 Local transport links (Achieving)</strong></td>
<td><strong>Objective 9: Local transport connections</strong>&lt;br&gt;Promote sustainable transport choices for safe and convenient transport by improving opportunities for walking and cycling within neighbourhoods, the improvement of public transport interchanges within local centres and better bus services between communities. Support the wider use of Information and Communication Technologies networks and &quot;live/work&quot; housing and mixed use developments. This will be taken forward by &quot;Local transport connections&quot;, &quot;Parking standards&quot; and &quot;Mixed use areas&quot; policies which will ensure that all developments have good access to public transport and local community services. Maximum parking standards for different types of uses will be set and mixed-use areas will be encouraged.</td>
</tr>
<tr>
<td>New objective: Greenspaces and sport and leisure facilities (Alive)</td>
<td><strong>Objective 10: Greenspaces, sport and recreation</strong>&lt;br&gt;Provision of greenspace corridors (contributing to biodiversity and the quality of local amenities) and a network of sport and recreation facilities (parks, pitches, playspaces, sports halls and pools). This provision to be accessible, meet local needs and help to improve the health of the population. This will be taken forward by a &quot;Provision for sport and recreation and greenspace standards&quot; policy promoting easily accessible sport and recreation facilities for both existing and new communities and greenspace standards.</td>
</tr>
<tr>
<td>New objective: Community health and safety (expands on previous Objective 1.7 Control of pollution) (Safe)</td>
<td><strong>Objective 11: Community well-being</strong>&lt;br&gt;Protecting communities from potential risks from crime and terrorism, hazardous installations, pollution and other risks associated with obesity and climate change. This will be taken forward by a &quot;Community health and safety&quot; policy aimed at reducing the health and safety risks connected with all forms of pollution, crime, terrorism, dangerous industrial processes, obesity and climate change.</td>
</tr>
<tr>
<td><strong>Managing natural resources and climate change</strong></td>
<td><strong>Objective 12: Biodiversity/ geodiversity</strong>&lt;br&gt;Protect, enhance and manage biodiversity and geodiversity within designated sites together with the habitat, greenspace, woodland and water eco-systems of the wider environment. This will be taken forward by a &quot;Biodiversity and geodiversity&quot; policy which aims to protect and improve sites and corridors that are important for wildlife and geology. A system of recording and regularly updating such information will be encouraged.</td>
</tr>
</tbody>
</table>

Rotherham LDF | Core Strategy Revised Options | May 2009
<table>
<thead>
<tr>
<th>Existing objectives (with Community Strategy theme)</th>
<th>Proposed new objectives and policy outlines</th>
</tr>
</thead>
</table>
| 2.11 Mining and quarrying, 3.6 Safeguarding natural raw materials (Achieving & Safe) | **Objective 13: Minerals**  
Manage mineral reserves to meet the needs of the construction industry whilst being mindful of the potential contribution from re-using building materials and using sustainable building materials.  
This will be taken forward by a "Minerals" policy protecting limestone reserves and making space for waste from Maltby Colliery. We will look at preparing policies on use of secondary aggregates and sustainable building materials to support this. |
| 2.12 Waste management (Achieving & Safe) | **Objective 14: Waste management**  
Provision of waste management sites to treat all types of waste, encouraging recycling and composting and, emphasising the positive contribution waste can make to energy production.  
This will be taken forward by a "Waste management" policy which will control the storage and collection of waste within new developments. Further guidance will be provided in the Joint Barnsley, Doncaster, Rotherham Strategic Waste Development Plan Document which is currently being prepared. |
| 3.5 Water management (Safe) | **Objective 15: Managing the water environment**  
Contribute to the integrated management of water catchments by controlling development to: avoid pollution of rivers and water resources, the running down of water supplies, reducing the risk of flooding and threats to biodiversity and promote leisure activities.  
This will be taken forward by a "Management of the water environment" policy which seeks to protect water supplies, and manage the take-up of water and the disposal of sewage. Sustainable urban drainage systems will be encouraged as one means of managing flood risk. |
| 3.2 Reducing greenhouse gasses (Safe) | **Objective 16: Carbon reduction and renewable energy**  
Reducing the amount of energy used by encouraging energy efficiency, energy conservation, sustainable construction and energy derived from renewable sources such as wind, wave, solar and geothermal power.  
This will be taken forward by a "Carbon reduction and renewable energy" policy which will introduce targets for the lowering of carbon gases (released into the air) and increasing the amount of energy produced from renewable sources. |
Existing objectives (with Community Strategy theme) | Proposed new objectives and policy outlines
--- | ---
2.10 Utilities, 4.2 Local service infrastructure (Learning, Alive & Safe) | **Objective 17: Infrastructure delivery**
Ensuring adequate provision for utility infrastructure and a range of accessible community services within local centres appropriate to the scale of future development within settlements.

This will be taken forward by an "Infrastructure delivery" policy setting out what a developer may have to provide/ or fund to ensure that the proposed development is sustainable. Issues such as transportation links, affordable housing, gas, electricity, sewerage, flood defence, health, education, retail, parking/ traffic management schemes, open space, recreation equipment, wildlife sites, and landscape character areas will all be looked at to see where there is not enough provision.

**Sustainability Appraisal**

The Appraisal also considered the emerging Core Strategy objectives and general policies to test their compatibility with the Sustainability Appraisal objectives and in order to identify any potential gaps.

The Core Strategy objectives are considered to be compatible with the Sustainability Appraisal objectives but opportunities to broaden some of the Core Strategy objectives were identified, for example broadening out objective 14 so that it focuses more on the management of waste as a resource. The objectives would also benefit from specific targets, e.g. relating to affordable housing provision, renewable energy, sustainability standards for new development etc.

The Sustainability Appraisal team welcomes the inclusion of general policies, even if in skeleton form, in the consultation paper. The general policies will set the tone for all development in the Borough and it will be important to ensure that an adequate range of policies is provided, particularly as it is now not the intention to prepare a Development Control DPD. The Sustainability Appraisal report provides detailed recommendations in relation to the policy areas identified and the proposed content of policies.

**Question 6**

Do you support the revised objectives?

**Question 7**

Do the objectives reflect local concerns?
Question 8
Do you support the general approach to Core Strategy policies which we have outlined? Have we missed anything?

Question 9
Do the policies outlined reflect local priorities and address issues important to Rotherham and its communities?
5 Scale of new growth required

This chapter looks at the number of new homes and employment land required in the Borough to meet our needs, it also looks at whether we have enough land to meet the need identified. We are focusing on new homes and employment as the primary building blocks of the Rotherham spatial strategy, however there is also a need to make provision for supporting community, shopping and other supporting services and facilities. Greenspace and land for other leisure opportunities will also be looked at to provide recreational opportunities for new development. The strategy will also prioritise accessible locations and good transport links, and consider potential environmental impacts and the implications of climate change.

Housing

Housing need

The Rotherham Strategic Housing Market Assessment (2007) estimated the annual housing need required in the Borough as 792 new homes. From this, we can estimate the total number of new homes that would be required up to 2026 to meet this need. We can also break this total figure down by distributing the projected requirement among the Borough’s settlements in the same proportion as the current household distribution. This estimate is based on projecting forward previous trends without any policy intervention as to where land might be allocated for new housing.

The table below shows this estimation of the number of new homes which communities could require between 2008 and 2026.

