

Rotherham | Local Development Framework

Draft Core Strategy and Sites and Policies Issues and Options Consultation July 2011



Feedback Report | January 2012

Rotherham Local Development Framework Feedback Report January 2012

Core Strategy draft: July 2011

**Sites and Policies Issues and Options Development Plan Document:
July 2011**

Executive Summary

This Report summarises the key planning issues put forward in writing during the consultation period 4 July – 16 September 2011 and the key planning matters arising from the workshops/focus groups and drop-in sessions held into the Core Strategy and Sites and Policies Development Plan Documents.

Given the scale of written responses received and the breadth of issues covered in the facilitated workshops and face to face meetings, this Report extracts the most pertinent planning issues. The “actions” arising from the consultation will guide the drafting of the publication version of the Core Strategy prior to its “submission” to the Secretary of State for Communities and Local Government. These actions will also guide the drafting of policies for the Sites and Policies Development Plan Document and will assist in the selection and identification of sites for future development.

Contents

Introduction

Key Issues Raised

Consultation 2011 – Final Numbers

Core Strategy / Sites and Policies Development Plan Documents (DPDs): Assessment of Conformity of Consultation Activities with the Approach Outlined in Table 1 of the Statement of Community Involvement (SCI)

Notes from Workshops June – September 2011

Faith / Inter-faith Workshop 28/06/2011

Black and Minority Ethnic Communities Workshop (BME) 30/06/2011

RotherFed Tenants and Residents Associations Event 6th July 2011

LDF Consultation Event Communities of Interest: Older People 12th July 2011

Local Development Framework Disabled People's Workshop 11/07/11

Notes from Young People's Workshop (Wednesday 13th July) held at The Place Young People's Centre

Local Development Framework Summer 2011 Consultation
Notes of Meeting with STAG, 19 July 2011

Notes from Women's LDF consultation workshop 19 July 2011

Notes from LGB&T LDF consultation workshop 19 July 2011

Stakeholder Seminar Monday 1st August 2011

Rotherham Local Development Framework - Natural Environment Consultation 2011
Natural Environment Consultation Workshop held 6pm to 9pm 24.08.2011

Local Development Framework Consultation event organised by Barnsley & Rotherham Chamber of Commerce 14 September 2011

Appendix 1: How to view comments received to the Core Strategy and Sites and Policies Development Plan Documents

Appendix 2: Local Development Framework Consultation Plan

Appendix 3: Consultation material and cascading information

Appendix 4: Information to help you understand the Rotherham Core Strategy

Introduction

Over the summer, 4 July until 16 September 2011, we consulted on the final draft of Rotherham's Local Development Framework Core Strategy. This consultation set out strategic policies and presented a Settlement Hierarchy to accommodate the Borough's future requirements for new homes and employment land. At the same time the Council also consulted on its Sites and Policies Development Plan Document: Issues and Options.

Comments On-Line

Over 7441 representations have been received from 6,265 consultees and these have been entered into the Council's database and are available to view on-line along with the Council's response to the comment at: www.rotherham.gov.uk/consultations

Within this feedback report are the notes of all workshops held during the consultation period this report is available on our website at: www.rotherham.gov.uk/forwardplanning

Feedback Report

The Council's response to the comments/representations received to the Core Strategy will be available to view on-line, and will be included on the LDF Consultation Portal (following the link above). However the majority of representations received during the consultation period relate to the identification of specific sites for future development. In preparing the next version of the Sites and Policies Development Plan Document - preferred options - the Council will have regard to the comments we received to individual sites. These comments will assist the Council in selecting its preferred sites for future development and in preparing appropriate policies to help alleviate some of the key concerns raised in the representations. However we will not be responding to individual representations through our on-line consultation portal, but will apply a standard response to explain the process the Council goes through to determine its site allocations.

It is important to note that the Council has difficult choices to make and seeks to identify the most appropriate sites for future development these sites are the ones that in our view are the most sustainable sites, that will meet the needs of local communities, are not remote from existing communities and will have the lowest impact on the wider environment. These decisions are often a balance between competing criteria, and the views of the community and stakeholders are one of the factors taken into consideration in identifying the best sites for future development.

At this stage no individual response is made to sites within the consultation portal. Further consultation will be undertaken on sites before sites are finally 'allocated' (identified) for future development. These sites will in due course be presented to an independently appointed planning inspector for his consideration. It is important to note that there will be a need for the Council to allocate sites that are currently within the Green Belt to meet our future development needs.

However this Feedback Report does provide a summary table of a number of the key planning issues raised by people in their responses to the identification of individual sites for future development this table can be found in the section 'Key Issues Raised'. To aid understanding of how these concerns will be resolved if a Green Belt site or a large site is allocated for future development, a response by the Council, highlighting the work already undertaken to resolve identified issues has been prepared and included within this section; the table provides an outline of the policies that will be required to guide future decision-making on planning

applications; it also identifies where work is ongoing such as the preparation of the Infrastructure Delivery Plan.

The purpose of this Feedback Report is to summarise the key strategic planning issues raised during the consultation period and to alert local communities, many of whom attended drop-in sessions throughout the Borough, to the availability of this information via the on-line consultation portal.

Given the scale of written responses received and the breadth of issues covered in the facilitated workshops and face to face meetings, this Report extracts the most pertinent planning issues. The 'actions' arising from the consultation will guide the drafting of the next version of the Core Strategy prior to its 'submission' to the Secretary of State for Communities and Local Government.

We are not seeking comments from members of the public or other key stakeholders on this Feedback Report, it is for information only and will help people to understand the breadth and complexity of the comments made.

Where and How to View the Information

The Feedback Report is available from our web site and hard copies are available in libraries throughout the borough.

We are encouraging people to access this information electronically from the Council's web site and all local libraries can assist in this process. The library network enables people to see documents on-line or by viewing a hard copy provided for reference purposes only. Included within this report is a guide to finding the above web pages. This is a "step by step" guide to help you to view all information relating to the Local Development Framework and is available in Appendix one.

Next Steps

We are currently considering all of the representations received and carrying out further work on the evidence base to support the preparation of the Local Development Framework. In the next few months we will be selecting sites to help us decide what development should go where. As already noted further consultation will be undertaken on the selection of preferred sites for future development.

A formal Review of the Rotherham Green Belt is currently being undertaken to support the evidence base. This Review will consider allocating safeguarded land to provide a five year supply of development land beyond the 15 year Plan period. Safeguarded land will not be developed within this plan period (up to 2027) but is removed from the Green Belt to ensure the long term permanence of the Green Belt once it has been reviewed.

We are also preparing an Infrastructure Delivery Study that will look at current infrastructure deficits and also consider whether new development through Section 106 Planning Agreements or the Community Infrastructure Levy, can contribute to closing this gap.

Preparation of the next draft of the Core Strategy will be guided by information and advice sourced from the emerging evidence base (details of ongoing evidence base work are provided at Appendix two). The Infrastructure Delivery Study, Green Belt Review and Sustainability Appraisal are essential elements in the preparation of strategic and development management policies and the selection of sites for potential development in the future.

We will consult again during 2012 on the Core Strategy and also the preferred option sites for future development.

The Feedback Report provides details of the consultation activities undertaken during the summer of 2011 and assesses the activity against the adopted Statement of Community Involvement (2006), which establishes the Council's policy for community participation and the engagement of traditionally excluded groups.

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Key Issues Raised

The focus of the Team is on the representations received to the Core Strategy and to resolving the key issues raised by consultees. This will enable the Core Strategy publication version to be consulted on next year prior to its Examination by an independently appointed Planning Inspector. The representations received to the Sites will guide decision-making on the selection of preferred sites for potential future development but within this Feedback Report a general statement has been included that outlines the way we will take on board the representations received and use these comments and objections in the preparation of the next Sites and Policies DPD. Many objectors raise similar reasons for objecting and therefore it is essential that each site is considered in its locality context against the wider consideration of meeting the housing and employment targets determined in Core Strategy policy CS1 for new development in the settlement and achieving an appropriate level of development to meet the needs of the Borough's residents over the next fifteen years:

Significant numbers of people have objected to new development because of the:

- Impact of potential new development on their view
- Impact on local property prices
- Impact new development will have on existing infrastructure such as roads, drainage and social infrastructure such as schools and GP surgeries
- Impact new development will have on the open countryside, wildlife and farming.
- Concerns raised regarding the increase in the carbon footprint arising from new development and the impact on climate change.

These issues are not pertinent to a single site but are applicable to most of the sites within the Sites and Policies Development Plan Document. In due course consideration will be given to the comments received as the Preferred Options of the Sites and Policies Development Plan Document is prepared. These comments will be considered as the Council moves towards allocating sites for development. It is currently anticipated that the site allocations along with policies that will guide development management decision-making will be consulted on in the summer of 2012 subject to the availability of sufficient resources to undertake the consultation at that time.

The Core Strategy policies will be amended as appropriate in the light of the comments received. The consultation period has enabled the first reality check of policies to be undertaken and this will ensure that during the Examination in Public of the Core Strategy its policies can be shown to be robust and to have been thoroughly consulted on. The comments received to Core Strategy policies and to sites will also assist and enable drafting of the development management policies for initial consultation purposes.

The Council's consultation portal collates all comments received from individuals and groups during the consultation process. Analysis of these representations is ongoing and the Council is recommending appropriate changes to policies in the Core Strategy. However representations received to the Sites and Policies DPD will be used to guide the allocation of sites for the Preferred Options Sites and Policies DPD and a standard response will be provided within the Consultation Portal explaining what will happen next and how the representations received will influence the selection of sites.

In considering representations received the Council must satisfy itself that the proposed 'broad locations for growth' are still appropriate and also must prepare a Green Belt Review that will justify the release of Green Belt land to meet the target for new housing over the Plan period (2012-2027). The Core Strategy is not expected to determine precise boundaries for sites to be developed at this stage in Local Development Framework preparation.

It must be noted that consultation with key stakeholders was undertaken via the consultation portal and through a Stakeholders seminar on 02-08-11. However officers of the Council focussed their efforts on drop-in sessions that were held throughout the borough. This emphasis on face to face consultation in local communities enabled people to easily engage with the Council to look at sites being considered for future development. This approach did not focus communities on looking in detail at Core Strategy policies.

All documentation was however sent to local libraries for loan and reference purposes and it was made clear to all stakeholders including local communities that both the Sites and the Core Strategy were open for consultation purposes.

The feedback Report includes the notes of all Workshops with Communities of Interest:

Rotherfed the Tenants and Residents Association

Faith and Interfaith

Youth Council

Older People's Network

Black and Minority Ethnic Communities

Women

LGBT

Barnsley Rotherham Chamber

Environment workshop

Some of the key issues raised in these workshops and by other stakeholders including local communities include:

- The setting of the local housing target and the difference between this local target and the Regional Strategy Target.
- Meeting the housing needs of the wider Sheffield City Region
- The draft National Planning Policy Framework (out for consultation) does not promote a 'Brownfield site development first' strategy therefore neither should RMBC
- The use of brownfield land within communities first should be promoted by the Council
- Query the growth proposed for each settlement grouping, and the position of settlements within the Settlement Hierarchy.
- The need for RMBC to complete a Green Belt Review to support the Core Strategy; the evidence base is incomplete without this Review.
- There is a need to draft a further policy **to safeguard land for new development beyond the LDF plan period** – Any review of Green Belts should ensure they are not updated too often therefore a new policy required which will identify land in the green belt which may be considered for development beyond the plan period
- Provide a clear demarcation between explanatory text and policies, policy wording should not be included within the explanatory text
- Provide a clear demarcation between the Core Strategy policies and the development management policies to be included within the Sites and Policies Development Plan Document.

- Queried how RMBC will take on board the changes to national planning policy through the emerging National Planning Policy Framework, the proposed abolition of Planning Policy Guidance Notes and Planning Policy Statements and the subsequent impact on policies in the Core Strategy? Central Government is also promoting the Localism Agenda that proposes to abolish Regional Strategies and the targets and policies within this Strategy. What will be the impact on the Rotherham LDF?
- Detailed changes to policy wording recommended
- Minor changes to the text throughout the document will be required to address concerns raised through consultation, insert corrections and to improve the readability of the document
- Provide clear demarcation between Core Strategy policies and development management policies, need to ensure comprehensive policy coverage
- Clearer policy guidance required to CS17 to meet the needs of the Gypsy and Travelling Community and Travelling Show People.
- Develop Minerals policy further to take account of Minerals Safeguarding Areas
- Enterprise Zone – The text will be amended to make reference to the recently announced Sheffield City Region Enterprise Zone and its implications.
- Concerns were raised regarding the level of infrastructure capacity to meet the needs of new growth areas.
- Concerns were raised regarding the potential impact new development will have on flooding within the Borough
- Suggestions for extending / changing boundaries for the 'Broad Locations for Growth'.
- Remove reference to Waverley as a 'broad location for growth' as the site has planning permission
- Significant objections to sites particularly those identified as potential development sites currently within the Green Belt.

Issues and Suggested Responses to Representations

The following table has been prepared to highlight the most pertinent land use planning issues raised during the recent consultation, these issues predominantly relate to the release / identification of land for future development. To aid understanding of how these concerns will be resolved if a Green Belt site or a large site is allocated for future development, a response by the Council, highlighting the work already undertaken to resolve identified issues has been prepared and included within this section. The table below provides an outline of the policies that will be required to guide future decision-making on planning applications; it also identifies where work is ongoing such as the preparation of the Infrastructure Delivery Plan.

As a thorough response to each individual representation will not be included within the Council's Consultation Portal, this table provides a summary of responses and outlines the way forward for the Council in drafting appropriate policies to guide decision-making on planning applications in the future.

The response to the issue provides further guidance on future actions and the work programme to prepare the preferred options of the Sites and Policies Development Plan Document.

