

Rotherham Housing Land Supply Monitoring Report 31 March 2025

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Introduction

This is an update to the Rotherham Strategic Housing Land Availability Assessment 31 March 2017¹ (SHLAA), and Addendums 2018, 2019 and the Housing Land Supply Monitoring Report 2022. This Monitoring Report does not reiterate the SHLAA methodology, definitions and assumptions used, unless these have been amended in the light of new evidence or guidance. The preparation of the initial SHLAA was undertaken in conjunction with a joint working group including Sheffield City Council, adjoining local authorities, representatives of the Home Builders Federation and CPRE, who together supported the preparation of a robust evidence base through peer review of all sites considered and subsequently allocated for development in the Sites and Policies Local Plan 2018.

A review of the Rotherham Local Plan will commence shortly following endorsement of the Local Development Scheme (Cabinet 15/09/2025) setting out the timetable for preparation of a comprehensive local plan. This will necessitate a review of the SHLAA methodology to ensure it remains fit for purpose.

This Monitoring Report provides details of completions between 1 April 2022 and 31 March 2025 and commitments at 1 April 2025. The five-year supply of deliverable sites is measured against the Standard Method target. It accompanies the Five-Year Housing Land Supply Review of Deliverable Housing Sites July 2025.

This report does not re-consider those sites previously identified as ‘unsuitable for development’ and included at Appendix Four Table vii). Sites that have now been developed or reclaimed for alternative uses, have been removed from this long-list.

Local Plans are required to identify broad locations and specific site to enable continuous delivery of housing over a period of at least 15 years from the date the Local Plan is adopted. The Rotherham Core Strategy was adopted in September 2014 and the Sites and Policies Document adopted June 2018. Five Year Reviews of each of these local plan documents have been completed; these reviews were based on the previous national target of circa 550 dwellings per annum. This earlier target is no longer relevant.

The Core Strategy requirement is for 14,371 new homes (policy CS6 refers) to be delivered to the end of Plan period, 2028. The introduction of the Housing Delivery Test (HDT) methodology in February 2019 and significantly reduced the annual requirement set out in the Core Strategy. The last published three-year HD target assessed against delivery, 2020/21 to 2022/23, is provided within table 1 below. Until the most recent changes to the standard methodology housing target,

¹ <https://www.rotherham.gov.uk/downloads/download/66/strategic-housing-land-availability-assessment>

(December 2024) the Council was meeting its Objectively Assessed Need for completions 2019/20 to 2022/23.

Table 1 Housing Delivery Test Target published December 2024

Number of Homes Required			Total Number of Homes required	Number of Homes Delivered			Total Number of Homes Delivered	Housing Delivery Test 2023 Measurement
2020-2021	2021-2022	2022-2023		2020-2021	2021-2022	2022-2023		
377	554	564	1495	751	1090	745	2586	173%

It is important to note that the data included in the published table above, does not align with the latest housing completions data recorded within this Borough and reported in this Monitoring Report for the following reasons:

- Firstly, completions have retrospectively been included within previous years across RMBC tables of completions, to reflect submitted Completion Certificates to MHCLG and included in Gov.UK live housing tables. These completions were not recorded by RMBC at the time. These are retrospective completions. Data cleansing continues to enable greater accuracy in reporting, and multiple data sources are now used to confirm the number of completions per annum.
- Secondly, between Census years 2011 and 2021, MHCLG have added 1800 dwellings to the base stock of this Borough and have smoothed these additions to base stock over the ten-year period. It is important to note that 180 dwellings were added to stock via the Live Tables of Completions in 2020/2021. However, these were not completions of new build dwellings or known conversions to existing stock.

Changes to NPPF (December 2024) introduced a refreshed methodology for calculating the annual housing need and the target is now 1,111 dwellings per annum. This increase has far-reaching implications for the Borough, and it is unlikely to be achievable in the short to medium term given current and likely future trends in house building.

There will be significant resource requirements to enable a full local plan review including a robust evidence base to be prepared that will determine the most appropriate and sustainable sites to allocate, and to identify the necessary and required supporting strategic infrastructure and employment opportunities to meet the needs of the existing and incoming population.

It remains the intention of Central Government to publish National Development Management policies that will be part of every local plan; however, these policies have not yet been published for consultation purposes.

The Council is required to deal with windfall planning applications, some of which may be within the adopted Green Belt policy designation and not planned for, development site allocations in the current Local Plan, or a Safeguarded Land site allocation.

The implications of this approach will be significant for social and community infrastructure providers who are required to comment on planning applications that have not necessarily been considered through the local plan process. The sustainability of these new development proposals may not have been assessed at the time of local plan preparation as these are unknown windfalls. Secondly there was no identified need to allocate all sites suggested during the earlier “call for sites”. Finally in some instances the site was rejected because of its lack of sustainability credentials, conflicts with adjoining uses or with existing uses on site, or other constraints to their development.

It is envisaged that planning applications on non-allocated sites (windfalls) may well be submitted for large-scale residential or employment activities, where there is limited or no knowledge, appertaining to the site, and there is a lack of information relevant to the site, available in the public domain. In such circumstances, it will be incumbent upon the applicant to undertake all necessary assessments to provide a sufficiently robust and substantive evidence base to demonstrate that the site is:

- sustainable and deliverable; and
- all potential constraints are capable of being avoided or suitably mitigated; and
- the applicant proposes appropriate S106 planning obligations to ensure the site will meet all the necessary community and social infrastructure needs generated by unplanned for, new homes, employment opportunities or other activities; and will meet affordable housing requirements set out in policy CS7 of the Core Strategy.

The results contained in this Report are used to update the housing trajectory reported in the Annual Monitoring Report². Monitoring of delivery rates on Local

² In 2011 the Government withdrew guidance on Local Plan Monitoring, Section 113 of the Localism Act 2011 proposed the removal of the requirement for local planning authorities to produce an Annual Monitoring Report for Government, while retaining the overall duty to monitor. Authorities can now choose which targets and indicators to include in the Authority Monitoring Report as long as they are in line with the relevant UK and EU legislation

Plan site allocations and monitoring of windfall permissions, allows a more accurate housing trajectory and five-year land supply trajectory, to be determined.