Table 2 Projected housing need 2008 to 2026

<table>
<thead>
<tr>
<th>Settlement</th>
<th>Homes</th>
<th>Percentage of total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Rotherham Main Urban Area</td>
<td>7,237</td>
<td>48%</td>
</tr>
<tr>
<td>Bramley, Wickersley</td>
<td>1,237</td>
<td>8%</td>
</tr>
<tr>
<td>Catcliffe, Treeton, Orgreave</td>
<td>270</td>
<td>2%</td>
</tr>
<tr>
<td>Aston, Aughton, Swallownest</td>
<td>880</td>
<td>6%</td>
</tr>
<tr>
<td>Wales, Kiveton Park</td>
<td>634</td>
<td>4%</td>
</tr>
<tr>
<td>Wath, Brampton, West Melton</td>
<td>1,154</td>
<td>8%</td>
</tr>
<tr>
<td>Swinton, Kilnhurst</td>
<td>886</td>
<td>6%</td>
</tr>
<tr>
<td>Dinnington</td>
<td>1,261</td>
<td>8%</td>
</tr>
<tr>
<td>Thurcroft</td>
<td>298</td>
<td>2%</td>
</tr>
<tr>
<td>Maltby, Hellaby</td>
<td>1,192</td>
<td>8%</td>
</tr>
<tr>
<td><strong>Borough Total 2008 - 2026</strong></td>
<td><strong>15,049</strong></td>
<td><strong>100%</strong></td>
</tr>
<tr>
<td><strong>Total per annum</strong></td>
<td><strong>792</strong></td>
<td>-</td>
</tr>
</tbody>
</table>
Map 1 Housing need

Housing need
Projected requirement 2008 - 2026 from
Strategic Housing Market Assessment (2007)
Rotherham LDF | Core Strategy Revised Options | May 2009

- 1154 Rotherham Urban Area
- 2377 Bramley & Wickersley
- 298 Thurncroft
- 634 Wales & Kiveton Park
- 1261 Dinnington
- 1192 Malby & Heeley
- 880 Aston, Aughton & Sea Rownest
- 270 Catcliffe, Treeton & Orgreave
- 198 Swinton & Rivelin
- 886 Wath, Brampton & West Melton

Urban Area
Motorway Network
Main Passenger Rail Service
Borough Boundary

Number of new homes to be built in each community from 2008 to 2026 and percentage of total

Total 15,049 homes
Regional Spatial Strategy housing target

Table 3 Regional Spatial Strategy housing requirement

<table>
<thead>
<tr>
<th>Time period</th>
<th>2004 to 2008</th>
<th>2008 to 2026</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Annual target</td>
<td>750 per year</td>
<td>1,160 per year</td>
<td></td>
</tr>
<tr>
<td>Total houses for period</td>
<td>3,000</td>
<td>20,880</td>
<td>23,880</td>
</tr>
</tbody>
</table>

The Regional Spatial Strategy requires 23,880 homes to be built in Rotherham between 2004 and 2026. This includes all types of housing such as flats, semi detached, and affordable homes. Between 2004 and 2008, 1,595 new homes were built which has to be taken from the total target of 23,880. This leaves 22,285 new homes as the remaining target.

South Yorkshire was awarded New Growth Point status in July 2008 which increased the housing numbers for South Yorkshire by 20% above the Regional Spatial Strategy target for the period between 2008/9 and 2016/17. For Rotherham this means an additional 2,197 homes will be needed.

Table 4 Total housing requirement

<table>
<thead>
<tr>
<th>Requirement</th>
<th>Period</th>
<th>Homes</th>
</tr>
</thead>
<tbody>
<tr>
<td>RSS housing target</td>
<td>2008 to 2026</td>
<td>22,285</td>
</tr>
<tr>
<td>South Yorkshire New Growth Point target</td>
<td>2008 to 2016</td>
<td>2,197</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>2008 to 2026</strong></td>
<td><strong>24,482</strong></td>
</tr>
</tbody>
</table>

The total number of new homes needed in Rotherham between 2008 and 2026, is 24,482.

The Regional Spatial Strategy is now in the early stages of review; Rotherham’s housing requirement will be looked at again as part of this review and could change in the future.

Employment land

In 2007 we identified that we may need to provide around 330 hectares of employment land to meet Rotherham’s requirements to 2021. In 2008 the Regional Spatial Strategy was published and this identified that to 2021 Rotherham would require 90 hectares of new employment land. We have since undertaken further work to refine our employment land requirements to the end of the Local Development Framework period in 2026.

This work, set out in the Employment Land Report, has taken into account the possible increase in the population as a result of New Growth Point status and recent take up rates of employment land, Regional Spatial Strategy requirements and job projections.

The result is that we are likely to need between 250 and 300 hectares of employment land to meet future job needs and ensure that Rotherham residents have access to local employment. Without this amount of extra development, the future of the Borough’s economy could be seriously threatened. It may also undermine sustainability objectives as the balance between housing growth and new
jobs will not be achieved. As the following section shows we have identified 328 hectares of potential employment sites, 111 hectares of which is greenfield, 163 hectares is brownfield and 54 hectares is a mix of green and brownfield.

However we are also mindful of the current economic downturn. We will reconsider the amount of employment land we may need to make available in light of consultation feedback and the latest information, before publishing the proposed submission version of the Core Strategy later this year.

**Sustainability Appraisal**

Provision of a significant amount of employment land will entail significant loss of greenfield land. It will be important to adopt a sequential approach to the release of land so that brownfield sites and vacant premises are used first. This would include considering the potential for intensifying existing employment areas. Around 65% of Rotherham’s residents live and work in the Borough and many commute to Sheffield – maintaining, or even increasing the proportion of people that live and work in Rotherham will be key as will avoiding an oversupply of employment land in the Borough.

**Question 10**

Do you agree that we should provide in the region of 250 to 300 hectares of land to meet our employment needs to 2026? If not, how much land do you think we should provide and why?

**Potential capacity**

To help us identify the most suitable locations for new development and the "potential capacity" for the Borough we have undertaken site surveys throughout Rotherham. We noted any potential constraints to future development on the surveys. To guide the future development of land a sequential approach to releasing land will be used, illustrated in the table below.

**Surveying potential sites for new development**

A survey of each site was undertaken and an initial view reached regarding its potential use in the future, any constraints to its development were noted. A "red, amber, green" system of classifying reservations or "constraints" was used to help us reach initial conclusions. Sites were put into the following classes based on this assessment:

**No Reservations (green sites)**

The site can be looked at further. It includes some sites already with planning permission.

**Minor Reservations (amber sites)**

The site has some sensitive planning issues that will need addressing.
Major Reservations (pink and red sites)

The site has sensitive planning issues. Housing sites have also been split into pink and red sites. Pink and red sites are often within the Green Belt, but red sites also have additional constraints such as being in an Area of High Landscape Value or they have physical constraints such as poor access or topography.

A sequential approach

The policies that support the Core Strategy will set out a clear approach to where new development should be focused, within and around our existing towns and villages. It sets out an order of priority for choosing sites for development – a "sequential approach".

