

Rotherham Strategic Housing Land Availability Assessment

**Assessment of Potential Housing Land
Supply in Rotherham**

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1. Introduction

- 1.1 This update of the Rotherham element of the Sheffield and Rotherham Strategic Housing Land Availability Assessment (SHLAA) refreshes earlier versions of the SHLAA. Previous versions of the SHLAA have been published as two separate reports (one for each district). The first **Sheffield** part of the study was published as an 'Interim Report' in July 2008 and the first **Rotherham** element in May 2009. Sheffield's latest refresh was published in November 2015. This document replaces Rotherham's last interim refresh, published in April 2016.

Purpose of the SHLAA

- 1.2 A SHLAA is a process that identifies land with *potential* for future housing development. All local planning authorities are expected to undertake a SHLAA in order to identify an adequate supply of land for housing. This is an important function of the planning system and an evidence-based policy approach is a key principle of the National Planning Policy Framework (NPPF¹).
- 1.3 The SHLAA provides essential evidence to support the Sheffield Local Plan and Rotherham Local Plan. Local Plans are required to identify broad locations and specific sites for new housing that will enable continuous delivery of housing over a period of at least 15 years from the date that the Local Plan is adopted.
- 1.4 **It is important to emphasise the status of the SHLAA. It does not allocate land for housing development and does not make policy decisions on which sites should be developed.** The role of a SHLAA is to identify a pool of *potential* housing sites against which other policy considerations have to be balanced. In Rotherham it has been used to support decision-making in the preparation of the Sites and Policies Local Plan. However it does not pre-judge the strategic approach that the Sheffield Local Plan will eventually take. In Sheffield's case, the City Council considers that account needs to be taken of the adopted Sheffield Local Plan (formerly the Sheffield Development Framework (SDF) Core Strategy² and the emerging Sheffield Local Plan, although this is not a view shared by the Home Builders Federation (see paragraph 2.13 below).
- 1.5 The SHLAA has a role within the wider evidence base and should be used in conjunction and alongside other evidence, for example, employment land reviews, strategic flood risk assessments and sequential tests, strategic housing market assessments, area specific regeneration objectives and spatial priorities set out in the Local Plans. At the planning application stage, any evidence from the SHLAA should be considered alongside all these other factors and information gathered during pre-application discussions.

¹ National Planning Policy Framework, Department of Communities and Local Government, March 2012.

² Adopted March 2009

- 1.6 The results from the SHLAA update will be used to revise the housing trajectory³ which is reported in each authority's Local Plan Annual Monitoring Report⁴. The consideration of delivery rates on sites identified in the SHLAA and likely levels of windfalls allows a more accurate housing trajectory for the period up to 2032/33. However, **it should be emphasised that not all the sites identified in the SHLAA as being 'developable' for housing either are or will be, allocated for housing in Local Plans. Some will be needed for other types of development and others will be safeguarded as open space, countryside or Green Belt.**

Background

- 1.7 NPPF⁵ promotes collaborative working and indicates that where two or more local planning authorities form a housing market area, they should work together, either by preparing joint Strategic Housing Market Assessments and Strategic Land Availability Assessments or by ensuring consistency of methodology.
- 1.8 For practical reasons it was agreed by the Working Group that oversaw the first SHLAA that it was reasonable for the study to focus solely on the two districts⁶ of Rotherham and Sheffield.
- 1.9 In the first joint SHLAA, the original intention was to bring data for the two local authorities together in a single report for the Sheffield and Rotherham Strategic Housing Market Area. However, resource constraints meant that this was not possible and so data has only ever been published for the individual districts. Subsequent versions of the Sheffield and Rotherham SHLAAs have been produced as two separate documents but following the same methodology.

Scope of the Update

- 1.10 This update to the Rotherham SHLAA revises the assessments of housing land supply made in the last assessment, responds to representations received during consultation on the Publication Sites and Policies Document September – November 2015, and updates the position with respect to individual sites arising from information received in the oral Hearing Sessions. An update is needed to:

³ The housing trajectory compares annual housing delivery to the annual housing targets. It shows how many new homes have been built since the plan base date (2008) and estimates future annual rates of housing delivery up to 2028.

⁴ 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

⁵ National Planning Policy Framework, Department of Communities and Local Government, March 2012, paragraph 159 & 179

⁶ Reference paragraphs 2.12 to 2.14 Sheffield and Rotherham SHLAA Interim Reports, July 2008 / May 2009,

(a) update information on dwelling completions and existing housing commitments (sites with planning permission for housing). This included desktop surveys and interrogation of existing databases and GIS layers to ascertain where new sites have been granted planning permission, and to assess the current status of previous sites that may have been superseded, sub-divided or completed. A number of actual site surveys were also carried out to confirm completion numbers and to certify completion of historic long term development sites. Consultation with relevant planning policy and housing officers was also carried out to ascertain the deliverability and developability of large sites.

(b) Determine the 5-year supply of deliverable sites (2017/18 – 2021/22).

1.11 In determining the areas of search for housing land in each of the districts, account was taken of the stages reached by the two Local Plans.

Sheffield

1.12 The Sheffield Local Plan (formally Sheffield Development Framework) Core Strategy was adopted in March 2009 and this sets out future housing requirements to 2026. The first SHLAA report (July 2008) formed the main evidence on housing land supply for the SDF Core Strategy Public Examination (including the public hearings held in September 2008). The Core Strategy Inspection report (February 2009) concluded that there was enough land to meet the housing requirement without the need for strategic or local review of the Green Belt. The report concluded that the supply was tight, and therefore recommended reallocation of surplus employment land for housing.

1.13 Work has now commenced on a new Local Plan for Sheffield (this has been called the ***Sheffield Plan***). The new Plan will look to 2033/34 and aims to identify additional land for new housing, including options for the release of land currently designated as Green Belt. Consultation on City Wide Issues and Options took place in autumn 2015, and further consultation on the Local Plan will be undertaken in 2018. .

Rotherham

1.14 Rotherham Local Plan Core Strategy was adopted in September 2014, and sets a requirement of 850 net additions per annum plus the backlog of completions against this target since 2008/09 of 1,621, giving a total requirement of 14,371. Rotherham Sites and Policies Document published in September 2015, sets out the site allocations and policies to ensure the Core Strategy requirements are met. Oral Hearing Sessions into the Sites and Policies Document have now been completed, and adoption of the Local Plan is anticipated mid-2018.

1.15 The SHLAA is published in two parts. Both Assessments use the same overall methodology and provides the final updated assessment of housing land supply for both Sheffield (part 1) and Rotherham (part 2). The report is structured as follows:

- **Chapter 2** describes the **methodology** that was used in the assessment and indicates how it complies with, or diverges from, national practice guidance;
 - **Chapter 3** reports on dwellings **completions** since the Local Plan Core Strategy base date (1 April 2008);
 - **Chapter 4** summarises the **potential housing land supply** in Rotherham; including the potential for windfalls in Rotherham.
 - **Chapter 5** sets out the **plans for keeping the SHLAA up-to-date**;
 - **Chapter 6** sets out the assessment of the **5-year supply of deliverable sites**.
- 1.16 **Part 1** of the Assessment is accompanied by the Sheffield Site Schedule. This is presented via an online map, available on the Council website, which includes all sites that were considered as part of the assessment for Sheffield, as well as information on likely timescales for delivery on sites that are considered to have housing potential.
- 1.17 **Part 2** provides the **assessment of supply for Rotherham**. This includes site location maps for all the sites that were considered as part of the assessment for Rotherham, as well as information on likely timescales for delivery on sites that are considered to have housing potential.

Role of the Working Group

- 1.18 National practice guidance on the preparation of a SHLAA advocates a 'partnership approach' when undertaking a SHLAA.
- 1.19 The initial SHLAA was overseen by a Working Group comprising representatives from a number of key organisations who are involved in housing delivery or provision of associated infrastructure. The main role of the Working Group was to:
- Develop an agreed methodology that is consistent with national practice guidance;
 - Provide feedback on the provisional local authority assessments relating to the deliverability and developability of potential housing sites; and to
 - Provide commentary on any subsequent additional sites that are included in subsequent (to the initial) SHLAA.
- 1.20 Since 2012, there have been changes to the membership of the SHLAA Working Group. The group was expanded to include a representative from each local authority's Housing Service; however the Environment Agency

decided they no longer needed to attend the Working Group meetings but maintained a 'watching brief' providing written feedback on the methodology as necessary.

1.21 Planning officers from adjoining local authorities within the wider functional housing market area were sent copies of the draft brief for the update as well as notes of the Working Group meetings. They were represented on the core Working Group by Chesterfield Council. This has helped to ensure a consistent approach is maintained within the SHLAA covering the wider Sheffield City Region.

1.22 The core Working Group consisted of representatives from:

- Forward & Area Planning, Development Services, Sheffield City Council
- Planning Policy, Rotherham Metropolitan Borough Council
- Chesterfield Borough Council (representing the Northern Sub-Area of the East Midlands Region)
- Campaign to Protect Rural England (CPRE)
- Ackroyd and Abbott (representing the Home Builders Federation)
- Hallam Land Management (representing the Home Builders Federation)
- Jones Homes (representing the Home Builders Federation)
- DLP Planning Limited (representing the Home Builders Federation and involved in the assessment of sites in Rotherham)
- Spawforths (representing the Home Builders Federation and involved in the assessment of sites in Sheffield)

1.23 The HBF representatives provided a market view on all sites with capacity for 10 or more units. Their advice focussed particularly on the *developability* and *deliverability* of the sites that had been identified by the local authorities as part of the study. They also provided a market view on appropriate site densities and capacities. The report makes clear where there were any differences of opinion between the HBF and the local authorities. The Working Party membership has been consulted on each individual site once and has presented their professional views on each site.

2. Methodology

Overview

2.1 The National Planning Policy Framework (NPPF⁷), states that Local planning authorities should prepare a Strategic Housing Land Availability Assessment to '*establish realistic assumptions about the availability, suitability and the likely economic viability of land to meet the identified need for housing over the plan period*'.

National Planning Practice Guidance⁸ states that the SHLAA should:

- identify sites and broad locations with potential for development;
- assess their development potential;
- assess their suitability for development and the likelihood of development coming forward (the availability and achievability).

This approach ensures that all land is assessed together as part of plan preparation to identify which sites or broad locations are the most suitable and deliverable for a particular use.

2.2 An important role of the SHLAA is to enable the assessment of whether there is a 5-year supply of **deliverable** sites. NPPF requires a continuous 5-year supply of sites to be maintained which means that the assessment needs to be updated on an annual basis. The assessment is required to be *forward looking*, so it covers the year in which the study is published (the 'current year' and the following 5 years). This means that at any point during the current year an assessment of the 5-year supply will always be available.

2.3 To be considered *deliverable*, NPPF states⁹ that sites should, at the point of adoption of the relevant Local Plan, be:

- **Suitable** – the site offers a suitable location for development now and would contribute to the creation of sustainable, mixed communities;
- **Available** – the site is available now and free of ownership constraints;
- **Achievable** – there is a reasonable prospect that housing will be delivered on the site within 5 years, and in particular that development of the site will be viable.

2.4 A further supply of developable sites should also be identified for years 6-10 and, where possible, years 11-15 from the date of adoption of the Local Plan.

⁷ NPPF, department of Communities and Local Government, March 2012, paragraph 159

⁸ National Planning Practice Guidance, Housing and Economic Land Availability Assessment, March 2015, section 1.

⁹ NPPF paragraph 47, footnote 11.

To be considered developable, sites should be in a suitable location for housing development, and there should be a reasonable prospect that the site will be available for, and could be developed at the point envisaged¹⁰.

- 2.5 National Planning Practice Guidance, Housing and Economic Land Availability Assessment, was published by Government in March 2015. The aim has been to follow the national guidance wherever possible, but the sections below highlight any divergence from the guidance.
- 2.6 As part of the update, revisions have also been made to some of the assumptions used in the study to reflect the significant changes to the economy and housing market since the first SHLAA was undertaken. For many of the sites previously identified, this has meant revisions to assumptions about likely house types, housing density and, therefore, site capacities.
- 2.7 For this update, the initial SHLAA and previous updates have been used as the starting point and sites have been added and deleted from the database as appropriate.
- 2.8 The **key tasks for the update** were to:
 - (a) **Identify new potential sites** that have come to light since 31 March 2016 (including those that have been granted planning permission and, those arising from a 'call-for-sites' in which land owners, developers and their agents were invited to identify land that they considered to be developable for housing);
 - (b) **identify sufficient other potential sites within the defined areas of search** that would be sufficient to accommodate:
 - (i) the housing requirement in the adopted **Sheffield** Local Plan Core Strategy and
 - (ii) the housing requirement in the adopted **Rotherham** Core Strategy
 - (c) Assess the **suitability** of any new sites for housing;
 - (d) Assess the **availability** of new sites and review the availability of existing sites (identified in previous versions of the SHLAA);
 - (e) Assess the **achievability** of new sites and review the achievability of existing sites identified in previous versions of the SHLAA. This included updating information on planning permissions and assessing delivery timescales on large sites;
 - (f) **Assess the dwelling capacity** of new sites that are judged suitable for housing;

¹⁰ NPPF, paragraph 47, footnote 12.

- (g) Review the **assumptions about delivery on small sites** (capacity for less than 10 dwellings) which already have planning permission;
- (h) Review the potential future **supply from windfalls on small sites** (to inform updates of the housing trajectory in the Local Plan Annual Monitoring Reports), taking into account recent trends;
- (i) As part of the independent examination of the Rotherham Sites and Policies Document, **anticipated large scale windfalls** have now been factored into the five year supply of housing land.

Defining Areas of Search for Potential Housing Land

- 2.9 A literal interpretation of the Government's SHLAA Practice Guidance¹¹, under which previous versions of the SHLAA were produced, would have been that the assessment should consider all land within the districts, including that outside existing settlements. However, the local authorities' view was that such an approach would be wasteful of staff resources and would potentially lead to more land being identified than is actually needed to meet the housing requirement (even after allowing for an additional margin of supply to provide flexibility). The local authorities therefore considered that a more focussed approach was appropriate.
- 2.10 It was agreed by the Working Group that the areas of search should be focussed in and around the main **urban areas** and **larger Local Service Centres**. The different settlements within Rotherham and Sheffield are set out in Tables 1a and 1b below. The tables reflect the settlement hierarchy of the former Regional Spatial Strategy¹² for Sheffield City Council, and the settlement hierarchy for Rotherham Metropolitan Borough Council from the adopted Core Strategy (2014) policy CS1.
- 2.11 In both districts, the existing Green Belt boundary was generally used to define the edge of settlements. However, undeveloped UDP greenfield allocations on the edge of settlements were regarded as being *outside the* existing urban area, unless already largely surrounded by built development. Development of these sites would therefore be regarded as extensions to the existing built-up areas.
- 2.12 The Working Group agreed that it was not appropriate to consider extensions around **small villages**. In both districts, these villages are washed over by the Green Belt and it was agreed that such settlements were unlikely to be regarded as sustainable (i.e. *suitable*) locations for **significant** new housing development. This does not mean that **small-scale** windfall housing development cannot take place in and around those villages in the future

¹¹ *Strategic Housing Land Availability Assessments – Practice Guidance*, Communities and Local Government, July 2007. Available online from:

<http://www.communities.gov.uk/publications/planningandbuilding/landavailabilityassessment>

¹² An order to formally revoke the Regional Spatial Strategy for Yorkshire and Humber came into force on 22 February 2013.

(subject to compliance with the adopted Local Plan) but merely that the settlements were not considered as part of this study.

Sheffield

- 2.13 For Sheffield, the area of search has focussed on the existing urban areas and three Local Service Centres (see Table 1a). The HBF consider that Sheffield may need to accommodate more of its own household growth as the Rotherham Local Plan has set a lower housing requirement than the, now revoked, Regional Spatial Strategy, and should include Green Belt in the area of search. Rotherham Core Strategy was adopted in 2014 setting a housing requirement lower than that of the RSS. Consequently, the HBF consider that it would be premature to rule out Green Belt options for accommodating housing growth.
- 2.14 The overall requirement in the Sheffield Local Plan Core Strategy is to deliver 29,750 additional dwellings for the period 2004/05 to 2025/26. Monitoring shows that 13,437 additional dwellings were completed over the period 2004/05 to 20014/15, leaving 16,313 additional dwellings still to be provided.
- 2.15 Chapter 6 *Housing Trajectory and Current 5 year supply of deliverable sites*, calculates the residual gross and net housing requirement.

Rotherham

- 2.16 For **Rotherham**, a wide range of options were initially considered in the first SHLAA, because at that time, the Core Strategy had not been adopted, and the housing requirement not agreed. Rotherham's Core Strategy, adopted in the summer of 2014, set a housing requirement of 12,750 for the period 2013 to 2028, or 850 net additions per annum. Added to this is the shortfall in the delivery against the annual target from April 2008 to March 2013. This shortfall of 1,621 gives a total requirement of 14,371 or 958 net additions per annum.
- 2.17 The area of search outside existing settlements focussed on the edge of the existing urban areas: the main urban area of Rotherham, the Principal Settlements and the edge of the Local Service Centres. It was agreed that the approach should be to gradually expand the area of search around existing settlements until sufficient land had been identified to accommodate the level of housing growth referred to in paragraph 2.16 above.
- 2.18 In defining the area of search on the edge of settlements, the Working Group agreed that the focus should, in the first instance, be on the most sustainable locations in terms of access to the Core Public Transport Network¹³. Work undertaken by Steer Davies Gleave as part of the evidence for the Regional Spatial Strategy made recommendations on appropriate walking distances to public transport. Their report concluded that acceptable walking distances are:

¹³ The Core Public Transport Network was defined by the South Yorkshire Passenger Transport Executive and includes high frequency routes (at least 10 services per hour) and medium frequency routes (6-9 services per hour)

- 400 metres (5 minute walk) to a bus stop
- 800 metres (10 minute walk) to reach a light rail station or railway station

2.19 For practical reasons, it was easier to define the ‘areas of search’ using straight line (‘as the crow flies’) distances rather than actual walking distances. As a ‘rule of thumb’, straight line distances were assumed to equate to 75% of actual walking distances (e.g. 300m straight line distance would, on average be equivalent to 400m actual walking distance).