This Report collates all available information on dwelling completions and existing housing commitments (sites with planning permission for housing). It includes desktop surveys and interrogation of existing databases, including the Local Land and Property Gazetteer, the council tax database and GIS layers to determine the specific location of new sites granted planning permission; it assesses the status of known sites that may have been superseded, sub-divided or completed. Several on-site surveys are undertaken to confirm completion numbers and to certify completion of historic long-term development sites. From this collation of data sources, we can also determine the 5-year supply of deliverable sites (2025 – 2030).

It is important to note that by adopting the above approach to monitoring housing completions, and the continued cleansing of the small site commitments data, this has identified a backlog of sites now completed, within the small site windfalls. This backlog was included within data submitted to MHCLG in the Housing Flow Reconciliation tables in 2021/2022.

Dwelling Completions

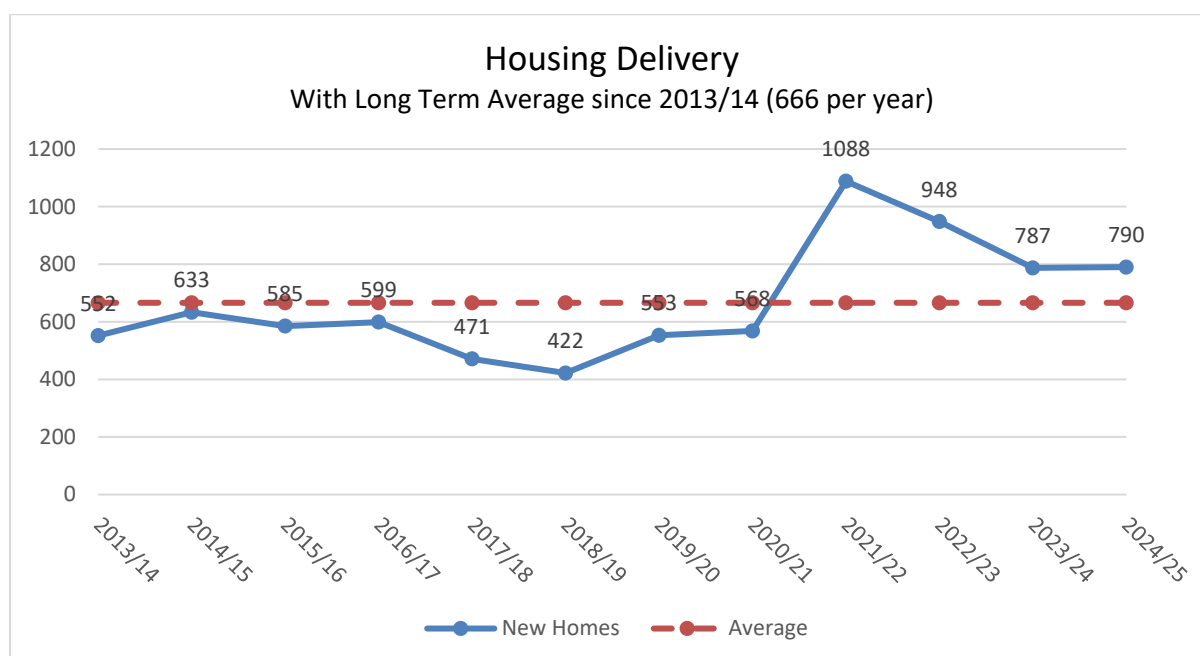
- In Rotherham in 2022/23 there were 948 completions
- In Rotherham in 2023/24 there were 787 completions.
- In Rotherham in 2024/25 there were 790 completions.

Appendix 1 provides a summary table for each settlement grouping including commitments and completions.

Appendix 2 demonstrates the trend in completions for small sites (capacity less than ten dwellings); and large site windfalls. The data provided in this report reflect corrections to earlier published data.

All site completions have been recorded to enable efficient use of the data for monitoring purposes and to better estimate future windfalls on both large (= or >10 dwellings) and small sites (<10 units). Paragraph 75 of the NPPF ³ (December 2024) notes that where an allowance is made for windfall sites as part of anticipated supply, there should be compelling evidence that they will provide a reliable source of supply. Any allowance should be realistic.

The following figure demonstrates the long-term average housing delivery since 2013, the long-term average figure is 666 new homes per annum.



Housing Land Supply in Rotherham Borough

Appendix 3 updates the gross and net densities on selected larger sites and enables the Council to estimate the likely capacity of new development for those sites allocated in the Local Plan.

Appendix 4 schedule i) includes data on build-out rates for all housing allocation sites and other non-allocated sites and commitments under construction, in the Borough. The remainder of this appendix provides details of all commitments including allocations and those sites with planning policy constraints – these are the safeguarded land sites, and those potential sites without any constraints – these are potential future windfalls.

Schedule vii) is a summary of all large sites considered in the SHLAA at the time of local plan preparation but considered unsuitable for development and not allocated. These sites will be considered again as part of any forthcoming local plan replacement.

Windfall estimates are included for the remaining two years of the five-year supply based on evidence of past rates of delivery for small and large sites an allowance of 260 dwellings per annum for all windfall sites has been made. No allowance is made before 2028 as all commitments (where planning permission has been granted and is still extant) are included for the first three years of a five-year supply. This approach avoids any double counting of committed windfalls and projected windfalls based on past completions. See the accompanying report: Five-Year Housing Land Supply Review of Deliverable Housing Sites July 2025, for all details.

Housing completions to 2024/25 accounts for 12 years of the 15-year Core Strategy period - this represents 80% of the plan period.

The introduction of new methodology as the basis for the Standard Method to determine the housing need target in Rotherham will have significant impacts on the requirements for housing delivery in the Borough. The report prepared to monitor the housing trajectory and the five-year land supply review at 1 April 2025 provides an updated analysis of the current position in Rotherham. It provides the basis from which a future review of the Rotherham Local Plan will be prepared.

The Rotherham Local Plan through its Core Strategy (section 4) has a vision to achieve sustainable development and create sustainable communities. Its broad aims are:

- a) To implement a long-term spatial strategy that steers new development to the most sustainable locations.