Table 5 Sequential approach to development

<p>| | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>First</td>
<td>Re-use previously developed land and buildings (commonly known as brownfield land) and make more effective use of existing developed areas</td>
</tr>
<tr>
<td>Second</td>
<td>Use other suitable small plots within towns and villages</td>
</tr>
<tr>
<td>Third</td>
<td>Make extensions (into the Green Belt) to our towns</td>
</tr>
</tbody>
</table>


Table 6 Potential capacity for new development

<table>
<thead>
<tr>
<th></th>
<th>Total</th>
<th>Type of land</th>
<th>Suitability of sites for development</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Homes</td>
<td>33,965</td>
<td>8,713</td>
<td>23,830</td>
<td>1,422</td>
</tr>
<tr>
<td>Employment land (ha)</td>
<td>328</td>
<td>163</td>
<td>111</td>
<td>54</td>
</tr>
</tbody>
</table>

Note: Employment sites with major reservations have not been further classified as pink or red as has been done with housing sites.

In theory we have enough land to meet our housing and employment needs and this is supported by the survey work we have carried out. However this is at a price as it could mean developing on sites that have significant constraints and development of them could have a significant effect on the character of Rotherham's towns and villages. The accompanying Sustainability Appraisal will help to find the most sustainable (the most suitable) locations for new development.
Creating Sustainable Communities

The South Yorkshire Settlement Study (2005) assessed the relative sustainability of South Yorkshire's urban areas, towns and larger villages and compared their strengths, weaknesses, opportunities and threats. The Study set out a "settlement hierarchy" identifying those communities where new growth could be accommodated and those where change is needed to improve the quality of community services and facilities.

The Study looked at:

- the existing sustainability of settlements - that is the range of community services and facilities available, public transport connections and links to the main road network
- sites for new development in the community
- how the community relates to other communities nearby
- identifying planned improvements likely in the community
- identifying the capacity of the settlement to accommodate new homes and employment land

The Study concludes by comparing the settlements and classifying them to identify where new development could be accommodated. Our latest survey work has looked at each of these communities again and compared likely development opportunities with those identified in this earlier study, and re-assessed the settlement classification. Further information on this progression is provided in the Rotherham LDF Core Strategy Spatial Options Report and the Settlement Capacity Report.

The following table summarises how Rotherham's communities could be developed and the implications of new development, and the map shows the Borough's settlement hierarchy.

**Table 7 Implications of new development on communities**

<table>
<thead>
<tr>
<th>Community</th>
<th>Implications of new development</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Rotherham Urban Area</strong> including:</td>
<td>Will continue to be the main focus for new growth.</td>
</tr>
<tr>
<td>Rotherham Town Centre, Herringthorpe, East Herringthorpe, Dalton</td>
<td>Maximum growth could only be achieved by developing a significant number of sites with 'major reservations' including the urban extensions of Bassingthorpe Farm and Waverley.</td>
</tr>
<tr>
<td>Canklow, Masbrough, East Dene, St Ann’s Kimberworth, Kimberworth Park, Blackburn, Greasbrough, Wingfield</td>
<td>The town centre represents a major opportunity area particularly for employment. A small amount of additional employment land exists outside the town centre. Work on schemes in the town centre are ongoing.</td>
</tr>
<tr>
<td>Rawmarsh, Parkgate, Thrybergh</td>
<td></td>
</tr>
<tr>
<td>Moorgate, Broom, Brinsworth, Whiston</td>
<td></td>
</tr>
</tbody>
</table>

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19
<table>
<thead>
<tr>
<th>Community</th>
<th>Implications of new development</th>
</tr>
</thead>
<tbody>
<tr>
<td>Bramley, Wickersley</td>
<td>Increased development in Rotherham urban area could put pressure on Bramley, Wickersley to become part of the main urban area. Although the settlement is of a significant size, opportunities for growth are limited without major expansion into the Green Belt. There are no new employment land opportunities available.</td>
</tr>
<tr>
<td>Catcliffe, Treeton, Orgreave</td>
<td>Limited opportunities for development.</td>
</tr>
<tr>
<td>Aughton, Aston, Swillownest Wales, Kiveton Park</td>
<td>Could accept more development giving access to the Sheffield-Worksop railway corridor - although this would require significant investment to create necessary capacity. Significant expansion of the communities into the Green Belt would be required.</td>
</tr>
<tr>
<td>Wath upon Dearne, Brampton, West Melton</td>
<td>Could accept more development as part of a corridor between the Dearne Towns with access to train stations at Swinton, Mexborough and Wombwell. Expansion may include land within Doncaster Borough. There are significant opportunities for new employment land.</td>
</tr>
<tr>
<td>Swinton, Kilnhurst</td>
<td>Could accept more development as part of a corridor between the Dearne Towns with access to train station at Swinton. There is significant potential to provide additional development within the current settlement boundary. However, there is limited potential for additional employment land.</td>
</tr>
<tr>
<td>Maltby, Hellaby</td>
<td>Could be developed further as part of the Rotherham-Maltby transport corridor building upon the existing 'Quality Bus Corridor' - but more investment would be required. Limited opportunity for additional development without major expansion beyond the current settlement boundary into the Green Belt - this may include land in Doncaster Borough. There are limited opportunities for new employment land.</td>
</tr>
<tr>
<td>Thurcroft</td>
<td>Has the potential to provide some additional residential development within the existing boundary at a scale to meet local needs.</td>
</tr>
<tr>
<td>Dinnington, North Anston, Laughton Common</td>
<td>Potential for further significant urban expansion but would require significant expansion into the Green Belt to meet the full growth potential. There are significant opportunities for additional employment land.</td>
</tr>
<tr>
<td>South Anston</td>
<td>Opportunities for development are fairly limited but there is potential to meet local needs.</td>
</tr>
<tr>
<td>Thorpe Hesley</td>
<td>Opportunities for development in the settlement are fairly limited.</td>
</tr>
<tr>
<td>Woodsetts, Todwick, Harthill</td>
<td>Very limited opportunity for additional development.</td>
</tr>
</tbody>
</table>
We have considered locations within the Borough that will deliver the most sustainable development. These include possible new communities known as urban extensions, at Waverley and Bassingthorpe Farm and also major expansion to existing towns such as Dinnington, Wath, Kiveton Park and Swallownest. Further information is provided in the following section.
Map 2 Settlement hierarchy

Settlement hierarchy
Main Urban Area, existing and potential
Principal Towns, smaller settlements

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Potential urban extensions to Rotherham Urban Area

Because of areas of high landscape value in the Borough, the topography (contours, character and features) around some built up areas and the feasibility of providing major new infrastructure, there are limited places that could possibly accept new development.

Waverley (3890 homes)

Waverley represents the largest single brownfield development opportunity in South Yorkshire. The site has an important strategic location, situated less than 2 miles from Junction 33 of the M1. Planning application RB2008/1372 proposes the creation of a new community. The Waverley site includes the Advanced Manufacturing Park (AMP). It also includes a scheme to develop offices for government departments to move to, known as Helical Governetz.

South Yorkshire Passenger Transport Executive is investigating "bus rapid transit" linking Rotherham and Sheffield into park & ride at Waverley.

The Council is also looking at the need for a new link road from the Waverley development to Woodhouse Mill. The closeness of new job opportunities within the Waverley site to new housing will provide easy to get to jobs for new residents.