Issue(s)	Response
Specific LDF site objections; references/street names provided	Full consultation and appraisal of the individual sites will take place as part of preparation of the Sites and Policies Development Plan Document. The Core Strategy's strategic sites have been subject to Sustainability Appraisal and this is presented in the Integrated Impact Assessment.
Loss of Green Belt Land Consider all brownfield sites for development initially to meet the housing target and utilise existing empty housing and business units (both private and publicly owned for sale or rent)	A locally determined housing target is proposed and this is considerably lower than the housing target originally proposed in the Regional Spatial Strategy for Rotherham. The Council has carried out an extensive survey of the Borough during 2008 and supplemented this work in 2010 and has determined that there is not enough brownfield land or other land within the urban area to meet our housing and employment land targets. There is a need to identify further employment land in the Borough to meet the employment land target that has been determined locally. The vast majority of the Green Belt will remain intact.
Loss of (ancient) woodland, fields, (ancient) hedgerows, gardens, allotments and grasslands.	As an irreplaceable asset, equivalent to Site of Special Scientific Interest status, ancient woodland will predominantly be protected and conserved. However there may be instances where development is essential to enable access to a wider site. Allotments can be statutorily protected and the Council

Issue(s)	Response
	<p>will have regard to the requirements of any legal mechanisms relating to allotment sites.</p> <p>Fields and hedgerows may potentially be lost in any future development proposals but opportunities to incorporate them into new development schemes will be taken where feasible. Consideration will be given to the conservation of existing hedgerows and to their enhancement wherever possible. Policies will be prepared to guide planning decisions in the future.</p>
Increased carbon footprint	<p>New development needs to minimise its carbon footprint through new and innovative design and incorporation of sustainable features, noting the Government's target that all new housing should be carbon neutral by 2016. Using available Government guidance the LDF will consider the preparation of policies to reduce the carbon footprint of new development.</p>
Disruption of local bridleways & footpaths	<p>If existing routes cannot be retained, equivalent or enhanced provision will need to be provided. The Council is promoting the concept of Green Infrastructure networks through its policies in the LDF.</p>
Loss of valuable, heavily used recreational spaces	<p>If sites are to be developed, the balance of built development to open space would need to be informed by the findings of the Borough Council's Greenspace Strategy, Green Infrastructure requirements and the policies of the LDF. Open space standards will reflect both existing use from current neighbouring residential areas and demand from new development.</p>
Loss of the natural break from other communities/urban sprawl/ feeling close to the countryside	<p>Consideration will be given to enhancing green infrastructure within and adjacent to any potential development sites. Coalescence of currently distinct and separate communities will not be supported in the spatial strategy unless this would improve the existing settlement form.</p> <p>Links to surrounding countryside will be retained or replaced by enhanced provision elsewhere. Policies will be prepared to ensure this happens.</p>
Proposed housing and associated development at the broad location for growth at Bassingthorpe Farm will be near to Vitrex Chemical works	<p>The chemical works is subject to a buffer zone to exclude development this is informed by the Health and Safety Executive. Consideration will need to be given to enhancing this buffer zone as part of any potential development in this area.</p>

Issue(s)	Response
<p>Over capacity of local infrastructure for example schools, doctors/dentists/elderly care, post offices.</p> <p>Impact on highway and other utilities infrastructure will need to be taken into account.</p>	<p>An Infrastructure Delivery Plan is currently being prepared to examine these issues in detail. The Infrastructure Delivery Study (IDS) will accompany the submission of the Core Strategy to the Government for independent public examination.</p> <p>The infrastructure requirements from new development, and impact on existing infrastructure, need to be considered and where feasible ameliorated. The Council through consultants preparing the IDS, is discussing its proposals for new development with relevant service providers to ensure that adequate infrastructure is provided to support new development. The LDF will establish what infrastructure will be required, where it needs to be provided and how it will be provided whether through developer contributions, utilities infrastructure companies or public finance.</p>
<p>Heavy traffic on local roads which are usually in a poor state of repair & possible safety issues for current residents</p> <p>Links to the main transport interchanges are inadequate</p> <p>Existing bus services are poor</p>	<p>The traffic impact generated by new development will be assessed. Specifically consideration will be had to the impact new development opportunities will have on congestion and the availability of public transport; links to transport interchanges and to the Borough's Strategic Highways Network will also be examined. Consideration given to possible measures to ameliorate these impacts and policies will be drafted accordingly.</p>
<p>Specific sites have significant overhead power cables, noise and health hazards; namely Bassingthorpe Farm Broad Location for Growth</p>	<p>Development on sites with overhead power cables can normally be accommodated through appropriate buffer zones (30 metres either side) within the overall site design and layout of development, respecting existing noise and health guidelines.</p>
<p>Specific sites may be unstable due to historic mine workings</p>	<p>Issues of land stability associated with old mineral workings will be discussed with South Yorkshire Mining Advisory Service and the Coal Authority who hold records of historic mine workings.</p>
<p>Loss of agricultural land and reduction in the capacity to produce "local" food</p>	<p>Government guidance promotes the protection of the best and most versatile agricultural land and supports development on poorer quality land wherever possible and appropriate. Survey work to identify potential development sites has had regard to DEFRA's classification of agricultural land quality. The Integrated Impact Assessment assessed this issue in its</p>

Issue(s)	Response
	assessment of the broad locations for growth and all potential alternatives.
Impact on watercourses/ flooding	<p>The identification of sites for potential allocation will be informed by the Borough's Strategic Flood Risk Assessment, as supplemented by any additional more detailed assessments that may be required, in consultation with the Environment Agency.</p> <p>Drainage matters will be considered within the overall design of any future site and consideration will be given to Sustainable Urban Drainage Systems where feasible.</p>
Loss of wildlife/plant life /aquatic life and associated damage to habitats and environments	Significant work has been undertaken to enhance the biodiversity knowledge of sites and to understand where opportunities for biodiversity enhancement can be pursued.
Damage to pride of longstanding community in the shared environment	The development of large scale urban extensions will have an impact on existing communities. However any future development must respect the character of existing communities and their setting in the wider environment. Using the principles of urban design and the provision of high quality landscaping and the delivery of a strong Green Infrastructure network will all assist the integration of new development into the wider environment.
Visual impact	Through appropriate layout and design the visual impact of new development can be significantly reduced and existing poor settlement built form can actually be enhanced by sensitive new development. The Council has undertaken a Landscape Character Assessment, including detailed assessment of the landscape character of the proposed broad locations for growth, and this will help inform the final choice of sites.
No rail links to this area of the Borough	There is potential to improve linkages to existing rail links in Rotherham town centre by improved integration with existing public transport services and with new services provided to meet the needs of proposed development areas. Improvements to Rotherham Central rail station are currently underway.
The area is bereft of leisure facilities	The Council promotes a wide a range of recreation and leisure opportunities in accessible locations. Sites well-served by public transport will be favoured in order to encourage use by people without access to a car or with restricted mobility. Such uses could also complement shopping and business functions as well as adding

Issue(s)	Response
	<p>greater life and vitality to communities.</p> <p>The green infrastructure and public rights of way networks will form significant components of the future leisure offer and contribute strongly in shaping any potential architectural or aesthetic form.</p>
<p>The unemployment rate is rising and the ability to attract businesses into the area is falling</p>	<p>Whilst preparation of the LDF takes account of the current economic position, it should be recognised that the development plan is a long term strategy covering the period to 2027.</p>
<p>There a number of significant historical sites within these areas</p>	<p>The impact of the sites upon the historic environment requires careful consideration, such as the potential of the Bassingthorpe Farm site to impinge upon the Wentworth estate or on the listed building at Barbot Hall. Through appropriate layout and design, including buffer zones protecting the setting of these features, it is considered these concerns can be accommodated.</p> <p>Assessment of impact upon historic features will be informed by further discussion with English Heritage.</p>
<p>Concerns raised regarding the identification of three sites within the Sites and Policies DPD for possible use by Gypsy and Travellers.</p>	<p>Some work has been carried out to look for sites as part of LDF process. More work needs to be done to identify suitable possible sites to include in the next consultation stage of the Sites and Policies DPD. There will be no presumption that the sites that we have already identified will be viewed as any more likely to be selected than any other</p> <ul style="list-style-type: none"> • A working group is being set up to: <ul style="list-style-type: none"> • Ensure that the new South Yorkshire Study provides robust evidence, and ensure that the output from this is reflected in relevant LDF documents. • Ensure that LDF work accords with emerging changes to Government guidance. • Ensure that site identification proceeds as part of the LDF process, with effective engagement with travelling communities. With new proposed sites in the next version of the Sites and Policies DPD

Geographic specific issues raised to the ‘broad locations for growth’ at Bassingthorpe Farm and Dinnington East

The following are some the key geographic specific issues raised to the ‘broad locations for growth’. The Broad Locations for Growth were identified in Core Strategy Policy CS1 ‘Delivering Rotherham’s Spatial Strategy’. The Broad Locations for Growth suggested in the Draft Core Strategy are Bassingthorpe Farm on the edge of Rotherham Urban Area and to the eastern edge of Dinnington and North Anston.

National guidance promotes all new development within or on the edge of major developed settlements and it is considered that Rotherham Town Centre and Dinnington Town Centre provide a level of social and community infrastructure and a range of jobs and local employment opportunities that will support future growth in these communities. As already noted representations were received to a number of sites being considered for development in the future, however these representations are not reflected below but have predominantly been summarised and included within the table above which provides a good summary of many of the key concerns raised during the drop-in sessions with planners and in writing to the Council.

Bassingthorpe Farm:

- Strongly object to building on food producing land
- Concerns raised regarding loss of farmland and future food shortages
- The UK is too dependent on the importing of food
- The Council should minimise gas emissions, building on the Green Belt is contrary to this objective
- The Green Belt provides a natural mechanism to absorb and mitigate damage caused by carbon emissions
- There are numerous brownfield sites that would meet the borough’s housing demand
- There are better alternative sites in other areas – these were put forward for consideration
- Objections raised regarding the loss of vital areas for play and exercise which will impact on childhood obesity and child and adult health. The Council are tackling child obesity through the ‘Every Child Matters’ Agenda.
- The Bassingthorpe Farm development will have little effect on the town’s regeneration as Retail World at Parkgate has a better offer of shops and free parking.
- Rotherham is one of the few towns to have open countryside views from its centre. Rotherham’s population is stable, if the intention is to accept migrants from the Sheffield area, the proposal is flawed as these people will not shop in the town centre they will still support better shopping elsewhere.
- The proposals will create urban sprawl
- Concern regarding the stability of the land due to former mining activity in this area
- Concerns raised regarding congestion problems at the small roundabout outside Greasbrough Town Hall. Development of Bassingthorpe farm will lead to gridlock in this area.
- The proposals will exacerbate current problems with parking in Greasbrough
- Concerned regarding development in close proximity to the chemical works at Victrex and any potential toxic discharges.

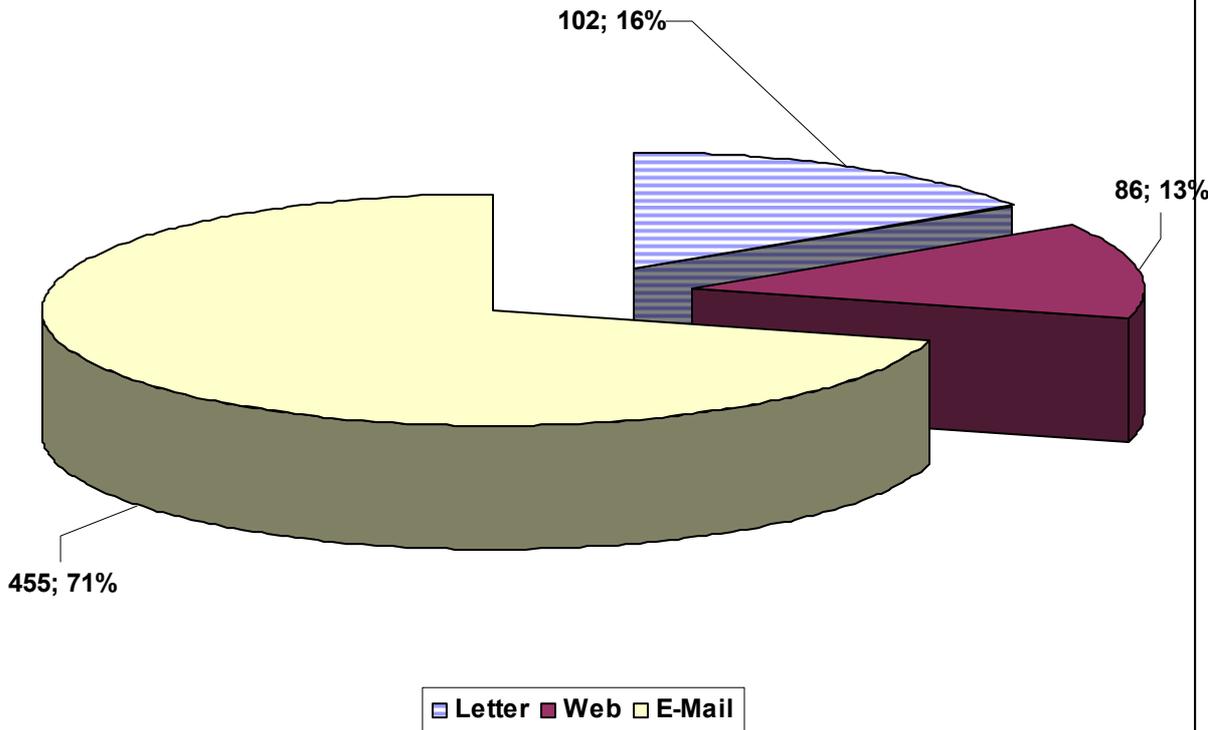
Dinnington East:

- The proposed development will have a detrimental effect on both education provision and school finances.
- An increase in housing demand in the area will place a far greater demand on school places and pupil attainment than there is at present. In particular more school building would be needed at a time when public finances, in general, face a sharp reduction over the next decade.
- This proposed development would have a detrimental impact on local schools and pupils in terms of additional academic and financial pressures.
- The Councils plan is diametrically opposed to national policy to reduce dependence on grain and oil imports and its commitment to reducing its carbon footprint and pollution.
- High biodiversity value to east Dinnington much of which is welcomed into gardens, giving local communities a better quality of life, especially young children
- The loss of this open space will remove much of the countryside used for exercise, play areas for children and a 'feel good factor' for the hundreds of residents who appreciate it
- Pressure will increase on social infrastructure
- Pressure will increase on local roads particularly country roads
- The proposals will increase the risk of flooding, particularly to Worksop
- Building on derelict land is perceived as a positive it benefits the community and improves the environment