- b) To create and secure sustainable communities that are as self-sufficient as possible in terms of employment, retail, and local services.
- c) To reduce the borough's contribution to, and adapt to the effects, of climate change.
- d) To safeguard and enhance those elements which contribute to the distinct identity of Rotherham and to secure the highest-quality design achievable.
- e) To ensure that the necessary new infrastructure is delivered to support the Plan's spatial strategy.

These broad aims remain applicable today in determining windfall planning applications on the basis of the tilted balance paragraph 11 footnote 8 of the NPPF⁴.

Table 2: Five-year housing supply trajectory						
Status of Deliverable Sites						Total 5-Year Supply
	5-Year Supply					
	2025/26	2026/27	2027/28	2028/29	2029/30	
Large sites under construction	795	598	521	425	389	2728
Large sites with full planning permission but not started	0	63	30	0	0	93
Large sites with outline planning permission	0	30	110	145	180	465
Large sites allocated in the Sites and Policies Document 2018	0	0	93	171	675	939
Small sites with full or outline permission	135	134	134	0	0	403
All Windfalls (last two years of five-year supply only)	0	0	0	260	260	520
Overall Total Supply	930	825	888	741	1244	5148

I. SHLAA 2025 - Large Sites Completed

SiteRef	LDF Grouping	LDFRef	Alternative Ref	Address	Settlement Name	Gross Site Area	Green Or Brown	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25
RDF1500	Aston, Aughton and Swallownest		RB2014/1497	Site of Swallownest Health Centre Hepworth Drive, Swallownest	Swallownest		Brownfield	0	0	0	0	0	0	0	0	10
RDF0274	Aston, Aughton and Swallownest	LDF0418	H90	LAND TO NORTH OF ASTON BYPASS A57, EAST OF MANSFIELD ROAD, ASTON. S26 2AX	Aston	3.078	Greenfield	0	0	0	11	34	26	29	0	2
RDF1588	Aston, Aughton and Swallownest		RB2011/0630	land off Mansfield Road/Church Lane, Aston	Aston		Greenfield	0	0	0	0	0	0	0	0	6
RDF0158	Dinnington, Anston and Laughton Common	LDF0208	H82	LAND TO THE EAST OF PENNY PIECE LANE, NORTH ANSTON. S25 4FT	North Anston	1.88	Greenfield	0	0	0	13	0	2	13	0	0
RDF2112	Dinnington, Anston and Laughton Common		RB2017/1028	60a Woodsetts Road, North Anston	North Anston		Brownfield	0	0	4	0	3	0	0	0	3
RDF2188	Green Belt Villages		RB2017/0875	Firbeck Hall New Road, Firbeck	Firbeck		Greenfield	0	0	0	0	0	0	0	0	32
RDF0064	Rotherham Urban Area	LDF0070	H13	BELLOWS ROAD CENTRE, ROTHERHAM. S62 6NG/LW	Rawmarsh	1.52	Brownfield	0	0	0	17	41	0	0	0	0
RDF2116	Rotherham Urban Area		RB2017/1225	Westgate Chambers Westgate, Rotherham Town Centre	Rotherham Town Centre		Brownfield	0	0	0	0	30	31	0	0	0
RDF2254	Rotherham Urban Area	LDF0565	H22	former Henley's Garage Site, Hollowgate/ Wellgate, Rotherham Town Centre	Rotherham Town Centre		Brownfield	0	0	0	0	0	32	22	0	0
RDF2291	Rotherham Urban Area		RB2020/1855	land off Sandhill Road/Kilnhurst Road, Rawmarsh	Rawmarsh			0	0	0	0	0	0	13	7	0
RDF2297	Rotherham Urban Area		RB2021/2179	15-21 Doncaster Gate Rotherham Town Centre	Rotherham Town Centre		Brownfield	0	0	0	0	0	0	0	26	0
RDF1458	Rotherham Urban Area		RB2020/0822	former Laudsedale House Care Home Laudsedale Road, East Herringthorpe	East Herringthorpe		Brownfield	0	0	0	0	0	26	0	0	2
RDF1646	Rotherham Urban Area		RB2017/0105	land at (north) Rother View Road, Canklow	Canklow		Brownfield	0	0	0	18	38	0	0	0	2
RDF1770	Rotherham Urban Area	LDF0077	H24	former Dalton allotments & adjacent land Dalton Lane, Dalton	Rawmarsh	4.647	Greenfield	0	0	0	13	29	47	47	7	2
RDF2255	Rotherham Urban Area		RB2019/1098	Car Park Sheffield Road, Rotherham Town Centre	Rotherham Town Centre	0.85	Brownfield	0	0	0	0	0	0	72	0	0
RDF2284	Rotherham Urban Area		RB2020/0088	Millfold Works Westgate, Rotherham Town Centre	Rotherham Town Centre	0.48	Brownfield	0	0	0	0	0	0	43	0	0
RDF2086	Rotherham Urban Area		RB2021/1336	land East of Welling Way & Crane Drive, Kimberworth	Kimberworth		Brownfield	0	0	0	0	0	0	0	0	10
RDF0258	Swinton and Kilnhurst	LDF0397	H51	CRODA SITE, CARLISLE STREET, ROTHERHAM. S64 5SU	Kilnhurst	12.64	Brownfield	41	40	41	59	42	44	34	0	0
RDF0263	Swinton and Kilnhurst	LDF0404	H48	BRAMELD ROAD, SWINTON, ROTHERHAM. S64 8HJ	Swinton	1.04	Brownfield	9	7	0	0	0	0	9	0	0
RDF2293	Swinton and Kilnhurst		RB2019/1483	Lantern House Golden Smithies Lane Swinton	Swinton		Brownfield	0	0	0	0	0	0	29	0	0
RDF0010	Wath-upon-Dearne, Brampton and West Melton	LDF0292	H43	Highfield Farm, Melton High Street, Wath-upon-Dearne	Brampton Bierlow	2.499	Greenfield	0	0	0	0	19	12	35	0	0
RDF2039	Wath-upon-Dearne, Brampton and West Melton		MU01	Dearne Valley Garden Centre Station Road, Wath-upon-Dearne	Wath-upon-Dearne		Brownfield	0	0	0	0	0	0	24	25	0
RDF1364	Wickersley, Bramley and Ravenfield Common	LDF0649	H62	Land off Nethermoor Drive/ Second Lane, WICKERSLEY	Wickersley	3.99	Greenfield	0	0	0	16	35	39	18	0	0
RDF0235	Wickersley, Bramley and Ravenfield Common	LDF0360	H61	PONY PADDOCK OFF SECOND LANE, WICKERSLEY. S66 1DU	Wickersley	2.37	Greenfield	0	0	0	0	0	0	17	29	0
							Total	50	47	45	147	271	259	405	94	69