Bassingthorpe Farm (3632 homes and 22 hectares of employment land)

This is the most significant green belt "wedge" extending into the heart of the Rotherham urban area, surrounded by the communities of Munsbrough, Wingfield, Greasbrough, Rawmarsh and the Barbot Hall Industrial Estate. There is potential for a mix of different uses, with green corridors, served by a new A629/A633 Link Road which could assist in relieving congestion on the A633 through Parkgate and provide new bus links.

Potential major expansion to freestanding communities

A number of sites have been looked at in the survey work and some of these could expand existing communities on to greenfield land, currently allocated as Green Belt.

Bramley/Wickersley (1276 homes)

Bramley/Wickersley is one of the most popular places to live in the Borough with good local services and served by the Rotherham - Maltby Quality Bus Corridor. These communities are also close to Junction 1 of the M18. There is potential to build 1276 homes, on Greenfield, Green Belt land to the north of Lidget Lane, Bramley.

Dinnington East (3351 homes) and Dinnington West (1760 homes and 32 hectares of employment land)

In the current Regional Spatial Strategy, Dinnington is the only Principal Town in the Borough and the main area for growth outside of Rotherham urban area. It has the Rotherham - Worksop Quality Bus Corridor. Site surveys show there is little room for new development in the community itself.
There is space however to grow the settlement to the east or the west into the Green Belt. Although the sites to the east could link well with existing housing, the landscape nearby is of high value. Alternatively, sites to the west would not have such a negative impact on the landscape. Also more job opportunities could be provided here to improve the choice of sites in the Borough. Developing to the west could also link to the proposed improvements to the A57 (M1-Todwick Crossroads).

Development to both the east and west of Dinnington would support the town’s status as a Principal Town.

**Brampton/West Melton/Wath (969 homes)**

In these communities there is scope for development mainly within an area of Green Belt to the east of Oak Road and south of Doncaster Road, Wath. This could help by providing new development near to the Manvers employment area. It could also support improvements to public transport and link the communities in the Dearne Valley.

**Wales/Kiveton Park (953 homes and 5 hectares of employment land)**

These communities have two rail stations on the Sheffield – Retford - Lincoln Railway Corridor. The rail corridor helps people to get to jobs in Sheffield. In the future there could be improved services to the East Coast Main Line at Retford.

New development could be looked at in the Green Belt to the north of Kiveton Park, off Kiveton Lane and between the southern edge of Wales and the line of the former Chesterfield Canal. This would focus new development within the rail corridor.

**Aston/Aughton/Swallownest (713 homes and 11 hectares of employment land)**

There are fewer development opportunities within the Sheffield - Lincoln corridor at Aston/Aughton/Swallownest and these could be held back by the lack of a rail station (although the YES Project does promote a rail station at Swallownest). New development could be looked at in the Green Belt between the south-eastern and south-western edges of the community and the Aston Bypass. These sites might be difficult to develop given their hilly nature. The number of new homes that would expand these communities is likely to be relatively small.

Future development within this corridor depends on major improvement to the rail network.

Map 3 shows the potential urban extensions and major settlement expansion discussed above.

**Areas to be included in the Green Belt**

**Thorpe Hesley**

Previous planning history indicates it is likely that land currently allocated in the Unitary Development Plan (site H6), for residential, retail, education and urban greenspace, will need to be returned to the Green Belt. The site is neither an urban site nor an urban extension. It is in a village in a fairly good public transport corridor, but there are better sites in Rotherham for expansion. Because of the complex landscape of the site, it is probably inevitable that development on this scale would be highly visible and have a dramatic impact from various viewpoints.
People travelling to work, shop or for leisure purposes away from the main public transport routes often have to make 2 bus journeys, or bus and train/tram reducing the attractiveness of this locality.

**Sustainability Appraisal**

These locations will be important in potentially accommodating necessary growth, some are key brownfield sites and provide regeneration opportunities. Assessment of the potential effects on landscape and transport and community infrastructure will need to be undertaken as part of the evidence base for the emerging Core Strategy. This work will help inform the scale of development, particularly for greenfield housing and employment sites and sites near areas of high landscape value, such as Dinnington East.

These ideas have informed the 3 options that are set out in the following section.
Map 3 Strategic locations

Strategic locations
Potential urban extensions and major settlement expansion
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Legend:
- Urban Area
- Motorway Network
- Main Passenger Rail Service
- Borough Boundary
- Urban Extension
- Major Settlement Expansion
- Green Belt addition
7 Revised options

Looking at the assessment of settlements and the housing and jobs need set out earlier we have drawn up a baseline position and three different spatial options. The starting point for preparing the options is to assume that the main settlements within the baseline position will provide the maximum growth potential. Further analysis of the role of each settlement has helped us to develop further scenarios based on focusing growth in different settlements.

We need to provide enough land to build 24,482 homes and at least 250 hectares and up to 300 hectares of employment land up to 2026. Based on the detailed site surveys this chapter sets out how much additional development could be built in each option.
Baseline: Current Regional Spatial Strategy policy

The baseline position is included to demonstrate our interpretation of the current Regional Spatial Strategy (RSS) core approach of focusing new development in Rotherham Urban Area and in the Principal Town of Dinnington. To achieve this we will need to identify more greenfield sites, including more sites in the Green Belt or identify employment land for housing purposes and to increase the density of development.

It should be noted that some of the sites suggested for inclusion within Rotherham Urban area have major reservations, however development in Dinnington is restricted to land within the built-up area. Later options consider expanding Dinnington into the Green Belt. In this option:

- Rotherham Urban Area provides 7694 homes (including 470 in the town centre) and 64 hectares of employment land.
- Dinnington provides 506 homes and 28 hectares of employment land.
- Waverley and Bassingthorpe Farm "urban extensions" are not included.
- In all other settlements new development is limited to those sites with no or only minor reservations within existing communities. This provides a further 4,242 homes.
- A total of 11,936 new homes would be provided, 57% of which would be on greenfield land, 34% would be on brownfield land and 9% would be on a mix of brown and greenfield land.
- This is 12,546 homes short of the overall housing target.
- A total of 154 hectares of employment land would be provided but this would not be enough employment land to meet the need identified.
- 11% of employment land would be on greenfield land, 69% would be on brownfield land, and 20% would be on a mix of brown and greenfield land.
- This baseline position would mean taking 170 hectares of land from the Green Belt.

Sustainability Appraisal

The baseline position focuses development on the town of Rotherham and Dinnington whilst allowing limited development in the rural area to meet local needs. This would invariably limit opportunities in the rural area for the promotion of new services, job and housing enhancements and may miss some regeneration opportunities, including Waverley. This option would not meet the RSS housing target. The Strategic Environmental Assessment Directive requires assessment of 'reasonable alternatives' in assessing options, and it is concluded that this option is not reasonable under this definition. It is however appreciated that it is included to help demonstrate that the spatial strategy advocated by the RSS is, if strictly interpreted, not capable of delivering the housing target for Rotherham set in the RSS.
Map 4 Baseline: Current Regional Spatial Strategy policy

Baseline
Current Regional Spatial Strategy policy
Rotherham LDF | Core Strategy Revised Options | May 2009

[Wath, Brampton & West Melton]

[Swinton & Kibworth]

[Wales & Kiveton Park]

[Rotherham Urban Area]

[Bramley & Wickersley]

[Malton & Helmsley]

[Catcliffe, Treeton & Orgreave]

[Aston, Aughton & SeaRowhnest]

[Thurcroft]

[Donington]

[Sheffield]

[Meadowhall]

[Barnsley]

[Doncaster]

[Workop]

Smaller villages and Green Belt villages are not shown. The number of new homes to be built from 2008 to 2026 in these communities is 107 (1% of the total).