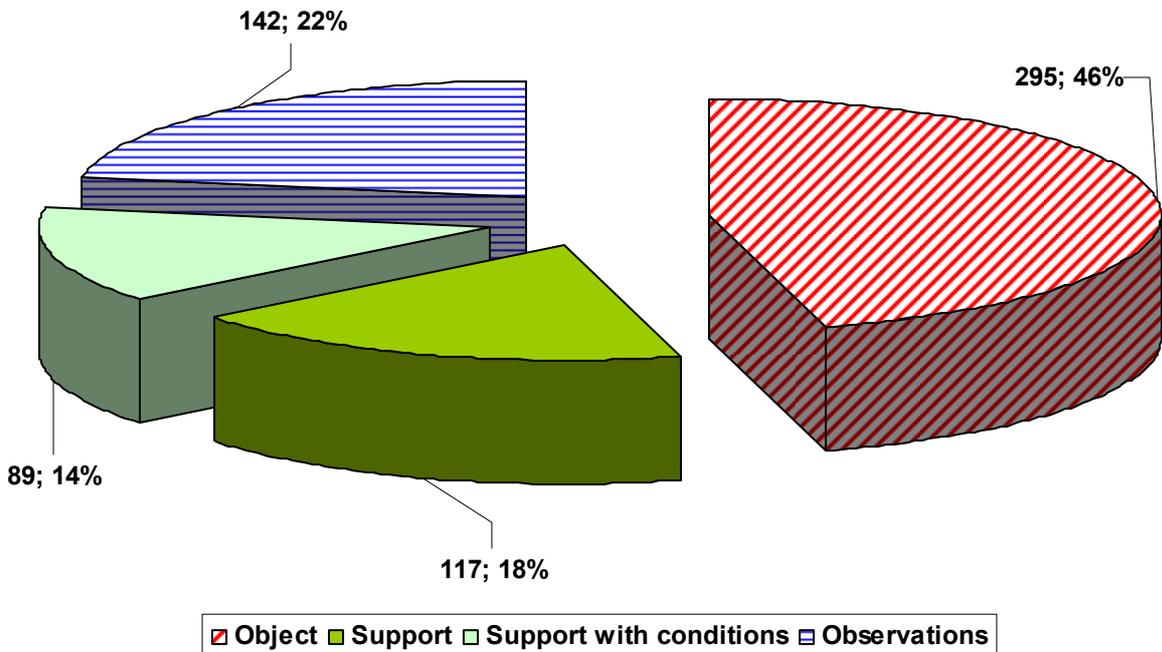
CORE STRATEGY

REPRESENTATIONS ON THE LDF DRAFT CORE STRATEGY: JUNE 2011		
Document Section		Number of Responses
Chapter 1	Introduction	16
Chapter 2	Rotherham now	13
Chapter 3	Challenges and opportunities (Issues 1 to 15)	77
Chapter 4	Vision	7
	Objective 1: Scale of future growth	3
	Objective 2: Green Belt	8
	Objective 3: Sustainable locations	6
	Objective 4: Retail and service centres	2
	Objective 5: Landscape and settlement identity	4
	Objective 6: Design	1
	Objective 7: Provision for housing	7
	Objective 8: Provision for employment	3
	Objective 9: Local transport connections	1
	Objective 10: Greenspaces, sport and recreation	2
	Objective 11: Community well-being	0
	Objective 12: Biodiversity / geodiversity	1
	Objective 13: Minerals	1
	Objective 14: Waste management	1
	Objective 15: Managing the water environment	0
	Objective 16: Carbon reduction and renewable energy	2
Objective 17: Infrastructure delivery	2	
	Plans, policies and programmes	4
Chapter 5	Setting a local housing target	34
Chapter 6 / 7	Spatial strategy (including Maps 3,4 & 5 key diagram)	38
Chapter 8	Policy CS1: Delivering Rotherham's Spatial Strategy	48
	Table 4: Settlement Hierarchy and Growth Strategy	6
	Policy CS2: Release of Major Greenfield Sites	30
	Policy CS3: Location of New Development	34
	Policy CS4: Key routes & the Strategic Road Network	6
	Policy CS5: New Housing Development	28
	Policy CS6: Employment Land Requirement	24
	Policy CS7: Green Belt	26
	Policy CS8: Green Infrastructure	22
	Policy CS9: Landscape	14
	Policy CS10: Valuing the Historic Environment	7
	Policy CS11: Sustainable Design	9
	Policy CS12: Rotherham Regeneration Area	4
	Policy CS13: Accessible Places & Managing Demand for Travel	5
	Policy CS14: Managing Change in Rotherham's Retail & Service Centres	5
	Policy CS15: Transforming Rotherham Town Centre	8
	Policy CS16: Housing Mix and Affordability	23
	Policy CS17: Gypsy and Traveller Accommodation	1
	Policy CS18: Transforming Rotherham's Economy	8
	Policy CS19: Tourism and the Visitor Economy	7
	Policy CS20: Green Space	10
	Policy CS21: Flood Risk within the Rotherham Regeneration Area	1
	Policy CS22: Freight	6
	Policy CS23: Community Health and Safety	3
	Policy CS24: Biodiversity and Geodiversity	14
	Policy CS25: Minerals	12
	Policy CS26: Managing the Water Environment	4
	Policy CS27: Renewable Energy Generation	8
	Policy CS28: Infrastructure Delivery and Developer Contributions	25
	Policy CS29: Improving Skills and Employment Opportunities	1
	Policy CS30: Contribution Towards New Flood Infrastructure in the RRA	0
	Policy CS31: New Roads	5
Policy CS32: Passenger Rail Connections	3	
Chapter 9	Monitoring and implementation	3
TOTAL:		643

Representations on Draft Core Strategy (Method)



Representations on Draft Core Strategy (Response)



Representation on the LDF Sites and Policies / Issues and Options June 2011

The following table identifies the number of representations received to the Sites and Policies draft DPD. The third column 'Issues' refers to the issues raised within the Document. Issues 24 – 27 are reiterated for each of the remaining settlement groupings through to appendix 11 (issue 68). These issues relate to the selection of the preferred sites and seek support for these sites, suggestions for alternative preferred sites options are requested and a further request for sites is made.

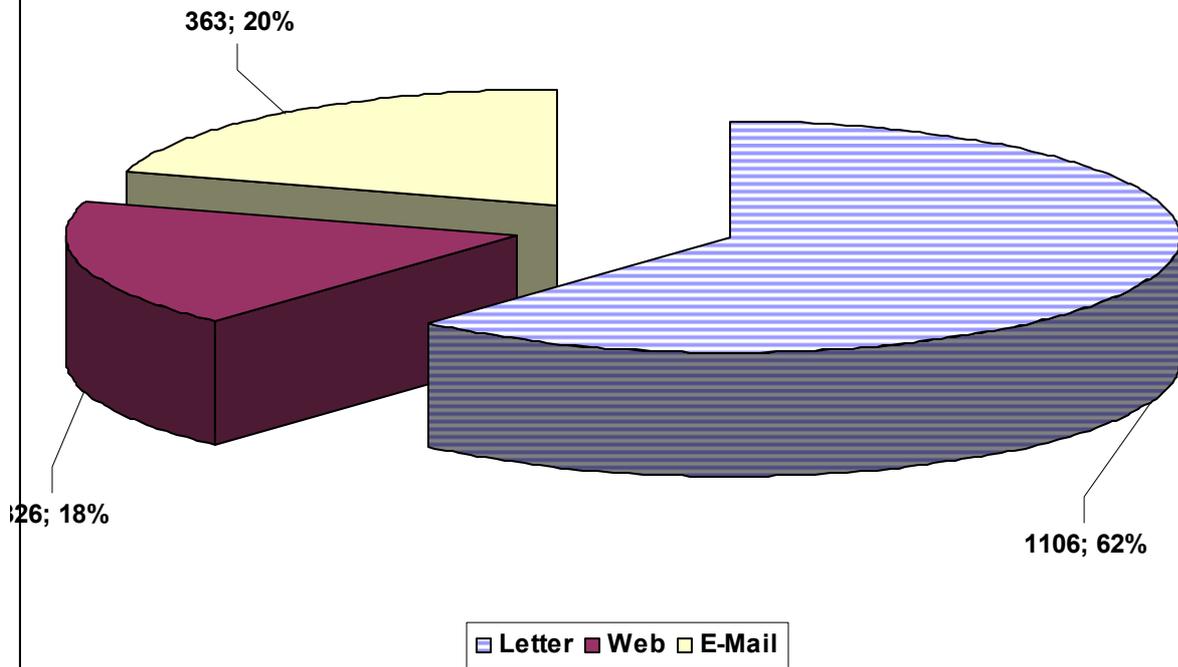
These questions also seek comments on the proposed boundaries of the site, the potential future uses, any known issues or problems that could influence this selection and asks if any restrictions should be put on future development of the site. The questions also ask if there are any conditions that should be met before development of the site proceeds. Views are also sought as to whether some sites should be developed before others.

A comprehensive list of these issues is contained within the Sites and Policies draft DPD which is currently available in hard copy format in local libraries and to download from the Rotherham Consultation Portal. <http://rotherham.limehouse.co.uk/portal/planning/sp/sitespolicies?tab=files>

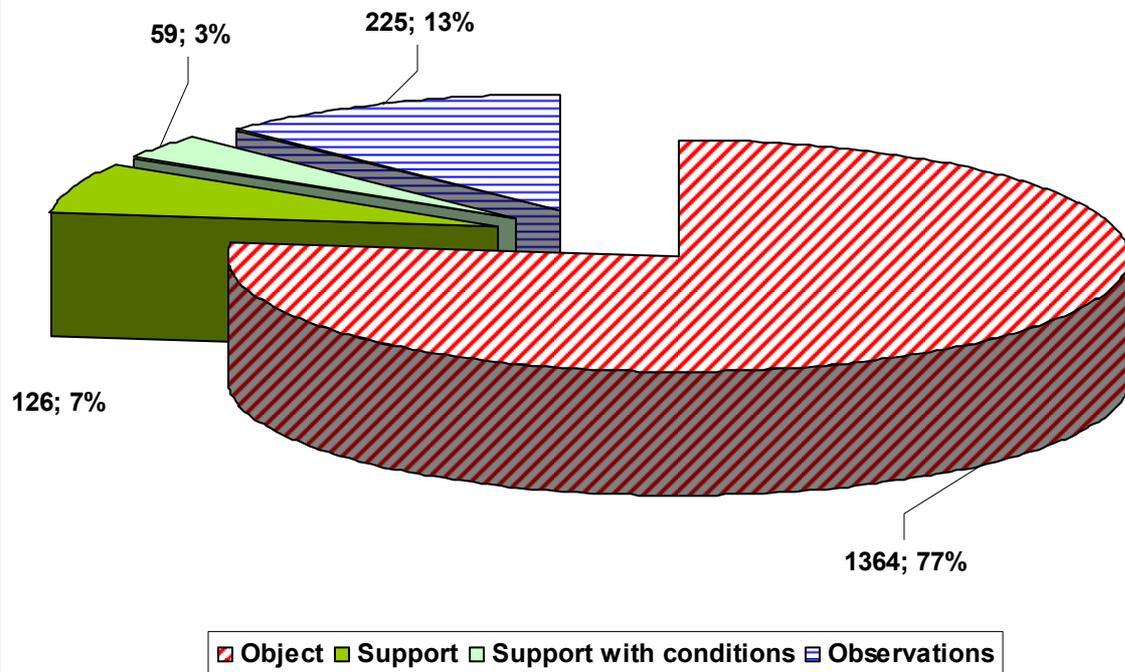
REPRESENTATIONS ON THE LDF SITES & POLICIES / ISSUES & OPTIONS - JUNE 2011				
Document Section		Issues:	Number of Responses:	
			Individual	Standard letter / petition
Chapter 3	Site Allocation Methodology	Issue 1	19	
Chapter 4	Designations	Issues 2 to 18	77	
Chapter 5	Development Management Policies	Issues 19 to 23	39	
Annex 1	Site Options Response Form		21	
Appendix 1	Site Options in Rotherham Urban Area	Issues 24 to 27	316	
	Bassingthorpe Farm (Broad Location for Growth)		102	986
Appendix 2	Site Options in Dinnington, Anston and Laughton Common	Issues 28 to 31	262	
	Dinnington East (Broad Location for Growth)		1	1,878
Appendix 3	Site Options in Wickersley, Bramley and Ravenfield Common	Issues 32 to 35	289	151
Appendix 4	Site Options in Wath upon Dearne, Brampton and West Melton	Issues 36 to 39	30	
Appendix 5	Site Options in Kiveton Park and Wales	Issues 40 to 43	248	
Appendix 6	Site Options in Maltby and Hellaby	Issues 44 to 48	102	1,363
Appendix 7	Site Options on Aston, Aughton and Swallownest	Issues 49 to 52	47	
Appendix 8	Site Options in Swinton and Kilnhurst	Issues 53 to 57	88	193
Appendix 9	Site Options in Catcliffe, Orgreave, Treeton and Waverley	Issues 58 to 61	27	
	Waverley (Broad Location for Growth)		0	
Appendix 10	Site Options in Thurcroft	Issues 62 to 65	54	98
Appendix 11	Site Options in Non-Green Belt Villages: Thorpe Hesley, Todwick, Harthill, Woodsetts and Laughton-en-le-Morthern	Issues 66 to 68	69	334
Appendix 12	Site Options in Green Belt Villages		2	
Appendix 13	Automatically excluded sites		0	
Appendix 14	Methodology: Identification of Site Allocations		2	
TOTAL:			1,795	5,003

Standard letters and/or petitions (Objections):	Names:
Dinnington / Anston (re building on Green Belt)	1,878
Maltby (Stainton Lane, Site LDF0271)	1,363
Bassingthorpe Farm (re building on Green Belt)	986
Thorpe Hesley (re 4 sites)	334
Swinton (Piccadilly Fields, Site LDF0775)	193
Wickersley (Sorby Way, Site LDF0371)	127
Thurcroft (New Orchard Lane, Site LDF0441)	98
Wickersley (Sites off Morthen Road)	24

Individual Representations on Sites & Policies (Method)



Individual Representations on Sites & Policies (Response)



Core Strategy / Sites and Policies Development Plan Documents (DPDs): Assessment of Conformity of Consultation Activities with the Approach Outlined in Table 1 of the Statement of Community Involvement (SCI)

One of the key aims of the planning reforms introduced by the Planning and Compulsory Purchase Act 2004 is to achieve wider community participation in the planning process.