II. SHLAA 2025 - Large Sites Under Construction with Completions

SiteRef	LDF Grouping	LDFRef	Alternative Ref	Address	Settlement Name	Gross Site Area	Green Or Brown	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	After 2033/34
RDF0297	Aston, Aughton and Swallownest	LDF0447	H85	LAND TO EAST OF PARK HILL FARM, WEST OF ROTHERHAM ROAD, SWALLOWNEST. S26 4UR	Swallownest	6.04	Greenfield	0	0	0	0	0	0	26	49	21	3	0	0	0	0	0	0	0	0
RDF0319	Catcliffe, Orgreave, Treeton and Waverley	LDF0489	H57	LAND TO THE SOUTH OF WOOD LANE, TREETON. S60 5QN	Treeton	3.14	Greenfield	0	0	0	0	1	18	35	35	1	4	0	0	0	0	0	0	0	0
RDF0329	Catcliffe, Orgreave, Treeton and Waverley	LDF0501	H100	LAND TO THE REAR OF BLUEMANS WAY, CATCLIFFE. S60 5UR	Catcliffe	2.69	Greenfield	0	0	0	0	0	0	6	67	0	3	0	0	0	0	0	0	0	0
RDF0330	Catcliffe, Orgreave, Treeton and Waverley	LDF0505	H53	LAND WEST OF SHEFFIELD LANE, CATCLIFFE. S60 5TD	Catcliffe	2.17	Greenfield	0	0	0	15	40	29	0	0	0	1	0	0	0	0	0	0	0	0
RDF0350	Catcliffe, Orgreave, Treeton and Waverley	LDF0535	SPA1	WAVERLEY MIXED USE (H54) COMMUNITY, LAND OFF HIGH FIELD SPRING, CATCLIFFE. S13 9XT	Catcliffe	113.47	Brownfield	96	167	89	206	137	204	213	118	127	180	180	180	180	180	180	180	115	0
RDF2295	Catcliffe, Orgreave, Treeton and Waverley		RB2020/0414	former Treeton Youth Enterprise Centre Church Lane Treeton	Treeton		Brownfield	0	0	0	0	0	0	0	0	0	14	0	0	0	0	0	0	0	0
RDF0168	Dinnington, Anston and Laughton Common	LDF0219	H81	LAND OFF WENTWORTH WAY, DINNINGTON. S25 2SY	Dinnington	8.69	Greenfield	0	0	0	0	0	0	48	45	46	78	26	0	0	0	0	0	0	0
RDF0327	Dinnington, Anston and Laughton Common	LDF0498	H76	LAND OFF OLDCOATES ROAD, DINNINGTON. S25 2NN	Dinnington	11.11	Greenfield	0	0	0	0	0	0	39	31	34	70	70	41	0	0	0	0	0	0
RDF0013	Dinnington, Anston and Laughton Common	LDF0222	H80	Silverdales, Dinnington, S25 2SQ	Dinnington	1.6	Greenfield	0	0	0	0	0	0	0	0	0	0	0	0	0	0	45	0	0	0
RDF0169	Dinnington, Anston and Laughton Common	LDF0221	H80	LAND OFF SILVERDALES, DINNINGTON. S25 2SQ	Dinnington	4.74	Greenfield	0	0	0	0	0	0	0	0	76	35	35	5	0	0	0	0	0	0
RDF0310	Kiveton Park and Wales	LDF0475	H91	CHAPEL WAY, OFF CHAPEL WAY, KIVETON PARK. S26 6QB	Kiveton Park	9.579	Greenfield	0	0	0	0	0	0	0	20	66	35	35	35	6	0	0	0	0	0
RDF1964	Kiveton Park and Wales		RB2015/1321	Kiveton Park Industrial Estate Manor Road, Kiveton Park	Kiveton Park		Brownfield	0	0	0	0	0	0	0	0	1	15	0	0	0	0	0	0	0	0
RDF0193	Maltby and Hellaby	LDF0271	H69	LAND TO THE SOUTH OF STAINTON LANE, MALTBY. S66 7HG	Maltby	16.17	Greenfield	0	0	0	0	0	0	0	2	18	35	35	70	70	70	70	30	0	0
RDF0268	Maltby and Hellaby	LDF0409	H68	TARMAC SITE OFF BLYTH ROAD, MALTBY. S66 8HX	Maltby	0.95	Brownfield	0	0	0	0	3	0	0	0	0	3	8	0	0	0	0	0	0	0
RDF0349	Non-Green Belt Villages	LDF0533	H95	LAND OFF WHINNEY HILL, FIRVALE, HARTHILL. S26 7XQ	Harthill	1.6	Greenfield	0	0	0	0	0	0	0	22	21	2	0	0	0	0	0	0	0	0
RDF0007	Rotherham Urban Area		H31 & 32	Land at Oldgate Lane, Thrybergh, S65 4JP	Thrybergh	2.2	Brownfield	0	0	0	0	0	0	124	72	41	0	0	0	0	0	0	0	0	0
	Rotherham Urban Area		RB2022/1017	land at Greenfield Road	East Herringthorpe		Brownfield	0	0	0	0	0	0	0	4	5	1	0	0	0	0	0	0	0	0
RDF0612	Rotherham Urban Area	LDF0835	H96	Swinden Technology Centre, Beaconsfield Road/Moorgate Road, Moorgate	Moorgate	6.7	Brownfield	0	0	0	0	0	0	19	23	31	35	35	35	19	0	0	0	0	0
RDF0716	Rotherham Urban Area		RB2005/0168	land off Fenton Road, Kimberworth Park, S61 1TG	Kimberworth Park	2.581	Brownfield	0	0	0	0	0	13	0	0	6	19	19	0	0	0	0	0	0	0
RDF1940	Rotherham Urban Area		RB2014/0923	Bradgate House Wortley Road, Kimberworth	Kimberworth		Brownfield	0	0	0	0	0	0	0	1	0	10	0	0	0	0	0	0	0	0
	Rotherham Urban Area		RB2024/0156	Land off Warden Street/Castle Ave/ Rother View Road	Canklow		Brownfield	0	0	0	0	0	0	0	0	0	13	0	0	0	0	0	0	0	0
RDF0051	Rotherham Urban Area	LDF0045	H19	LAND OFF STUBBIN ROAD, UPPER HAUGH, ROTHERHAM. S62 7RX	Rawmarsh	0.89	Greenfield	0	0	0	0	0	0	0	0	0	21	0	0	0	0	0	0	0	0
RDF0407	Rotherham Urban Area	LDF0691	H15	LAND NORTH OF KILNHURST RD, RAWMARSH S62 5LQ	Rawmarsh	4.63	Greenfield	0	0	0	0	0	0	0	0	0	35	35	35	30	0	0	0	0	0
RDF2292	Rotherham Urban Area		RB2021/1355	former Howarth House Brinsworth Lane, Brinsworth	Brinsworth			0	0	0	0	0	0	0	0	3	11	0	0	0	0	0	0	0	0
RDF0246	Swinton and Kilnhurst	LDF0376	H49 & H50	CIVIC HALL SITE, OFF STATION STREET, SWINTON. S64 8PZ	Swinton	1.57	Brownfield	0	0	0	0	0	0	0	4	10	35	0	0	0	0	0	0	0	0
RDF1677	Swinton and Kilnhurst	LDF0827	H49 & H50	Charnwood House, Charnwood Street, Swinton	Swinton	0.62	Brownfield	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
RDF0188	Wath-upon-Dearne, Brampton and West Melton	LDF0263	H98	LAND BETWEEN PONTEFRACT ROAD AND BARNSELY ROAD, WEST MELTON. S63 6DU	West Melton	11.73	Greenfield	0	0	0	0	0	0	0	0	0	35	70	70	70	66	0	0	0	0
	Wath-upon-Dearne, Brampton and West Melton		RB2023/0125	Land off Oak Road	Wath Upon Dearne			0	0	0	0	0	0	0	0	11	18	0	0	0	0	0	0	0	0
RDF0089	Wickersley, Bramley and Ravenfield Common	LDF0110	H33	EAST OF BRECKS LANE, R/O BELCOURT ROAD, BRECKS, ROTHERHAM. S65 3JF	Wickersley	2.97	Greenfield	0	0	0	0	0	0	0	7	51	12	0	0	0	0	0	0	0	0
RDF1376	Wickersley, Bramley and Ravenfield Common	LDF0774	H65	LAND EAST OF MOOR LANE SOUTH, Bramley	Bramley	14.492	Greenfield	0	0	0	0	0	0	0	24	23	50	50	50	50	73	0	0	0	0
RDF0333	Thorpe Hesley	LDF0512	H37	LAND AT THORPE COMMON, LODGE LANE, ROTHERHAM. S61 2TA	Thorpe Hesley	2.18	Greenfield	0	0	0	0	0	0	23	7	15	7	0	0	0	0	0	0	0	0
RDF0334	Thorpe Hesley	LDF0513	H38	LAND AT ELDERTREE LODGE, UPPER WORTLEY ROAD, ROTHERHAM. S61 2TQ	Thorpe Hesley	0.88	Greenfield	0	0	0	0	0	0	0	12	10	2	0	0	0	0	0	0	0	0
RDF0335	Thorpe Hesley	LDF0515	H39	LAND TO THE NORTH OF UPPER WORTLEY ROAD, ROTHERHAM. S61 2PL	Thorpe Hesley	6.55	Greenfield	0	0	0	0	4	32	27	48	20	13	0	0	0	0	0	0	0	0
							Total	96	167	89	221	185	296	560	591	637	795	598	521	425	389	295	210	115	0