2.20 Taking the above accessibility considerations into account, the **first priority** areas of search **outside existing settlements** were:

- those within 900m of the District Centres in the main urban area of Rotherham;
- at the edge of the main urban (built-up) areas of Rotherham, within 300m of a bus route with at least a *15 minute* frequency to a major public transport interchange;
- for Principal Settlements for Growth and Principal Settlements, those within 300m of a bus route with at least a *30 minute* frequency to a major public transport interchange.

2.21 The **second priority** areas of search outside existing settlements were all other areas within 300m of the edge of the built-up area of the Urban Areas and Local Service Centres.

Table 1a: Settlement Hierarchy in Sheffield

Settlement Category	Settlement
<i>Regional City</i>	Main urban area of Sheffield (including the suburban areas around the old village cores of Dore; Stannington; Grenoside; Ecclesfield; Woodhouse; Beighton; Mosborough)
<i>Principal Towns</i>	Sheffield Stocksbridge/ Deepcar; Chapeltown/ High Green.
<i>Local Service Centres</i>	Sheffield Oughtibridge; Wharnccliffe Side; Worrall
<i>Smaller Villages (washed over by Green Belt)</i>	Sheffield Bolsterstone; Brightholmlee; Dungworth; Ewden Village; Midhopestones; Ringinglow; Whitley

Table 1b: Settlement Hierarchy in Rotherham

Settlement Category	Settlement
<i>Main Urban Area</i>	Rotherham (including Aldwarke, Blackburn; Brinsworth; Broom; Canklow; Dalton; East Dene; East Herringthorpe; Greasbrough; Herringthorpe; Hesley Grange; Kimberworth; Kimberworth Park; Masbrough; Moorgate; Northfield; Parkgate; Rawmarsh; St Ann's; Templeborough; Thornhill; Thrybergh; Whiston; Wingfield; Rotherham Town Centre)
<i>Principal Settlements for Growth</i>	Rotherham Dinnington; Anston; Laughton Common; Wath-upon-Dearne; Brampton Bierlow; West Melton; Bramley; Wickersley; Ravenfield Common;
<i>Principal Settlements</i>	Rotherham Aston; Aughton; Swallownest; Maltby; Hellaby; Kiveton Park; Wales; Swinton; Kilnhurst;
<i>Local Service Centres</i>	Rotherham Catcliffe; Orgreave; Treeton; Thorpe Hesley; Thurcroft; Todwick; Harhill; Woodsetts; Laughton en le Morthen
<i>Smaller Villages (washed over by Green Belt)</i>	Rotherham Barrow; Brampton Common; Brampton en le Morthen; Brookhouse; Carr; Dalton Magna; Firbeck; Gildingwells; Guilthwaite; Hardwick; Harley; Hooper; Hood Hill; Hooten Levitt; Hooten Roberts; ; Letwell; Morthen; Nether Haugh; Ravenfield; Scholes; Slade Hooton; Spittal Houses; Springvale; Stone; Thorpe Salvin; ; Ulley; Upper Whiston; Wentworth

Excluded Areas and Other Environmentally Sensitive or Constrained Areas

Excluded Areas

2.22 The Government Practice Guidance suggests that it may be helpful to identify particular types of land or areas within the areas of search that should be excluded from the assessment. A nil housing potential would then be ascribed to these areas. The Working Group agreed that the following categories of land would be mapped and **excluded** from the assessment:

- Internationally important nature conservation sites (RAMSAR sites, Special Areas for Conservation, Special Protection Areas)
- Sites of Special Scientific Interest (SSSIs and National Nature Reserves (NNRs))
- Local Nature Reserves (LNRs)

- Cemeteries, graveyards and crematoria
- Active flood plains (Flood Risk Zone 3b)
- Land associated with a Scheduled Ancient Monument
- Waterways, reservoirs, lakes, ponds and dams (though waterways will not be used to constrain the consideration of adjoining land if the waterway could reasonably be bridged)

Other Environmentally Sensitive or Constrained Areas

2.23 The Working Group also agreed that, *as a general rule*, it would be undesirable to build housing on other land that is either environmentally sensitive, important for outdoor recreation or in areas where the living environment would be unsatisfactory. Such sites would be likely to be regarded as *unsuitable* for housing when assessed through the development plan process because there would be more suitable alternatives available. It was therefore agreed that, in *most* instances, the following areas would be mapped and excluded from the assessment:

- **Locally important nature conservation sites**, as identified in the adopted UDP or emerging Local Plan. For Sheffield, this means *Sites of Scientific Interest (SSIs)* and *Local Nature Sites (LNSs)* identified on the UDP Proposals Map and *Local Nature Sites* identified on the Draft Local Plan (formally the Sheffield Development Framework) Proposals Map (June 2013). For Rotherham it means *Known Interests outside Protected Sites* identified on the UDP Proposals Map *Sites of Scientific Interest (SSIs)* – identified as statutorily protected sites; *Local Nature Reserves* and *Local Wildlife Sites* identified as non-statutorily protected sites on the Policies Map.
- **Mature woodland** not covered by nature conservation designations;
- **Land in active recreational use** – parks, playing fields, sports grounds, golf courses, allotments and public open space identified by local authority Open Space Audits. [*Vacant, derelict* or *disused* recreational land was, however, considered];
- **Land within 200m metres of the M1 motorway**. This was based on advice from Sheffield Environmental Protection Service that it is fairly well established¹⁴ that the impact of road traffic emissions assumes background levels at 200m from source, i.e. a road. Whilst this would be influenced by whether there are obstructions, such as other structures (buildings, trees, etc. which also restrict dispersion of the pollutants), they recommended that the ‘precautionary principle’ should be adopted and it is desirable to restrict housing within 200m of the M1;

¹⁴ DMRB - Design Manual for Roads and Bridges, LAQM TG(08) - Local Air Quality Management TG(08))

- Land outside the existing urban areas and Local Service Centres which has a **high probability of flooding** (Flood Risk Zone 3a). [Previously developed land in Zone 3a within the existing built-up areas was, however, assessed].
- Land within 60 metres of existing 275kV and 400kV **high-voltage overhead power lines** and within 30m of 132kV, 110kV and 66kV overhead power lines¹⁵ was also mapped. This enabled the identification of areas where overhead power lines would be a potential constraint to development.

2.24 Although the areas referred to above were generally excluded from the assessment, an exception was made where they covered sites that are the subject of an objection from a respondent received during the preparation of the Local Plans or where it related to sites that were proposed as suitable for housing by a respondent in the SHLAA 'call-for-sites' (see paragraphs 2.311 to 2.35 below). In such cases, a more detailed assessment of *suitability* has been undertaken.

2.25 '**Potentially sensitive landscape areas**' in **Rotherham** were also mapped as a possible constraint. These areas were based on the *Areas of High Landscape Value* (AHLV) identified on the adopted Rotherham UDP Proposals Map. Land within these areas has, however, not been excluded from consideration because local designations such as these are now held in lower regard under Government guidance. However, they provide a useful indicator of areas where development would be likely to have a significant adverse impact on the landscape. Further *Landscape Character Assessments* will be necessary to fully assess the potential impact of housing development outside the existing urban areas. Subsequent to the initial SHLAA, (and post March 2017), a Main Modification to the Rotherham Sites and Policies Document has proposed the deletion of the Areas of High Landscape Value during the oral Hearing Sessions.

2.26 The Peak District National Park Authority asked to be consulted about any potentially suitable sites in Sheffield that are **within 3 km of the Peak District National Park boundary**. This 3km zone was therefore also mapped to enable the National Park Authority to identify sites where development for housing **may** have a harmful impact on the National Park. This distance was suggested by the National Park Authority because it is the same as that applied in the joint Peak District National Park/ High Peak/ Derbyshire Dales SHLAA for sites near to the National Park. The Peak District National Park Authority was notified about sites falling within this area to enable it to assess the potential impact and advise accordingly.

2.27 In **Rotherham**, a potential constraint was recorded where areas of **Green Belt** may need to be substantially retained to prevent the merging of settlements/ suburbs. Such areas were defined as being where the gap between

¹⁵ Based on recommendations of the Cross Party Inquiry into Childhood Leukaemia and Extremely Low Frequency Electric and Magnetic Fields, July 2007.

settlements or suburbs is currently less than 500m. Land in these areas has been considered as part of the assessment but it was recognised by the Working Group that housing development in these locations could have a significant impact on the character and identity of individual settlements/ suburbs. It applies to land between:

- Swinton and Wath
- Wath and Brampton Bierlow
- Greasbrough and Kimberworth Park
- Whinney Hill and Dalton
- Thurcroft and Brampton en le Morthen

2.28 The issue also applies to land in the Sheffield and Rotherham Green Belts between:

- Beighton/ Woodhouse and Swallownest/ Aston
- Chapeltown and Thorpe Hesley

2.29 Once the Areas of Search and *Excluded Areas* or *Potentially Environmentally Sensitive or Constrained Areas* had been defined, individual sites outside the existing urban areas of Rotherham were then identified. Any parcel of land lying within the areas of search that was not within one of the *Excluded Areas* or *Potentially Environmentally Sensitive or Constrained Areas* has been assessed as part of the SHLAA update.

2.30 Individual 'sites' requiring assessment were defined using hedges, fences, walls, roads, railways, rivers or other physical features. Wherever appropriate, individual fields/ areas of land were parcelled together to create a single site for assessment purposes. Land that was physically separated from the existing built-up area by an *Excluded Area* or *Potentially Environmentally Sensitive or Constrained Area* was generally not assessed. However, the Working Group reviewed the initial mapping work to assess whether any potential site options had been unreasonably ruled out by the preliminary mapping of possible sites.

Identification of Other Potential Sites

'Call-for-Sites' and broad locations for development

2.31 The first SHLAA relied primarily on existing information on sites held by the local authorities, although this included sites suggested by respondents as part of consultation on the emerging Local Plans. Within Rotherham a formal 'call-for-sites' was subsequently undertaken as part of the Local Plan process to allow house builders, developers, land owners and their representatives to make suggestions on where future housing growth could be accommodated. They were asked to identify additional sites (both within and outside existing settlements).

- 2.32 The Government National Planning Practice Guidance for SHLAAs¹⁶, states that local authorities should issue a call for potential sites and broad locations, to be aimed at as wide an audience as is practicable so that those not normally involved in property development have the opportunity to contribute. This should include parish councils and neighbourhood forums, landowners, developers, businesses and relevant local interest groups, and local notification/publicity.
- 2.33 Since the publication of the first SHLAA, a number of calls for potential sites and broad locations for development have been issued, alongside consultation on draft Plans. These are summarised below:
- 2.34 In **Sheffield** development of Green Belt sites for housing would conflict with Core Strategy policy and, in some cases, national planning policy. These sites therefore, have not been assessed for development, due to the current policy constraint as part of this study (an approach the SHLAA working group disagree with). These sites will be assessed through work on a new Sheffield Plan, as part a comprehensive Green Belt review. The new Sheffield Plan will look to 2034 and aims to identify additional land for new housing. This could include land currently designated as Green Belt depending on the agreed preferred strategic approach for accommodating future growth. Consultation on Citywide (strategic) Options for Growth was held between 1 November and 23 December 2015¹⁷.
- 2.35 In **Rotherham**, the ‘call-for-sites’ had already been carried out as part of the settlement survey work which commenced in 2008. Further site suggestions have also been received as a result of several rounds of consultation. Sites that have been put forward in response have been included in the SHLAA, along with any other sites identified as part of that process. The Sites and Policies Document was submitted to central Government in March 2016 and discussed in the subsequent oral hearing sessions during 2016.

Other Identified Sites

- 2.36 As well as the ‘call-for-sites’ and the exercise undertaken to identify sites outside existing settlements, a number of other sites have also been identified as part of the update. These are mainly the result of:
- sites coming forward through the local authority development programmes (e.g. as a result of the Sheffield Housing Company proposals in Sheffield); and partnerships with private sector delivery partners in Rotherham;
 - sites identified through pre-application developer enquiries;

¹⁶ Housing and economic land availability assessment, DCLG, March 2015

¹⁷ City Wide Options for Growth 2034, Sheffield City Council, 2015

- sites where an application for housing development has been submitted or granted planning permission, since the previous SHLAA update in March 2016 (Rotherham).

Assessment of the ‘Suitability’ for Housing Development

2.37 The National Planning Practice Guidance¹⁸, states that the assessment should be guided by the development plan, emerging plan policy and national policy. When assessing sites against the adopted development plan, the assessment will need to take account of how up to date the plan policies are, and consider the appropriateness of identified constraints, and if these can be overcome. It is also the local authorities’ view that *suitability* can only be properly tested through the development plan process, when the pros and cons of development for housing can be thoroughly examined. Where an up-to-date development plan has been adopted, the local authorities consider that this needs to be reflected in the assessment. If development of a site for housing is currently prevented by an adopted development plan policy, it potentially affects whether or when the sites can be *delivered* (even if the site is potentially suitable for housing). Consequently, the results are presented to show:

- (a) the supply of suitable sites which do not have *current policy constraints*; and
- (b) additional supply of suitable sites which *currently* have policy constraints.

2.38 Without some recognition of existing or future potential policy constraints, the SHLAA can give a potentially misleading picture of housing land supply. This is because the database includes *suitable* sites that are likely to be allocated for other non-residential uses, in the Local Plan. Consequently, the SHLAA summary tables make clear how much of the identified supply is ‘*suitable but with policy constraints*’. The benefit of this approach is that it enables figures to be aggregated or disaggregated in whatever way is considered appropriate and enables consideration of both ‘policy on’ and ‘policy off’ scenarios when reaching conclusions as to whether there is an adequate supply of housing land.

2.39 Table 2 below sets out the definitions of *suitability* and related assumptions that have been used in the assessment.

Table 2: ‘Suitability’ – Definitions and Assumptions Used

Database Classification	Definitions and Assumptions Used
‘Yes’	Suitable for housing (consistent with current national and regional planning policies on creating sustainable, mixed communities). Sites that could provide a suitable living environment for prospective residents are sustainably located (in terms of access to

¹⁸ National Planning Practice Guidance, Housing and Economic Land Availability Assessment, March 2015, section 5.

Database Classification	Definitions and Assumptions Used
	<p>public transport and local services) and located where housing development would not have an unacceptable impact on the environment. No local policy constraints.</p> <p>Can be included in the 5-year supply of <i>deliverable</i> sites (subject to <i>availability</i> and <i>achievability</i> tests).</p> <p>All sites with a current planning permission for housing fall in this category.</p>
'Yes but with policy constraints'	<p>Suitable for housing (as above) BUT sites have <u>existing local policy constraints</u> that could prevent delivery in the next 5 years. This may include:</p> <ul style="list-style-type: none"> (a) Sites protected as open space; (b) Sites currently allocated for non-residential uses; (c) Sites in the Rotherham Green Belt but that are proposed to be allocated in the RSPD. <p>Sites in this category have <u>not</u> been included in the 5-year supply of <i>deliverable</i> sites.</p>
'Not currently suitable'	<p>Not currently suitable for housing but the sites have been considered for residential development within the SHLAA (in Rotherham). This includes:</p> <ul style="list-style-type: none"> - Sites with major physical problems or limitations (e.g. access, ground conditions, flood risk, hazardous risks, pollution or contamination); or - Sites where the environmental conditions for prospective residents would currently be unacceptable but where there is a reasonable prospect that conditions could become acceptable at some point (beyond the current plan period (2028) for Rotherham). <p>Includes sites which are of marginal suitability in relation to current national and local planning policies on <u>locations</u> for new housing development.</p>
'No'	<p>Where development for housing would be inconsistent with national and regional planning policies on creating sustainable mixed communities.</p> <p>This includes:</p> <ul style="list-style-type: none"> - Sites in <i>Excluded Areas</i> (see paragraphs 2.22 to 2.2830 above) - Sites in unsustainable locations (those that are remote from the existing Urban Areas or Local Service Centres and which have poor access to public transport and which are not within easy walking distance of a reasonable range of local services and

Database Classification	Definitions and Assumptions Used
	<p>facilities); or</p> <ul style="list-style-type: none"> - Sites with major physical problems or limitations (e.g. access, ground conditions, flood risk, hazardous risks, pollution or contamination) and which are unlikely to be developable in the foreseeable future; or - Sites where the environmental conditions for prospective residents are unlikely to be acceptable in the foreseeable future <p>Sites in this category have been assigned a nil housing potential.</p>

2.40 In **Rotherham**, all sites identified within the areas of search *outside* existing settlements were visited by Council planning officers. **Preliminary assessments** of the *suitability* of the sites for housing were made on the basis of these visits. Large sites were visited by a HBF representative.

2.41 In **Sheffield**, a number of the sites classified as either '**suitable but with policy constraints**', or '**unsuitable for housing**' are being promoted for housing by respondents to the 'calls-for-sites' or by objectors to the emerging Local Plan documents. Furthermore, a small number of the remaining greenfield UDP Allocated Housing Sites have also been assessed as 'unsuitable for housing' and the City Council has previously stated¹⁹ its intention to de-allocate them in the new Sheffield Plan due to the unacceptable environmental impact. Whether all these sites are included as *developable* housing sites in future updates of the SHLAA will depend on the outcome of the Public Examinations on the relevant new Sheffield Plan Documents.

2.42 The category '**not currently suitable**' includes sites within the urban areas that are wholly or partially in an area with a high probability of flooding (Flood Risk Zones 2 or 3a). In Sheffield, the Local Plan Core Strategy prevents development of these sites for housing before 2016 whilst there is an adequate supply of alternative sites available in areas where the risk of flooding is low.