The Act establishes minimum requirements for involving the community are set by planning regulations. Under the new arrangements the Council has prepared a document called the Statement of Community Involvement (SCI). Following several periods of consultation and an independent examination by the Planning Inspectorate, the SCI was formally adopted by the Council on 14 June 2006.

The SCI can be found in libraries across the Borough, as well on the internet via the RMBC website at:

www.rotherham.gov.uk/forwardplanning

The SCI sets out the Council's policy for community participation, including the engagement of traditionally excluded groups, together with the standards of community involvement to be achieved in the preparation, alteration and review of the various documents in the new Local Development Framework (LDF) and in consultations over planning applications. It is intended to ensure the active, meaningful and continued involvement of local communities and key stakeholders throughout the development plan preparation process.

In addition to outlining the general approach to enhancing community participation, the SCI details specific arrangements for the involvement of appropriate stakeholders and local communities in the preparation of LDF documents including the Core Strategy.

Methods of involvement vary depending upon the desired outcomes, the issue under consideration and the stage of the development plan preparation process that has been reached. Section 3 of the SCI promotes a wide range of methods of involvement with varying benefits and resource implications that can be used by the Council to engage stakeholders in the preparation of its LDF.

The table below (adapted from that found under paragraph 3.12 of the SCI) illustrates the range of measures employed to engage with the community and stakeholders. This table analyses the methods of involvement used to consult on the Core Strategy Revised Options against those outlined in the SCI.

Method of involvement	Used as part of the Core Strategy and Sites and Policies Development Plan Documents Consultation?
Circular letters/e-mails	✓
Site notices	X
Internet/website	✓
Media – Local TV, Radio and Press	✓
Leaflets	✓
Exhibitions	✓
One to one meetings	✓
Public meetings	✓
Focus Groups	✓
Workshops	✓
Area Assembly Forums	X
Planning Aid	✓

To enable greater understanding a more detailed explanation of the different methods used is provided within the following table (adapted from Table 1, pages 20-23 of the SCI). It is also important to note that in future consultation programmes, additional meetings or participation exercises may be included as new issues emerge. There is a need for a flexible approach to enable new techniques to evolve from experience learned.

Core Strategy / Sites and Policies Development Plan Documents Assessment of Conformity of Consultation Activity with Statement of Community Involvement (SCI)

Type	Method	Steps taken to implement/achieve this	Have we satisfied the SCI?
Documents available for inspection at our offices during set consultation period	<p>It will be clear how and when you should respond.</p> <p>Offices and documents will be accessible to disabled people.</p>	<p>Copies of the following documents:</p> <ul style="list-style-type: none"> - <i>Core Strategy draft document</i> - <i>Integrated Impact Assessment non-technical summary</i> - <i>Sites and Policies Issues and Options Development Plan Document</i> - <i>Settlement Grouping Leaflets</i> <p>Available at libraries located throughout the Borough at Bailey House and Customer Service Centres at Rotherham Civic Building, Maltby, Dinnington, Swallownest and Swinton.</p> <p>Information was also distributed to Parish Councils and to each Area Assembly geographic office, throughout the Borough.</p> <p>*The Town & Country Planning (Local Development) (England) Regulations 2004 amended 2008, 2009)</p>	✓
Site notices, posters	<p>It will be clear how and when you should respond.</p>	<p>A Statutory Notice was published in the Rotherham Advertiser (01/07/2011), Dinnington & Worksop Guardian (07/07/2011) and the South Yorkshire Times (08/07/2011). In combination, these three publications offer Borough-wide distribution and coverage. (The Statutory Notice is attached at the end of this table as Supporting Item 1).</p> <p>Posters were used to advertise drop-in sessions in appropriate community buildings.</p>	✓

Type	Method	Steps taken to implement/achieve this	Have we satisfied the SCI?
General Circulars and Letters to statutory bodies	We will identify bodies we consider necessary and inform them in writing.	<p>Over 4700 letters were sent to all key stakeholders: - general and specific consultees and other people who had confirmed to the local authority that they wished to be consulted on the preparation of the Borough Development Plan.</p> <p>The letters detailed the purpose of the consultation and the timeframe within which comments were to be made. Information was also provided as to where to view the documents. A copy of the letter sent to consultees is attached to this table as Supporting Item 2.</p>	✓
Internet (website, email)	Should be user friendly and include all relevant Documents in PDF format.	<p>All documents and supporting evidence base were made available on the Forward Planning section of the RMBC website in PDF format.</p> <p>The Core Strategy Document and Sites and Policies Issues and Options DPD were also published on our LDF Consultation Portal as web based documents on the internet. All comments on the Core Strategy and Sites and Policies DPD could be made directly into this system. Once validated by officers of the Council, these comments are made available for viewing by all interested parties.</p> <p>Rotherham's Online Application for Mapping (ROAM) was used to illustrate the location of potential development sites investigated to date.</p> <p>Local libraries provide internet access to the Council's web site.</p>	✓
Media (local press, information via community newsletters, TV, radio etc)	Use of local newspapers/community Radio to carry articles and stories about proposals. Produce a LDF video/DVD. Possible production of	<p>Press release published at the start of the consultation process to publicise the commencement of the consultation. A press briefing was held on the 8th June prior to the start of the consultation programme.</p> <p>A short (8 minute) film entitled 'Planning Rotherham's Future' provides an introduction to the planning system in an easy-to-understand form. This is available on the RMBC website.</p>	✓

Type	Method	Steps taken to implement/achieve this	Have we satisfied the SCI?
	cartoon/comic style leaflets or promotional Videos.	Interviews on local radio include: Rother FM and BBC Radio Sheffield (July/ August 2011). Attached (refer to Supporting Item 3) is a list of all press releases and statements issued by RMBC's communication team.	
Leaflets/ brochures	Used to publicise an outline of a proposed Document or application. Published in Plain English.	A comprehensive glossary was prepared to aid understanding of the planning terminology and planning issues raised. The twenty drop in sessions (see text below for further details) were publicised through press releases, the statutory notice; 2,000+ printed flyers were produced and distributed around local areas; the letter also made clear the dates and times of events, local libraries had posters advertising all events throughout the Borough. An e-flyer was created that was sent to the seven Area Assemblies to distribute via their network of contacts. A3 Leaflets for the following settlement groupings were prepared: Dinnington, Anston, Laughton Common Bramley, Wickersley, Ravenfield Wath, Brampton Brierlow, West Melton Kiveton Park Wales Maltby Hellaby Aston Aughton Swallownest Catcliffe Orgreave Treeton Waverley Swinton Kilnhurst Bassingthorpe Farm Thurcroft Generic leaflet for the Core Strategy prepared. Frequently Asked Questions Fact sheets 1 – 8 were also made available which explained why particular decisions have been taken.	✓

Type	Method	Steps taken to implement/achieve this	Have we satisfied the SCI?
		<p>Numerous large scale maps outlining the sites in detail and aerial photographs were also made available at the drop-in sessions.</p>	
<p>Orientation events/Public exhibitions/displays/stalls/ roadshows</p>	<p>Held in accessible locations that are relevant to the subject under discussion. Held over a number of days and at varying times to ensure all sections of the community have an opportunity to attend. Material should be presented in a format that is easy to understand e.g. providing colourful resource boxes of LDF leaflets and publications that can be made available to individuals and groups for reference or loan.</p>	<p>20 public drop-in sessions held throughout the Borough The intention of these sessions was to provide an informal opportunity for members of the public to meet with planning officers face to face and discuss issues of interest. Each event was scheduled for afternoon/early evening and lasting approximately 4 hours.</p> <p>Information was presented graphically on display boards providing information on the two documents out for consultation and details of the sites being considered in that locality. This information was supplemented with large scale aerial photographs and maps to enable people to understand where they are and to aid their understanding of the sites' proposals. All leaflets, fact sheets and documents were made available at the drop-in sessions.</p> <p>A number of drop-in sessions were undertaken in partnership with Yorkshire Planning Aid (please refer to last entry in this table for more details).</p> <p>At these events a hard copy feedback form was provided to enable people to comment specifically on sites but where people showed an interest in wider issues than those focussed on a geographic specific area, they were encouraged to either view the web site or to visit their local library for further information.</p>	<p>✓</p>
<p>One-to-one meetings with selected stakeholders</p>	<p>Requires senior staff involvement together with expectation that commitments will be</p>	<p>Upon request, meetings took place with any member of the public/ community group, developer or landowner who wished to engage with a planning officer outside of a more open forum.</p>	<p>✓</p>

Type	Method	Steps taken to implement/achieve this	Have we satisfied the SCI?
	made and fulfilled.	Discussions with infrastructure providers including Yorkshire Water, Environment Agency, South Yorkshire Passenger Transport Executive and the Highways Agency have also been held.	
Public meetings	Meetings must be carefully prepared and effectively chaired.	<p>No public meetings were organised by the Council during this round of consultation. However it is understood that Parish Councils and Ward Members have attended public meetings but the notes of these meetings do not form part of the formal Local Development Framework consultation process. This was a policy stance taken by the Council to ensure that venues were not over crowded and that Health and Safety guidance was not infringed. It also means that people were not excluded from meetings and that concerns regarding the meetings being dominated by a small number of vociferous people to the detriment of the wider community were not supported.</p> <p>The decision not to attend public meetings was only taken after significant reflective practice on the earlier Core Strategy Revised Options Consultation, when officers and Members of the Council considered the value of these earlier public meetings and the outcomes and influence these meetings have on the preparatory work undertaken to prepare the most recent draft Core Strategy. The more significant point is the planning issue that is being raised. This is the most important consideration in preparing the Local Development Framework. Whilst the Council recognises that in some communities there will be considerable weight of opinion objecting to proposals. These objections need to be weighed against all other planning considerations and in looking at the need for new development within that community and in wider the Borough and at the deliverability of development within an area.</p>	<p>Not applicable in this instance given the breadth of activities programmed throughout the borough</p>
Focus groups (selected groups of participants with	Provides an opportunity to explore issues in depth. It may need to	A workshop/focus group was organised with the communities of interest. Notes of these meetings are included within this Feedback Report.	✓

Type	Method	Steps taken to implement/achieve this	Have we satisfied the SCI?
shared interests/experiences) or citizens panels (randomly selected participants)	be complemented by other methods.	<p>Faith / Inter-faith Workshop 28/06/2011 Black and Minority Ethnic Communities Workshop (BME) 30/06/2011 RotherFed Tenants and Residents Association Workshop 06/07/2011 Disabled People's Workshop 11/07/11 Older People's Workshop 12/07/2011 Young People's Workshop 13/07/2011 Meeting with STAG, 19/07/2011 Women's Workshop 19/07/2011 LGB&T Workshop 19/07/2011 Stakeholder Seminar 01/08/2011 Natural Environment Workshop 24/08/2011 Barnsley & Rotherham Chamber of Commerce 14/09/2011</p> <p>Over a period of approximately 2 hours, officers of the Forward Planning team and Corporate Community Engagement team introduced and explained the policies. Following this a discussion on a selection of the policies was held with the group and the views and responses of the community of interest were recorded. The notes of the workshops are included in this Feedback Report.</p>	
Workshops (interactive) e.g. 'enquiry by design' and 'planning for real' exercises	Needs to involve right people and requires significant preparation to allow a structured approach and report back	This round of consultation did not use "planning for real" type of approach to seek comments given the breadth and spread of events held throughout the Borough. Given the strategic nature of the Core Strategy it is not appropriate to use the "enquiry by design" technique.	Not applicable in this instance given the breadth of activities programmed throughout the borough
Development Briefs	Needs to detail key planning issues that affect the area. Needs to be complemented by	This type of exercise is not applicable to the broad strategic consultation that is necessary for the Core Strategy. However consideration will be given to this method being used as and when appropriate.	-

Type	Method	Steps taken to implement/achieve this	Have we satisfied the SCI?
	other methods.		
Area Assembly Forums	Tailor made to discuss issues relevant to particular areas	This programme of consultation activities did not utilise the Area Assembly Forums although presentations were made to the co-ordinating groups and information was circulated to the Area Assembly networks regarding all of the drop-in sessions which were held within local communities.	-
Planning Aid		<p>Within the context of Rotherham's position amongst the top ten most deprived authorities in the Region, Yorkshire Planning Aid approached RMBC at an early stage of the Council's Local Development Framework programme and offered assistance, in relation to the engagement of priority communities and groups. These include people on low incomes; unemployed people; minority ethnic communities; women's groups; disabled people and disability groups; older people; children and young people; tenants groups; community groups and voluntary organisations.</p> <p>Planning Aid's (Yorkshire) work in relation to the current consultation stage of the Rotherham Core Strategy falls within the context of this general approach. In line with this and available resources/capacity, Planning Aid's work has focussed on eligible communities around the proposed Bassingthorpe Farm urban extension, Rotherham Youth Forum, Rotherfed and Rotherham's black and minority ethnic communities and also in providing planners to facilitate and enable local communities to engage in the consultation process in the most deprived communities throughout the Borough.</p>	✓

Supporting Item 1



PLANNING AND COMPULSORY PURCHASE ACT 2004

LOCAL DEVELOPMENT FRAMEWORK CORE STRATEGY and SITES and POLICIES DEVELOPMENT PLAN DOCUMENTS

NOTICE OF PUBLIC CONSULTATION

In accordance with the Town and Country Planning (Local Development) (England) (Amendment) Regulations 2008 (Regulation 25) the following provides information about the Core Strategy and Sites and Policies Development Plan Documents and consultation process.

DEVELOPMENT PLAN DOCUMENTS

Title of documents: Draft Core Strategy and Sites and Policies Issues and Options.

Subject matter: The Draft Core Strategy sets out the Council's proposed over-arching spatial planning framework for the Borough. The Sites and Policies Development Plan Document sets out the detail in terms of potential development sites in the Borough's communities. It also seeks views on potential policies to guide decision-making on future planning applications.

Area covered by the document: Rotherham Metropolitan Borough.

Consultation period: Comments on the Local Development Framework consultation documents are invited during the statutory consultation period which will run from Monday 4th July 2011 to Friday 16th September 2011. Comments should be made using the Council's online consultation portal accessible from www.rotherham.gov.uk/forwardplanning

or in writing to: Rotherham Metropolitan Borough Council, Forward Planning, Planning and Regeneration Service, Bailey House, Rawmarsh Road, ROTHERHAM S60 1TD

or by e-mail to: forward.planning@rotherham.gov.uk

Comments must be received by 5pm on Friday 16th September.