III. 2025 SHLAA - Large Sites with Full Planning Permission

SiteRef	LDF Grouping	LDFRef	Alternative Ref	Address	Settlement Name	Gross Site Area	Green Or Brown	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	After 2033/34
RDF1678	Maltby and Hellaby	LDF0828	H66	Park Hill Lodge, Larch Road, Maltby. S66 8AZ	Maltby	0.8	Brownfield	0	0	0	0	0	0	0	0	0	0	16	10	0	0	0	0	0	0
	Maltby and Hellaby		RB2024/0033	former Addison Day Centre site Addison Road	Maltby		Brownfield	0	0	0	0	0	0	0	0	0	0	15	12	0	0	0	0	0	0
RDF0061	Rotherham Urban Area	LDF0065	H20	LAND OFF YORK ROAD, ST. ANN'S, ROTHERHAM. S65 1PN	St Ann's	0.47	Brownfield	0	0	0	0	0	0	0	0	0	0	12	0	0	0	0	0	0	0
RDF2294	Rotherham Urban Area		RB2019/1997	Former International Centre Simmonite Road Kimberworth Park	Kimberworth Park		Brownfield	0	0	0	0	0	0	0	0	0	0	0	0	0	0	22	0	0	0
	Rotherham Urban Area		RB2024/0005	former Netherfield Court, Eldon Road	Eastwood		Mixed	0	0	0	0	0	0	0	0	0	0	8	8	0	0	0	0	0	0
	Dinnington, Anston and Laughton Common		RB2023/1491	Ethersoft House Worksop Road, South Anston	Worksop Road		Brownfield	0	0	0	0	0	0	0	0	0	0	12	0	0	0	0	0	0	0
							Total	0	0	0	0	0	0	0	0	0	0	63	30	0	0	22	0	0	0