Assessment of 'Availability' for Housing Development

2.43 The NPPG²⁰ states that a site is considered available for development, when on the best information available, there is confidence that there are no legal or ownership problems. The availability of a site depends on whether the site is owned by a developer/ builder or, if not, whether the landowner has indicated their intention to sell the site. This information is generally available for sites with planning permission. The NPPG warns that the existence of planning

¹⁹ SDF City Sites Preferred Options, June 2007 and Draft City Policies and Sites Document, May 2010.

²⁰ National Planning Practice Guidance, Housing and Economic Land Availability Assessment, March 2015, section 5.

permission does not mean the site is available, because persons do not need to have an interest in the land to make planning applications. For privately-owned sites, information can be confirmed by the call for sites and from land owners/agents. In addition, information can be obtained from the Land Registry for those sites which the local authorities are proposing to allocate for development in their Site Allocation Development documents. However, obtaining the information for all the sites identified in the SHLAA would have proved prohibitively expensive and, consequently, ownership information for some sites is unknown and has been recorded as ‘available after year 6’ uncertain’. Consideration should also be given to the delivery record of the developers or landowners putting forward sites, and whether the planning background shows a history of unimplemented permissions.

2.44 Local authority site disposal programmes have been used to inform the assessment of the availability of sites in local authority ownership. The HBF’s view is that local authority sites should not be classed as ‘available’ unless there is a formal Council resolution to dispose of the site. Consequently, as a general rule, local authority sites have not been included in the 5-year supply. The only exception to this rule has been made in relation to Council-owned sites which are to be developed through the proposed Sheffield Local Housing Company (LHC). These will be retained in Council ownership but developed by a private sector partner.

Table 3: ‘Availability’ – Definitions and Assumptions Used

Database Classification	Definitions and Assumptions Used
Available now	<p>No legal or ownership problems (e.g. tenancies; multiple ownerships, etc.). Builder intends to build or owner intends to sell (e.g. site advertised for sale). Includes all sites that are under construction.</p> <p>Can be included in the 5-year supply of <i>deliverable</i> sites (subject to <i>suitability</i> and <i>achievability</i> tests).</p>
Available within the next 5 years (by 31 March 2022)	<p>Not currently available but builder/developer has indicated that they are likely to secure ownership of site within years 1-5 or the landowner has indicated they would be prepared to sell within that period if approached by a builder/ developer (meaning there is a reasonable prospect of delivery).</p> <p>Can be included in the 5-year supply of <i>deliverable</i> sites (subject to <i>suitability</i> and <i>achievability</i> tests).</p>
Available after year 6 (31 March 2023)	<p>Not currently available and builder/developer has indicated that ownership of site unlikely to be secured until after 31 March 2023 or land owner has indicated they are not prepared to sell until after that date.</p> <p><u>Not</u> included in the 5-year supply but assumed to be potentially <i>developable</i> from 2023/24 onwards.</p>

Database Classification	Definitions and Assumptions Used
	<p>Also applies where there is uncertainty about ownership or about when site might become available.</p> <p><u>Not</u> included in the 5-year supply but may be included as part of the <i>developable</i> supply at any point from 2023/24 onwards, depending on level of constraints and market conditions within area in which site lies.</p>

Assessment of ‘Achievability’ of Housing Development

2.45 This test depends primarily on the economics of development. To be included in the 5-year supply, the site must be commercially and physically viable. It involves weighing up the value of the new dwellings that would be built and the costs/ constraints involved in developing the site. Consequently, changes in economic conditions can have a significant effect on the deliverability of sites identified by the SHLAA.

2.46 The Regional Practice Guidance produced by Arup on behalf of the former Yorkshire and Humber Assembly (May 2008)²¹ acknowledges that the assessment of whether a site is *achievable* in the longer term may be highly complex, particularly given fluctuations in the housing market. Assessing the *achievable* of identified sites has been one of the most challenging elements of the SHLAA. The ‘credit crunch’ and lack of **effective demand**²² for new housing has meant that many of the sites with planning permission that were deemed deliverable in earlier SHLAAs but have not yet been built out, are now unlikely to be achievable within the next five years or are likely to be developed more slowly.

2.47 Relatively few of the sites with planning permission have major physical or ownership constraints preventing their delivery. In Sheffield it is primarily a lack of effective market demand which is currently holding back delivery, rather than a lack of *suitable, available* sites. When the overall housing market does improve, it is possible that some schemes discounted from the 5-year supply could be delivered sooner than has been assumed. This will be monitored in future updates of the SHLAA.

2.48 In Sheffield, as in other major cities, the difficulties in demonstrating achievability of schemes with planning permission have been compounded by the fact that a high proportion (around 50%²³) of the approved dwellings are

²¹ Understanding Yorkshire and Humber’s Strategic Housing Land Availability, Arup on behalf of the Yorkshire and Humber Assembly, April 2008.

²² The ‘effective demand’ reflects the number of people who can actually afford to buy in the current market, taking into household incomes, house prices and the availability of mortgage finance.

²³ 50% of units on all sites (in Sheffield) with planning permission (including outline permission) are apartments. This includes some units which will have already been built, on sites which are not yet fully completed. This excludes windfall allowance on small sites.

apartments. Apartments have seen some of the steepest falls in house prices and the HBF advice is that they are generally proving particularly difficult to sell, unless aimed specifically at the student market. It is difficult to predict if, or when, the market for apartments might recover and consequently, apartment schemes where construction has not started have, as a rule, been omitted from the 6-year supply. An exception to this rule is if schemes are for purpose built student accommodation, or recent permissions (not older schemes from the recession period) for apartment schemes that are aimed at students (e.g. studio schemes with a desk space), it has been assumed these will be delivered within the 6 year period.

2.49 The SHLAA database identifies a range of potential constraints which could affect achievability:

- risk of flooding
- topography
- possible contamination
- bad neighbours
- high voltage power lines
- utility infrastructure
- occupiers to relocate
- retention of existing buildings/built features
- landfill gas consultation zone
- pipeline
- hazardous installation buffer zone
- access
- land ownership
- market
- other

2.50 The database also includes a written description of the severity of any identified constraints and recommendations on how the constraints could be overcome.

2.51 In **Sheffield**, all sites with planning permission for housing are visited by Council planning officers annually in the summer. Attempts were also made to contact the developers of all larger schemes (10 or more dwellings) that have planning permission. Developers were asked to provide estimates of annual completion rates and, for schemes where construction had not yet started, were asked to indicate a likely date for starting construction.

2.52 The Council's Housing and Neighbourhood Regeneration Service provided estimates of phasing and annual rates of delivery on sites being supported by public subsidy. This includes sites being delivered through the National Affordable Housing Programme, and the Sheffield Housing.

2.53 In **Rotherham** desk top studies were used to gain information on constraints for sites with existing planning permission. Information on these sites is available from planning application records. The status of sites with planning permission, in terms of completions and dwellings under construction, was carried out using

building control and Council Tax records. Constraints, including flood risk, were assessed from existing records. In the original version of the SHLAA, all known holders of extant planning permissions were contacted in writing in to ask whether permissions would be implemented, when they would be implemented and if not, what was preventing development from taking place. For larger sites, where a response to these letters was not received, land owners/permission owners were in some cases, also contacted by telephone. New permissions have been assumed to be achievable unless specific issues have been identified which would make development unachievable.

2.54 The HBF representatives have provided a market view on all large sites of 10 or more units and advised on which sites might be constrained due to market or other factors. The examination of the Rotherham Local Plan has enabled further information to be included within the SHLAA and further refinement of the information and evidence available, from submitted representations, written statements and discussions in the oral hearing sessions of the independent examination of the Sites and Policies Document.

2.55 Table 4 below sets out how achievability has been classified;

Table 4: ‘Achievability’ – Definitions and Assumptions Used

Database Classification	Definitions and Assumptions Used
‘Highly likely’	<p>Completion of all or some of the potential units highly likely within the next 5 years (i.e. 1 April 2017 to 31 March 2022).</p> <p>No major constraints identified which would be likely to prevent development in the next 5 years.</p> <p>Can be included in the 5-year supply of deliverable sites (subject to <i>suitability</i> and <i>availability</i> tests).</p>
‘Possible’	<p>Completion of all or some of the potential units possible within the next 5 years but achievability is uncertain.</p> <p>Constraints identified which could prevent development in the next 5 years.</p> <p><u>Not</u> included in the 5-year supply of <i>deliverable</i> sites.</p>
‘Not achievable’	<p>Highly unlikely that completion of all or some of the potential units will be achievable within the next 5 years.</p> <p>Constraints identified which would be highly likely to prevent development in the next 5 years.</p> <p><u>Not</u> included in the 5-year supply of <i>deliverable</i> sites.</p>

2.56 National guidance states that sites which are not *deliverable* in the first 5 years should still be considered *developable* if there is a reasonable prospect that the site is available for housing and could be developed at the point envisaged. Longer term *developable* sites, which at present are undeliverable in the period 2017/18 to 2021/22, have therefore been included within later phases.

2.57 In **Sheffield**, as part of consultation on the City Sites Preferred Options in 2007, infrastructure providers were asked to identify future infrastructure improvements that would be needed if proposed allocated sites were to be developed for housing. A number of infrastructure studies have also been carried out (for example Sheffield Energy and Water Infrastructure Study) or are underway and will be used to inform future updates of the SHLAA. Work on the Infrastructure Delivery Plan, is tied to work on the Community Infrastructure Levy (now adopted and implementation underway), which sets out priorities for new infrastructure. However, given that most of the identified supply is in the existing urban areas and will utilise existing infrastructure, it is not envisaged that infrastructure delivery will be a constraint on most sites identified in the SHLAA. CIL has now been adopted and is being implemented, in both Local Authorities.

2.58 In **Rotherham**, Infrastructure providers were contacted as part of the consultation on the Core Strategy Revised Options in the summer of 2009. An Infrastructure Delivery Study was prepared to support the Core Strategy through its Examination. The Infrastructure Delivery Study has been refreshed in preparing the Community Infrastructure Levy submitted for Examination in Public: February 2016. The CIL has now been adopted December 2016, and implementation commenced July 2017, post-date this SHLAA.

Assumptions Used for Estimating Site Capacities

2.59 For sites with full planning permission for housing, the assessment has used the approved dwelling²⁴ numbers. In Sheffield the inclusion of purpose-built student accommodation in the overall housing supply is an approach not supported by the views of the HBF representatives on the Working Group, who consider that student housing should be counted separately and not contribute to the general housing supply.

2.60 Where more than one approved scheme exists on a site and development has not yet started, the most recent permission has been assumed to be the one that is most likely to be implemented. For sites with outline planning permission, indicative site layouts were used where these were available, though in some cases they have been revised to reflect the views of the HBF representatives on the Working Group.

²⁴ The definition of a 'dwelling' that has been used is that set out in the National Indicators for Local Authorities and Local Authority Partnerships: Handbook of Definitions. It therefore includes purpose-built student accommodation because a dwelling is any self-contained unit of accommodation (self-containment is where all the rooms in a household are behind a door, which only that household can use). This would therefore apply to a group of students living together in a 'cluster flat' or to a single student living on their own in a studio flat.

- 2.61 Site capacities specified in approved masterplans (particularly in the former Housing Market Renewal Pathfinder area, now called '*Housing Renewal Area in Sheffield*') were used to provide estimates of potential for a number of the sites without planning permission. But, in some cases, the masterplan figures were adjusted to reflect more recent market information or the views of the HBF. Sites within the Sheffield Housing Company programme have been included with capacities reflecting the programme.
- 2.62 For other sites without planning permission (or outline permissions without indicative layouts,) density multipliers were used. The national practice guidance advises that the estimation of development potential for sites should be guided by existing or emerging plan policy including locally determined policies on density. For Sheffield, the density assumptions used in the update are consistent with the density ranges for different locations set out in policy CS26 in the adopted Sheffield Local Plan Core Strategy. These density multipliers have been adapted for locations in Rotherham to take account of the Borough's different settlement characteristics. For most locations, the assumed densities are slightly lower than those used in the first SHLAA and are based on the *bottom end* of the density ranges usually required by the Local Plan Core Strategy. This adjustment has been made to reflect what is expected to be a shift in market preference towards building houses rather than apartments, at least in the short-term. Density assumptions are set out in Appendix 1.
- 2.63 At the last Sheffield SHLAA working group, it was proposed to change the density assumptions set out in Appendix 1, based on house types instead of location. The proposed suggestions are set out below:
- City Centre Apartments (5+ stories) remain as 300 dwellings/ha
 - Other Apartments – 140 dwellings/ha
 - Town Houses/ Terrace Houses – 40 dwellings/ha
 - Standard Family Housing – 30 dwellings/ha

The City Council in its most recent publication of the SHLAA, November 2015, has not adopted the proposed density changes, as the NPPG advises that the estimation of development potential for sites should be guided by existing or emerging policy. Any changes to the density assumptions would need to be reflected in emerging new Local Plan policy, and be based on evidence from monitoring.

- 2.64 Rules of thumb for calculating net developable areas are based on assumptions from analysis undertaken by Bolsover Council and are the same as those being used by the districts in the East Midlands Northern Sub-Region²⁵. The 'rules of thumb' used for calculating net site areas are also set out in Appendix 1.
- 2.65 Adjustments were made to net developable areas and net densities for a number of the sites visited by the HBF representatives to reflect their comments. The HBF representatives also felt that the Sheffield Local Plan adopted minimum density figures might now be unachievable in some locations but it was agreed that this would need to be kept under review in future updates

²⁵ East Midlands Northern Sub-Region (Chesterfield; NE Derbyshire; Bolsover; Bassetlaw).

of the SHLAA. Adjustments may need to be made to the density assumptions in future updates if monitoring shows that actual densities being achieved on approved schemes are different to those previously estimated.

Assumptions about Build Rates

2.66 Where possible, the developer’s estimates of build rates have been used. For all other sites, advice issued by the HBF nationally on build rates on large sites has generally been used²⁶. However, build rates for earlier years 2012/13 and 2013/14 were reduced to take account of the depressed housing market conditions with an increase in 2014/15 to 2016/17 before returning to ‘normal’ rates from 2017/18 onwards. These rates were agreed with the HBF representatives on the Working Group. The assumptions used are set out in Table 5 below.

2.67 HBF advice on lead-in times for commencing development has also been used to estimate when development is likely to start once it has planning permission. Slightly different assumptions have been used for Council owned sites that are part of the housing development programme. This takes into account additional time needed to obtain Council approval and select a preferred developer. Table 6 below shows the assumed lead-in times that have been used to estimate when dwellings are likely to be delivered.

Table 5: Build Rate Assumptions on Large Sites (Rotherham)

Type of site	Assumed Dwellings per year 2012/13 and 2013/14	Assumed Dwellings per year 2014/15 to 2015/16	Assumed Dwellings per year 2016/17 onwards
At least 90% houses, single builder	20	25	35
At least 90% houses, two or more builders	35	50	70
Houses and more than 10% flats, single builder	20	25	50
Houses and more than 10% flats, two or more builders	35	50	100
Apartment schemes	Whole blocks usually assumed to be completed in a single year		

Note: these assumptions have only been used where specific figures have not been provided by the builder/ developer.

²⁶ Letter to local authorities to from HBF, 7 April 2008

Table 6: Assumed Lead in Times for Developing Large Sites

Process	Assumed Lead in Time			
	Council Sites ²⁷		Private Sites	
	10 - 50 units	Over 50 units	10 - 50 units	Over 50 units
1) Advertising site to securing Cabinet Approval for Preferred Developer	1 year	1 year	N/A	N/A
2) Obtaining planning permission, provision of statutory services and ground preparation work	2 years	2 years	1 year	2 years
Total	3 years	3 years	1 Year	2 years

2.68 In a change from the first SHLAA, subsequent updates have attempted to estimate completions from the current year through to 2031 (instead of just the next 5 years). However, it remains extremely difficult to predict annual completions with any certainty more than five years ahead and the estimates that have been made must be treated with considerable caution.

2.69 The SHLAA update, are presented for the following periods:

- 2017/18 to 2021/22 (the current '5-year supply')
- 2022/23 to 2026/27 (5 years)
- 2027/28 to 2031/32 (5 years)
- After 2031/32

Housing Trajectory

2.70 The total supply figures for each of the periods referred to in paragraph 2.69 above will be used to produce a revised housing trajectory in the Local Plan Annual Monitoring Reports. Given the difficulties in estimating completions beyond the next five years, it was agreed that it would be sensible to assume that the supply for each of the 5-year periods after 2021/22 comes forward at an even rate.

2.71 Each annual update of the SHLAA will allow the 5-year annual estimates of future completions to be rolled forward by an additional year.

Assumptions about Delivery on Small Sites

2.72 National Planning Practice Guidance (NPPG) states that a range of different site sizes should be assessed. The Sheffield/Rotherham SHLAA *does* include

²⁷ Only applies to sites that are part of Council's housing programme. Lead times for developing other surplus Council sites have been assumed to be the same as for privately owned sites.

small sites which already have planning permission (as at 31 March 2017) on the grounds that they are readily identifiable sites and, in total, are likely to make an important contribution to overall supply. This is not inconsistent with national practice guidance and no attempt has been made in the study to identify potential on other small sites.

2.73 The NPPG states that assessments should consider all sites capable of delivering 5 or more dwellings, however where appropriate, alternative site size thresholds can be considered. The Sheffield/Rotherham SHLAA threshold for defining *large sites* is 10 or more units. This is in line with definitions used for Development Management purposes²⁸ and for monitoring performance against *Building for Life* targets²⁹. Consequently, *small sites* are defined as those with capacity for fewer than 10 units.

2.74 In the first SHLAA, it was assumed that *all* small sites with planning permission would be delivered in year 1 and all sites with outline permission in year 2. However, this approach led to an over-estimate of completions on small sites, particularly in year 1. For the 2010 update, the Working Group agreed it was reasonable to assume that 70% of the total dwellings on small sites with planning permission would come forward over the 6-year period 2012/13 to 2015/16.