INSPECTION OF DOCUMENTS

The following documents are available for inspection at the venues and times shown below:

- Draft Core Strategy Development Plan Document
- Sustainability Appraisal of the Draft Core Strategy Development Plan Document
- Sites and Policies Issues and Options Development Plan Document

Bailey House, Rawmarsh Road, Rotherham (8:30am to 5:00pm, Monday to Friday)
Customer Service Centre Civic Building, Walker Place, Rotherham (8:30am to 5:30pm, Monday to Friday)
Customer Service Centre Station Street, Swinton (8:30am to 5:30pm, Monday to Friday)
Customer Service Centre New Street, Dinnington (8:30am to 5:30pm, Monday to Friday)
Customer Service Centre Braithwell Road, Maltby (8:30am to 5:30pm, Monday to Friday)
Customer Service Centre Worksop Road, Aston (8:30am to 5:30pm, Monday to Friday)
All libraries in the Borough (normal opening times)

Details of public drop-in sessions forming part of the consultation are given below:

Date	Community area	Time	Venue
05/07/2011	Thurcroft	14:00 to 18:30	Gordon Bennett Memorial Hall
13/07/2011	Rawmarsh	13:30 to 16:30	High Street Centre

14/07/2011	Maltby	14:00 to 18:30	Full Life Church
16/07/2011	Bassingthorpe Farm	13:30 to 17:00	Greasbrough Town Hall
20/07/2011	Kiveton Park & Wales	14:00 to 18:30	Walesmoor Avenue Village Hall
21/07/2011	Dalton & Thrybergh	13:30 to 16:30	Dalton Parish Rooms
25/07/2011	Ravenfield	13:30 to 16:30	Ravenfield Parish Hall
26/07/2011	Bassingthorpe Farm	15:00 to 19:00	Greasbrough Town Hall
27/07/2011	Dinnington	13:30 to 19:00	Dinnington Resource Centre
02/08/2011	Aston, Aughton & Swallownest	13:30 to 17:30	Rosegarth Avenue Parish Hall
03/08/2011	Bramley	14:00 to 18:30	Bramley Parish Hall
08/08/2011	Swinton & Kilnhurst	14:00 to 18:30	Swinton Civic Hall
09/08/2011	Anston	15:00 to 18:30	Anston Parish Hall
10/08/2011	Wickersley	14:00 to 18:30	Wickersley Community Centre
10/08/2011	Rotherham Urban Area	15:00 to 19:00	Broom Lane Methodist Church
15/08/2011	Wath	14:00 to 18:00	Montgomery Hall
22/08/2011	Brampton & West Melton	14:00 to 18:00	Cortonwood Comeback
07/09/2011	Rotherham Town Centre	14:00 to 19:00	Rotherham Arts Centre

Further supporting background reports are available on the Council's website at www.rotherham.gov.uk/forwardplanning

Paul Woodcock

Director of Planning and Regeneration,
Rotherham Borough Council, Bailey House, Rawmarsh Road, Rotherham, S60 1TD

Supporting Item 2

Environment & Development Services

Bailey House | Rawmarsh Road | Rotherham | S60 1TD

Tel: (01709) 823869 | Fax: (01709) 823865

30th June 2011

Dear Sir/Madam

Rotherham Local Development Framework

I am writing to you as someone who has previously commented on Rotherham's Local Development Framework (LDF). I want to let you know that on **Monday 4 July 2011** we are launching Borough-wide public consultation on the LDF. This will present both the LDF strategy in terms of the broad amount and distribution of growth and the detail in terms of potential development sites around all the Borough's communities. The consultation will last until **Friday 16 Sept 2011**.

Two consultation documents contain the detail of our proposals, a "Draft Core Strategy" and a "Sites and Policies Issues and Options" document.

Draft Core Strategy

In light of previous consultation responses, and changes to government policy, we have significantly reduced our housing target. This is now a **local target** of 12,750 new homes between 2012 and 2027 (compared to the 24,482 new homes we previously considered).

Sites and Policies Issues and Options

For the first time we are also actively seeking comment on options for the individual sites that should be selected to meet the Core Strategy's targets for new development. We have also identified the sites currently preferred by the Council.

We want your views

Comments should be made using our online consultation system which you can access from our website at www.rotherham.gov.uk/forwardplanning or in writing to be received by 5pm on Friday 16th September 2011 at the address below.

The documents are also available for inspection at the venues below during office hours: •

- Bailey House, Rawmarsh Road, Rotherham
- Customer Service Centre, Civic Building, Walker Place, Rotherham
- Customer Service Centre, Station Street, Swinton
- Customer Service Centre, New Street, Dinnington
- Customer Service Centre, Braithwell Road, Maltby
- Customer Service Centre, Worksop Road, Swallownest
- All libraries in the Borough (normal opening times)

We are also holding drop-in sessions throughout the Borough over the consultation period to set out our proposals for each community in detail:

Date	Community area	Time	Venue
05/07/2011	Thurcroft	14:00 to 18:30	Gordon Bennett Memorial Hall
13/07/2011	Rawmarsh	13:30 to 16:30	High Street Centre
14/07/2011	Maltby	14:00 to 18:30	Full Life Church
16/07/2011	Bassingthorpe Farm	13:30 to 17:00	Greasbrough Town Hall
20/07/2011	Kiveton Park & Wales	14:00 to 18:30	Walesmoor Avenue Village Hall
21/07/2011	Dalton & Thrybergh	13:30 to 16:30	Dalton Parish Rooms
25/07/2011	Ravenfield	13:30 to 16:30	Ravenfield Parish Hall
26/07/2011	Bassingthorpe Farm	15:00 to 19:00	Greasbrough Town Hall
27/07/2011	Dinnington	13:30 to 19:00	Dinnington Resource Centre
02/08/2011	Aston, Aughton & Swallownest	13:30 to 17:30	Rosegarth Avenue Parish Hall
03/08/2011	Bramley	14:00 to 18:30	Bramley Parish Hall
08/08/2011	Swinton & Kilnhurst	14:00 to 18:30	Swinton Civic Hall
09/08/2011	Anston	15:00 to 18:30	Anston Parish Hall
10/08/2011	Wickersley	14:00 to 18:30	Wickersley Community Centre
10/08/2011	Rotherham Urban Area	15:00 to 19:00	Broom Lane Methodist Church
15/08/2011	Wath	14:00 to 18:00	Montgomery Hall
22/08/2011	Brampton & West Melton	14:00 to 18:00	Cortonwood Comeback
07/09/2011	Rotherham Town Centre	14:00 to 19:00	Rotherham Arts Centre

For any further information or to be removed from our database please let us know using the contact details below, quoting reference number: **«Person_ID»**

Phone:	01709 823869	Post: Rotherham MBC Forward Planning Planning and Regeneration Service Bailey House Rawmarsh Road ROTHERHAM S60 1TD
Fax:	01709 823865	
Email:	forward.planning@rotherham.gov.uk	
Minicom:	01709 823536	
Web:	www.rotherham.gov.uk/forwardplanning	

Yours faithfully

Paul Woodcock

Director of Planning and Regeneration

Supporting Item 3: Details of all Statutory Notices and Press Articles

Date	Periodical	Article	
03/06/11	Rotherham Advertiser	Green belt housing targets cut	
08/06/11	BBC News Site	Anger over plans to build on Rotherham's green belt land	
21/06/11	Dinnington Guardian	Public to get say on Rotherham's future	
01/07/11	Rotherham Advertiser	Statutory Press Notice	
01/07/11	Rotherham Advertiser	New consultation on latest green belt plans	
01/07/11	Rotherham Advertiser	Revised green belt plans to be unveiled	
07/07/11	South Yorkshire Times	Statutory Press Notice	
07/07/11	South Yorkshire Times	Time to have your say on the Green Belt	
07/07/11	South Yorkshire Times	Time to have your say on the Green Belt	
08/07/11	Dinnington Guardian	Statutory Press Notice	
08/07/11	Rotherham Advertiser	Campaigners and the Green Belt	
08/07/11	Rotherham Advertiser	Here we go again	Front page and continued on Page 4
08/07/11	Rotherham Advertiser	Council rejects protests	Page 4
08/07/11	Rotherham Advertiser	Council faces new battle	Page 8
08/07/11	Rotherham Advertiser	New battle looming over future of Rotherham green belt	
		Half a page on Leader not going to LDF consultation on following Monday	Information from email in consultation file
15/07/11	Rotherham Advertiser	Green belt sacrifice will not stop rot	Letters page 8
15/07/11	Rotherham Advertiser	Working farm	Letters page 8
15/07/11	Rotherham Advertiser	Check for yourselves	Letters page 8
		Farmer challenges council over green belt. You've missed golden chance	Page 4
29/07/11	Rotherham Advertiser	Horrendous plans angers residents	Web page
03/08/11	Dinnington Guardian	Development	Web page
06/08/11	Dinnington Guardian	Going it alone over green belt housing	
12/08/11	Rotherham Advertiser	Homes plan should be applauded	Letters page 9
12/08/11	Rotherham Advertiser	Battle to save countryside	Letters page 9
17/08/11	Dinnington Guardian	Plans go on show in North Anston	Web page
19/08/11	Rotherham Advertiser	Housing Solutions	Letters page 9
19/08/11	Rotherham Advertiser	Choices for housing	Letters page 9
19/08/11	Rotherham Advertiser	You are invited to a meeting,	
02/09/11	Rotherham Advertiser	Green belt protest we cannot stand by and let everything be destroyed	
02/09/11	Rotherham Advertiser	Residents unite to fight Dinnington green belt threat	
09/09/11	Dinnington Guardian	Last chance for Bassingthorpe locals to have say on new homes plan	Comments page

Notes from Workshops June – September 2011

Faith / Inter-faith Workshop 28/06/2011

Core Strategy Policy 1 'Delivering Rotherham's Spatial Strategy'

- Clarity on targets and regional strategies is essential
- Is growth always good / needed?
- Can we ensure lifetime homes are provided to meet the needs of an aging population / accessibility / access to local networks and services? Whilst we cannot guarantee that this will be provided on every site as a significant proportion of all new development will be undertaken by the private sector we can aim for the life time homes standard as part of the affordable housing provision.
- Concern over loss of independent living principles and provision due to changing Government priorities
- Long term (15 year) plan but communities will change (how will we be able to adapt to new needs / requirements)?
- Greatest population growth is in pockets of communities e.g. Black and Minority Ethnic Communities (BME) – need to be able to get affordable homes close to existing communities
- Make reference to diversity of need.
- Fear and experience of racism and harassment affects settlement preferences
- Clarify that 'Urban' is about inner areas – Could these be listed within the policy or explanatory text?

- Some communities e.g. Indian / Chinese are more geographically dispersed – need space for coming together / Social networks
- Adaptations to housing / accessible housing – not available locally.
- Thorpe Hesley housing plans didn't materialise what about future investment in schools? Learning lessons from the past – need to provide clear information to public
- Growth needs to be integrated with infrastructure e.g. sewers, electricity, traffic technology, to fit in with other policies for example protection of the green and natural environment.
- Protect and create new Green spaces in town centre near to mosques / Churches
- People need to be effectively involved in plans and proposals for example the replacement to the All Saints Building currently a park Minster Gardens. But how did people get involved?

Core Strategy Policy 15 Transforming Rotherham Town Centre and Core Strategy Policy 20 Green Space

- Town Centre gone downhill over 35 years
- Need the right mix / offer to revitalise it
- Clarify town centre boundaries
- Building sense of community and identity – Iconic building for All communities
- How is diversity reflected in the Town Centre? The policy needs to provide greater clarity on this point.

- Imagination – niche shops – Arts – what can the town centre offer in addition to shopping to attract people into Rotherham?
- Need more children’s activities e.g. play areas?
- Special events get good outcomes, e.g. continental markets / farmers markets
- Negative impact of developments on individual businesses – impact on other groups not anticipated e.g. women
- We should value local businesses and entrepreneurs
- Feeling of inclusivity needs to be promoted.
- Can’t compete with Meadow hall but can have own strong selling points.
- Lack of changing facilities – accessibility
- Clifton Park – new water feature leaking across park.
- Get more young people involved in town centre consultations
- Adverts e.g. lap dancing club – “girls wanted” – gives wrong impression of what we want to promote about Rotherham.
- Costs of Advertising – Consider current economic climate
- Clifton Park – Generally very positive
- New development – planning from outset to enhance community cohesion and prevent racial incidents.

Black and Minority Ethnic Communities Workshop (BME) 30/06/2011

Core Strategy Policy 1 'Delivering Rotherham's Spatial Strategy'

- How do the housing development sites relate to the location of existing Pakistani / Roma / Polish communities? What opportunities are there for growth in these communities? How suitable will homes within inner Rotherham be to meet the needs of the ethnic communities for e.g. larger homes / more rooms.
 - What help is available for communities to access new housing, and how affordable will these properties be?
 - Ensure good linkages between Local Development Framework (LDF) and other strategies e.g. Housing Strategy.
 - Use of existing spaces e.g. Herringthorpe playing fields, Town Centre Council Buildings, Wellgate.
 - Need local services and networks.
 - Incorporate diversity of need into developments.
-
- Lack of appropriate development for BME communities e.g. development of high density apartments on the former Henley Garage site will cause difficulties for future generations and new migrant communities.
 - Raise greater awareness in communities re: development opportunities – information needs to be shared.

Core Strategy Policy 15 Transforming Rotherham Town Centre

- Short term car parking needed (free) to encourage more people into centre
- Parkgate Retail Park is a strong competitor to the town centre.
- What is being done regarding the effective communication with local communities on proposed developments?
- Encourage services for diverse communities. This potentially will bring in more people to the Town Centre.
- Amend to include greater reference to community (may include detail in lower level policies).
- Town Centre not just a business place it should be a people place.

Core Strategy Policy 29 Improving Skills and Employment Opportunities

- Encourage developers to promote their opportunities to all.
- Opportunities for learning/training, difficult for some existing workers e.g. shift work. Employers not interested.
- Access to English language courses needed for personal development.
- Need further development, grammar, structure.
- Specialist training e.g. construction – may need language support for some communities.
- Acceptability of overseas skills, qualifications by employers.

RotherFed Tenants and Residents Associations Event 6th July 2011

The attendees were divided into several focus groups based on where each person lives. The responses noted here are the comments of residents from Dinnington and Laughton Common.