IV. 2025 SHLAA - Large Sites with Outline Planning Permission

SiteRef	LDF Grouping	LDFRef	AlternativeRef	Address	Settlement Name	Gross Site Area	Green Or Brown	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	After 2033/34
RDF0204	Maltby and Hellaby	LDF0296	H70	RECREATION GROUNDS AND ALLOTMENTS TO THE EAST OF HIGHFIELD PARK, MALTBY. S66 7DU	Maltby	13.336	Greenfield	0	0	0	0	0	0	0	0	0	0	30	35	35	35	35	15	0	0
RDF0172	Rotherham Urban Area	LDF0233	H34	OFF LATHE ROAD/ WORRY GOOSE LANE, WHISTON, ROTHERHAM. S60 4LP	Whiston	20.02	Greenfield	0	0	0	0	0	0	0	0	0	0	0	35	70	70	70	70	70	65
	Rotherham Urban Area		RB2023/1324	Former Bus Depot Midland Road, Masbrough	Masbrough		Brownfield	0	0	0	0	0	0	0	0	0	0	0	40	40	40	0	0	0	0
RDF0174	Wickersley, Bramley and Ravenfield Common	LDF0237	H35	OFF SHROGSWOOD ROAD, WICKERSLEY, ROTHERHAM. S60 4 BZ	Wickersley	8.85	Greenfield	0	0	0	0	0	0	0	0	0	0	0	0	0	35	35	70	70	7
							Total	0	0	0	0	0	0	0	0	0	0	30	110	145	180	140	155	140	72