2.75 This approach has been used in subsequent versions, including this one. For **Sheffield**, the estimate for the 'current year' reflects the number of units that were actively under construction when the site visits were undertaken in summer 2015. For the 5-year supply, the remaining deliverable supply has been assumed to come forward at an even rate.

2.76 It is, of course, the case that other small sites will continue to obtain planning permission each year and these can be added to the housing land supply in future reviews of the SHLAA. In both **Sheffield** and **Rotherham**, housing developments on small sites have historically made up a significant proportion of annual dwelling completions. Chapter 4 below considers this issue in more detail and highlights the potential *flexibility* that windfalls on small sites could provide in meeting future housing requirements and in providing a choice of sites.

2.77 In a change from the last SHLAA, reflecting guidance in the NPPF³⁰, the independent examination of the Rotherham Local Plan, the supply of housing in Rotherham, **does now** include an allowance from windfall sites on large sites as well as small sites.

²⁸ The Town & Country Planning (Development Management Procedure) (England) Order 2015, Part 1, defines major developments as (c) the provision of dwelling houses where (i) the number of dwelling houses to be provided is 10 or more.

²⁹ See the SDF Core Strategy, Appendix 2, policy CS74 target and indicator, page 179.

³⁰ National Planning Policy Framework, Department for Communities and Local Government, March 2012, paragraph 48

3 Dwelling Completions

3.1 This section provides information on dwelling completions in Rotherham in the period (2016/17) and since the last Rotherham Housing Requirement and Land Supply Monitoring Report (January 2017) was published. Section 6 provides further details of all net additions to housing stock since 2008.

Gross Completions in 2016/17

3.2 In Rotherham in 2016/17 there were 599 dwellings reported as completed. Of the dwellings completed in 2016/17 there were 116 units on small sites (20%) and the remainder 483 dwellings (80%) were on large sites (10 or more units).

3.3 SHLAA Table 7 (a) below shows the trend in permissions on small sites (capacity for less than 10 dwellings) over the last 10 years. On average 154 dwellings have been granted permission.

3.4 The NPPF states that an allowance of windfall sites in the five- year supply should **not** include residential gardens³¹. Previous versions of the SHLAA have included residential gardens in the small site completions figures. However this information has now been reviewed and refreshed to exclude those small site permissions on residential gardens. This review and further work on the available data provides an appropriate evidence base to inform the windfall assumptions. It was agreed with the SHLAA working group to monitor small site completions annually to both 'include residential gardens' and 'exclude residential gardens'. See table 7 b) and c) below.

3.5 Small site completions data is available from 2008/09³². On average **105 dwellings** have been completed each year, on sites which *include* residential gardens, and **94 dwellings** completed each year, on sites which *exclude* residential gardens. This equates to a 9.7% difference in average dwelling completions per year. See table 7 (b) and 7(c) *Actual small site completions – average calculated from 2008/09 to 2016/17*.

³¹ National Planning policy Framework, DCLG, March 2012, paragraph 48

³² Monitoring on sites within residential gardens is not available prior to 2008/09. Completions data is available for this period, however this was before the SHLAA database of sites was established, and data is not held to the level of detail required.

Table 7: Rotherham: Recent Trends in Permissions and Completions on Small Sites

a) Permissions

2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	Average
95	98	81	103	159	258	259	182	154	154

b) Completions (sites including residential gardens)

2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	Average
159	129	106	95	63	69	120	86	116	105

c) Completions (sites excluding residential gardens)

2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	Average
157	116	83	80	60	60	112	74	106	94

Table 8: Brownfield /Greenfield Annual Gross Completions All Sites

Year	Brown	%	Green	%
2012/13	366	69.8	159	30.2
2013/14	370	67.0	182	33.0
2014/15	444	70.1	189	29.9
2015/16	438	74.9	147	25.1
2016/17	435	72.6	164	27.4

The data provided in the table above, was correct at time of the Annual Monitoring Report (AMR) December 2017. However amended completions figures will lead to increased completion figures following interrogation and review of Live Building Control database records.

The information provided in the table below considers the average build-out rate on larger sites in the Borough and assists the Council in reviewing the annual delivery rates per house builder.

Table 9: Annual & Average Build-Out Rates on larger sites (over 35 units)

Planning App Ref:	Settlement	Permitted Dwellings	2010/11	2011/12	2012/13	2014/15	2015/16	2016/17
RB2008/0553	Swallownest	88	43	41	4	0	0	
RB2008/1404	Rawmarsh	284	0	32	62	37	32	
RB2008/0524	Manvers	261	0	105	39	59	37	
RB2008/1403	Brampton Bierlow	119	0	0	22	32	24	1
RB2010/0670	Thrybergh	36	0	36	0	0	0	
RB2010/1122	Treeton	83	3	16	28	33	0	
RB2004/1156	Laughton Common	92	0	0	34	30	0	
RB2010/1278	Manvers	66	20	0	6	19	14	
RB2008/1372	Catcliffe / Waverley	3890	0	0	32	124	168	122
RB2010/1395	Kilnhurst	46	0	12	20	0	0	1
RB2012/0157	Dinnington	64	0	0	0	12	0	
RB2013/1566	Kilnhurst	381	0	0	0	22	27	41
RB2011/1244	Thurcroft	366	0	0	40	68	72	119
RB2011/1503	Brinsworth	129	0	0	29	33	22	
RB2012/0037	Manvers	49	0	0	28	4	15	
RB2012/0842	Manvers	37	0	0	0	12	0	
RB2014/0372	Bramley	48	0	0	0	0	27	8
	Total		66	230	336	485	438	292
	Developers on site:		3	5	12	15	13	9
	Average Build Out Rate:		22.0	46.0	28.0	32.3	33.7	32.4

The Table below considers the average gross and net densities achieved in developing out each site. This information will be useful to the Council in future monitoring and management of the delivery of new homes in the Borough.

Table 10: Average Gross and Net Density

Planning Application (s)	Settlement	Developer	Gross Site Area (ha)	Units	Gross (dph) per site	Net (dph) per site
RB2008/0553	Swallownest	Taylor Wimpey	2.66	88	33.1	47.3
RB2008/0906	Kiveton Park	Redmiles	2.40	91	37.9	54.2
RB2008/1404	Rawmarsh	Taylor Wimpey	10.38	284	27.4	39.1
RB2008/0524 (+ 3 others)	Manvers	Westleigh/Strata/Harron	10.00	413	41.3	59
RB2008/1403	Brampton Bierlow	Barratt & DWilson Homes	3.90	119	30.5	43.6
RB2010/0670	Thrybergh	Mike Hodgson	1.25	36	28.8	41.1
RB2008/1326	Brampton Bierlow	Cortonwood ltd (Applicant)	8.10	233	28.8	41.1
RB2010/1122	Treeton	Jones Homes	2.77	83	30	42.8
RB2004/1156	Laughton Common	Ben Baileys	3.04	92	30.3	43.2
RB2010/1395	Kilnhurst	Ben Baileys	1.23	46	37.4	53.4
RB2012/0157	Dinnington	Westleigh	1.67	64	38.3	54.7
RB2009/1280	Thrybergh	Mike Hodgson	1.25	36	28.8	41.1
RB2013/1566	Kilnhurst	Gleesons	12.48	381	30.5	43.6
RB2011/1244	Thurcroft	Taylor Wimpey	12.90	366	28.4	40.5
RB2011/1503	Brinsworth	Barratt & DWilson Homes	3.30	129	39.1	55.8
RB2010/0781	Dalton	RMBC Applicant	4.45	200	44.9	64.2
RB2012/1409	Kimberworth	RMBC Applicant	2.95	90	30.5	43.6
RB2014/0372	Bramley	Barratt & DWilson Homes	2.23	48	21.5	30.7
RB2014/0165	Thrybergh	Keepmoat Homes	2.20	75	34.1	48.7
RB2014/1461	Catcliffe	Morrisons (Applicant)	2.17	89	41	58.6

		Average 2008 - 2016:	4.57	148.15	33.13	47.32
New Sites Granted Planning Permission 2016/17						
RB2016/0268	Maltby	Boulby Davison Developments	1.16	84	72.41	103.45
RB2016/1419	Manvers	Mr G Hague	1.48	60	40.54	57.92
RB2016/1653	Thurcroft	STG and Together Housing Association	1.23	49	39.84	56.91
RB2017/0105	Treeton	Wates Residential	1.10	58	52.73	75.32
RB2017/0111	Maltby	Wates Residential	2.73	98	35.90	51.28
		Average 2016/17	1.54	69.8	48.28	68.98
		Overall Average Ex.Waverley	3.96	132.48	36.16	51.65
Waverley						
RB2008/1372	Catcliffe / Waverley	Harron / Barratt & DWilson / Taylor Wimpey	113	3890	34.4	49.2

Gross and Net Housing Delivery since the Core Strategy Base Date (2008)

- 3.6 Paragraph 2.16 above set out the overall net and gross housing requirements as identified in the Rotherham Local Plan Core Strategy (2014). The requirement uses a base date of 1 April 2008 and Tables 16.1 & 16.2 (in section 6 below) details the number of new housing completions since 2008. In total 4998 dwellings have been added to the housing stock over the last 9 years, this is 38% below the net requirement for that period. Final net completion figures for 2016 / 2017 based on Building Control records (at 1 April 2017) are 599 units.

Completions Review and Adjustment Figure since 2008

- 3.7 To support the preparation of the Rotherham Sites and Policies Local Plan and the submission of an appropriate evidence base, Rotherham Council has conducted further reviews of its housing land supply position, which has been shared with the participant's in the Independent Examination of the Local Plan (submission to PINS March 2016). This updated information is reported in this SHLAA. There are a number of large sites that have now been fully completed by developers but have not been captured by the Council in its overall completions count. Over the previous few months, a number of these large sites have been visited by survey officers within Planning Policy Team. Some of these sites are identified as being under construction when the Council relies solely on information provided by the issuing of final Building Completion Certificates, to capture the total number of completions on site. Plots have previously been shown as 'under construction' as no final inspection records for their completions were submitted during the year of reporting.
- 3.8 Following further interrogation of all information available to the Council, it is clear that some privately based Building Inspector's submit their Completion Certificates in "batches" and it is now acknowledged that this practice requires regular review of the "live" databases to capture these back dated completion certificates. The Planning Policy team has, over the last year, undertaken further review of previous annual completion reports (from 2008) and compared these reports to information currently available from the live database. In this review of completions the Council has been able to identify changes to previously published completion figures that have occurred post year-end of the published annual completion figures for each year. This updated information is presented in this report.
- 3.9 The Council has now prepared a clear 'Method of Review' to enable it to use a variety of means to monitor completions of units and developer's withdrawal from the site: including desktop survey; further database interrogation and site visits.
- 3.10 Local Land and Property Gazetteer (LLPG) is monitored and maintained by the Council, and using postal addresses registered on the Royal Mail live database have both been used to verify live addresses on the streets known

for each of the surveyed sites. Royal Mail live address checker, available via the internet, should only show addresses that have an active post box. This is considered to be a robust source of verifying live addresses as any address that cannot be delivered to, will be reported via the local sorting office and removed from the live database. Using the list of live addresses from Royal Mail the Council has verified this information against the LLPG as to when most addresses were made live and confirmed that the address does exist.

- 3.11 Consideration is being given to further checking via the Council Tax records to provide confirmation as to when an address was made live on this system, i.e. when the dwelling was expected to be habitable or when someone had actually moved in.
- 3.12 The postal address records have been cross checked against the development numbers provided by planning and building control records to verify any deviation from that granted planning permission (i.e. additional new builds over and above those originally permitted) through subsequent reserved matters planning permissions, or reductions in any planning permissions gained.
- 3.13 The accepted indicator for housing delivery is based on reported completion numbers. However based on information from other official sources for larger sites a small percentage of completions go unreported to Local Authority Building Control Teams. Unfortunately this does cause discrepancies between reported completions and actual delivery of housing units on some larger sites; in some cases developers have left the site having built out completely. The desktop surveys, coupled with verification site visits, will enable the Council to account for any unrecorded developed housing completions.
- 3.14 In addition to this procedure, the live database has been further interrogated to review the number of completions currently recorded (at date of review) for previous years. These figures are then compared against those housing numbers previously reported. Any previously unreported completions will need to be accounted for in the year of discovery with the appropriate notes to explain where the increase in completion figures have come from and against which year they relate. In many cases evidence suggests that most unreported completions are due to time lags and the reporting methods used by Approved Inspectors reporting to the Local Authority their commencement and completion data.
- 3.15 It is proposed that in the future such verification surveys are performed on an annual/bi-annual basis to capture any completions in the year they occur, and to minimise the levels of discrepancy and delay in reporting. The **BACKLOG** completions, noted in detail above, and subsequently signed off by Building Inspectors post the snap-shot reporting for year-end figures are, in effect, back-dated. These adjustments are captured and recorded in this SHLAA Report from 2008/09 base date. These adjusted additional completions, can now feed into monitoring the Local Plan Core Strategy objectively assessed housing need target for the Borough to 2028. Completions Adjustment since 2008/09 to 2016/17 is 343 additional dwellings now with completion

certificates and not previously counted in earlier versions of the SHLAA. This figure is reported in Table 16.3 below.

- 3.16 Table 11 below details the number of units that the Council considers, have not yet received a completion certificate, although one may have been issued by independent Building Inspector's and not reported to the Council. This information has been sought from desktop review, surveys and site visits. These sites require signing off for monitoring purposes as the developer has vacated site without all units necessarily receiving a valid completion certificate (or this information has not yet been submitted to the Council). These sites are in addition to those completion figures reported in the published Annual Monitoring Reports, the most recent being December 2017.
- 3.17 It is important to note that these **ARCHIVED** completions have not been recorded by Building Inspectors in the live Building Completions database. It is acknowledged that Building Completion Certificates will be required to enable future on-sale of residential properties. However given the procedures outlined above, Planning Policy team will now sign-off these "sites" for housing land supply monitoring purposes, and record the site as "complete". Currently these **Archived Site** completion figures **are not** accounted for in SHLAA completions and can only be counted once a completion certificate is actually issued/ or the Council is informed.

**Table 11: Archived Sites: sites signed off for monitoring purposes;
(Review undertaken 2016/17).**

RDF Ref	Ref	LDFRef	Approved	Prefix	Address	Settlement	Balance between original Planning Permission & Actual Developed Units	Units Awaiting Completion Certificates - Archived for monitoring purposes
RDF0020	RB2004/1156	LDF0232	92	land at	Outgang Lane	Laughton Common	0	3
RDF0069	RB2007/0272	LDF0084	18	land at	France Street	Parkgate	0	4
RDF0176	RB2012/0157	LDF0239	75	land at	East Street	Dinnington	0	12
RDF0503	RB2001/0700		10	land at	Varney Road	Wath-upon-Dearne	0	10
RDF0505	RB2001/0761		92	Land at	Claypit Lane	Rawmarsh	4	0
RDF0506	RB2001/0847		36	land off	Kiveton Lane	Kiveton Park	0	13
RDF0527	RB2002/0213		12	land at giebeland Close/	Whiteleys Avenue	Rawmarsh	0	6
RDF0532	RB2002/0459		15	land at	Green Lane	Rawmarsh	0	1
RDF0549	RB2002/1304		64	Lane End House	Lane End Road	Broom	0	5
RDF0661	RB2004/1471		16	Lane End House	Lane End Road	Broom	0	10
RDF0737	RB2005/0755		198	Land at	Wharf Road	Kilnhurst	33	25
RDF0759	RB2005/1325		40	Land at The Green/	Woodlathes Road	Sunnyside	0	23
RDF0776	RB2005/1756		10	Land at Kimberworth Road	Midland Road	Masbrough	0	10
RDF0845	RB2006/0654		12	Euro Motor Co Premises	Worksop Road	South Anston	0	1
RDF0869	RB2006/1008		339	land at	Manvers Way	Manvers	17	67
RDF0976	RB2007/0549		19	Imperial Buildings	Church Street	Rotherham Town	19	19
RDF1149	RB2008/0524	LDF0347	386	land at	Manvers Way	Manvers	88	46
RDF1361	RB2007/0475	LDF0335	61	land at	Denman Road	Wath-upon-Dearne	11	0
RDF1590	RB2012/0066		13	68	Main Street	North Anston	0	13
							Total	268
Sites less than 10 units			104				0	79

4 Housing Land Supply in Rotherham Borough

4.1 This chapter summarises the supply of deliverable and developable sites as at 1 April 2017. It includes details of completions in the 'current year' (2016/17) on a site by site basis, and estimated completions for the next 5 years (2017/18 to 2021/22). Details of specific sites are included in Appendix 2. The update of the SHLAA shows that as at 1 April 2017, there were 6321 dwellings that are deliverable and not yet completed; of these 3049 dwellings have planning permission. This includes the planning permission for the new community at Waverley for those residential units to be built in the plan period (2028). Although actual delivery at Waverley new community is programmed to continue beyond 2028.

4.2 Of the dwellings with planning permission, 895 dwellings are on small sites. As already noted in paragraph 2.74 above, it is assumed that 70% of the small sites with planning permission will come forward in the 5-year period (2017 to 2022). Therefore 628 dwellings on small sites have been included in the supply for this period. Annual delivery on identified small sites over the 6 years is assumed as:

2016/17	= 32 dwellings
2017/18	= 489 dwellings
2018/19	= 121 dwellings
2019/20	= 0 dwellings
2020/21	= 4 dwellings
2021/22	= 14 dwellings
Total	= 660 dwellings

5-Year Potential Supply of Deliverable Sites (1 April 2017 to 31 March 2022)

4.3 It should be noted that *actual* annual delivery on small sites over the 5 years 2017/18 to 2021/22 is likely to be higher than has been estimated because other small windfall sites will gain planning permission and will enter the supply. Although future likely windfalls have not been included in the supply figures set out in the tables below.

4.4 The 3244 dwellings in the 5-year supply are on sites which do not yet have planning permission, are Local Plan large site allocations. This includes sites that are *suitable, available* and *achievable* during the 5-year period. In total 5694 units on large sites are expected to be delivered in the 5 years to 31/03/2022. Table 12 below provides detailed information.