Urban Area
Motorway Network
Main Passenger Rail Service
Borough Boundary

Number of new homes to be built in each community from 2008 to 2026 and percentage of total

Total 11,936 homes

Amount of employment land to be provided in each community from 2008 to 2026 and percentage of total

Total 154 hectares
Option 1: Urban extensions and more Principal Towns

This option builds upon the baseline position and focuses new development in Rotherham Urban Area and Dinnington as a Principal Town, but it now includes the urban extensions at Bassingthorpe Farm (on the edge of Rotherham Urban Area, near to Wingfield and Greasbrough) and Waverley, and proposes to identify Wath as a Principal Town. In this option:

- A total of 15,216 homes and 132 hectares of employment land will be provided in Rotherham Urban Area and urban extensions at Bassingthorpe Farm and Waverley and includes all no reservation, minor and major reservation sites in these communities.
- It focuses on Dinnington as an existing Principal Town and suggests that 4,175 new homes could be built here. It is also proposed to include Brampton/Wath/West Melton as a new principal town and 2,111 homes could be built here. All no and minor reservation sites are included and some sites with major reservations including some sites within the Green Belt for these communities.
- In all other settlements growth is limited to no and minor reservation sites and is focused in existing communities. This provides a further 2,384 homes
- A total of 23,886 homes would be provided by this option, 61% of which would be on greenfield land, 34% would be on brownfield land and 5% would be on a mix of brown and greenfield land.
- This is 596 homes short of the overall housing target. However by increasing the density of development (the number of houses built on a hectare) on some sites the RSS target could be reached.
- Sites at Waverley and Bassingthorpe Farm provide a further 68 hectares of employment land than in the baseline position, giving a total of 221 hectares of employment land. This would not provide enough employment land to meet the need identified.
- 18% of employment land would be on greenfield land, 68% would be on brownfield land and 14% would be on a mix of brown and greenfield land.
- This option means taking 408 hectares of land from the Green Belt.

Sustainability Appraisal

This option will strengthen the role and vibrancy of town and key district centres. However, it would be less likely to encourage cycling, walking and public transport use across the Borough.
Map 5 Option 1: Urban extensions and more Principal Towns

Option 1
Urban extensions and more
Principal Towns
Rotherham LDF | Core Strategy Revised Options | May 2009

- Wath, Brampton & West Melton
- Swinton & Kiveton
- Bassingthorpe Farm
- Rotherham Urban Area
- Catcliffe, Treeton & Orgreave
- Bramley & Wickersley
- Maltby & Hellaby
- Waverley
- Aston, Aughton & Swintonwood
- Rotherham
- Worksop

Total 23,886 homes
Total 221 hectares
Option 2: Development in public transport corridors

This option takes forward Option 1 but now includes all development in those communities within main public transport corridors. In this option:

- A total of 15,216 homes and 132 hectares of employment land will be provided in Rotherham Urban Area and urban extensions at Bassingthorpe Farm and Waverley and includes all no, minor and major reservation sites in these communities.
- Dinnington is a Principal Town and this option includes an area for major expansion to the east, 5,363 new homes could be built in and on the edge of this settlement.
- Wath/Brampton/West Melton is also included as a Principal Town and includes an area of major expansion to the east, 2,985 new homes could be built in and on the edge of this settlement.
- The settlements of Swinton/Kilnhurst and Wales/Kiveton Park are served by existing railway links and have train stations serving local communities. Aston/Aughton/Swallownest are not currently served by a train station but could be served by rail in the future. Maltby is served by the Rotherham - Maltby Quality Bus Corridor. These settlements could support an option to focus development in public transport corridors. Taken together, these communities could provide 5,609 new homes and 92 hectares of employment land including all no, minor and major reservation sites.
- Within all other settlements new development is limited to no and minor reservation sites within the built up area. This approach could provide a further 1,002 homes
- A total of 30,175 homes could be provided by this option, 67% of which would be on greenfield land, 29% would be on brownfield land, and 4% would be on a mix of brown and greenfield land.
- This option provides 5,693 homes above the target.
- In total there is potential to build 6,895 homes on those sites with the greatest constraints (the red sites). However only 1,202 homes would need to be provided on these sites (the red sites).
- A total of 283 ha of employment land could be provided, 23% of which would be on greenfield land, 58% would be on brownfield land and 19% would be on a mix of brown and greenfield land. This would meet the Borough’s employment needs.
- This option looks at a number of sites for development included in the Green Belt (in total 885 hectares of land) however not all of this land would be needed for development purposes.

Sustainability Appraisal

This option provides the optimum balance in terms of achieving the most development without compromising as many major reservation sites and still concentrating development in the most sustainable settlements. It will allow the phasing of development, enabling those sites of least sensitivity to be prioritised first. The dispersal of development can help meet rural housing needs and improve service provision to smaller villages within catchment areas of larger rural settlements. The extent to which spreading development over a wider area would enable better service provision is subject to viability and economic considerations. Landscape will need to assessed fully before allocations are made, due to the sensitive nature of some locations and the level of development proposed.
Map 6 Option 2: Development in public transport corridors

Option 2
Development in public transport corridors
Rotherham LDF | Core Strategy Revised Options | May 2009

Smaller villages and Green Belt villages are not shown. The number of new homes to be built from 2008 to 2026 in these communities is 107 (0.5% of the total).

Number of new homes to be built in each community from 2008 to 2026 and percentage of total

Amount of employment land to be provided in each community from 2008 to 2026 and percentage of total

Number of new homes is higher than the Baseline in this option

Amount of employment land is higher than the Baseline in this option

Total 30,175 homes
Total 283 hectares
Option 3: Dispersed development

This option presents all of the development opportunities that are available on the sites that have been surveyed to date. It makes no judgment on the future selection of any of these sites (including those with major reservations). It suggests that development could take place in, or on the edge of, any of the Borough’s settlements (other than smaller villages), sufficient to meet the RSS housing target. The option presents the greatest choice of sites to meet both employment and housing need and provides some headroom above the housing and employment requirements. This means that less development may need to be planned for on the most sensitive major reservation sites (the "red" sites) - it will enable us to meet the RSS target whilst using the sites with the lowest impact.

In addition to those locations identified for growth in Option 2 the following localities are also identified:

- Major expansion at Bramley/Wickersley as part of Rotherham Urban Area could provide an additional 1,770 homes.
- Dinnington is a Principal Town and this option includes two areas for major expansion: to the east, 5,363 new homes and to the west 1,760 homes. Dinnington west provides an additional 32 hectares of employment land. In total 7,123 homes and 60 hectares of employment land could be provided in and on the edge of Dinnington.
- Thurcroft and Catcliffe/Treeton/Orgreave could also be developed under this option including all no, minor and major reservation sites. This could provide a combined total of 1,155 homes and almost 14 hectares of employment land.
- Within all other settlements new development is limited to no and minor reservation sites within the built up area. This approach could provide a further 107 homes.
- A total of 33,965 dwellings could be provided by this option, 70% of which would be on greenfield land, 26% would be on brownfield land, and 4% would be on a mix of brown and greenfield land.
- This option potentially provides an over supply of 9,483 homes above the target.
- In total there is potential to build 10,551 homes on those sites with the greatest constraints (the red sites). However only 1,068 homes would need to be provided on these sites (the red sites).
- A total of 328 hectares of employment land could be provided, 34% of which would be on greenfield land, 50% would be on brownfield land and 16% would be on a mix of brown and
greenfield land. This would meet the Borough’s employment needs and allows flexibility over the choice of sites, limiting development of those sites with sensitive planning issues.

