Rotherham LOCAL DEVELOPMENT FRAMEWORK

Have your say

Your choices could shape the Rotherham of tomorrow

We have prepared this leaflet and attached questionnaire to find out your ideas about Rotherham and how it should look in the future. Your response will help us to decide on the best way forward.

The current Unitary Development Plan (UDP) is being replaced by a new Local Development Framework (LDF). This new Plan will take us to 2021 and will set out proposals for new development, such as housing, industry and how you travel around and about the borough. It will also protect the environment and will help the Council decide on planning applications.

£100 Prize Draw
See back for details

May 2006
The new Local Development Framework

Recently there have been major changes to the planning system. In Rotherham this means that the UDP will be gradually replaced by a **Local Development Framework**. The Framework will be a family of ‘local development documents’, each prepared to a timetable agreed by the Council and Government. Such documents will be examined independently by a Government-appointed inspector. Other Supplementary Planning Documents will provide additional detail and guidance. These do not need to be independently examined and have lower status in the planning process.

The first documents to be prepared

Over the next three years we will consult you on three documents:

- **The Core Strategy** is a vision for how the Borough will be in the future.
- **Policies** to guide decisions on planning applications.
- **Site allocations** identifying sites for new housing, industry, shops, transport and waste disposal.

A proposals map will be produced to show these allocations and how policies will be applied.

Detail and timescales of the Local Development Framework (LDF) are set out in the Council’s **Local Development Scheme**. Progress will be outlined in our **Annual Monitoring Reports**.

As part of the Local Development Framework we also prepared a **Statement of Community Involvement (SCI)**, setting out how we will involve you in preparing LDF documents and how we will consult on individual planning applications. The SCI will be adopted by the Council in the summer. All these documents are available on the Council’s website at: [www.rotherham.gov.uk/forwardplanning](http://www.rotherham.gov.uk/forwardplanning)
We have developed 30 draft objectives to guide preparation of the Core Strategy vision and sought the views of Government agencies, other external people such as planning consultants, Parish Councils and Council officers who have been helping us to shape these documents.

We also carried out sustainability appraisals of the draft objectives and the current Options. The sustainability appraisal is a legal assessment of the social, environmental and economic effects of the Local Development Framework. This has to be produced at each main consultation stage when preparing these documents.

Details of the 30 objectives and earlier Core Strategy work, together with the sustainability appraisals are available on our web-site, or from Forward Planning.

The 30 Core Strategy objectives have been used to prepare different Options as required by the new planning system. None of these Options are Council policy and should only be seen as a way to start discussion.

Three Options and the current position are outlined below:

• **Option A: Responding to Market Forces** – based on the minimum actions to achieve the best development and reduce activities that will harm the environment

• **Option B: Matching Needs with Opportunities** – to ensure balanced development through partnerships with the Council, developers and other public agencies

• **Option C: Managing the Environment as a Key Resource** – support development whilst protecting the natural environment, dealing with climate change and contributing to "global well-being" - reducing the impact of development on the Earth

• **The current position** – the Unitary Development Plan.

These Options should not be seen as the only way forward. You can choose a different option for each question. Your response and further sustainability appraisal may result in bits from each Option being chosen to make up a preferred Option.

The Options diagrams of how Rotherham could look in the future are shown overleaf ...
**Option A  Responding to Market Forces**

**Role of settlements** – major new development likely at Manvers, Retail World, Waverley and Dinnington

**Housing** – spread throughout the Borough. Possible use of Green Belt sites for new housing. Largely build on greenfield sites (those sites that have not been used before). Small number of affordable houses provided. Public funding needed to encourage private sector to get involved in areas such as town centres and the housing market renewal areas – where people haven’t traditionally lived or where house prices are falling. New housing at Waverley is highly likely.

**New industrial development** – develop out-of-town centre sites, near to motorway junctions and close to major transport routes that are attractive to industry. New high technology industries may be encouraged through public funding. Some employment land may be used for housing. Quarries likely to be extended.

**Shopping and Leisure** – Retail World, Meadowhall and other retail parks with plenty of parking continue to be attractive to the big name stores. Major leisure activities will not necessarily be in town centres.

**Travel and Transport** – goods will continue to be carried by heavy goods vehicles. Support for the most profitable bus services. Rising congestion may lead to motorway widening and tolls, longer journey times are likely. Rely on the car to get to work and to be used for most other purposes.

**Environment** – some Green Belt sites may be built on in the most desirable areas. Protection of the environment is not a priority. There is little commercial value in protecting wildlife for its own sake. Renewable energy schemes funded by grants.
Role of Settlements – the South Yorkshire Settlement Study identifies the most sustainable communities - those that are viable (support a range of activities: schools, shops and public services) and accessible (close to major transport interchanges) but it is unlikely that all settlements will grow. The priority is to develop in the main urban areas.