Table 12: Rotherham Borough: Supply of Deliverable Sites – Current Year (2016/17) and next 5 Years (2017/18 to 2021/22)

Status of Deliverable Sites	Expected Year of Delivery (Dwellings)						Total 5-Year Supply
	Current Year Supply	5-Year Supply					
	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	
Large sites under construction or construction suspended – PDL	244	395	227	215	215	215	1267
Large sites under construction or construction suspended – greenfield	202	161	94	46	2	0	303
Large sites with full planning permission but not started – PDL	0	119	137	63	5	0	324
Large sites with full planning permission but not started – greenfield	0	28	35	69	65	64	261
Large sites with outline planning permission – PDL	0	11	0	45	45	0	101
Large sites with outline planning permission – greenfield	0	0	54	70	35	35	194
Large existing and emerging allocated sites – PDL	0	0	28	105	353	434	920
Large existing and emerging allocated sites - greenfield	0	0	63	110	946	1205	2324
Other large identified suitable sites – PDL	0	0	0	0	0	0	0
Other large identified suitable sites – greenfield	0	0	0	0	0	0	0
Small sites with full or outline permission – PDL	28	414	108	0	0	12	534
Small sites with full or outline permission – greenfield	4	75	13	0	4	2	94
Overall Total Supply	478	1203	759	723	1670	1967	6322
Total on Previously Developed Land (PDL)	273	939	500	428	618	661	3146
Total on Greenfield Land	206	264	259	295	1052	1306	3176
% on Previously Developed Land	56.90%	78.05%	65.88%	59.20%	37.01%	33.60%	49.76%

Potential Supply of Developable Sites (2022/23 to 2031/32)

4.5 Table 13 shows that the total developable supply for the period 2022/23 to 2031/32 as 18,925 dwellings this figure includes all those sites not currently suitable:- that is all sites that are to be retained within Green Belt but they have been included and explored for their potential contribution to meeting housing needs within the SHLAA. However these sites are neither allocated nor identified for development within the Local Plan. There is potential for 9,342 dwellings in the 5-year period 2022/23 to 2026/27 and a further 9,583 dwellings in the 5-year period 2027/28 to 2031/32. A further 13,014 dwellings are considered to be potentially developable after 2031/32.

Table 13: Rotherham Borough: Supply of Developable Sites (after 2022/23) – Likely Delivery Period

Status of Developable Sites	2022/23 to 2026/27	2027/28 to 2031/32	Total Supply up to 2031/32	After 2031/32	Overall Total
Large sites under construction, or construction suspended - PDL	997	900	1897	622	2519
Large sites under construction, or construction suspended - greenfield	0	0	0	0	0
Large sites with full planning permission but not started – PDL	35	0	35	0	35
Large sites with full planning permission but not started – greenfield	27	0	27	0	27
Large sites with outline planning permission – PDL	0	0	0	0	0
Large sites with outline planning permission - greenfield	25	0	25	0	25
Existing & Emerging allocated housing sites - PDL	814	29	843	0	843
Existing & Emerging allocated housing sites - greenfield	4004	895	4899	745	5644
Other 'suitable' identified sites – PDL	334	0	334	0	334
Other 'suitable' identified sites - greenfield	1687	2064	3751	264	4015
Sub-total (suitable and no policy constraints)³³	7,923	3,888	11,811	1,631	13442
Other 'suitable' identified sites with policy constraints – PDL	0	62	62	0	62
Other 'suitable' identified sites with policy constraints – greenfield	39	0	39	0	39
Sub-total (suitable but with policy constraints)	39	62	101	0	101
Sites not currently suitable - PDL	1078	412	1490	1134	2624
Sites not currently suitable – greenfield ³⁴	302	5221	5523	10249	15772
Sub-total (not currently suitable)	1,380	5,633	7013	11,383	18396
Overall Total (Suitable Sites Only)	7,962	3,950	11912	1,631	13,543
Total Previously Developed Land (PDL)	2,180	991	3,171	622	3793
Total Greenfield	5,782	2,959	8,741	1,009	9750
% on Previously Developed Land	27.38%	25.09%	26.62%	38.14%	28.01%

³³ Includes Waverley, Bassingthorpe Farm Anticipated Supply post 2028; and includes Safeguarded Land

³⁴ Includes all land within Green Belt considered within the SHLAA; not allocated or identified for development within the Local Plan.

Summary of Overall Potential Supply

4.6 Table 14 below summarises the overall housing land supply in Rotherham. It shows that the total supply for the current period, up to 2031/32, is 25,725 dwellings. Only 31% of the supply is on previously developed land, this reflects the fact that the majority of the Boroughs identifiable previously developed sites have already been developed. Table 14.1 presents the same information for the remainder of the plan period.

Table 14: Rotherham Borough: Summary of Overall Potential Supply 2016/17 to 2031/32

	Dwellings				
	Current Year (2016/17) ³⁵	5-Year Supply (2017/18 to 2021/22)	Supply for Period 2022/23 to 2026/27	Supply for period 2027/28 to 2031/32	TOTAL SUPPLY 2016/17 to 2031/32
Previously Developed Land	272	3,146	3,258	1,403	8,079
Greenfield	206	3,176	6,084	8,180	17,646
Sub-total	478	6,322	9,342	9,583	25,725
% Previously Developed Land	57%	50%	35%	15%	31%

Table 14.1 Rotherham Borough: Summary of Overall Potential Supply³⁶ 2017/18 to 2027/28 - Local Plan Period

	PLAN PERIOD SUPPLY 2017/18 to 2027/28
Previously Developed Land	6,693
Greenfield	10,184
Sub-total	16,877
% Previously Developed Land	40%

³⁵ Only active sites are included within this column.

³⁶ The total supply includes sites assessed as 'not currently suitable for housing' and sites which are considered suitable but which have current policy constraints including Safeguarded Land

Table 15: Housing Land Supply Position for Rotherham Local Plan; adjusted figures for completions (right hand column) – not previously reported but updated post annual completion of the SHLAA (year on year)

Core Strategy requirement (Core Strategy Policy CS6 'Meeting the Housing Requirement')	14,371 homes (comprising the requirement of 12,750 homes from 2013/14 to 2027/28 plus 1,621 homes backlog against the local target from 2008/09 to 2012/13) Source: AMR 2017	Amended SHLAA 2017 including back-dated completions following interrogation of Live Data Base (& reported in section 3 of this report) March 2018
Less completions since 2013:		
2013/14	552	688
2014/15	633	642
2015/16	585	590
2016/17	599	620
Sub-total requirement	12,002	11,831
Less existing commitments at 31st March 2017:		
Under construction	2,955	2,747
Full planning permission	666	647
Outline planning permission	320	320
Small sites (less than 10 dwellings) with planning permission x 70% (as per SHLAA methodology)	627	628
Remaining requirement 2017-2028	7,434	7,489
Site allocations proposed (excluding allocated sites under construction/with permission)	8,456	8,426
Small windfall sites (2020/21 to 2027/28 at average rate of 92dpa)	736	736
Large windfall sites (2020/21 to 2027/28 at average rate of 128dpa)	1,024	1,024
Supply sub-total	10,216	10,186
Excess over remaining requirement	2,782	2,697

5 Monitoring and Future Reviews

- 5.1 The National Planning Policy Framework requires local planning authorities to identify and update annually, a supply of specific deliverable sites sufficient to provide five years' worth of housing³⁷.
- 5.2 Our intention is to update the housing land supply position on an annual basis. The next update will be undertaken based on planning permissions and housing completions up to and including, 31 March 2018. The 5-year supply will be rolled forward an additional year, so the next period will be 2018/19 to 2022/23.
- 5.3 The methodology for the SHLAA has been reviewed with Sheffield, to ensure consistency of approach.

³⁷ National Planning Policy Framework, Department for Communities and Local Government, March 2012, paragraph 47.

6 Housing Trajectory and Current 5-year Supply of Deliverable Sites (2017/18 to 2021/22)

Housing Requirement

6.1 The overall requirement in the Rotherham Local Plan Core Strategy is to deliver 14,371 additional dwellings for the period 2013/14 to 2027/28.

Five year Target

6.2 The five year supply is calculated by taking 5 years of the local plan target of 958 dwellings per annum, as set out in the Core Strategy, and adding a 20% buffer. The NPPF requires that this buffer is applied where Local Authorities have consistent underperformance against the housing requirement. The Core Strategy requires that the backlog against the plan target since 09/08 is taken into account when determining the overall requirement to be delivered in the Plan period.

Table 16.1 Backlog against Rotherham Target from Base Date 2008

	08/09	09/10	10/11	11/12	12/13
Local Target	850	850	850	850	850
Net Additions	606	339	485	688	511
Difference	244	511	365	162	339

This backlog has been added into the adopted Core Strategy target from April 2013.

Table 16.2 Backlog against Rotherham Adopted Core Strategy Target

	13/14	14/15	2015/16	2016/17	Totals
Local Target	958	958	958	958	3832
Net Additions	552	633	585	599	2369
Difference	406	325	373	359	1463

Table 16.3 Five Year Housing Target & Identified Backlog

Housing Requirement 958 x 5	4790
Plus 20% (958)	958
5 Year Housing Target	5748
Subtotal Backlog	1463
Completions Adjustment since 2008/09	343
Adjusted Backlog remaining	1120

Appendix 1:

Density Assumptions and 'Rules of Thumb' Used for Calculating Net Developable Areas

Location	4.10 Assumed Density (where no approved scheme)	4.11 Assumed Dwelling Mix (where no approved scheme or masterplan)
Sheffield City Centre (Regional Centre)		
City Centre (in, or within 100m of, the Core Retail Area)	300 dwellings/ha	All apartments
Other sites within or at the edge (within 400m) of the City Centre	140 dwellings/ha or 70 dwellings per hectare depending on site characteristics	140 dph - All apartments 70 dph – 50% houses, 50% apartments
Town Centres		
Rotherham Town Centre (Sub-Regional Town) (in, or within 100m of, the Core Retail Area)	40 dwellings/ha	90% houses, 10% apartments
In, or within easy walking distance of, Stockbridge; Chapeltown/High Green District Centres (Principal Towns)	50 dwellings/ha	70% houses, 30% apartments
Urban areas of Rotherham within easy walking distance of a Local or District Centre	40 dwellings/ha	90% houses, 10% apartments
Other Accessible Urban Locations		
In, or within easy walking distance of, Meadowhall or a District Shopping Centre	50 dwellings/ha	70% houses, 30% apartments
Within easy walking distance of a Supertram stop or a high frequency bus route	40 dwellings/ha	90% houses, 10% apartments
Less Accessible Urban Locations		
Remaining parts of the urban areas (Regional Centres; Sub-Regional Towns; Principal Towns)	35 dwellings/ha	All houses
Rural Locations		
Larger villages (Local Service Centres), smaller villages and rural areas	30 dwellings/ha	All houses

'Easy walking distance' - within 400 metres (or within 800 metres in the case of access to Supertram stops) but taking into account barriers such as railways or rivers.

'High frequency bus route' – at least 10 services per hour during the day (8.00am to 6.00pm) Monday to Saturday.

'City Centre' – the area bounded by the Inner Ring Road

Rules of Thumb for Calculating Net Developable Areas

Site Size	Assumed Net Ratio
Up to 0.64ha	100% of gross site area
>0.64 to 5.00 ha	90% of gross site area
>5.00 – 10.00 ha	80% of gross site area
Over 10.00 ha	70% of gross site area

Notes:

- Assumptions are based on analysis undertaken by Bolsover Council and are the same as those being used by the districts in the East Midlands Northern Sub-Region (Chesterfield; NE Derbyshire; Bolsover; Bassetlaw)
- Lower net developable areas have been used where site surveys indicate a lower figure is appropriate (e.g. i.e. where there are constraints such as mature trees)
- In the City Centre, some sites are in areas where office development is a priority so, for these sites, it has been assumed that only 50% of the gross site area will be available for housing

However in **Rotherham** the following figures have been used and discussed during the Local Plan Examination 2016 / 2017:

Net Developable Areas

Site Size	Assumed Net Ratio
Up to 0.4ha	100% of gross site area
>0.4 to 4.00 ha	80% of gross site area
Over 4.00 ha	70% of gross site area

Appendix 2

Sites and Policies Local Plan:

- i) 2017 SHLAA - Large Sites Under Construction
- ii) 2017 SHLAA - Large Sites With Full Permissions
- iii) 2017 Large Sites with Prior Approval
- iv) 2017 SHLAA - Large Sites Outline Permissions
- v) 2017 Large Allocated Sites
- vi) 2017 Large Sites Identified
- vii) 2017 SHLAA - Sites Suitable with no constraints
- viii) 2017 SHLAA - Sites Suitable with constraints
- ix) 2017 SHLAA - Sites Not Currently Suitable

i) 2017 SHLAA - Large Sites Under Construction

SiteRef	LDFRef	Alternative Ref	Address	Settlement Name	5 Year Supply							5 Yr Supply Total	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	Plan Period Total	2028/29	2029/30	2030/31	2031/32	2032/33	After 2033/34
					2016/17	2017/18	2018/19	2019/20	2020/21	2021/22															
RDF0017	LDF0047	H17	Wentworth Road, Rawmarsh, S62 7LP	Rawmarsh	41	24	18	0	0	0	42	0	0	0	0	0	0	42	0	0	0	0	0	0	
RDF0258	LDF0397	H51	CRODA SITE, CARLISLE STREET, ROTHERHAM. S64 5SU	Kilnhurst	41	35	35	35	35	35	175	35	10	0	0	0	0	220	0	0	0	0	0	0	
RDF0263	LDF0404	H48	BRAMELD ROAD, SWINTON, ROTHERHAM. S64 8HJ	Swinton	9	16	0	0	0	0	16	0	0	0	0	0	0	16	0	0	0	0	0	0	
RDF0350	LDF0535	H54	WAVERLEY MIXED USE COMMUNITY, LAND OFF HIGH FIELD SPRING, CATCLIFFE. S13 9XT	Catcliffe	122	180	180	180	180	180	900	180	180	180	180	180	180	1980	180	180	180	180	180	442	
RDF0474		RB1999/0264	land off Mansfield Road/ Church Lane, Aston, S26 2GS	Aston	1	18	0	0	0	0	18	0	0	0	0	0	0	18	0	0	0	0	0	0	
RDF0590		RB2003/1284	Fitzwilliam Fields, Manvers Way, Wath	Wath-Upou-Dearne	32	35	6	0	0	0	41	0	0	0	0	0	0	41	0	0	0	0	0	0	
RDF0716		RB2005/0168	land off Fenton Road, Kimberworth Park, S61 1TG	Kimberworth Park	0	0	0	0	0	0	0	35	17	0	0	0	0	52	0	0	0	0	0	0	
RDF0737		RB2005/0755	Land at Wharf Road, Kilnhurst, S64 5SX	Kilnhurst	9	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
RDF1149	LDF0347	H45	land at Manvers Way, Manvers	Wath-Upou-Dearne	0	38	0	0	0	0	38	0	0	0	0	0	0	38	0	0	0	0	0	0	
RDF1184		RB2008/0906	land off Queens Avenue, Kiveton Park, S26 5PA	Kiveton Park	9	43	35	11	0	0	89	0	0	0	0	0	0	89	0	0	0	0	0	0	
RDF1503		RB2010/0825	Daneshill 185 Moorgate Road, Moorgate	Moorgate	0	5	0	0	0	0	5	0	0	0	0	0	0	5	0	0	0	0	0	0	
RDF1588		RB2011/0630	land off Mansfield Road/Church Lane, Aston	Aston	0	6	0	0	0	0	6	0	0	0	0	0	0	6	0	0	0	0	0	0	
RDF1633	LDF0437	H73	land off Sawn Moor Road, Thurcroft	Thurcroft	119	35	35	35	2	0	107	0	0	0	0	0	0	107	0	0	0	0	0	0	
RDF1643		RB2012/0858	IMS House Nelson Street, Rotherham Town Centre	Rotherham Town Centre	0	11	0	0	0	0	11	0	0	0	0	0	0	11	0	0	0	0	0	0	
RDF1695		RB2013/0330	3 Moorgate Road, Moorgate	Moorgate	0	27	0	0	0	0	27	0	0	0	0	0	0	27	0	0	0	0	0	0	
RDF1710		RB2013/0664	The Elton House Hotel Main Street, Bramley	Bramley	7	17	0	0	0	0	17	0	0	0	0	0	0	17	0	0	0	0	0	0	
RDF1764		RB2014/0126	former Foljambe Arms site Doncaster Road, Eastwood	Rotherham Town Centre	0	14	0	0	0	0	14	0	0	0	0	0	0	14	0	0	0	0	0	0	
RDF1781		RB2013/1519	former reservoir site Cranworth Road/ Doncaster Road, Eastwood	Rotherham Town Centre	0	5	5	0	0	0	10	0	0	0	0	0	0	10	0	0	0	0	0	0	
RDF1786		RB2014/0070	Parkstone House Crowgate, South Anston	South Anston	0	4	6	0	0	0	10	0	0	0	0	0	0	10	0	0	0	0	0	0	

iii) 2017 Large Sites with Prior Approval

5 Year Supply

SiteRef	LDFRef	Alternative Ref	Address	Settlement Name	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	5 Yr Supply Total	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	Plan Period Total	2028/29	2029/30	2030/31	2031/32	2032/33	After 2033/34
RDF1947		RB2014/1453	Howard Building Howard Street, Rotherham Town Centre	Rotherham Town Centre	0	0	25	28	0	0	53	0	0	0	0	0	0	53	0	0	0	0	0	0
RDF1953		RB2015/0188	1st, 2nd & 3rd Floor, 10-14 Bridgegate, Rotherham Town Centre	Rotherham Town Centre	0	10	0	0	0	0	10	0	0	0	0	0	0	10	0	0	0	0	0	0
RDF2016		RB2016/0821	Norton House Mansfield Road/Douglas Street, Rotherham Town Centre	Rotherham Town Centre	0	0	21	0	0	0	21	0	0	0	0	0	0	21	0	0	0	0	0	0
RDF2056		RB2017/0183	former Probation Services Offices Masbrough Street, Rotherham Town Centre	Rotherham Town Centre	0	0	20	0	0	0	20	0	0	0	0	0	0	20	0	0	0	0	0	0
					0	10	66	28	0	0	104	0	0	0	0	0	0	104	0	0	0	0	0	0