V. 2025 SHLAA - Large Sites Allocated

SiteRef	LDF Grouping	LDF Ref	Alternative Ref	Address	Settlement Name	Gross Site Area	Green Or Brown	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	After 2033/34
RDF1365	Aston, Aughton and Swallownest	LDF0759	MU22	ASTON COMMON - SOUTH OF MANSFIELD ROAD, North of A57	Aston	4.8	Greenfield	0	0	0	0	0	0	0	0	0	0	0	40	40	40	35	0	0	0
RDF0285	Aston, Aughton and Swallownest	LDF0429	H86	LAND AT JUNCTION OF MAIN STREET AND ROTHERHAM ROAD SWALLOWNEST. S26 4UR	Swallownest	0.46	Greenfield	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	15	0	0
RDF0298	Aston, Aughton and Swallownest	LDF0448	H88	ASTON COMMON EAST OF WETHERBY DRIVE, NORTH OF BROOKHOUSE ROAD, SWALLOWNEST. S26 4NZ	Swallownest	6.437	Greenfield	0	0	0	0	0	0	0	0	0	0	0	0	35	35	35	35	35	35
RDF0275	Aston, Aughton and Swallownest	LDF0419	H87	LAND TO EAST OF LODGE LANE, (UGS), ASTON. S26 2DJ	Aston	0.59	Greenfield	0	0	0	0	0	0	0	0	0	0	0	0	19	0	0	0	0	0
RDF0157	Dinnington, Anston and Laughton Common	LDF0207	H79	ALLOTMENT LAND OFF EAST STREET, DINNINGTON. S25 2NR	Dinnington	0.47	Greenfield	0	0	0	0	0	0	0	0	0	0	0	0	0	0	15	0	0	0
RDF1280	Dinnington, Anston and Laughton Common	LDF0242	H78	LAND OFF ATHORPE ROAD, DINNINGTON	Dinnington	1.42	Greenfield	0	0	0	0	0	0	0	0	0	0	0	0	0	0	28	0	0	0
RDF0175	Dinnington, Anston and Laughton Common	LDF0238	H75	TIMBER YARD OFF OUTGANG LANE, DINNINGTON. S25 3QX	Dinnington	7.95	Brownfield	0	0	0	0	0	0	0	0	0	0	0	0	35	35	35	35	131	131
RDF0014	Kiveton Park and Wales	LDF0469	H93	Keeton Hall Road, Kiveton Park, S26 6NF	Kiveton Park	3.163	Greenfield	0	0	0	0	0	0	0	0	0	0	0	0	35	35	30	0	0	0
RDF1848	Maltby and Hellaby	LDF0328	H99	Land off Rotherham Road, Maltby	Maltby	1.03	Brownfield	0	0	0	0	0	0	0	0	0	0	0	0	35	35	14	0	0	0
RDF1017	Rotherham Urban Area	LDF0563	H23	Moorgate House Moorgate Road, Moorgate, S60 2AD	Moorgate	0.42	Brownfield	0	0	0	0	0	0	0	0	0	0	0	0	26	0	0	0	0	0
RDF0118	Rotherham Urban Area	LDF0152	H09	LAND ADJOINING FERHAM RD AND BELMONT STREET, HOLMES, ROTHERHAM. S61 1AP	Masbrough	0.347	Brownfield	0	0	0	0	0	0	0	0	0	0	0	0	10	0	0	0	0	0
RDF0106	Rotherham Urban Area	LDF0130	H28	OFF FAR LANE, EAST DENE, ROTHERHAM. S65 2HW	East Dene	0.41	Greenfield	0	0	0	0	0	0	0	0	0	0	0	0	0	13	0	0	0	0
RDF0083	Rotherham Urban Area	LDF0089	H30	HERRINGTHORPE LEISURE CENTRE, MIDDLE LANE SOUTH, ROTHERHAM. S65 2HR	Herringthorpe	3.04	Brownfield	0	0	0	0	0	0	0	0	0	0	0	0	35	35	27	0	0	0
RDF0082	Rotherham Urban Area	LDF0088	H29	BOSWELL STREET AND ARUNDEL ROAD, HERRINGTHORPE, ROTHERHAM. S65 2 ED	Herringthorpe	1.895	Brownfield	0	0	0	0	0	0	0	0	0	0	0	30	31	0	0	0	0	0
RDF0131	Rotherham Urban Area	LDF0170	H06	LAND BETWEEN GRAYSON RD AND CHURCH STREET, GREASBROUGH, ROTHERHAM. S61	Greasbrough	0.78	Greenfield	0	0	0	0	0	0	0	0	0	0	0	18	0	0	0	0	0	0
RDF0139	Rotherham Urban Area	LDF0181	H07	LAND BEHIND BRADGATE CLUB, BRADGATE LA, BRADGATE, ROTHERHAM. S61 1QJ	Kimberworth	0.37	Brownfield	0	0	0	0	0	0	0	0	0	0	0	0	0	15	0	0	0	0
RDF0067	Rotherham Urban Area	LDF0074	H11	LAND TO REAR OF PROPERTIES ON OCCUPATION ROAD, ROTHERHAM. S62 6HA/JJ/LQ/LS/LR	Parkgate	1.5	Greenfield	0	0	0	0	0	0	0	0	0	0	0	0	24	24	0	0	0	0
RDF0145	Rotherham Urban Area	LDF0192	H26	LAND TO NORTH OF ST GERARD'S CATHOLIC PRIMARY SCHOOL, WEST OF DONCASTER ROAD, DALTON, ROTHERHAM. S65 4BE	Dalton	16.73	Greenfield	0	0	0	0	0	0	0	0	0	0	0	0	0	0	70	70	211	211
RDF0057	Rotherham Urban Area	LDF0060	H14	LAND OFF HIGH STREET, RAWMARSH, ROTHERHAM. S62 7AR/6LN/5NU	Rawmarsh	0.51	Greenfield	0	0	0	0	0	0	0	0	0	0	0	0	16	0	0	0	0	0
RDF0846	Rotherham Urban Area	LDF0575	H21	Land at Westgate, Rotherham Town Centre, S60 1AQ	Rotherham Town Centre	2.7	Brownfield	0	0	0	0	0	0	0	0	0	0	0	0	35	35	8	0	65	65
RDF1681	Rotherham Urban Area	LDF0156	H04	Bradgate Quarry Site Fenton Road, Kimberworth Park	Kimberworth Park	2.959	Brownfield	0	0	0	0	0	0	0	0	0	0	0	0	35	35	20	0	0	0
RDF1676	Rotherham Urban Area	LDF0826	H27	Fosters Garden Centre, Doncaster Road, Thrybergh, S65 4BE	Thrybergh	1.25	Brownfield	0	0	0	0	0	0	0	0	0	0	0	0	32	0	0	0	0	0
RDF1675	Rotherham Urban Area	LDF0822	H05	Former Cricket Ground off Munsbrough Lane, Greasbrough, S61 4NT	Greasbrough	1.78	Greenfield	0	0	0	0	0	0	0	0	0	0	0	0	0	35	57	0	0	0
RDF1671	Rotherham Urban Area	LDF0134	H25	LAND TO NORTH WEST OF DONCASTER ROAD DALTON	Dalton	3.12	Brownfield	0	0	0	0	0	0	0	0	0	0	0	0	0	38	0	0	0	0
RDF1614	Rotherham Urban Area	LDF0027	H08	Former Thornhill Primary School, Tenter St, Rotherham	Thornhill	0.53	Brownfield	0	0	0	0	0	0	0	0	0	0	0	13	0	0	0	0	0	0
RDF0052	Rotherham Urban Area	LDF0046	H18	LAND OFF SYMONDS AVENUE, UPPER HAUGH, ROTHERHAM. S62 7RX	Rawmarsh	0.55	Greenfield	0	0	0	0	0	0	0	0	0	0	0	0	13	0	0	0	0	0
RDF0024	Rotherham Urban Area	LDF0158	H03	Munsbrough Lane, Rotherham, S61 4QZ	Greasbrough	3.457	Greenfield	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
RDF1616	Rotherham Urban Area	LDF0761	H16	Land to east of Harding Avenue (formerly part of LDF0049), Upper Haugh, S62 7FB	Rawmarsh	10.49	Greenfield	0	0	0	0	0	0	0	0	0	0	0	0	35	70	70	70	46	46
RDF0262	Swinton and Kilnhurst	LDF0403	H52	OFF LAWRENCE DRIVE, PICCADILLY, KILNHURST, ROTHERHAM. S64 8QZ	Kilnhurst	1	Greenfield	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
RDF0001	Thurcroft	LDF0434	H71	Ivanhoe Road, Thurcroft, S66 9LY	Thurcroft	1.189	Greenfield	0	0	0	0	0	0	0	0	0	0	0	0	33	0	0	0	0	0
RDF0191	Wath-upon-Dearne, Brampton and West Melton	LDF0268	H44	OFF ORCHARD PLACE, WEST MELTON, ROTHERHAM. S63 6QF	West Melton	0.6	Greenfield	0	0	0	0	0	0	0	0	0	0	0	0	0	0	14	0	0	0
RDF1976	Wath-upon-Dearne, Brampton and West Melton	LDF0849	H97	land off Far Field Lane, Wath-Upon-Dearne	Wath-Upon-Dearne	9.55	Greenfield	0	0	0	0	0	0	0	0	0	0	35	70	70	70	24	0	0	0
RDF1361	Wath-upon-Dearne, Brampton and West Melton	LDF0335	H46	Valley Drive, Wath, S63 6SL (UDP - SWB5)	Wath-upon-Dearne	6.1	Greenfield	0	0	0	0	0	0	0	0	0	0	18	0	0	0	0	0	0	0
RDF1578	Wath-upon-Dearne, Brampton and West Melton	LDF0258	H40	land at former Cortonwood Colliery Knollbeck Lane, Brampton Bierlow	Brampton Bierlow	8.12	Greenfield	0	0	0	0	0	0	0	0	0	0	0	0	0	0	35	35	52	52
RDF0254	Wickersley, Bramley and Ravenfield Common	LDF0391	H64	LAND OFF ALLOTT CLOSE, ROTHERHAM. S65 4PT/NY	Ravenfield	0.91	Greenfield	0	0	0	0	0	0	0	0	0	0	0	0	11	11	0	0	0	0
RDF0019	Wickersley, Bramley and Ravenfield Common	LDF0359	H58	Dale Road, Wickersley, S66 2DA	Wickersley	1.857	Brownfield	0	0	0	0	0	0	0	0	0	0	0	0	0	0	35	10	0	0
RDF1872	Bassingthorpe	LDFBAS	H01 H02	Bassingthorpe Farm Land, between Munsbrough Lane, Bassingthorpe Lane and Quarry Lane	Bassingthorpe		Greenfield	0	0	0	0	0	0	0	0	0	0	0	0	70	140	140	140	1420	1420
							Total	0	0	0	0	0	0	0	0	0	0	0	93	171	675	739	629	395	1960