Focus Group 1

Activity 1: CS1 Growth Strategy and Settlement Hierarchy

Has the total number of houses planned for been reduced in response to public pressure from the loudest voices because there is a real problem with young people not being able to get homes in their own communities.

Less housing generally will probable mean less social housing as well but we actually need much more.

In Dinnington there have been lots of new businesses open over the last decade, this means there is a greater need for housing here so that the workers can live locally.

Large amounts of new housing anywhere in the district will swamp local schools. New infrastructure and services need to be provided at the same time.

Public transport in Dinnington is not good, Sundays is worst because there is no service at all.

There does need to be more houses.

The new houses should be provided for existing residents of the community first, I fear that local people won't be able to afford the houses and they will be bought by people moving into the area.

It is a good idea to build houses near to new employment land so workers won't need to travel so far.

Individual businesses should be kept separate from dwellings.

A range of job types should be thought about when allocating employment land.

Housing should be allocated to areas with the best infrastructure and range of services. While part of the group feel that more development should be happen in Letwell and Firbeck in order that these places can support a bus service, others identified that these places don't have adequate roads to them.

Activity 2 Site Options

Dinnington

Leicester Road/Silverdales: Okay, it's a good site.

High Nook Road (ref 241): Not okay. This area is used as a children's playground and there has been investment recently in new equipment. We want to see it allocated as Urban Greenspace.

The sites around the butterfly farm: If the footpath, which is currently used by walkers, gets new development on one side or even both this will reduce its appeal to walkers.

The old allotment site: I don't mind, no-one appears to use them.

Site ref 238: This site should not be used because it's too close to the industrial estate.

Should new development take place on sites to the east or the west of Dinnington?

Development to the west will make existing problems on the A57 worse. Also the sites to the west do not integrate well with the rest of Dinnington.

Development to the east should be better for Dinnington because it's more likely that people living here will use the town centre.

Overall we'd like to see the development spread on both sides but with more in the east.

Laughton Common

Site ref 231: Don't want to see development here, the site has both conservation and recreation value.

Site ref 232: Okay.

Employment Sites

Site ref 236: This site will probably affect the hospice. Industrial units would not be appropriate here.

Site ref 209: Not suitable, no further details given.

Activity 3: Housing mix and affordability

There must be more affordable housing because many young people can't get housing.

All housing developments should contribute to affordable housing.

Although part of the group say that affordable housing should be separate from other housing in the development, most say that they should be spread around a development.

Its right to aim for 25% of housing in a development to be affordable but if there is flexibility this should be upwards, when the situation allows. 25% should be a minimum.

There should be a local lettings policy for the affordable housing.

Local communities should have more say on how S106 monies are spent. More should be spent on leisure and recreation.

There should be housing planned for everyone including bungalows for the elderly and the disabled.

Activity 4: Other areas of interest

The Todwick cross roads on the A57 really needs improving.

Focus Group 2

Comments made in response to general introduction

General opposition to the Bassingthorpe Farm development. Why can't the need be accommodated on brownfield sites in the urban area?

The timetable for response to the consultation is too short.

There is a lack of housing for young white people.

There is a lack of funding for roads etc.

There is a need to put the information in plain English.

Core Strategy Policy CS1

Housing Targets

If all the housing is to be private housing there will be a lack of affordability.

New houses are needed but at what cost?

There are many elderly people in large houses who do not want to move outside of their immediate area.

The scaling down of targets is not necessarily good. There is an increased demand for housing with 15,000 people on the council waiting list who need homes now.

There is a need for more services to support new housing.

Higher growth targets are required. A solution is needed now, not in 15 years time.

Location of new housing.

The hierarchy of settlements is reasonable

There are 2 large public house sites in East Dene that would be good for housing.

A survey of empty properties is required: these could be upgraded to provide more housing.

There are many empty flats in the town centre and other empty accommodation above shops etc.

Attractive sites are needed for housing.

Specific allocations

Herringthorpe: There was concern that the site of the old leisure centre and nurseries could be common land. They were generally happy with site 88 but not site 89.

Swinton: They were happy with the allocations in this settlement.

Wath. They were happy about most of the allocations here but were concerned at the Green Belt site to the east of Wath. Does this include the allotments?

Maltby: There was concern at the extra traffic from site 271 going through the town centre and some concern at the loss of Green Belt here.

Ravenfield/Bramley: There was concern at traffic from the Green Belt allocation on the southern side of Ravenfield needing to come through the one way system in Bramley.

Core Strategy policy CS16 Affordable Housing

There is currently a high need for affordable housing and the need for rented properties is likely to be higher in the future.

They generally supported the policies.

They stressed the need to focus on today's problems.

There is a demand for 2 bedroom bungalows for elderly people and some 2 bedroom flats (elderly people do not want flats).

A mixture of housing is needed with good access to services.

Dwellings should be no more than 2 storeys and there should be space around them.

Social facilities are needed in new housing areas: youth clubs, facilities for the elderly, open space and public transport.

In some areas different tenures do not mix well.

There is a great need for family housing.

In some existing housing areas there are problems with anti social behaviour.

Core Strategy policy CS15 Town Centre

More people need to live in the town centre: empty floors over shops could be used for housing.

The town centre is dead with many people going to Parkgate or Meadowhall instead. More independent shops are needed in the town centre and it needs to be made more affordable for them.

Parkgate is attractive as there is a free bus and mobility scooters. There is a need to look at the people who currently use the town centre and cater for them. More people living in the town centre would help.

There is not enough parking in the town centre and it is too expensive.

Core Strategy policy CS21

More dredging could help areas susceptible to flooding.

Core Strategy policy CS20

They agreed that parks should be retained and not built on.

Focus Group 3

Group looking at Rotherham Urban Area

Core Strategy Policy CS1

Numbers

Number of new houses - how was this figure was derived?

- Planning guidance
- To accommodate future employment growth
- Main factor is the national statistics household growth forecast

Rotherham reduced our target whereas other local authorities including Barnsley and Doncaster stuck to the old target.

(Group were informed that it may be hard to challenge this without contrary evidence.)

Will this figure be increased in 12 months time?

The consultation may lead to changes until the final plan is agreed.

Could the land where former residential care homes were be used for new housing?

"Windfall sites" explained.

Distribution

(4850 in Rotherham Urban Area, approximately 50:50 split Bassingthorpe Farm and other locations)

Group noted that target for Thorpe Hesley had been significantly reduced from the previous one. (Group informed that local service centres had each been given a proportion of the overall growth.)

General view - Too many homes in Rotherham Urban Area (RUA) and not enough elsewhere

Can there be increases for the local service centres and a reduction for Bassingthorpe Farm?
Explanation of links to existing services with RUA

Concerns were raised by the group regarding current lack of services at that side of town, especially road infrastructure:

- no space for an A road over that side
- whereas Thurcroft and Dinnington are located near motorways
- Lorries take shortcuts through Greasbrough and Thorpe Hesley

Concerns were also raised about roads and traffic jams having an impact on the Rawmarsh side, including early morning.

Investment would be needed in infrastructure to meet needs

Rockingham has no shops

A new school would be needed if it were young families mainly moving in

When is the infrastructure clarified?

When the core strategy is submitted, there is a separate delivery plan.

People in Greasbrough are likely to object.

Pressures on bus services in existing built up areas

No Sunday bus service in East Dene

Only an hourly service in other areas such as Rockingham compared with X78 every 10 minutes – changes had been requested but response was that they weren't viable

Need more accessible buses - for older people, disabled people, and prams/pushchairs

New development may lead to increased potential for positive changes to bus services

Suggestion of group was to reduce Bassingthorpe Farm allocation to 1200 maximum.

Sites Discussion

East Dene site 130 very small, possibly only room for 4 houses so what would go on there?

How did RMBC decide on the preferred sites?

Broad approach first looking at possible sites, detail is in the S&P document regarding the choices. Retreatment is possible for some sites although would be costly.

Rawmarsh

Support for Site 74 for housing

Important to retain shops Site 70

No objections to any of the housing sites proposed

Bassingthorpe Farm

Overall size huge

Point made that there is also a lot of green space over by Hooton Roberts and were there possibilities there for more development?

Employment site 764

Questions were asked about what type of industry or other use might be on that site. Bad idea because of proximity to housing and because located in the middle.

Could it be moved instead to top near site 162 nearer Scrooby Street?

Group proposed alternative use as children's park/play area

Will the green land go at bottom of Fenton Road by old Robert Jenkins Site?
(Uncertainty in identifying on map precise area being referred to)

Site 170 would be better as a young people's facility e.g. skate park
RMBC can't allocate as such

Various leisure and young people's facilities have been closed with new facilities built/located close to Rotherham town centre (such as Rotherham Leisure Centre and the new young people's building being constructed (i.e. The Place) in places where there is a large minority ethnic community. Facilities are needed elsewhere e.g. Greasbrough has less than Masbrough and St Ann's.

Shops/buses/community centre vital for any new development in Bassingthorpe Farm.

As group had earlier suggested reducing the overall allocation to 1200 there was some discussion about how this could be done e.g. narrowing the width of Sites 157 and 765 or excluding some.

After discussion it was felt best to remove Sites 160/161/162 because of traffic issues.

The possibility of a new road was also considered.

CS16

Percentage of Affordable Housing

Different views:

One person felt % was too low

Two people thought it was ok

Housing Mix

Preference for bungalows and 2/3 bedroom family homes not one-bedroom flats.

Bungalows identified as an existing need

Other points:

Important to have people moving to the area who will take care of their property and gardens.

Important to retain greenery/trees along side principal routes

LDF Consultation Event Communities of Interest: Older People 12th July 2011

Facilitator welcomed everyone and gave an overview of the session. The planner talked about the consultation currently taking place and why we wanted to get people's views.

A comment was made by one of the attendees regarding the bad behaviour of the public at the last Bassingthorpe Farm consultation (Rawmarsh) and hopes that this would not be repeated

A comment was made about using brownfield sites. The Planner indicated that many sites have been used and that there are not enough brownfield sites to meet our housing and employment land targets, so there is now a need to consider using greenbelt land. The use of such sites forms part of the current consultation.

Discussion took place around Draft Core Strategy Policy CS1 (spatial strategy)

It was suggested that it would be better to have lots of smaller developments than one or two larger sites.

A comment was made about whether the employment target is too optimistic and whether there would be enough jobs for people in the future. The Planner noted that housing and employment targets complemented each other and that people will come to where there are jobs. In terms of housing targets he also outlined why more housing was needed, including the fact that people are living longer and more people are living alone.

A question was asked about the Waverley site. The Planner responded that planning permission has been granted for almost 4000 new homes. An attendee commented that for sites like this local people need to be happy with it and that they must be if development is going ahead. He noted that Waverley is a brownfield site but development has not yet started.

The Planner noted that in terms of the process for producing the Local Development Framework, documents are submitted to the Government and are subject to independent examination before they are adopted.

A question was asked about what is happening with empty properties. The Planner indicated that they are not taken into account into the calculations for determining the housing target. An attendee commented that this is an important issue given the number of repossessions happening, and that people in lower standard of housing need to be involved.

Another comment was made that it won't make much difference as there is not much work around so it is likely jobs will be taken by locals already in houses. It was also noted that the rental market is booming in Rotherham. It was mentioned about the Housing Market Renewal Pathfinder work in Rawmarsh, and the number of empty homes. It was noted that many had been repaired. It was noted that there are already major problems with people in houses already who can't afford them as benefits are removed

A comment was made about the location of preferred housing and employment sites not matching up. The Planner noted that due to their nature many employment sites tended to be located between settlements which accounted for some of the difference. A discussion was had on the hierarchy of the growth areas.

In response to a question, The Planner confirmed that proposed public transport schemes linking into Waverley had been taken into account. Other comments were made including a

need to look at transport infrastructure, how many people buying new homes used public transport, and how many people from more deprived areas used public transport.

The Planner indicated that there was a need to try and reduce private transport trips as this is part of national planning guidance regarding sustainable development; however regard also has to be had to the reality of new developments and peoples' means of transport.

A comment was made regarding not understanding the relationships between Bassingthorpe and principal settlements, and comments were made about commuters, local facilities, schools and GPs etc

The Planner explained how the hierarchy has been produced and why Bassingthorpe Farm plays such an important role within the urban area, and also the importance of assessing the infrastructure needs of new development, including the need to produce and Infrastructure Delivery Plan.

A number of attendees felt that the infrastructure Delivery Plan needed to be seen alongside the current sites for consultation before comments could be made.

The Planner explained that this was a complicated area of work and a study was about to be commissioned, and would influence the types of contributions we might seek from developers in the future. However attendees felt that this was an important area of work missing from the consultation. Comments were also made about promised development not occurring, such as a community centre at Rawmarsh. The similar situation with proposed shops at Treeton was also mentioned.

The Planner noted that the current work was not advanced enough, although attendees felt this should be done alongside the work on sites and the consultation so that the information was there for people. It was noted that at present the consultation does not show what people want to see i.e. shops, schools etc. It was suggested that comprehensive schools have spare places but junior and infant schools are over subscribed. It was also suggested that schools in the Bassingthorpe Farm area can't be extended.

An attendee asked whether developer contributions can be enforced at the moment. The Planner indicated that current contributions through Section 106 agreements can be enforced although most are time limited.

It was noted that contributions sought need to match educational needs – for example if a school is built can it be staffed?

The Planner noted that the Council could introduce a Community Infrastructure Levy which would effectively replace the current system and set the amount of contribution that developers would be required to provide. However this approach has not yet been agreed by the Council.

There was a discussion around the major sites for development. The Planner re-iterated the view that the Bassingthorpe Farm area is in a sustainable location and is considered crucial towards meeting our overall housing target. The urban area would take around half of the overall housing in Rotherham, with around 2400 at Bassingthorpe Farm. A comment was made that planning in Rawmarsh had not been successful with no shops, derelict homes, more traffic than the roads can handle and so on.

The Planner discussed the need to encourage employment to areas like Bassingthorpe Farm area, and that it is proposed that some land would be for employment use. Comments were made about the area already having high unemployment

It was again raised by attendees that there is a need to see the infrastructure which would be put in place. For example showing where new shops, road, schools, GP's and so on might go. It was suggested that the roads can't cope with a further 2400 homes. It was considered that not enough material was available for effective consultation.

A comment was made that road studies are not done at busy times. It was suggested that it can take an hour to travel from Parkgate to the town centre by road.