v) 2017 Large Allocated Sites

5 Year Supply

SiteRef	LDF Ref	Alternative Ref	Address	Settlement Name	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	5 Yr Total	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	Plan Period Total	2028/29	2029/30	2030/31	2031/32	2032/33	After 2033/34
RDF1872	LDFBAS	H01	Bassingthorpe Farm Land, between Munsbrough Lane, Bassingthorpe Lane and Quarry Lane	Bassingthorpe	0	0	0	0	130	140	270	140	140	140	140	140	140	1110	140	140	140	140	140	590
RDF0024	LDF0158	H03	Munsbrough Lane, Rotherham, S61 4QZ	Greasbrough	0	0	0	0	0	0	0	25	25	25	25	0	0	100	0	0	0	0	0	0
RDF1681	LDF0156	H04	Bradgate Quarry Site Fenton Road, Kimberworth Park	Kimberworth Park	0	0	0	0	35	35	70	20	0	0	0	0	0	90	0	0	0	0	0	0
RDF1675	LDF0822	H05	Former Cricket Ground off Munsbrough Lane, Greasbrough, S61 4NT	Greasbrough	0	0	0	0	0	0	0	20	20	17	0	0	0	57	0	0	0	0	0	0
RDF0131	LDF0170	H06	LAND BETWEEN GRAYSON RD AND CHURCH ST, GREASBROUGH, ROTHERHAM. S61 4DS	Greasbrough	0	0	0	0	0	18	18	0	0	0	0	0	0	18	0	0	0	0	0	0
RDF0139	LDF0181	H07	LAND BEHIND BRADGATE CLUB, BRADGATE LA, ROTHERHAM. S61 1QJ	Kimberworth	0	0	0	0	0	0	0	0	15	0	0	0	0	15	0	0	0	0	0	0
RDF1614	LDF0027	H08	Former Thornhill Primary School, Tenter St, Rotherham	Thornhill	0	0	0	0	0	0	0	13	0	0	0	0	0	13	0	0	0	0	0	0
RDF0118	LDF0152	H09	LAND ADJOINING FERHAM RD AND BELMONT ST, HOLMES, ROTHERHAM. S61 1AP	Masbrough	0	0	0	0	10	0	10	0	0	0	0	0	0	10	0	0	0	0	0	0
RDF2042		H10	land at Westfield Road, Parkgate	Parkgate	0	0	28	0	0	0	28	0	0	0	0	0	0	28	0	0	0	0	0	0
RDF0067	LDF0074	H11	LAND REAR OF OCCUPATION ROAD, ROTHERHAM. S62 6HA	Parkgate	0	0	0	0	24	24	48	0	0	0	0	0	0	48	0	0	0	0	0	0
RDF0064	LDF0070	H13	BELLOWS ROAD CENTRE, ROTHERHAM. S62 6NG	Rawmarsh	0	0	0	0	29	29	58	0	0	0	0	0	0	58	0	0	0	0	0	0
RDF0057	LDF0060	H14	LAND OFF HIGH STREET, RAWMARSH, ROTHERHAM. S62 7AR	Rawmarsh	0	0	0	0	0	16	16	0	0	0	0	0	0	16	0	0	0	0	0	0
RDF0407	LDF0691	H15	LAND NORTH OF KILNHURST RD, RAWMARSH S62 5LQ	Rawmarsh	0	0	0	0	35	35	70	27	0	0	0	0	0	97	0	0	0	0	0	0

5 Year Supply

SiteRef	LDF Ref	Alternative Ref	Address	Settlement Name	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	5 Yr Total	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	Plan Period Total	2028/29	2029/30	2030/31	2031/32	2032/33	After 2033/34
RDF1616	LDF0761	H16	Land to east of Harding Avenue, Upper Haugh, S62 7FB	Rawmarsh	0	0	0	0	35	35	70	35	35	35	35	35	46	291	0	0	0	0	0	0
RDF0052	LDF0046	H18	LAND OFF SYMONDS AVENUE, UPPER HAUGH, ROTHERHAM. S62 7RX	Rawmarsh	0	0	0	0	0	13	13	0	0	0	0	0	0	13	0	0	0	0	0	0
RDF0051	LDF0045	H19	LAND OFF STUBBIN ROAD, UPPER HAUGH, ROTHERHAM. S62 7RX	Rawmarsh	0	0	0	0	0	0	0	21	0	0	0	0	0	21	0	0	0	0	0	0
RDF0061	LDF0065	H20	LAND OFF YORK ROAD, ST. ANN'S, ROTHERHAM. S65 1PN	St Ann's	0	0	0	0	0	30	30	0	0	0	0	0	0	30	0	0	0	0	0	0
RDF0846	LDF0575	H21	Land at Westgate, Rotherham Town Centre, S60 1AQ	Rotherham Town Centre	0	0	0	0	0	0	0	0	35	35	35	35	3	143	0	0	0	0	0	0
RDF0859	LDF0565	H22	128-130 Wellgate, Rotherham Town Centre, S60 2LL	Rotherham Town Centre	0	0	0	0	35	35	70	30	0	0	0	0	0	100	0	0	0	0	0	0
RDF1017	LDF0563	H23	Moorgate House Moorgate Road, Moorgate, S60 2AD	Moorgate	0	0	0	0	0	26	26	0	0	0	0	0	0	26	0	0	0	0	0	0
RDF1671	LDF0134	H25	LAND TO NORTH WEST OF DONCASTER ROAD DALTON	Dalton	0	0	0	0	0	38	38	0	0	0	0	0	0	38	0	0	0	0	0	0
RDF0145	LDF0192	H26	LAND TO NORTH OF ST GERARD'S CATHOLIC PRIMARY SCHOOL, WEST OF DONCASTER ROAD, DALTON, ROTHERHAM. S65 4BE	Dalton	0	0	0	0	35	35	70	50	50	50	50	50	31	351	0	0	0	0	0	0
RDF1676	LDF0826	H27	Fosters Garden Centre, Doncaster Road, Thrybergh, S65 4BE	Thrybergh	0	0	0	0	20	20	40	0	0	0	0	0	0	40	0	0	0	0	0	0
RDF0106	LDF0130	H28	OFF FAR LANE, EAST DENE, ROTHERHAM. S65 2HW	East Dene	0	0	0	0	0	13	13	0	0	0	0	0	0	13	0	0	0	0	0	0
RDF0082	LDF0088	H29	BOSWELL STREET AND ARUNDEL ROAD, HERRINGTHORPE, ROTHERHAM. S65 2ED	Herringthorpe	0	0	0	0	0	30	30	31	0	0	0	0	0	61	0	0	0	0	0	0
RDF0083	LDF0089	H30	HERRINGTHORPE LEISURE CENTRE, MIDDLE LANE SOUTH, ROTHERHAM. S65 2HR	Herringthorpe	0	0	0	0	0	35	35	35	27	0	0	0	0	97	0	0	0	0	0	0

5 Year Supply

SiteRef	LDF Ref	Alternative Ref	Address	Settlement Name	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	5 Yr Total	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	Plan Period Total	2028/29	2029/30	2030/31	2031/32	2032/33	After 2033/34
RDF0151	LDF0198	H31	OLDGATE LANE SOUTH, THRYBERGH. S65 4JQ	Thrybergh	0	0	0	0	35	35	70	35	35	8	0	0	0	148	0	0	0	0	0	0
RDF0089	LDF0110	H33	EAST OF BRECKS LANE, R/O BELCOURT ROAD, BRECKS, ROTHERHAM. S65 3JF	Wickersley	0	0	0	0	35	35	70	0	0	0	0	0	0	70	0	0	0	0	0	0
RDF0172	LDF0233	H34	OFF LATHE ROAD/ WORRY GOOSE LANE, WHISTON, ROTHERHAM. S60 4LP	Whiston	0	0	0	0	35	35	70	35	70	70	70	70	65	450	0	0	0	0	0	0
RDF0174	LDF0237	H35	OFF SHROGSWOOD ROAD, WICKERSLEY, ROTHERHAM. S60 4 BZ	Wickersley	0	0	0	0	0	25	25	35	35	35	35	35	17	217	0	0	0	0	0	0
RDF0333	LDF0512	H37	LAND AT THORPE COMMON, LODGE LANE, ROTHERHAM. S61 2TA	Thorpe Hesley	0	0	0	0	25	27	52	0	0	0	0	0	0	52	0	0	0	0	0	0
RDF0334	LDF0513	H38	LAND AT ELDERTREE LODGE, UPPER WORTLEY ROAD, ROTHERHAM. S61 2TQ	Thorpe Hesley	0	0	0	0	0	21	21	0	0	0	0	0	0	21	0	0	0	0	0	0
RDF0335	LDF0515	H39	LAND TO THE NORTH OF UPPER WORTLEY ROAD, ROTHERHAM. S61 2PL	Thorpe Hesley	0	0	0	0	35	35	70	35	38	0	0	0	0	143	0	0	0	0	0	0
RDF0010	LDF0292	H43	Highfield Farm, Melton High Street, Wath-upon-Dearne	Brampton Bierlow	0	0	35	35	0	0	70	0	0	0	0	0	0	70	0	0	0	0	0	0
RDF0191	LDF0268	H44	OFF ORCHARD PLACE, WEST MELTON, ROTHERHAM. S63 6QF	West Melton	0	0	0	0	0	14	14	0	0	0	0	0	0	14	0	0	0	0	0	0
RDF1361	LDF0335	H46	Valley Drive, Wath, S63 6SL (UDP - SWB5)	Wath-upon-Dearne	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	15
RDF0246	LDF0376	H49	CIVIC HALL SITE, OFF STATION STREET, SWINTON. S64 8PZ	Swinton	0	0	0	0	0	0	0	25	25	0	0	0	0	50	0	0	0	0	0	0
RDF1677	LDF0827	H50	Charnwood House, Charnwood Street, Swinton	Swinton	0	0	0	0	0	0	0	20	0	0	0	0	0	20	0	0	0	0	0	0
RDF0262	LDF0403	H52	OFF LAWRENCE DRIVE, KILNHURST, ROTHERHAM. S64 8QZ	Kilnhurst	0	0	0	0	0	32	32	0	0	0	0	0	0	32	0	0	0	0	0	0
RDF0319	LDF0489	H57	LAND TO THE SOUTH OF WOOD LANE, TREETON. S60 5QN	Treeton	0	0	0	5	35	35	75	0	0	0	0	0	0	75	0	0	0	0	0	0
RDF0019	LDF0359	H58	Dale Road, Wickersley, S66 2DA	Wickersley	0	0	0	0	20	25	45	0	0	0	0	0	0	45	0	0	0	0	0	0
RDF0235	LDF0360	H61	PONY PADDOCK OFF SECOND LANE, WICKERSLEY. S66 1DU	Wickersley	0	0	0	35	21	0	56	0	0	0	0	0	0	56	0	0	0	0	0	0

5 Year Supply

SiteRef	LDF Ref	Alternative Ref	Address	Settlement Name	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	5 Yr Total	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	Plan Period Total	2028/29	2029/30	2030/31	2031/32	2032/33	After 2033/34
RDF1364	LDF0649	H62	Land off Nethermoor Drive/ Second Lane, WICKERSLEY	Wickersley	0	0	0	0	14	35	49	35	25	0	0	0	0	109	0	0	0	0	0	0
RDF0254	LDF0391	H64	LAND OFF ALLOTT CLOSE, ROTHERHAM. S65 4PT/NY	Ravenfield	0	0	0	0	0	22	22	0	0	0	0	0	0	22	0	0	0	0	0	0
RDF1376	LDF0774	H65	LAND EAST OF MOOR LANE SOUTH, Bramley	Bramley	0	0	0	0	35	35	70	50	50	50	50	50	0	320	0	0	0	0	0	0
RDF1678	LDF0828	H66	Park Hill Lodge, Larch Road, Maltby. S66 8AZ	Maltby	0	0	0	0	0	0	0	0	26	0	0	0	0	26	0	0	0	0	0	0
RDF0203	LDF0294	H67	PROPERTIES ALONG NEWLAND AVENUE, BRAITHWELL ROAD AND CHADWICK DRIVE, MALTBY. S66 9AJ	Maltby	0	0	28	35	35	0	98	0	0	0	0	0	0	98	0	0	0	0	0	0
RDF0268	LDF0409	H68	TARMAC SITE OFF BLYTH ROAD, MALTBY. S66 8HX	Maltby	0	0	0	0	11	12	23	0	0	0	0	0	0	23	0	0	0	0	0	0
RDF0193	LDF0271	H69	LAND TO THE SOUTH OF STAINTON LANE, MALTBY. S66 7HG	Maltby	0	0	0	35	35	35	105	35	70	70	70	50	0	400	0	0	0	0	0	0
RDF0204	LDF0296	H70	RECREATION GROUNDS AND ALLOTMENTS TO THE EAST OF HIGHFIELD PARK, MALTBY. S66 7DU	Maltby	0	0	0	0	0	0	0	35	35	35	35	10	0	150	0	0	0	0	0	0
RDF0001	LDF0434	H71	Ivanhoe Road, Thurcroft, S66 9LY	Thurcroft	0	0	0	0	0	0	0	40	0	0	0	0	0	40	0	0	0	0	0	0
RDF0175	LDF0238	H75	TIMBER YARD OFF OUTGANG LANE, DINNINGTON. S25 3QX	Dinnington	0	0	0	0	35	35	70	35	35	35	35	35	26	271	0	0	0	0	0	0
RDF0327	LDF0498	H76	LAND OFF OLDCOATES ROAD, OLDCOATES ROAD, DINNINGTON. S25 2NN	Dinnington	0	0	0	0	31	35	66	35	70	70	31	0	0	272	0	0	0	0	0	0
RDF1280	LDF0242	H78	LAND OFF ATHORPE ROAD, DINNINGTON	Dinnington	0	0	0	0	0	28	28	0	0	0	0	0	0	28	0	0	0	0	0	0
RDF0157	LDF0207	H79	ALLOTMENT LAND OFF EAST STREET, DINNINGTON. S25 2NR	Dinnington	0	0	0	0	0	0	0	15	0	0	0	0	0	15	0	0	0	0	0	0
RDF0013	LDF0222	H80	Silverdales, Dinnington, S25 2SQ	Dinnington	0	0	0	0	35	35	70	35	26	0	0	0	0	131	0	0	0	0	0	0
RDF0168	LDF0219	H81	LAND OFF WENTWORTH WAY, DINNINGTON. S25 2SY	Dinnington	0	0	0	0	35	35	70	35	35	35	35	33	0	243	0	0	0	0	0	0
RDF0158	LDF0208	H82	LAND TO THE EAST OF PENNY PIECE LANE, NORTH ANSTON. S25 4FT	North Anston	0	0	0	0	18	18	36	0	0	0	0	0	0	36	0	0	0	0	0	0
RDF0297	LDF0447	H85	LAND TO EAST OF PARK HILL FARM, WEST OF ROTHERHAM ROAD, SWALLOWNEST. S26 4UR	Swallownest	0	0	0	0	35	35	70	7	0	0	0	0	0	77	0	0	0	0	0	0

vi) 2017 Large Sites Identified

5 Year Supply

SiteRef	Alternative Ref	LDFRef	Address	Settlement Name	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	5 yr Total	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	Total for Plan Period	2028/29	2029/30	2030/31	2031/32	2032/33	After 2033/34
RDF0389	SL01	LDF0664	LAND TO NORTH OF GRANGE RD, RAWMARSH, S62 5PA	Rawmarsh	0	0	0	0	0	0	0	0	0	35	35	35	35	140	35	35	35	35	65	0
RDF0036	SL02	LDF0020	OFF WEST BAWTRY ROAD, WHISTON, ROTHERHAM. S60 4EU	Whiston	0	0	0	0	0	0	0	0	0	9	35	35	35	114	35	35	35	0	0	0
RDF0105	SL03	LDF0129	FORMER CRICKET GROUND OFF BRECKS LANE, BRECKS, ROTHERHAM. S65 3HN	Herringthorpe	0	0	0	0	0	0	0	0	0	25	25	35	35	120	16	0	0	0	0	0
RDF1924	SL04	LDF0514	Land to the South of Upper Wortley Road, Thorpe Helsey, Rotherham	Thorpe Helsey	0	0	0	0	0	0	0	0	0	25	21	0	0	46	0	0	0	0	0	0
RDF0206	SL05	LDF0298	LAND OFF FARFIELD LANE, WATH, ROTHERHAM. S63 7AD	Wath-Upon-Dearne	0	0	0	0	0	0	0	0	0	35	35	35	70	175	70	70	70	63	0	0
RDF0200	SL06	LDF0288	LAND TO THE NORTH OF ELSECAR ROAD, BRAMPTON.	Brampton Bierlow	0	0	0	0	0	0	0	0	0	17	17	0	0	34	0	0	0	0	0	0
RDF0192	SL07	LDF0270	LAND TO THE EAST OF WESTFIELD ROAD, WESTFIELD ROAD, BRAMPTON. S63 6BP	Brampton Bierlow	0	0	0	0	0	0	0	0	0	35	35	35	35	140	35	35	8	0	0	0
RDF1673	SL08	LDF0798	Land East of Moor Lane South (2) - formerly part of LDF0452, East of Moor Lane South, North of Lidget Lane, Rotherham	Bramley	0	0	0	0	0	0	0	0	0	35	35	70	70	210	70	70	70	17	0	0
RDF0243	SL09	LDF0371	LAND OFF ST ALBAN'S WAY, ST ALBAN'S WAY, WICKERSLEY. S66 1DR	Wickersley	0	0	0	0	0	0	0	0	0	35	35	35	48	153	0	0	0	0	0	0
RDF0245	SL10	LDF0375	WREXHAM HOUSE, BRAITHWELL ROAD, ROTHERHAM. S65 4LL	Ravenfield	0	0	0	0	0	0	0	0	0	33	33	20	0	86	0	0	0	0	0	0
RDF1674	SL11	LDF0800	Land to east of Cumwell Lane and south of Bateman Road, Cumwell Lane, Hellaby	Hellaby	0	0	0	0	0	0	0	0	0	35	35	70	70	210	70	70	70	13	0	0
RDF0430	SL12	LDF0717	LAND OFF LODGE LANE, DINNINGTON	Dinnington	0	0	0	0	0	0	0	0	0	35	35	35	0	105	0	0	0	0	0	0
RDF1925	SL13	LDF0799	Land off Oldcoates Road (East), DINNINGTON, S25 2QA	Dinnington	0	0	0	0	0	0	0	0	0	70	70	70	70	280	70	70	70	70	70	129
RDF0311	SL14	LDF0476	SOUTH OF LAMBRELL AVE, LAND SOUTH OF LAMBRELL AVE, KIVETON PARK. S26 7YJ	Kiveton Park	0	0	0	0	0	0	0	0	0	70	70	70	70	280	62	0	0	0	0	0
RDF1372	SL15	LDF0772	LAND TO NORTH OF ASTON BYPASS A57, EAST OF CHURCH LANE	Aston	0	0	0	0	0	0	0	0	0	35	35	35	35	140	35	36	0	0	0	0
					0	0	0	0	0	0	0	0	0	529	551	580	573	2233	498	421	358	198	135	129