VI. 2025 SHLAA - Large Suitable Sites without Planning Policy constraints

Site Ref	LDF Ref	Alternative Ref	Address	Settlement Name	Green or Brown	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	After 2033/34
RDF0004		RB2012/1548	Princess Street, Laughton Common, S25 3QN	Laughton Common	Brownfield	0	0	0	0	0	35	0	0	0
RDF0202	LDF0293		Land To The Rear Of Properties On Millindale, Maltby. S66 7LE	Maltby	Greenfield	0	0	0	0	0	11	0	0	0
RDF0956		RB2007/0124	land at Challenger Tyre & Exhaust Wellgate, Rotherham Town Centre	Rotherham Town Centre	Brownfield	0	0	0	0	0	0	0	0	0
RDF0971		RB2007/2036	land rear of 102 & 104 School Road, Wales, S26 5QJ	Wales	Brownfield	0	0	0	0	0	12	0	0	0
RDF1139		RB2011/1166	11 High Street, Swallownest, S26 4TT	Swallownest	Brownfield	0	0	0	0	0	35	0	0	0
RDF1162		RB2008/0600	land and buildings at Manor Farm Church Street, Greasbrough, S61 4DX	Greasbrough	Greenfield	0	0	0	0	0	14	0	0	0
RDF1290		RB2011/0096	land at Hollowgate Avenue, Wath- upon- Dearne	Wath-upon-Dearne	Brownfield	0	0	0	0	0	11	0	0	0
RDF1444		RB2010/1588	2A New Station Road, Swinton	Swinton	Brownfield	0	0	0	0	0	36	36	0	0
RDF1709		RB2013/0606	land off Monksbridge Road, Dinnington	Dinnington	Brownfield	0	0	0	0	0	25	28	0	0
RDF1717		RB2013/0741	Station Works Station Street, Swinton	Swinton	Brownfield	0	0	0	0	0	30	0	0	0
RDF1825		RB2014/0495	land at DSR Demolition Ltd Psaltern Lane, Holmes	Masbrough	Brownfield	0	0	0	0	0	27	0	0	0
RDF1947		RB2014/1453	Howard Building Howard Street, Rotherham Town Centre	Rotherham Town Centre	Brownfield	0	0	0	0	0	10	0	0	0
RDF1877		RB2014/1499	Howard Building Howard Street, Rotherham Town Centre	Rotherham Town Centre	Brownfield	0	0	0	0	0	31	0	0	0
					Total	0	0	0	0	0	277	64	0	0

VII. 2025 SHLAA - Large Suitable Sites with Planning Policy Constraints

SiteRef	LDFRef	Alternative Ref	Address	Settlement Name	Green Or Brown	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	After 2033/34
RDF0021	LDF0413		The Warren, Aston	Aston	Greenfield	0	0	0	0	0	16	0	0	0
RDF0036	LDF0020	SL02	Off West Bawtry Road, Whiston, Rotherham.	Whiston	Greenfield	0	0	0	0	0	35	70	70	44
RDF0105	LDF0129	SL03	Former Cricket Ground Off Brecks Lane, Brecks, Rotherham.	Herringthorpe	Greenfield	0	0	0	0	0	35	50	51	0
RDF0192	LDF0270	SL07	Land To the East of Westfield Road, Brampton.	Brampton Bierlow	Greenfield	0	0	0	0	0	35	70	70	43
RDF0200	LDF0288	SL06	Land To the North of Elsecar Road, Brampton.	Brampton Bierlow	Greenfield	0	0	0	0	0	34	0	0	0
RDF0206	LDF0298	SL05	Land Off Farfield Lane, Wath, Rotherham.	Wath-Upon-Dearne	Greenfield	0	0	0	0	0	35	70	70	273
RDF0224	LDF0329		Playing Fields to The North of Maltby Redwood Junior & Infant School, Redwood Drive, Rotherham.	Maltby	Greenfield	0	0	0	0	0	0	0	0	0
RDF0229	LDF0339		West Street/ Whitworth Way, Wath, Rotherham.	Wath-Upon-Dearne	Brownfield	0	0	0	0	0	28	0	0	0
RDF0243	LDF0371	SL09	Land Off St Alban's Way, Wickersley.	Wickersley	Greenfield	0	0	0	0	0	35	70	48	0
RDF0245	LDF0375	SL10	Wrexham House, Braithwell Road, Rotherham.	Ravenfield	Greenfield	0	0	0	0	0	26	0	0	0
RDF0304	LDF0458	SL10	Land Adjacent Wrexham House, Braithwell Road, Ravenfield.	Ravenfield	Greenfield	0	0	0	0	0	35	25	0	0
RDF0311	LDF0476	SL14	Land South of Lambrell Ave, Kiveton Park.	Kiveton Park	Greenfield	0	0	0	0	0	35	70	70	13
RDF0389	LDF0664	SL01	Land To North of Grange Rd, Rawmarsh	Rawmarsh	Greenfield	0	0	0	0	0	35	70	70	170
RDF0430	LDF0717	SL12	Land Off Lodge Lane, Dinnington	Dinnington	Greenfield	0	0	0	0	0	35	35	35	0
RDF1372	LDF0772	SL15	Land To North of Aston Bypass A57, East of Church Lane	Aston	Greenfield	0	0	0	0	0	35	70	70	36
RDF1375	LDF0480	SL14	Stockwell Lane, Off Stockwell Ave, Wales	Wales	Greenfield	0	0	0	0	0	35	70	49	0
RDF1673	LDF0798	SL08	Land East of Moor Lane South (2) - Formerly Part of LDF0452, North Of Lidget Lane, Rotherham	Bramley	Greenfield	0	0	0	0	0	35	70	70	262
RDF1674	LDF0800	SL11	Land To East of Cumwell Lane and South Of Bateman Road, Hellaby	Hellaby	Greenfield	0	0	0	0	0	35	70	70	258
RDF1924	LDF0514	SL04	Land To the South Of Upper Wortley Road, Thorpe Helsey, Rotherham	Thorpe Hesley	Greenfield	0	0	0	0	0	35	11	0	0
RDF1925	LDF0799	SL13	Land Off Oldcoates Road (East), DINNINGTON	Dinnington	Greenfield	0	0	0	0	0	70	70	70	549
RDF1954	LDF0209	H83	Land At Ryton Road, South Anston	South Anston	Brownfield	0	0	0	0	0	30	0	0	0
					Total	0	0	0	0	0	694	891	813	1648