A comment was made that if green belt sites are developed, what will communities get in return? The Planner noted that at this stage the preferred sites still needed to be narrowed down, but that communities would benefit from new and/or improved facilities, services and so on.

It was suggested that overhead railways could be a way of providing better quality transport in Rotherham.

There were concerns expressed about the impact of development on property values.

Discussion took place around Draft Core Strategy Policy CSI5 (Rotherham town centre)

A number of comments were made about the town centre:

- The new gardens near the Minster look good.
- It was felt that better parking is needed otherwise people will just go to Parkgate.
- There is a need to attract younger people
- Street markets are popular and bring a lot of people in to the centre
- The free bus is good
- Wi-fi areas are needed
- We need specialist shops
- The town centre used to be brilliant but people are not coming in now as there is nothing to draw them here. Damage has been done by Meadowhall / Retail World

The idea of redeveloping Forge Island for entertainment uses was discussed and generally supported by the group. It was indicated that Tesco want to relocate from Forge Island and that a possible site to move to is the civic office area to be vacated by the Council. The Planner indicated that any move or redevelopment may be 3 to 4 years away.

It was noted that the library and registry office were also going to be moved to the new Council offices. A comment was made regarding the problems for the community reaching new council offices, with the danger that the centre becomes less well used. It was noted that older people like to go to places to pay bills, and that community needs should have more impact in new developments.

A comment was made about how communities would be able to access / use the new community stadium? It was re-iterated that it was intended that the new facilities would have elements which could be used by communities.

The Planner noted that one of the aspirations is that the town centre will have more independent traders and that improvements could be made to the markets (although following studies would be required).

The removal of the fountain outside Boots was generally welcomed, along with the removal of the food van. However the removal of benches was not seen as a good move as people need places to sit.

It was felt that people from other areas don't use Rotherham town centre – in the Swinton area consultation by ROPF showed most people use Doncaster, and Mexborough. Similarly in Dinnington Rotherham was not wanted or needed as a centre. People from Wickersley don't come into town and Parkgate / Rawmarsh is self sufficient. It was also felt that people won't get out of their cars.

The Planner noted that Rotherham won't be able to regain the same offer that it used to have, but an alternative offer could be to have more family friendly restaurants or let other uses come in. Attendees commented that people don't come as homeless/addicts etc hang around the town and bus station. It was noted that Eastwood is a diverse community and many cultures have a tradition of meeting in public squares / places. It was suggested that the large population near to Rotherham town centre creates issues from people congregating in the Town. Older people going into town feel threatened needlessly.

The Planner asked whether the centre should have more tourism attractions. It was suggested that we have Parkgate but if there was a cinema in Town people may visit more, but there is a need for car parking

It was noted that we should make the town centre a greener space, and that taking older people out of town (i.e. in care homes) was a mistake

There was concern expressed that people felt more vulnerable nowadays, and that people had lost their connection to local areas (historically people had bigger families and worked in family businesses but as more people move away to universities culture has changed).

Concerns were expressed about crime, antisocial behaviour (such as kids on bikes riding in and out of people) and fear of abuse if people are challenged about their behaviour.

It was suggested that building flats attracts younger people but that they are not well serviced, have no parking provision, and there is no entertainment in town. It was felt that lots of flats were empty and also that older people's complexes were needed in the town centre.

It was noted that there are value stores on High Street but that it is falling apart. It was suggested that we can't force owners to do anything, but that the work to the gardens and Minster look lovely.

Discussion took place around Draft Core Strategy Policy CS10 (heritage)

It was suggested that we need to look at what needs maintaining, not just because it has been there since 1923. Chantry Bridge was noted as being one of only two Chapels on a bridge.

It was questioned whether places we produce today going to be historic places of future? It was noted that the Carnegie Library has been there for 100 years plus – these are the types of buildings we need to keep.

A number of important historic assets were identified and discussed by the group such as:

- Wentworth Woodhouse (including Lady Mabel College)
- Keppels column
- Pottery at Swinton
- Stone Quarries – it was noted that the Houses of Parliament are built from stone quarried at Dinnington
- the Bailey Bridge
- Walker Cannon
- Guest and Chrimes tap
- The Mining Industry
- Stubbin Pit
- Roman Bank at Rawmarsh
- It was noted that the Football Club may be aiming for Conferences at the new stadium, and that tours could be arranged.
- It was suggested that Rotherham history is best depicted in pubs, and that Wetherspools have good links to history
- It was noted that William Hague is from here.
- It was suggested that Mystery tours could be arranged to make the most of our historic assets

Zahid summed up the discussions which had taken place and talked about the consultation events which were running in different communities, and thanked everyone for their time today.

Local Development Framework Disabled People's Workshop 11/07/11

Facilitator 2: Housing Management and Allocations Policy, housing mix allows general option to consider Black and Minority Ethnic communities + other needs, to develop specific policy.

RP – Concerns were raised regarding housing policies

Overview of Core Strategy - The Core Strategy is a very broad document and you need to make sure that issues are raised in it if you want appropriate policies in the lower level Sites and Policy development plan document.

Question regarding housing mix.

Facilitator 1 – 25% on each site over 15 homes needs to be affordable housing.

Core Strategy Policy 1 - Overview

F1 – Identified the urban area on the map.

F1 – Principal settlements – next level / tier in the hierarchy, good centres, have a high level of service provision

Local service centres have some facilities and may need some growth e.g. affordable housing to meet local needs.

Other key areas of growth are: Bassingthorpe Farm broad location for growth – good strategic location; most appropriate place for growth of Rotherham central area identified by RMBC.

Waverley – Old open cast mine reclaimed for housing, appropriate services and facilities, and substantial open spaces.

Q1. Will Policy CS5 achieve its aims?

A2 The figure of 850 dwellings per annum is more realistic than the previous target of 22,000 new homes over the Plan period

F2. The local target is still challenging

A3. Why is this target lower than the original Regional Assembly figure?

F2. The Government's new regime enables a local target to be established; the target is based on the latest government household growth predictions, which are lower for Rotherham than when the Regional Spatial Strategy figure was produced. Homes will only be built if there is demand as the majority will be built by the private sector.

Q2. Are the areas proposed for new growth suitable?

A4. New communities need to be safe new people don't want to be targeted because of their differences.

- F2.** Aim to have mixed communities including people/disabilities and special needs
- A4.** Need to make sure people not targeted
- F2.** What can we do to ensure integration of all members of society?
- A4.** Talk to the “safeguarding people”.
- A2.** Look at Anti Social Behaviour in areas to prevent problems arising. In worse areas There will be a need to prevent discrimination
- A3.** Clifton Park – paths have been easy to widen to enable them to be suitable for disabled people. Previously people wouldn’t go into Clifton Park because of safety issues but these have now been resolved and it is a safer area.
- F2.** Did have Police liaison before, this is good for vulnerable people.
- F1.** Does the policy meet needs of disabled people?
- A1.** Previous clusters of special needs housing were targets for people – such as ramps at front of home automatically highlights that the resident is a vulnerable person.
- A4.** If you want people to move into area need to provide access for all people and older people.
- F1.** Need thoughtful integration of disabled/vulnerable people within communities.
- F2.** ‘Pepper potting’ i.e. spreading out of affordable and special needs housing throughout new developments there are examples of this working well in some areas
- A1.** Bus policies/issues: need to discuss what happens to disabled people using public transport with the SYPTTE.
- F2.** Services to new developments need to be accessible by public transport where possible.
- A1.** A poor example is the service provided by the 69 bus. People need to check which buses are accessible on the route that day!
- F2.** Need to interrogate SYPTTE regarding their accessibility policies.
- A4.** Competition for space on some buses; spaces for disabled people are also used by others e.g. pushchairs can lead to arguments regarding pushchair versus wheelchairs.
- A1.** Buses advertise accessible routes but this is not always the case as narrow spaces on the buses that are inappropriate for wheelchairs.
- F2.** These issues are more complex in reality, can we use ongoing dialogue to seek advice on transport and accessibility. There may be some contribution to improving services for example to improve transport & stock of buses, through the planning system. The

infrastructure needs in new areas will need to be assessed and in some parts funded by 'tariffs' levied against the developer.

F1. Are there any known gaps?

A1. Hard to tell as no detail provided

A3. Bassingthorpe Farm when is it going to be released?

F2. This is a proposed site that is currently being considered so the decision to allocate sites is still to be decided.

A3. If Bassingthorpe Farm doesn't get built what are the implications? Will this land be retained as greenbelt?

F2. We need to be able to demonstrate that land allocated has a reasonable prospect of coming forward. We have to show access is achievable, facilities will be funded partly by landowners / developers and other service providers. Rely on market to sell homes; if there is no market for new homes then they will not be built.

A3. If there are no accessible employment opportunities then people don't want to live there.

Core Strategy Policy 13: Accessible places and demand for travel.

A1. Concerns raised regarding the lack of low cost parking provision in Town Centre. Less people are coming to the town centre.

F2. Employers need to **plan** for transport to and from work of employees.

A4. Question reliability of community transport + other public transport generally

A1. American software @ Community Trans does not work well as it is designed for Las Vegas, not Rotherham. Campaigns ongoing; what the SYPTTE say is accessible using this system is not accessible in reality.

F2. How can we change this? Discuss after meeting in more detail

A1. There are risks regarding the use of taxis for school runs & training of taxi drivers picking up disabled customers.

CN. Are hate crime statistics taken into account? May not be but individual assessments could take place before sites developed but things may get lost among all of the other issues.

A4. Need to work in partnership with people.

F2. Sites & Policies will allow further chances to input into policy drafting.

A4. "Speak Up" should be involved in any future discussions and workshops.

F1. Other drop-in sessions are available

- A4.** We can do sessions & get views [Speak up]
- A2.** Particular points of view for visually impaired people such as housing & pavement
dimples
- A1.** People try to be involved in consultation but have problems that limit their ability to get
involved.
- A3.** I am likely to go to Meadowhall Hall / Parkgate. Support ideas proposed for green travel
- but not practical.
- A4.** Rotherham Town Centre is like a ghost town
- F2.** Parking issue, need to encourage other options i.e. park and ride. Economic analysis
shows planning decisions in the past (Meadowhall and Parkgate) have affected the
town centre. The focus of the town centre needs to change.
- A4.** Affects older people
- A2.** Need to attract people to Town Centre.
- F2.** Encourage to change town role.
- A1.** Free rent incentives Parkgate planning policies for Town Centre need to offer savings.
- F2.** Grants available for some activities
- F1.** Does it meet needs of disabled people?
- A1.** Not detailed enough
- F2.** Not mentioning special needs
- A4.** Should involve people (disabled/older)
- F2.** Any difficulties we can talk through with people if needed, all information online.
- A4.** Invite to 'speak up' & make accessible documents at a small charge (if necessary) to
communities of interest.
- F2.** Radio, Newspapers, Web Information, Libraries have all been used to disseminate
information.
- F1.** No mention of disabled people.
- A1.** Ideal to survey disabled people.
- F2.** Suggest transport assessment process takes into account needs of disabled people
- A4.** Offer support – decorating etc
- A1.** Staying put – handy persons for small jobs.

CS29. Improving skills + employment opportunities.

- F2.** This pushes boundaries for planning [Neighbourhood Investment Service] i.e. builders, some local material, train people, create benefits to communities.
- A1.** Not just planning for houses; we need to leave room for businesses shops and services etc.
- F2.** Developers can identify loopholes experiences may be used from Woodlathes housing development, we now have legal agreements. Bigger sites are easier to deliver because of economies of scale.
- A4.** Will these policies help disabled people gain employment?
- F2.** This may be difficult for all businesses but possible for larger businesses.
- F2.** This issue is covered in Equality legislation and may allow requests to larger employers.
- A3.** More employment generally is good for disabled people. Is there going to be incentives to employers particularly to take up land for use?
- F2.** Lots of options of different sizes and location of sites, not sure types are specified e.g. heavy industry, offices, and light industry. There are areas where we are encouraging hi tech but the use for any given site is driven by economic development.
- A3.** Strategy for linking businesses to support - is needed
- F2.** Link to chamber of commerce etc employment land needs to be in right places more important even than housing.
- All.** Agree people with disabilities need to be listed in policy as a group to be consulted.
- A1.** Query if legitimate to question 'insist required' percentage of disabled people to be given priority/chances for employment. Training: need more information as people don't know what's out there; for example the local library has free courses. Publicity is essential, more will be required from developers to highlight what's on offer in new communities.
- A1.** Access Guide for disabled people venues & businesses to look at.
- A2.** Timescales 15 years? Is it same outside centre.
- F2.** Yes

Notes from Young People's Workshop (Wednesday 13th July) held at The Place Young People's Centre

CS1 Policy

- Bassingthorpe farm, many objections expected and there will be no land to grow crops anymore. This will mean importing food from other countries.
- Needs to be affordable housing made available for young people as they are mostly moving out of Rotherham.
- Kimberworth Park is not safe as there are many gangs with riot police often called in.
- No support for businesses, for example, Virtual Ice based in the Eastwood Trading Estate requested signage from the Council and the Council refused which indicates lack of support and good will for businesses.

CS15 Policy 'Transforming Rotherham Town Centre'

- Agreement that the Cultural Quarters would be a good thing as it would be more attractive alongside the canal/river. Need a place where people can relax and dine.
- Seen rats outside the Tesco superstore due to poor hygiene of river.
- Agree that the refurbishment outside imperial buildings on Corporation Street looks nice and this should be consistent across the Town Centre.
- The new proposed location for Tesco's could cause increase in traffic on the St. Ann's Roundabout which will be a problem and also the area around the new Youth Centre will not be quiet due to the new Tesco's.
- The Rotherham Town Centre is not safe anymore and there is a lot of Anti Social Behaviour (ASB) and high perception of crime.
- Need to think about the young shifting population and there is a need for detached youth workers to work with them.
- Currently young people would rather shop and eat at Meadowhall.
- Market needs a complete revamp.
- Too many subways which increases risk of crime.
- Needs to be exchanging routes between major locations in the Town centre, so people are regularly walking and this will reduce fear of crime.
- There needs to be reasonably priced restaurants and cafes.

CS29

- Enforcement of jobs for local people needs to happen and factored into negotiations with potential employers and businesses.
- Should have incentives built in e.g. new youth club for the area so contractors give something back to the community if building new homes and facilities in an area.
- Should be a commitment to train a set number of apprentices.
- Should have the demographic information available for the proposed sites in terms of skills and qualifications so we know the training needs of local people.
- IKEA would be great to have on the Waverley site as this would create jobs and it would have good commuting links with the motorways.