vii) 2017 SHLAA - Sites Suitable with no constraints

SiteRef	Alternative Ref	LDFRef	Address	Settlement Name	5 Year Supply					5 yr Total	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	Total for Plan Period	2028/29	2029/30	2030/31	2031/32	2032/33	After 2033/34	
					2016/17	2017/18	2018/19	2019/20	2020/21															2021/22
RDF0004	BR0063		Princess Street, Laughton Common, S25 3QN	Laughton Common	0	0	0	0	0	0	0	27	0	0	0	0	0	0	0	0	0	0	0	
RDF0005		LDF0241	High Nook Road, Dinnington, S25 2PH	Dinnington	0	0	0	0	0	0	0	10	0	0	0	0	0	0	0	0	0	0	0	
RDF0030		LDF0011	OFF CASTLE AVENUE, CANKLOW, ROTHERHAM. S60	Canklow	0	0	0	0	0	0	0	31	0	0	0	0	0	0	0	0	0	0	0	
RDF0154		LDF0201	FOLJAMBE DRIVE / WILSON DRIVE, DALTON / EAST HERRINGTHORPE HMR MP SITE NO.42, THRYBERGH. S65 4HG	Thrybergh	0	0	0	0	0	0	0	0	0	0	0	0	16	0	0	0	0	0	0	
RDF0202		LDF0293	LAND TO THE REAR OF PROPERTIES ON MILLINDALE, MILLINDALE, MALTBY. S66 7LE	Maltby	0	0	0	0	0	0	0	27	0	0	0	0	0	0	0	0	0	0	0	
RDF0387	BR0062	LDF0595	LAND TO THE WEST OF WEST GATE, ROTHERHAM.	Rotherham Town Centre	0	0	0	0	0	0	0	0	35	35	11	0	0	0	0	0	0	0	0	
RDF0453		LDF0063	Rawmarsh Progressive Sports & Social Club Willowgarth, Rawmarsh, S62 5RB	Rawmarsh	0	0	0	0	0	0	0	12	0	0	0	0	0	0	0	0	0	0	0	
RDF0956	RB2007/0124		land at Challenger Tyre & Exhaust Wellgate, Rotherham Town Centre	Rotherham Town Centre	0	0	0	0	0	0	0	15	0	0	0	0	0	0	0	0	0	0	0	
RDF0971	RB2007/2036		land rear of 102 & 104 School Road, Wales, S26 5QJ	Wales	0	0	0	0	0	0	0	12	0	0	0	0	0	0	0	0	0	0	0	
RDF1139	RB2011/1166		11 High Street, Swallownest, S26 4TT	Swallownest	0	0	0	0	0	0	0	11	0	0	0	0	0	0	0	0	0	0	0	
RDF1290	RB2011/0096		land at Hollowgate Avenue, Wath-upon-Dearne	Wath-upon-Dearne	0	0	0	0	0	0	0	0	35	0	0	0	0	0	0	0	0	0	0	
RDF1362		LDF0280	Cadman Street, Wath, S63 7DP	Wath-Upon-Dearne	0	0	0	0	0	0	0	0	14	0	0	0	0	0	0	0	0	0	0	
RDF1444	RB2010/1588		2A New Station Road, Swinton	Swinton	0	0	0	0	0	0	0	12	0	0	0	0	0	0	0	0	0	0	0	
RDF1458	RB2010/1467		former Laudsedale House Care Home Laudsedale Road, East Herringthorpe	East Herringthorpe	0	0	0	0	0	0	0	26	0	0	0	0	0	0	0	0	0	0	0	
RDF1162	RB2008/0600		land and buildings at Manor Farm Church Street, Greasbrough, S61 4DX	Greasbrough	0	0	0	0	0	0	0	19	0	0	0	0	0	0	0	0	0	0	0	
RDF1717	RB2013/0741		Station Works Station Street, Swinton	Swinton	0	0	0	0	0	0	0	14	0	0	0	0	0	0	0	0	0	0	0	
RDF2047	BR0057		Rothwell Grange, Broom Valley Road, Rotherham, S60 2QU	Rotherham Town Centre	0	0	0	0	0	0	0	15	0	0	0	0	0	0	0	0	0	0	0	
					0	0	0	0	0	0	0	231	84	35	11	0	16	377	0	0	0	0	0	0

viii) 2017 SHLAA - Sites Suitable with constraints

5 Year Supply

SiteRef	Alternative Ref	LDFRef	Address	Settlement Name	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	5 yr Total	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	Plan Period	2028/29	2029/30	2030/31	2031/32	2032/33	After 2033/34
RDF0021		LDF0413	The Warren, Aston	Aston	0	0	0	0	0	0	0	16	0	0	0	0	0	16	0	0	0	0	0	0
RDF0229		LDF0339	WEST STREET/ WHITWORTH WAY, WATH, ROTHERHAM. S63 6PU	Wath-Upon-Dearne	0	0	0	0	0	0	0	0	0	0	0	0	28	28	0	0	0	0	0	0
RDF0224		LDF0329	PLAYING FIELDS TO THE NORTH OF MALBY REDWOOD JUNIOR & INFANT SCHOOL, REDWOOD DRIVE, ROTHERHAM. S66 8EB	Maltby	0	0	0	0	0	0	0	23	0	0	0	0	0	23	0	0	0	0	0	0
RDF0035		LDF0019	ST. GEORGE'S DRIVE, BRINSWORTH, ROTHERHAM. S60 5NF	Brinsworth	0	0	0	0	0	0	0	0	0	0	0	0	34	34	0	0	0	0	0	0
					0	0	0	0	0	0	0	39	0	0	0	0	62	101	0	0	0	0	0	0

ix) 2017 SHLAA - Sites Not Currently Suitable

SiteRef	LDFRef	Alternative Ref	Address	Settlement Name	Greenfield/ Brownfield	Green belt	Year 1 - 5	Year 6 -10	Year 11- 15		Year 16 - 20	
							2013-2018	2018 - 2023	2023 - 2028		2028 - 2033	After 2033/34
RDF0006	LDF0114		The Brow, Brecks, S66 2BG	Herringthorpe	Greenfield	N	0	0	0		0	25
RDF0022	LDF0542		Brook Hill, Thorpe Hesley, S61 2JZ	Thorpe Hesley	Greenfield	Y	0	0	0		0	0
RDF0033	LDF0016		PHOENIX GROVE, BRINSWORTH, ROTHERHAM. S60 5PB	Brinsworth	Greenfield	N	0	0	0		15	0
RDF0034	LDF0017		LAND ABUTTING BAWTRY ROAD, BRINSWORTH, ROTHERHAM. S60 5TD	Brinsworth	Greenfield	N	0	0	0		0	54
RDF0038	LDF0032		LAND OFF ERSKINE ROAD, ST ANN'S, ROTHERHAM. S65 1RS	St Ann's	Brownfield	N	0	0	0		40	0
RDF0049	LDF0043		R/O 14 -24 MIDDLEFIELDS DRIVE, WHISTON, ROTHERHAM. S60 4NQ	Whiston	Greenfield	N	0	0	15		0	0
RDF0054	LDF0051		LAND OFF HART HILL, UPPER HAUGH, ROTHERHAM. S62 7LI	Rawmarsh	Greenfield	N	0	0	18		0	0
RDF0059	LDF0062		BUS DEPOT SITE, OFF DALE ROAD, RAWMARSH. S62 5AS	Rawmarsh	Brownfield	N	0	0	0		43	0
RDF0065	LDF0072		LAND TO REAR OF PROPERTIES ON ROCKCLIFFE ROAD, ROTHERHAM. S62 6JS	Rawmarsh	Brownfield	N	0	0	26		0	0
RDF0071	LDF0076		OFF HERRINGTHORPE VALLEY ROAD AND CAWTHORNE CLOSE, EAST HERRINGTHORPE, ROTHERHAM. S65 3RU	East Herringthorpe	Greenfield/ Brownfield	N	0	0	24		0	0
RDF0072	LDF0395		LAND OFF FLANDERWELL LANE, ROTHERHAM. S66 3RX/2XW/NH/3RT	Wickersley	Greenfield	Y	0	0	0		48	0
RDF0076	LDF0079		LAND OFF FAVELL ROAD, DALTON, ROTHERHAM. S65 3PU	Dalton	Greenfield	N	0	0	34		0	0
RDF0080	LDF0083		SITE OFF HOLLYBUSH STREET, ROTHERHAM. S62 6DP/DS/DT/BJ/BH	Parkgate	Brownfield	N	0	0	12		0	0
RDF0084	LDF0091		SITE AT WHITFIELD ROAD, , ROTHERHAM. S62 7NG/NS/NR	Rawmarsh	Brownfield	N	0	0	28		0	0

SiteRef	LDFRef	Alternative Ref	Address	Settlement Name	Greenfield/ Brownfield	Green belt	Year 1 - 5	Year 6 -10	Year 11- 15		Year 16 - 20	
							2013-2018	2018 - 2023	2023 - 2028		2028 - 2033	After 2033/34
RDF0085	LDF0100		LAND TO REAR OF PROPERTIES ON CHURCH STREET, ROTHERHAM. S62 6LR	Parkgate	Greenfield	N	0	0	39		0	0
RDF0109	LDF0137		LAND ADJACENT WEST HILL AND DROPPINGWELL RD, BLACKBURN MOOR, ROTHERHAM. S61 2EX	Blackburn	Greenfield	Y	0	0	0		105	0
RDF0110	LDF0138		LAND ADJACENT WEST HILL, HILL TOP, ROTHERHAM. S61 2ET	Kimberworth	Greenfield	Y	0	0	0		100	0
RDF0114	LDF0147		LAND BETWEEN MEADOW BANK RD AND CLAREMONT ST, KIMBERWORTH, ROTHERHAM. S61 2LU	Kimberworth	Greenfield	N	0	0	38		0	0
RDF0115	LDF0148		IVANHOE WORKS, KIMBERWORTH RD ,MASBROUGH, ROTHERHAM. S61 1AB	Masbrough	Brownfield	N	0	0	158		0	0
RDF0116	LDF0150		LAND ADJOINING MIDLAND RD AND WORTLEY RD, MIDLAND RD, MASBROUGH, ROTHERHAM. S61 1SZ	Masbrough	Brownfield	N	0	0	57		0	0
RDF0117	LDF0151		LAND BETWEEN KIMBERWORTH RD AND MIDLAND RD, MASBROUGH, ROTHERHAM. S61 1SZ	Masbrough	Brownfield	N	0	0	136		0	0
RDF0120	LDF0154		LAND BETWEEN CENTENARY WAY, NEW WORTLEY RD AND MASBROUGH ST, MASBROUGH, ROTHERHAM. S60 1JN	Masbrough	Greenfield/ Brownfield	N	0	0	88		0	0
RDF0121	LDF0155		CLOUGH HILL, LAND BETWEEN AVONDALE RD AND HENLEY LANE, THORN HILL, ROTHERHAM. S61 1SG	Thornhill	Greenfield/ Brownfield	N	0	0	32		0	0
RDF0126	LDF0163		LAND SOUTH OF GREASBROUGH LA, NORTHEAST OF CINDER BRIDGE RD, GREASBROUGH, ROTHERHAM. S62 6LR	Greasbrough	Greenfield	Y	0	0	0		0	1289
RDF0133	LDF0173		LAND EAST OF SIMMONITE RD, WEST OF FENTON RD, KIMBERWORTH PARK, ROTHERHAM. S61 3EQ	Kimberworth	Greenfield	N	0	0	0		24	0
RDF0135	LDF0175		LAND NORTH OF JEWITT RD, KIMBERWORTH PARK, ROTHERHAM. S61 3HL	Kimberworth Park	Greenfield	N	0	0	65		0	0

SiteRef	LDFRef	Alternative Ref	Address	Settlement Name	Greenfield/ Brownfield	Green belt	Year 1 - 5	Year 6 -10	Year 11- 15		Year 16 - 20	
							2013-2018	2018 - 2023	2023 - 2028		2028 - 2033	After 2033/34
RDF0136	LDF0176		LAND WEST OF ROCKINGHAM JUNIOR SCHOOL, ROUGHWOOD RD, WINGFIELD, ROTHERHAM. S61 4HY	Wingfield	Greenfield	N	0	0	0		0	10
RDF0142	LDF0188		LAND TO SOUTH OF MOUSEHOLE LANE, DALTON, ROTHERHAM. S65 5HW	Dalton	Greenfield	Y	0	0	0		26	0
RDF0146	LDF0193		CHESTNUT TREE FARM OFF DONCASTER ROAD THRYBERGH, ROTHERHAM. S65 4NS	Thrybergh	Greenfield	Y	0	0	0		38	0
RDF0147	LDF0194		MARCH FLATTS FIELD, SOUTH OF BACK LANE / THRYBERGH LANE THRYBERGH, ROTHERHAM. S65 4EJ	Thrybergh	Greenfield	Y	0	0	0		175	465
RDF0148	LDF0195		MANOR FARM COURT EXTENSION INTO FIELDS, THRYBERGH, THRYBERGH. S65 4NZ	Thrybergh	Greenfield	Y	0	0	0		98	0
RDF0160	LDF0210		LAND TO THE WEST OF PENNY PIECE LANE, NORTH ANSTON. S25 4BE	North Anston	Greenfield	Y	0	0	0		148	0
RDF0161	LDF0211		LAND TO THE SOUTH OF WOODSETTS ROAD, NORTH ANSTON. S25 4GW	North Anston	Greenfield	Y	0	0	0		175	35
RDF0163	LDF0213		PADDOCK AT THE END OF SIKES ROAD AND ADJOINING LAND, NORTH ANSTON. S25 4DN	North Anston	Greenfield	N	0	0	0		24	0
RDF0165	LDF0215		LAND TO THE NORTH OF RACKFORD ROAD, NORTH ANSTON. S25 4GU	North Anston	Greenfield	Y	0	0	0		95	0
RDF0166	LDF0216		LARGE AREA OF LAND BETWEEN SWINSTON HILL ROAD AND WOODSETTS ROAD, DINNINGTON. S25 4EQ	Dinnington	Greenfield	Y	0	0	0		350	807
RDF0167	LDF0217		SITE ADJACENT LDF211 NORTH OF RACKFORD RD, WOODSETTS ROAD, NORTH ANSTON. S25 4DF	North Anston	Greenfield	Y	0	0	0		75	0
RDF0171	LDF0231		LAND TO THE SOUTH OF HANGSMAN LANE, LAUGHTON COMMON. S25 3PH	Laughton Common	Greenfield	Y	0	0	0		98	0
RDF0179	LDF0247		LAND BETWEEN THE OVAL AND WOODSETTS ROAD, NORTH ANSTON. S25 4EQ	North Anston	Brownfield	N	0	0	53		0	0
RDF0180	LDF0248		LAND OFF EDINBURGH DRIVE, NORTH ANSTON. S25 4HB	North Anston	Greenfield	N	0	0	32		0	0
RDF0182	LDF0251		LAND BETWEEN SHEFFIELD ROAD AND THE B6059, SOUTH ANSTON. S25 5DS	South Anston	Greenfield	Y	0	0	0		93	0