- This option looks at a number of sites for development included in the Green Belt (in total 1,090 hectares of land) however not all of this land would be needed for development purposes.

**Sustainability Appraisal**

Spreading development throughout the Borough gives greater opportunity for the provision of housing, jobs and services in both the urban and rural areas but with implications for recreational pressures on land around the urban fringe and therefore associated environmental impacts. It would allow the phasing of land, enabling the development of least sensitive sites first. However, a higher amount of development would see an increase in natural resource consumption and pollution and would need effective mitigation, particularly in rural areas. The scale and dispersed pattern of development may also give rise to greater car dependency raising carbon emissions if insufficient investment became available for public transport.

Focusing development on the Rotherham/Sheffield corridor may also result in more local people using Sheffield to the detriment of Rotherham, but to the benefit of the Sheffield City Region.

The higher rates of development could do more to meet the need for affordable housing in the City Region, but for obvious reasons, would result in the loss of more greenfield land and Green Belt. Landscape issues would be an important consideration in making allocations due to the scale of development proposed.
Map 7 Option 3: Dispersed development

Option 3
Dispersed development
Rotherham LDF | Core Strategy Revised Options | May 2009

Smaller villages and Green Belt villages are not shown. The number of new homes to be built from 2008 to 2026 in these communities is 107 (0.5% of the total).

<table>
<thead>
<tr>
<th>Urban Area</th>
<th>Motorway Network</th>
<th>Main Passenger Rail Service</th>
<th>Borough Boundary</th>
</tr>
</thead>
<tbody>
<tr>
<td>506 3%</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>506 3%</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Number of new homes to be built in each community from 2008 to 2026 and percentage of total

Amount of employment land to be provided in each community from 2008 to 2026 and percentage of total

Total 33,965 homes

Total 328 hectares
Summary of options

These options would provide between 23,886 homes and 221 hectares of employment land under Option 1 and 33,965 homes and 328 hectares of employment land under Option 3.

Focusing new development in Rotherham Urban Area and Dinnington, the baseline position would provide 11,936 new homes, which is around half of the overall housing target. The 154 hectares of employment land also falls short of the 250 hectares target for the borough. As already noted in the Sustainability Appraisal of the baseline position, the Regional Spatial Strategy core approach is not capable of delivering the housing target.

Option 1 adds to the baseline position by developing urban extensions at Bassingthorpe Farm and Waverley, plus further growth at Brampton/Wath/West Melton. It requires more homes to be built at Dinnington than in the baseline position. A total of 23,886 homes and 221 hectares of employment land will be provided and this option falls just short of meeting the Borough’s housing and employment targets. This could be increased by minor changes to the density assumptions for some sites or the inclusion of windfall sites.

Option 2 builds upon Option 1 by also including more development in communities within public transport corridors. More homes and employment land would be provided at Swinton/Kilnhurst, Wales/Kiveton Park, Aston/Aughton/Swallownest and Maltby. Dinnington again would have more housing than in Option 1. This option provides land to more than meet our housing and employment targets. This enables some choice over which of the sites with sensitive planning issues we use to meet our targets.

Option 3 sees development in all our communities apart from smaller villages. Building on Option 2, it provides for significantly more housing at Bramley/Wickersley, and more housing and employment opportunities at Catcliffe/Orgreave/Treeton, Dinnington and Thurcroft. In total it provides almost 34,000 homes and 328 hectares of employment land, more than meeting our requirements. As with Option 2 we would not need to develop all of these sites. It does however give us more choice as to which of the sites we use and where these should be.

Options 1, 2 and 3 all provide a similar number of homes on previously developed land (brownfield land) as for the most part this type of land has no major reservations.

Options 2 and 3 provide some headroom above the housing and employment requirements. This means that less development may need to be planned for on the most sensitive major reservation sites (the ‘red’ sites). Option 2 provides the best balance in terms of achieving the most development without the need to develop as many red sites and still concentrating development in the most sustainable settlements within the Borough near to public transport connections.

Future policies will be prepared to make sure that certain sites are developed in preference to others. This will mean that the most sensitive sites (red sites) are not developed before more suitable and less sensitive sites. It also enables the overall situation to be managed as additional sites which we are not currently aware of will come forward for development in the future, these sites are known as windfalls. Further policies will be developed for inclusion in the Site Allocations document, which we will consult on in due course. The table below shows the implications of each of the options on communities.
Table 8 Implications of the options on communities

<table>
<thead>
<tr>
<th>Area</th>
<th>Baseline</th>
<th>Option 1</th>
<th>Option 2</th>
<th>Option 3</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Homes</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Rotherham Main Urban Area</td>
<td>7,694</td>
<td>15,216</td>
<td>15,216</td>
<td>15,216</td>
</tr>
<tr>
<td>Employment land</td>
<td>64.43 ha</td>
<td>131.93 ha</td>
<td>131.93 ha</td>
<td>131.93 ha</td>
</tr>
<tr>
<td>Bramley, Wickersley</td>
<td>173</td>
<td>173</td>
<td>173</td>
<td>1,770</td>
</tr>
<tr>
<td>Employment land</td>
<td>0 ha</td>
<td>0 ha</td>
<td>0 ha</td>
<td>0 ha</td>
</tr>
<tr>
<td>Catcliffe, Treeton, Orgreave</td>
<td>262</td>
<td>262</td>
<td>262</td>
<td>413</td>
</tr>
<tr>
<td>Employment land</td>
<td>0 ha</td>
<td>0 ha</td>
<td>0 ha</td>
<td>6.55 ha</td>
</tr>
<tr>
<td>Aston, Aughton, Swallownest</td>
<td>39</td>
<td>39</td>
<td>802</td>
<td>802</td>
</tr>
<tr>
<td>Employment land</td>
<td>14.21 ha</td>
<td>14.21 ha</td>
<td>25.02 ha</td>
<td>25.02 ha</td>
</tr>
<tr>
<td>Wales, Kiveton Park</td>
<td>403</td>
<td>403</td>
<td>1,969</td>
<td>1,969</td>
</tr>
<tr>
<td>Employment land</td>
<td>11.7 ha</td>
<td>11.7 ha</td>
<td>23.49 ha</td>
<td>23.49 ha</td>
</tr>
<tr>
<td>Wath, Brampton, West Melton</td>
<td>1,352</td>
<td>2,111</td>
<td>2,985</td>
<td>2,985</td>
</tr>
<tr>
<td>Employment land</td>
<td>29.89 ha</td>
<td>29.89 ha</td>
<td>29.89 ha</td>
<td>29.89 ha</td>
</tr>
<tr>
<td>Swinton, Kilnhurst</td>
<td>697</td>
<td>697</td>
<td>1,366</td>
<td>1,366</td>
</tr>
<tr>
<td>Employment land</td>
<td>2.16 ha</td>
<td>2.16 ha</td>
<td>14.14 ha</td>
<td>14.14 ha</td>
</tr>
<tr>
<td>Dinnington</td>
<td>506</td>
<td>4,175</td>
<td>5,363</td>
<td>7,123</td>
</tr>
<tr>
<td>Employment land</td>
<td>28.10 ha</td>
<td>28.19 ha</td>
<td>28.19 ha</td>
<td>60.19 ha</td>
</tr>
<tr>
<td>Thurcroft</td>
<td>460</td>
<td>460</td>
<td>460</td>
<td>742</td>
</tr>
<tr>
<td>Employment land</td>
<td>1.03 ha</td>
<td>1.03 ha</td>
<td>1.03 ha</td>
<td>7.2 ha</td>
</tr>
<tr>
<td>Maltby, Hellaby</td>
<td>243</td>
<td>243</td>
<td>1,472</td>
<td>1,472</td>
</tr>
<tr>
<td>Employment land</td>
<td>2.05 ha</td>
<td>2.05 ha</td>
<td>29.04 ha</td>
<td>29.04 ha</td>
</tr>
<tr>
<td>Other</td>
<td>107</td>
<td>107</td>
<td>107</td>
<td>107</td>
</tr>
<tr>
<td>Employment land</td>
<td>0 ha</td>
<td>0 ha</td>
<td>0 ha</td>
<td>0 ha</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>11,936</strong></td>
<td><strong>23,886</strong></td>
<td><strong>30,175</strong></td>
<td><strong>33,965</strong></td>
</tr>
<tr>
<td><strong>Employment land</strong></td>
<td><strong>154 ha</strong></td>
<td><strong>221 ha</strong></td>
<td><strong>283 ha</strong></td>
<td><strong>328 ha</strong></td>
</tr>
<tr>
<td><strong>Green Belt release</strong></td>
<td><strong>-</strong></td>
<td><strong>170 ha</strong></td>
<td><strong>408 ha</strong></td>
<td><strong>885 ha</strong></td>
</tr>
</tbody>
</table>
**Sustainability Appraisal**