Housing – new housing in main centres, such as Rotherham urban area, where vacant or under used sites could be built on. Also some new housing is expected in Dinnington, Maltby and Wath. Development of a new community at Waverley will be looked at but the number of new houses built will be carefully managed over a number of years. Deliver housing market renewal schemes in the most suitable areas.

New industrial development – industry, shops and offices will be in the most sustainable communities. New high technology industries will be targeted, such as at the Advanced Manufacturing Park at Waverley. Waste recycling rather than landfill sites will be encouraged. Limited extensions to quarries may be considered.

Shopping and leisure – Rotherham town centre and other key town centres such as Wath, Swinton, Maltby and Dinnington will include shopping and leisure activities. Leisure facilities will be supported in the most sustainable communities. Local shops to meet daily needs will also be encouraged.

Travel and Transport – provide park and ride sites on the edge of centres and other suitable places, along with traffic management schemes in central areas. Funding for public transport and the development of other rapid public transport solutions such as guided buses will be looked at.

Environment – some Green Belt sites may be built on but only to support sustainable communities. Protection of valuable wildlife sites and habitats. Land that has been used before will be a priority but the most important thing is to support sustainable communities. Renewable energy schemes will be supported to meet local need.
**Role of Settlements** – new housing and industrial development has been spread throughout the Borough but often on the edge of settlements. Some shops have been developed away from the main town centres for example at Bramley, Cortonwood, Catcliffe and Retail World. Major improvements have happened in the town centres of Rotherham, Wath, Dinnington, Thurcroft, and Maltby.

**Housing** – major housing built at Bramley, Swallownest, Maltby, Dinnington and at the Cortonwood and Treeton former colliery sites. These have been mainly larger family houses with ample car parking. A lot of greenfield sites (those sites that have not been used before) have been built on.

**New industrial development** – has been spread around the Borough at Manvers (including the former Cortonwood Colliery site), Dinnington and Templeborough. Nearly all industrial development is on reclaimed “brownfield” land (that has been used before). Waste disposal relies on landfill sites. Sites at Waverley and Aldwarke also identified.

**Shopping** – some of the big name shops have moved away from Rotherham to Retail World and Meadowhall. Rotherham town centre has suffered because of this but new shops have been built at the Rotherham Interchange and Effingham Street.

**Travel and Transport** – there has been a growth in car use and rail continues to be popular, however despite improvements to buses (including quality bus corridors) less people are using them. Some new road schemes have been developed namely, the A57 Aston to Sheffield, the Dinnington bypass and the Manvers Spine Road. The UDP does not promote traffic and parking controls to any great extent.

**Environment** – Protection of the Green Belt, landscape, and wildlife habitats.
Role of Settlements – focus new development in all urban centres and most local communities. No clear focus on specific communities as proposed in Option B.

Housing – new houses will be built to high density (the number of houses on a given piece of land) within the main urban centres and near to good public transport facilities. New communities (such as Waverley). Sites in the Green Belt or greenfield sites will not be developed. Housing renewal schemes will be considered in all areas.

New industrial development – this option will provide local jobs for people and reduce the need to travel to work. All brownfield sites to be used. New industries reusing waste and recycling rubbish will be promoted. Quarries will not be extended.

Travel and Transport – major investment in public transport and managing traffic to reduce car use. Possibly introduce road tolls and provide fewer parking spaces to encourage less car use and more travel by public transport. Encourage use of the car for a number of different tasks in one journey.

Shopping and leisure – will be supported in all town and local centres close to transport interchanges. No more retail parks or their expansion.

Environment – no development on Green Belt or greenfield sites, look at expanding the Green Belt. Protection of Green Belt, the countryside and wildlife for its own sake. Try to reduce pollution by having less development. Have more renewable energy schemes.
A workshop held on 17 February 2006 with external organisations and various Council officers, gave broad support to the Council's approach and the Options set out in this leaflet.

This current consultation is intended to involve the wider community in making choices that will provide the basis for the Core Strategy. The final Option needs to support sustainable development that meets present day and future needs of communities in ways that do not harm the local and global environment.

Please complete the attached Choices Questionnaire, which is in four sections – Environment, Economy, Natural Resources and Social. It would be helpful if you could complete all sections but you can just complete those sections that interest you.

You are asked to choose the Option you think best contributes to achieving your vision for the future of Rotherham (A, B, C or your own for each question).

You can also include other options you want the Council to look at. Additional comments could include details of specific sites or settlements which you feel need to be taken into account.

All community groups and individuals fully completing the questionnaire will be put into a £100 prize draw to be drawn after the 16 June 2006.

Your Response

Please complete the Choices Questionnaire and return by 9 June 2006 to:

Forward Planning (Choices)
Economic & Development Services
Rotherham Metropolitan Borough Council
Floor 2 Bailey House
Rawmarsh Road
Rotherham S60 1TD

Alternatively you can complete online: www.rotherham.gov.uk/forwardplanning

If you want more information or a summary translation, please use the contact telephone number.

Forward Planning contact telephone number 01709 823869