SiteRef	LDFRef	Alternative Ref	Address	Settlement Name	Greenfield/ Brownfield	Green belt	Year 1 - 5	Year 6 -10	Year 11- 15		Year 16 - 20	
							2013-2018	2018 - 2023	2023 - 2028		2028 - 2033	After 2033/34
RDF0185	LDF0259		ADJOINING 211 MELTON, HIGH STREET, WEST MELTON, ROTHERHAM. S63 6RQ	West Melton	Greenfield	Y	0	0	0		14	0
RDF0186	LDF0260		LAND TO THE WEST OF PONTEFRACT ROAD, BRAMPTON. S73 0YA	Brampton Bierlow	Greenfield	N	0	0	32		0	0
RDF0194	LDF0274		PONY PADDOCK TO THE EAST OF WESTFIELD ROAD, BRAMPTON. S63 6HL	Brampton Bierlow	Greenfield	Y	0	0	0		15	0
RDF0187	LDF0261		OFF FLATTS LANE AND BROOME DRIVE, WEST MELTON, ROTHERHAM. S63 6QU	West Melton	Greenfield	Y	0	0	0		60	0
RDF0195	LDF0275		OFF WEST STREET/ BISCAY LANE, WATH, ROTHERHAM. S63 6PU	Wath-Upon-Dearne	Greenfield/ Brownfield	N	0	0	62		0	0
RDF0208	LDF0303		LAND OFF AMORY'S HOLT WAY, ROTHERHAM. S66 8RP	Maltby	Greenfield	N	0	0	0		0	27
RDF0209	LDF0306		LAND OFF HUNTINGTON WAY, ROTHERHAM. S66 8SG	Maltby	Greenfield	Y	0	0	0		0	201
RDF0210	LDF0307		QUARRY HILL ROAD/ GYPSEY GREEN LANE, WATH, ROTHERHAM. S63 7TD	Wath-Upon-Dearne	Greenfield	Y	0	0	0		154	0
RDF0212	LDF0310		LAND INCLUDING AMORY'S HOLT, ROTHERHAM. S66 8EH	Maltby	Greenfield	Y	0	0	0		96	0
RDF0213	LDF0311		LAND OFF FORDOLES HEAD LANE, MALTBY, ROTHERHAM. S66 8SG	Maltby	Greenfield	Y	0	0	0		175	19
RDF0215	LDF0315		LAND OFF GALA CRESCENT, MALTBY. S66 8SF	Maltby	Greenfield	N	0	0	0		0	17
RDF0217	LDF0320		LAND OFF BAWTRY ROAD, HELLABY, ROTHERHAM. S66 8HR	Hellaby	Greenfield	N	0	0	0		0	29
RDF0219	LDF0322		LAND ADJOINING "THE FIELDS" WESTFIELD ROAD, BRAMPTON, ROTHERHAM. S63 6HL	Brampton Bierlow	Greenfield	Y	0	0	0		0	32
RDF0227	LDF0337		LAND OFF NEWHILL ROAD, WATH, ROTHERHAM. S63 6JN	Wath-Upon-Dearne	Greenfield	Y	0	0	0		126	0
RDF0228	LDF0338		BISCAY LANE, WATH, ROTHERHAM. S63 6PT	Wath-Upon-Dearne	Brownfield	N	0	0	0		25	0
RDF0231	LDF0355		LAND TO THE REAR OF PROPERTIES ON KEVIN GROVE, HELLABY. S66 8HF	Hellaby	Brownfield	N	0	0	26		0	0
RDF0232	LDF0356		LAND TO THE WEST OF MOAT LANE, WICKERSLEY. S66 1DZ	Wickersley	Greenfield	Y	0	0	0		10	0

SiteRef	LDFRef	Alternative Ref	Address	Settlement Name	Greenfield/ Brownfield	Green belt	Year 1 - 5	Year 6 -10	Year 11- 15		Year 16 - 20	
							2013-2018	2018 - 2023	2023 - 2028		2028 - 2033	After 2033/34
RDF0234	LDF0358		LAND OFF QUARRY FIELD LANE, QUARRY FIELD LANE, WICKERSLEY. S66 1EQ	Wickersley	Greenfield	Y	0	0	0		38	0
RDF0236	LDF0361		LAND TO THE WEST OF QUARRY FIELD LANE, WICKERSLEY. S66 1BQ	Wickersley	Greenfield	Y	0	0	0		0	82
RDF0237	LDF0362		LAND OFF GILLOTT LANE, WICKERSLEY. S66 1BQ	Wickersley	Greenfield	Y	0	0	0		111	0
RDF0238	LDF0363		BRAMLEY LINGS TO THE SOUTH OF SANDY LANE, BRAMLEY. S66 1TZ	Bramley	Greenfield	Y	0	0	0		41	0
RDF0240	LDF0367		LAND TO REAR OF PROPERTIES 193-217 BAWTRY ROAD, , ROTHERHAM. S66 2TP	Bramley	Greenfield	Y	0	0	0		150	0
RDF0247	LDF0377		LAND BEHIND PROPERTIES OFF BRECKLANDS, WICKERSLEY. S66 1AL	Wickersley	Brownfield	N	0	0	0		0	26
RDF0250	LDF0382		LAND TO THE EAST OF GOLDEN SMITHIES LANE, SWINTON. S63 7ER	Swinton	Greenfield	N	0	0	0		0	126
RDF0253	LDF0388		LAND OFF ROWMS LANE, SWINTON. S64 8AA	Swinton	Brownfield	N	0	0	49		0	0
RDF0259	LDF0398		REDIRACK, WHARF ROAD, KILNHURST, ROTHERHAM. S64 5SU	Kilnhurst	Brownfield	N	0	0	114		0	0
RDF0260	LDF0399		UNIVERSAL RECYCLING, WHARF ROAD, KILNHURST, ROTHERHAM. S64 5SU	Kilnhurst	Brownfield	N	0	0	0		60	0
RDF0266	LDF0407		WENTWORTH ROAD, SWINTON, ROTHERHAM. S64 8JZ	Swinton	Greenfield	Y	0	0	0		131	0
RDF0267	LDF0408		SITE OF OLD SPORTS CENTRE OFF HIGH STREET, MALTBY. S66 7EG	Maltby	Brownfield	N	0	0	24		0	0
RDF0269	LDF0410		MALTBY SERVICE STATION AND ADJACENT GREENSPACE, BERESFORD ROAD, MALTBY. S66 7PW	Maltby	Brownfield	N	0	0	0		18	0
RDF0270	LDF0412		PADDOCK NORTH OF WORKSOP ROAD ASTON, ASTON. S26 2AD	Aston	Greenfield	Y	0	0	0		39	0
RDF0277	LDF0421		LAND AT END OF RUSSETT COURT, ROTHERHAM. S66 8SP	Maltby	Greenfield	N	0	0	0		0	14

SiteRef	LDFRef	Alternative Ref	Address	Settlement Name	Greenfield/ Brownfield	Green belt	Year 1 - 5	Year 6 -10	Year 11- 15		Year 16 - 20	
							2013-2018	2018 - 2023	2023 - 2028		2028 - 2033	After 2033/34
RDF0279	LDF0423		URBAN GREENSPACE SOUTH OF ALEXANDRA ROAD, SWALLOWNEST. S26 4	Swallownest	Greenfield	N	0	0	0		0	46
RDF0287	LDF0433		EAST OF BRAMPTON ROAD, THURCROFT. S66 9NF	Thurcroft	Greenfield	Y	0	0	0		0	66
RDF0289	LDF0438		NORTH OF RECREATION AVENUE, THURCROFT. S66 9LJ	Thurcroft	Greenfield	N	0	0	0		0	30
RDF0290	LDF0439		NORTH OF STEADFOLDS LANE (WEST), THURCROFT. S66 9EY	Thurcroft	Greenfield	Y	0	0	0		0	174
RDF0291	LDF0440		NORTH OF STEADFOLDS LANE (EAST), STEADFOLDS LANE, THURCROFT. S66 9LU	Thurcroft	Greenfield	N	0	0	0		0	190
RDF0292	LDF0441		OFF NEW ORCHARD LANE, NEW ORCHARD LANE, THURCROFT. S66 9AB	Thurcroft	Greenfield	Y	0	0	0		29	0
RDF0293	LDF0442		NORTH OF SANDY LANE, THURCROFT. S66 9AA	Thurcroft	Greenfield	N	0	0	0		0	32
RDF0300	LDF0452		LAND EAST OF MOOR LANE SOUTH, , ROTHERHAM.	Ravenfield	Greenfield	Y	0	0	0		350	763
RDF0302	LDF0456		LAND OFF PIPER LANE, ASTON S26 2EF	Aston	Greenfield	Y	0	0	0		0	230
RDF0305	LDF0459		LAND TO WEST OF PARK HILL FARM, SWALLOWNEST.	Swallownest	Greenfield	Y	0	0	0		0	19
RDF0307	LDF0470		FORMER COLLIERY (NORTH), KIVETON PARK. S26 6LR	Kiveton Park	Greenfield	Y	0	0	0		175	27
RDF0308	LDF0472		OFF KIVETON LANE, KIVETON PARK. S26 6SP	Kiveton Park	Greenfield	Y	0	0	0		350	145
RDF0309	LDF0473		WESLEY ROAD ALLOTMENTS EAST, KIVETON PARK. S26 6RJ	Kiveton Park	Greenfield	N	0	0	0		67	0
RDF0312	LDF0477		RECREATION GROUND ALLOTMENTS, KIVETON PARK. S26 6RA	Kiveton Park	Greenfield	N	0	0	0		31	0
RDF0314	LDF0479		LAND OFF MANOR RD, WALES. S26 5PD	Wales	Greenfield	Y	0	0	0		0	152

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RDF0315	LDF0482		R/O FORGE HOUSE, MANOR ROAD, WALES. S26 5UA	Wales	Greenfield	Y	0	0	0		0	68
RDF0324	LDF0495		THE WAVERLEY, BRINSWORTH ROAD, CATCLIFFE.	Catcliffe	Brownfield	N	0	0	0		26	0
RDF0326	LDF0497		LAND SOUTH OF LODGE LANE, DINNINGTON. S25 2PB	Dinnington	Greenfield	Y	0	0	0		350	1004
RDF0336	LDF0518		LAND TO THE NORTH OF SCHOLES LANE, ROTHERHAM. S61 2RG	Scholes	Greenfield	Y	0	0	0		0	212
RDF0340	LDF0522		RECREATION GROUND OFF GILDINGWELLS ROAD, WOODSETTS. S81 8QD	Woodsetts	Greenfield	N	0	0	0		0	22
RDF0342	LDF0525		LAND TO THE REAR OF NO.56, WORKSOP ROAD, WOODSETTS. S81 8SR	Woodsetts	Greenfield	Y	0	0	0		24	0
RDF0343	LDF0526		LAND TO THE WEST OF CROSS LANE,WOODSETTS S81 8SP	Woodsetts	Greenfield	Y	0	0	0		20	0
RDF0354	LDF0544		LAND TO NORTH EAST OF GOOSE CARR LANE, TODWICK. S26 1JH	Todwick	Greenfield	Y	0	0	0		0	60
RDF0355	LDF0545		LAND ADJACENT TO MANOR HOUSE, TO EAST OF OSBORNE ROAD, TODWICK. S26 1HX	Todwick	Greenfield	Y	0	0	0		90	0
RDF0356	LDF0546		LAND TO EAST OF STORTH LANE,SOUTH OF MILL FIELDS., TODWICK. S26 1JS	Todwick	Greenfield	Y	0	0	0		350	51
RDF0363	LDF0555		LAND OFF DAWSON LANE, DAWSON LANE, WATH. S63 7TA	Wath-Upon-Dearne	Greenfield	Y	0	0	0		0	17
RDF0365	LDF0559	RB2013/0089	NURSERY BUNGALOW, BRINSWORTH ROAD, CATCLIFFE. S60 5RW	Catcliffe	Greenfield/ Brownfield	N	0	0	0		0	58
RDF0368	LDF0564		LAND OFF CHATHAM STREET, ROTHERHAM. S65 2AA	Rotherham Town Centre	Brownfield	N	0	0	14		0	0
RDF0369	LDF0566		DONCASTER GATE HOSPITAL, DONCASTER GATE, ROTHERHAM. S65 1DW	Rotherham Town Centre	Brownfield	N	0	0	53		0	0
RDF0371	LDF0570	R2	DRUMMOND STREET CAR PARK, NOTTINGHAM STREET, ROTHERHAM. S65 1JH	Rotherham Town Centre	Brownfield	N	0	0	0		0	22

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RDF0374	LDF0573		FORGE ISLAND (TESCO), OFF MARKET STREET, ROTHERHAM. S60 1QA	Rotherham Town Centre	Brownfield	N	0	0	63		0	0
RDF0379	LDF0579		LAND OFF BRINSWORTH STREET, ROTHERHAM. S60 1EJ	Masbrough	Brownfield	N	0	0	29		0	0
RDF0381	LDF0588		LAND TO THE EAST OF WOODSETTS ROAD, ROTHERHAM. S81 8AU	Gildingwells	Greenfield	Y	0	0	0		0	20
RDF0382	LDF0589		LAND OFF GREASBROUGH ROAD, ROTHERHAM. S60 1RB	Greasbrough	Brownfield	N	0	0	0		26	0
RDF0383	LDF0591		LAND OFF MAGNA LANE/ DALTON LANE, DALTON, ROTHERHAM. S65 3QJ	Dalton	Greenfield	Y	0	0	0		175	12
RDF0385	LDF0593		LAND OFF SHEFFIELD ROAD, ROTHERHAM. S60 1BN	Templeborough	Brownfield	N	0	0	0		16	0
RDF0399	LDF0681		LAND WEST OF PINCHWELL VIEW, SOUTH OF GILLOTT LANE, WICKERSLEY	Wickersley	Greenfield	Y	0	0	0		0	24
RDF0400	LDF0682		LAND SOUTH OF SANDY FLAT LANE, WICKERSLEY	Wickersley	Greenfield	Y	0	0	0		130	0
RDF0406	LDF0689		BRAMLEY GRANGE FARM,LIDGET LANE, BRAMLEY	Bramley	Greenfield	Y	0	0	0		102	0
RDF0408	LDF0692		LAND SOUTH OF KILNHURST RD, RAWMARSH S64 5TL	Rawmarsh	Greenfield	Y	0	0	0		175	50
RDF0409	LDF0693		LAND NORTH OF ROUNDWOOD ROLLING MILLS, RYECROFT RD, RAWMARSH S62 5LJ	Rawmarsh	Greenfield	N	0	0	0		350	57
RDF0412	LDF0696		LAND WEST OF SLACKS LANE, BRAMLEY S66 1UN	Bramley	Greenfield	N	0	0	0		41	0
RDF0426	LDF0713		LAND OFF END OF CHESTNUT ROAD, FENCE	Swallownest	Greenfield	Y	0	0	0		0	148
RDF0434	LDF0721		LAND TO THE NORTH OF STATION ROAD, WALES	Wales	Greenfield	Y	0	0	0		0	291
RDF0451	LDF0738		LAND OFF SECOND LANE, WICKERSLEY	Wickersley	Greenfield	Y	0	0	0		28	0
RDF0452	LDF0740		LAND OFF SANDY FLAT LANE, WICKERSLEY	Wickersley	Greenfield	Y	0	0	0		173	0

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RDF0455	LDF0354		High Street, Wath, Rotherham, S63 7RX	Wath-Upon-Dearne	Brownfield	N	0	0	0		0	278
RDF0647	LDF0140		203 Meadowhall Road, Kimberworth, S61 2NJ	Kimberworth	Greenfield	Y	0	0	0		0	69
RDF0774	LDF0218		land adj Tropical Butterfly House Woodsetts Road, North Anston, S25 4EQ	North Anston	Greenfield/ Brownfield	Y	0	0	0		175	485
RDF1258	LDF0517		Land East of Thorpefield Drive, Thorpe Hesley	Thorpe Hesley	Brownfield	Y	0	0	0		0	54
RDF1359		SWB1	Pontefract Road, Brampton Bierlow., S63 6BB	Brampton Bierlow	Greenfield	N	0	0	0		0	27
RDF1373	LDF0773		EAST OF BRAMPTON ROAD, THURCROFT	Thurcroft	Greenfield	Y	0	0	0		138	0
RDF1374	LDF0776		LAND OFF BROOK HILL, THORPE HESLEY	Thorpe Hesley	Greenfield	Y	0	0	0		0	245
RDF1596	LDF0784		LAND OFF MOOR LANE NORTH, ADJ HILLDRECKS VIEW, RAVENFIELD, ROTHERHAM. S65 4RQ	Ravenfield	Greenfield	Y	0	0	0		130	0
RDF1597	LDF0785		LAND AT MOORHOUSE LANE, WHISTON, ROTHERHAM. S60 4NQ	Whiston	Greenfield	Y	0	0	0		0	82
RDF1598	LDF0786		LAND BETWEEN, CHESTERTON ROAD, SHAW ROAD & FITZWILLIAM ROAD, EASTWOOD, ROTHERHAM. S65	Rotherham Town Centre	Brownfield	N	0	0	48		0	0
RDF1599	LDF0787		LAND AT SERLBY LANE, HARTHILL, ROTHERHAM. S26 7WE	Harthill	Greenfield	Y	0	0	0		0	45
RDF1600	LDF0788		THE BRICKWORKS, KINHURST ROAD, KILNHURST, ROTHERHAM. S64 5TL	Kilnhurst	Brownfield	N	0	0	0		0	38
RDF1601	LDF0789		BROOKHOUSE (OPPOSITE BRICKWORKS), KILNHURST ROAD, KILNHURST, ROTHERHAM. S64 5TN	Kilnhurst	Greenfield/Brownfield	Y	0	0	0		0	19
RDF1604	LDF0775		WENTWORTH ROAD, SWINTON, ROTHERHAM	Swinton	Greenfield	Y	0	0	0		0	125
RDF1605	LDF0055		LAND OFF HAUGH ROAD, ROTHERHAM, UPPER HAUGH, ROTHERHAM	Rawmarsh	Greenfield	Y	0	0	0		0	141

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RDF1606	LDF0117		Clay Pit at Kilnhurst off Wentworth Road, Rawmarsh	Rawmarsh	Greenfield	Y	0	0	0		0	130
RDF1615	LDF0220		Land off Lakeland Drive, North Anston	North Anston	Greenfield	N	0	0	0		22	0
RDF1618	LDF0612		Dinnington West, Land to east of B6463, Dinnington	Dinnington	Greenfield	Y	0	0	0		0	1200
RDF1613	LDF0708		Land south of High St. Laughton-en-le-Morthen	Laughton-en-le-Morthen	Greenfield	Y	0	0	0		27	0
RDF1870	LDF0806		Land east of Kirkstead Abbey Mews, Thorpe Hesley	Scholes	Greenfield	Y	0	0	0		0	59
RDF1871	LDF0833		Land off Wentworth Close, Thorpe Hesley	Thorpe Hesley	Greenfield	Y	0	0	0		0	60
RDF1607		LDF0279	East of Station Road, Wath	Wath-Upon-Dearne	Brownfield	N	0	0	0		0	119