The options present different permutations of significant positive and/or negative effects. The emphasis on Rotherham Urban Area is common to all options. The options differ in the scale and distribution of development elsewhere in the Borough.

Option 2, with the emphasis on transport corridors is considered to have the most potential for delivering housing and employment growth but there are key issues to resolve as the option develops. These include issues around impacts on landscape, the need for infrastructure of all kinds and impacts on existing communities.

**Question 11**

Please tell us which of the options you support and why:

- Option 1 - Urban extensions and more Principal towns
- Option 2 - Development in public transport corridors
- Option 3 - Dispersed development

**Question 12**

Do you have any views on the balance of growth between settlements suggested in any of the options? Could it be improved?

**Question 13**

If you do not support any of the options suggested, please tell us why not. Can you suggest an alternative approach?
8 Employment land strategy

Following site survey work 328 hectares of potential employment land has been identified; 195 hectares on existing employment sites, and 133 hectares on possible new employment sites.

The survey work looked at the suitability of sites for employment. Overall, sites with no reservation for employment use would provide around 126 hectares of land. 46 hectares of land have minor reservations for future employment use, and 155 hectares have major reservations. A number of smaller sites on existing employment land fell below the size threshold for site surveys but could provide a further 2 hectares of employment land.

For ease of use the Core Strategy spatial options have been prepared on a settlement basis, with housing and employment sites treated the same. In reality many employment sites around the Borough do not fall conveniently within settlements; for example employment sites at Waleswood lie between Wales and Aston, Aughton and Swallownest and serve several areas. To help with assessment these sites have been linked with their nearest settlement. In the case of Waleswood the sites have been linked with Wales.

Therefore as well as the overall settlement strategy we would like your views on three broad options for an employment land strategy:

- **“Local jobs”** – meeting employment needs through sites in settlements
- **“Strategic employment locations”** – concentrating the majority of land in a small number of accessible locations
- **"Hybrid"** – combining a number of strategic areas with sites within local communities

The Core Strategy spatial options broadly show how employment land might be distributed primarily through a **“local jobs”** approach. This shows that Options 2 and 3 would provide enough land to meet our employment requirements. Option 1 would fall just short and the baseline position would not provide enough land. However it should be noted that as some employment areas lie between settlements they could still be brought forward to help meet our requirements. For example, 7 hectares of land at Sheffield Business Park (linked with Catcliffe, Treeton and Orgreave) is only included in Option 3. However its location means that it could be brought forward for development in other options.

### Table 9 Employment land by spatial option

<table>
<thead>
<tr>
<th>Spatial option</th>
<th>Employment land provided (hectares)</th>
<th>Does this meet the minimum employment target of 250 hectares?</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>No reservations</td>
<td>Minor reservations</td>
</tr>
<tr>
<td>Baseline</td>
<td>101</td>
<td>26</td>
</tr>
<tr>
<td>1</td>
<td>126</td>
<td>46</td>
</tr>
<tr>
<td>2</td>
<td>126</td>
<td>46</td>
</tr>
</tbody>
</table>
Recognising that employment land distribution does not always closely follow settlement boundaries, the Core Strategy Preferred Options (Jan 2007) identified a number of potential “strategic employment locations”. Precise boundaries for these areas have not been drawn up however the map below shows their general location. Sites already identified broadly within these areas provide a total of 139 hectares of land:

- Rotherham Urban Area - focused on a corridor between Meadowhall and Rotherham town centre, providing 11 hectares.
- Wath (Manvers) - includes the majority of sites identified at Wath, Brampton, and West Melton, and provides a total of 29 hectares.
- Dinnington - provides 27 hectares.
- Maltby/Hellaby - includes sites between Maltby and Hellaby, totalling 27 hectares.
- Waverley - includes the Advanced Manufacturing Park and other land totalling 45 hectares.

The Employment Land Report provides details of existing sites within the potential Strategic Employment Locations; however taking this option forward may require us to find further land in these areas. For example Option 3 includes a potential westward expansion of Dinnington, which could include around 32 hectares of employment land; and additional land around Junction 1 of the M18 at Bramley/Hellaby could be explored. The table below identifies the implications for this option:

**Table 10 Strategic employment locations - additional land options**

<table>
<thead>
<tr>
<th>Strategic Employment Location</th>
<th>Additional land options</th>
</tr>
</thead>
<tbody>
<tr>
<td>Rotherham Urban Area – focused particularly on the Sheffield Road/Meadowbank Road/Rotherham Town Centre Corridor</td>
<td>Further site search would be required.</td>
</tr>
<tr>
<td>Wath (Manvers)</td>
<td>Further site search would be required</td>
</tr>
<tr>
<td>Dinnington</td>
<td>The use of land to the west of Dinnington, set out in Core Strategy spatial Option 3, could provide additional land.</td>
</tr>
<tr>
<td>Maltby (Hellaby)</td>
<td>Further site search would be required; in particular the release of land around Junction 1 of the M18 could be explored.</td>
</tr>
<tr>
<td>Waverley</td>
<td>Further site search would be required. Land at Sheffield Business Park could be brought forward as part of the Waverley strategic employment area.</td>
</tr>
</tbody>
</table>
The **Hybrid** option would be a combination of sites in strategic locations and in settlements, with the precise mix of sites being determined through the Site Allocations document.
Map 8 Potential strategic employment locations

Potential strategic employment locations

- Location 1: Meadowhall
- Location 2: Worksop
- Location 3: Waverley
- Location 4: Malby / Helmsley / Bramley
- Location 5: Rotherham Urban Area

Legend:
- Urban Area
- Motorway Network
- Main Passenger Rail Service
- Borough Boundary
**Sustainability Appraisal**

New employment sites need to be in locations that provide transport choice, with the Core Strategy or some other part of the LDF requiring site wide Travel Plans. Mixed use sites (including residential) are also preferential in reducing the need to travel. Sites closest to the strategic highway network should be safeguarded for logistical warehousing and other similar uses, so that the use of such sites is optimised. Sites that are attractive to knowledge based industries should also be identified and safeguarded.

**Question 14**

Should land for new jobs be provided:

a. on sites within or close to settlements?

b. in a smaller number of strategic employment areas in accessible locations?

c. in a combination of the above locations?

**Question 15**

If you support options b or c above, do you agree with the Strategic Employment Locations identified? Are there other locations which you think should be considered?
9 Options for Rotherham town centre

As the Borough’s main centre, Rotherham town centre provides a range of shopping and employment opportunities, leisure and recreation activities, and access to services and community facilities.

The existing town centre stretches from Tesco across to the markets and from the bus station over to High Street, and extends along Wellgate. Shops are concentrated on “prime shopping streets” consisting of College Street, Effingham Street, Howard Street, Frederick Street/College Walk and High Street.

As part of Rotherham's Renaissance programme a broad 25 year vision for the town centre and adjoining areas has been identified by the community, businesses and the Council. Ten goals for Rotherham town centre were identified and in 2005 a masterplan produced – the Strategic Development Framework.

The ten goals for the town centre are:

1. Make the river and the canal a key part of the town’s future.
2. Populate the town’s centre by creating good quality living.
3. Place Rotherham within a sustainable landscape setting of the highest quality.
4. Put Rotherham at the centre of a public transport network.
5. Improve parts of major road infrastructure.
6. Make Forge Island a major new part of the town centre.
7. Establish a new civic focus that not only promotes a more open and accessible type of governance but also embraces culture and the arts.
8. Demand the best in architecture, urban design and public spaces for Rotherham.
9. Improve community access to health, education and promote social well being.
10. Create a broadly based, dynamic local economy with a vibrant town centre as its focus.

In 2008 the masterplan was updated and approved by the Council as an Interim Planning Statement. We acknowledged that this work should inform the Core Strategy and Site Allocation documents which will allow for more detailed consideration of a number of the issues. Therefore at this stage we would like your views on how our town centre should change.

The size and precise boundary of Rotherham's town centre will affect how it functions in the future. Three possible options for development have been identified. These show how the town centre could be developed in the long term to 2026, beyond the current economic difficulties facing town centre businesses. They also have wider implications for the adjoining and supporting land uses such as the mixed use, community and employment allocations.

**Option A (consolidation)** envisages little change to the extent of the town centre or other boundaries (such as the prime shopping streets). A key issue regarding this option is whether it allows sufficient scope for the town centre to fulfil its role as the Borough’s principal centre.

**Option B (expansion)** would involve an increase in the size of the defined centre and primary shopping area. Careful consideration would be needed to ensure that the town centre does not become "stretched" or "diluted". Possible site options include a major expansion of the town centre...
retail allocation to include land at Drummond Street and the existing civic offices, and/or Westgate and the former Guest and Chrimes site. Key issues around this option are:

- by how much should the town centre boundary be extended and where should the expansion take place?
- how should other boundaries (such as the primary and secondary shopping areas) be defined?

**Option C (contraction/dual node)** would involve a significant change in the functions of the town centre and Parkgate Shopping Park to act as complementary "nodes". This is likely to involve a reduction in the size of the existing town centre and possibly the primary shopping area. It would also reduce the role of shopping within the town centre. A key concern with this option is that it may limit the potential of the centre to perform its role as the Borough’s principal centre. Key issues around this option are:

- should the town centre stay the same size? If not, by how much should the town centre boundary be reduced and where should this take place?
- what uses will be encouraged in the town centre and how will this be achieved?

The following maps show these options and the implications of each.
Map 9 Rotherham town centre: Option A

- Existing town centre boundary retained
- Primary shopping area focused on existing prime shopping streets
- Plan for limited new retail, housing, leisure, recreation and office development
- Concentrates development on existing main retail area
- Concentrating development in a limited area may help to create a “critical mass” of town centre uses
- Opportunities for new development limited to redevelopment of existing sites
- Could lead to greater pressure for edge-of and out-of-centre developments
Map 10 Rotherham town centre: Option B

- Extend the current town centre boundary. Two possible areas for extension are shown; the current civic area and the Westgate/former Guest and Chimes area
- Plan for a larger primary shopping area
- Plan for more new retail, housing, leisure, recreation and office development

- Potential for development on larger, currently edge-of-centre sites
- Potential for new development to provide units of a scale/type which meet market requirements
- May stretch the town centre and potentially lead to decline
- Town centre uses may be spread out rather than contributing towards “critical mass”
Map 11 Rotherham town centre: Option C

- Existing town centre boundary retained or reduced in size
- Primary shopping area focused on existing prime shopping streets or reduced in size
- Plan for a more specialised retail role for the town centre, acknowledging that shopping is mainly carried out at Parkgate Shopping Park
- More emphasis on commercial, business and lifestyle uses (such as improved public realm, eating and drinking, and leisure and recreation uses) in the town centre
- Improved transport links between the town centre and Parkgate Shopping Park

Option C - Contraction/dual node

- Concentrating development in a smaller area may help reduce vacancies and create a “critical mass” of uses.
- Potential to rebrand Rotherham town centre.
- Unlikely to achieve the Rotherham Renaissance goals and aspirations.
- Further decline may occur if transport/accessibility infrastructure cannot be delivered or other uses in the town centre prove unviable.
- Conflicts with planning policy (Planning Policy Statement 6) and may compromise Rotherham’s role as a sub-regional town in Regional Spatial Strategy.
Sustainability Appraisal

A clear, focused and better resourced role for the town centre is needed, along with a clear hierarchy for other centres in the Borough. This will add to the town centre's overall sustainability and vitality and should help ensure that planned growth in other larger centres in the Borough will not detract from the town centre.

Other planned initiatives for the town centre, such as realisation of the vision and objectives of the Public Realm Strategy will also strengthen the town centre.

A sequential approach to new retail development should be adopted to avoid undermining the vitality of the town centre. Promotion of a mixed economy through encouraging different types of use, including residential will also help achieve a long-term role for the town centre.

Development should take account of flood risk issues and seek to promote more sustainable forms of travel.

Question 16

In planning for the future of the town centre should we aim:

a. to keep the town centre broadly the same size as it is at the moment (Option A)?

b. to expand the town centre, with a larger boundary and shopping area (Option B)?

c. for the town centre to be complementary with Parkgate Shopping Park? This is likely to involve a reduction in the size of the town centre and shopping area and a consideration of the types of uses encouraged within the town centre (Option C).

Question 17

If you support Option B, do you have any views on how much the town centre should be expanded by and where this should take place? The map for Option B identifies two possible areas where the town centre could be extended.

Question 18

If you support Option C, do you have any views on how much the town centre should be reduced by and where this should take place?