Local Development Framework Summer 2011 Consultation Notes of Meeting with STAG, 19 July 2011

Present:

Representatives from STAG

Representative from Thorpe Hesley and Scholes Community Forum

Representative from RMBC Forward Planning

Actions agreed:

1. RMBC will contact the Council's Transport department to find out latest thinking on need for Park and Ride facilities in the Borough, including that potentially considered at the Thorpe Hesley junction of the M1.
2. RMBC officer advised that Forward Planning will be considering the possible designation of LDF0542 as Greenbelt (see paragraph 6) against the principles of Green Belt National Policy set out in Planning Policy Guidance Note 2 (Green Belts). He agreed we could meet again to understand their progress and the best time would be in January 2012.

Discussion Summary:

1. Lack of Consultation Meeting in Thorpe Hesley area

RMBC officer explained the consultation effort so far: including libraries, drop-ins meetings and meetings with Parish Councils. He also recapped on the budget and staffing issues that prevent an extra consultation meeting being held in Thorpe and explained that their consultation schedule/approach was in line with the LDF's Statement of Community Involvement which had been approved by Government Inspectors.

Community representative emphasised that the Council needs to satisfy itself that residents know about the proposals for their area and have had a chance to get to a meeting to express their views and learn more. She emphasised the difficulty of getting from Thorpe to other areas for consultation and this should be part of their criteria when considering where to schedule the meetings.

Whilst the Council had rejected the idea of writing to all residents in the Borough, they should consider the need to write to all residents in areas where no consultation meeting has been scheduled. She specifically requested that this be seriously considered for the next round of consultation expected in 2012.

Because so little publicity had been provided in the Thorpe area, STAG had taken on that role for the Council and had copied Council information to do be able to do so. David E agreed that this was OK.

2. The LDF Consultation Process and quality decision making in the LDF

STAG consider that there are several factors which suggest that another version of the LDF Sites and Options document would need to be consulted on:

- The LDF had well over-achieved the housing targets if all preferred sites were developed and more than doubly over-achieved the targets if all sites were developed.
- The current document appears to perpetuate anomalies from the UDP and earlier planning decisions. It should be about choosing the most appropriate sites for housing as per today's guidelines and not those of the 1990s (UDP) or even the 1974 standards (Section 52 agreement, which is now defunct).

This is a key time for Thorpe and Scholes to influence which sites become a preferred site.

RMBC officer confirmed that it is the first draft of the Sites and Options document and in the summer of 2012 there will be consultation on the Preferred Options stage of the document – timetable to be confirmed. There will be another stage in 2013 consulting on whether or not they have followed the legal process. He explained that the Council has identified more preferred sites than it needs to meet the LDF targets for 12,750 new homes in the Borough 2012-2027 (150 new homes in Thorpe Hesley over same period). This excess is intentional to give the public a choice in sites. He explained that the UDP is the legal definition of Rotherham's current Green Belt but that the LDF process has a duty to consider amendments to the boundary where necessary to accommodate development.

3. Thorpe's Housing Target

In the opinion of STAG, Thorpe has limited facilities and does not have the kind of centre seen in Bramley and Ravenfield. Local knowledge indicates that people in Thorpe do business in Sheffield as opposed to Rotherham or locally. Additional housing does not seem to make any difference to shopping patterns as there has been no growth in facilities in Thorpe even though an additional 60 housing units has been added in the last few years.

RMBC officer advised that the target of 150 houses for development was set because Forward Panning assess there is a need for local housing on a small scale and to support local facilities.

Community Representatives all agree that a little more housing was needed, and agreed that 150 was a reasonable target. The preferable mix would include affordable housing, so that children of local families could move back into Thorpe, which at the moment they cannot afford to do.

Community Representatives all agreed that it appeared that the Council was not listening to the majority of resident's opinions that large scale housing developments were not wanted in this area. Residents care about the openness, the countryside and the recreational spaces. There is a feeling that the council lacks openness and is not upfront about their intentions and motives.

Community Representatives assert that everyone who bothers to reply to the Council will not want the areas of LDF0776 and LDF542 to be developed because they result in large scale housing developments.

RMBC officer explained that only 150 houses are required in Thorpe Hesley and that this would not lead to large scale housing development. Not all of the sites identified, including the preferred sites, would be needed but are simply being presented for consultation.

4. Alternative Preferred Options?

Two suggestions were mooted by STAG:

- a. Build 150 houses on an extended pig farm site (LDF0513)
- b. Build 100 houses on an extended pig farm site and 50 on the East of Thorpefield site (LDF0517)

Community Representative pointed out that South of Upper Wortley Road (the Hollywood Estate) there was a concentration of deprivation with levels of attainment significantly lower than the Borough average but the area did not get the support it needed as it is such a small area. A mix of new housing nearby would boost the area for several reasons:

- c. Help to make the area a better balanced housing community
- d. Help raise the profile of that small area
- e. Help justify a proper crossing across the A629

RMBC officer view on whether or not this was a good alternative was to list the issues that would have to be balanced with these benefits:

- a. Part of the area is Green Belt and adjoins an Ancient Woodland with important nature conservation interest where it was usual to have a buffer zone with new development.
- b. It was closer to the M1.
- c. Access may be a problem but if they solved this for the existing identified LDF513 site then it may be ok for the larger number although the larger number may create its own access problems.

Community Representative pointed out that LDF514 had been considered for a Park and Ride (and that in her opinion this would put an end to the wildlife area).

5. The Caravan Hills Site (LDF0776)

RMBC officer explained that this site was added to the LDF in the last year but not at the request of a developer. It was classed as a preferred site because it could be seen as a rounding-off development, it was not Green Belt, and it was close to transport links and facilities in the village. Target housing density is typically 30 dwellings per hectare but can increase to 40 or 50 if the land is close to transport.

Community Representative highlighted the historic mine workings and the steepness of part of the site.

There is widespread opposition to this being developed for housing and Community Representatives assess that there will be 100% of the letters to the Council objecting to this. It is a well used recreational space that adds to the attractiveness of the village and

increases its openness. It is felt that no suitable alternative for recreation is available elsewhere in the village.

If this site continues into the preferred options document then the alternative recreational site must also be included. Sites that have been so far been suggested by Forward Planning are unsuitable:

- a. The old Pit site (LDF0518). This has a capped mineshaft, and self combustible fires break out. It is also too remote from the centre of the village.
- b. Land south of LDF0517. Is quite a steep site and very boggy in places.

6. Classification of the Land between Thorpe and Scholes(LDF0542)

RMBC officer explained that Planning Inspectorate advice had been obtained for this specific site who had advised that because the site never has been Green Belt the Council would need to provide exceptional reasons why it should be designated as new Green Belt, assessing against the purposes of Green Belt in National Government Policy (Planning Policy Guidance 2 – Green Belts). This is particularly true where land elsewhere in the Borough is proposed to be taken out of Green Belt. The possible classification of the land as “Countryside Policy Area” would protect it from housing development and allow it to remain as countryside use until the LDF was re-visited in 15 years time. At the time, it could be re-classified, perhaps, for housing, or for Green Belt.

The meeting quickly discussed STAG’s justifications for LDF0542 being classified as Green Belt and its criticisms of the poor boundary near Scholes.

RMBC officer explained that Forward Planning will be considering the possible designation of LDF0542 as Green Belt against the principles of Green Belt National Policy set out in the Government’s Planning Policy Guidance Note 2 (Green Belts). He believes that housing development on the whole of this land would not be sustainable as per Planning Policy Guidance 3 (Housing) as there would be too many houses for local needs. STAG is of the belief is that it also does not conform to PPG2.

He also advised that the move to classify it as Green Belt is perceived as a potential risk to timely adoption of the LDF because late objections could be received and hold up the LDF process. STAG stated that they would object if it was not reclassified).

STAG were of the opinion that there would be widespread support for this to be classified as Greenbelt in Thorpe and Scholes. If the Council would be helped in the justification, STAG could document the level of support for this to be reclassified.

7. Schools site (LDF0515)

Community Representative suggested that to be conformant to guidelines, housing should not be built at the top of this ridge because of its high visibility. This would help reduce the traffic noise from the A629, which is a concern.

Notes from Women's LDF consultation workshop 19 July 2011

CS1

Key issues group felt were needed in relation to new developments:

- other facilities including schools and shops
- public transport
- roads
- consideration of school catchment areas (may be possible changes in future, with travel implications)

Clarification requested over terminology:

green belt – is a policy designation

greenfield - sites with no previous development, sites which have undergone a natural reversion to green or sites which have been restored from their past use to become green

brownfield – policy definition/sites with previous development, but they may also have wildlife sites within them

Clarification requested over what is meant by local service centres:

Settlements with fewer services and shops than others

Some growth (proportionate) but less proposed than for settlements further up the hierarchy

Group felt the term local service centre was a misnomer

Isn't there a need to bring more new businesses into the local service centres to help them grow and thrive sustainably?

Rotherham Urban Area (RUA) has more deprivation than other areas and also more existing facilities and services to support more growth.

Support for town centre – jobs.

Also support is needed for social enterprises, multi-cultural enterprises and training.

Town centre is dead – little happening and high rents/rates are a barrier.

Job creation needs to consider jobs for women and support for women to work:

- facilities for young families and lone parents
- affordable childcare and nursery provision need to be where people live/work
- community-run provision

Shouldn't the LDF and Core Strategy be directly tackling issues in the areas which have appeared as areas of high deprivation in the new indices of deprivation figures?

Integrated appraisal has been carried out.

Planning team aware of the areas of highest deprivation.

Rotherham Urban Area is an area of high deprivation

Economic Plan

Group mentioned example of Laughton Common (former White City) where a community centre had been promised but has not been built – need to ensure that plans are sustained/championed. There are some services but no community venue. Is enforcement possible to ensure it is built?

This had a high impact on women - lack of support.

Building community's not just housing – whole package of facilities/services needed (holistic approach)

Also accessibility is an issue for all as there are concerns for people outside the town centre. Facilitator mentioned CS13 Accessible Places and Managing Demand for Travel although this was not looked at in detail in session.

A big concern expressed by the delegates was the need for low cost rental housing as well as to buy. There was discussion over the definitions used in the policy of affordable/social housing (ref CS16 Housing Mix and Affordability) and a view that the definition needed to be changed from the broad one used now to one more specific regarding shared ownership/rental.

Group made the point that housing policy could be in danger of creating ghettos and of pigeon holing people within certain areas.

The question was also raised as to whether there would be affordable rentable houses in the more wealthy areas and less deprived areas.

The distinction was made between the work of planners and that of the Housing Market Renewal (now Neighbourhood Initiatives and Sustainable Communities teams). Comments also need to be fed in to Neighbourhood and Adult Services (NAS) where the teams are based.

CS29

Employment and training – affordable childcare needs to be available to facilitate access

Contributions need to include a range of provision of training and education including entry and taster level

Important to provide choice

Emphasis on NEETS is important but also need opportunities for other age groups not just 14-19, bearing in mind that many women are later career starters

Policy needs to make specific mention of women

Government focus is on Level 3 qualifications but many have still not had the chance to get to that level – small steps (links to points made earlier regarding entry level/tasters)

Integration of new arrivals in Rotherham is important including in education and training, with appropriate facilities and services and choice. This also extends to housing with people not just going to one area – more multicultural integration.

Cultural awareness and knowledge of laws and social norms here are important:

- People may have differing expectations
- Employment and training – issues of languages and language barriers
- Waste management issues in Eastwood

Requirements to have Level 5 ESOL qualification is a barrier for volunteers and vcs organisations in delivering basic information for new arrivals
Where should the money go that supports the economic plan delivery?

One suggestion would be through a community development approach to facilitate people considering an entry level training or education option and being confident to pursue it. Facilitator suggested that GROW and UMCC might wish to do more detailed submissions on this via the website.

Health awareness training was also mentioned.

Women in non-traditional roles were also raised e.g. engineering jobs in the advanced manufacturing park.

Schools need to be providing careers advice/skills training in the growth employment sectors.

Schools careers advice need to be revisited as women are still being channelled into low paid/low aspirational jobs.

Key is how we are actually going to deliver CS29 and that this is not a substitute for training programmes etc.

New schools' not being built until there are 1000 houses has implications for women – travel means and travel time for school runs also has a wider impact on their job/training prospects.

Also concerns for impact on young children of long journeys to school e.g. Ravenfield.

CS23

Layouts of new developments are a key issue for women with concerns about safety and security:

- Proximity to bus stops that are not by open fields (ref CS13)
- Good lighting
- Safe walkways rather than alleys/ginnels
- No underpasses/subways (ref CS12 regeneration and CS15 re town centre)

Encourage use of solar energy (ref CS27)

Trees and greenery should be included in layouts but be well maintained and not create hiding places

At what stage do we consider emissions and how they are monitored?
Currently this is at the Planning application stage.

CS15

Pole dancing clubs were mentioned by the group in the context of transforming Rotherham Town Centre and the negative image these give as well as the impact on women and attitudes towards women. The question was raised as to whether Rotherham had adopted the new licensing laws.

Rotherham needs to make a decision to have no more clubs as they create an unpleasant and unsafe environment for women which spills over into the wider environment /surrounding area and is not just contained within the clubs. At the very least they should not be located near family housing.

This is probably more of a licensing issue than a planning issue.

Discussions also touched upon issues covered within other policies:

CS28 Infrastructure delivery and developer contributions

CS3 Location of New Development

A couple of people then stayed discussing maps/sites with the facilitator.

Notes from LGB&T LDF consultation workshop 19 July 2011

CS1

Clarification sought that housing figures for Catcliffe/Treeton and Orgreave related to new development not any that was happening at present

Confirmed

How the targets had been derived and how would there be economic support?

- Longevity of population
- ONS population projections
- Affordable homes study
- Sustainable development study

Provision of land for new businesses to come here. Other Council strategies to encourage economic development and investment.

Group emphasised the importance of other infrastructure:

- schools
- transport
- health facilities
- retail
- community centres

A detailed infrastructure plan is to be submitted with the Core Strategy setting out what infrastructure is required and how it will be funded.

Public transport (links to CS13)

- poor in the evenings from Sheffield to Wickersley, especially on Sundays.
- one delegate doesn't use
- lack of direct bus services from Rotherham e.g. to Meadowhall
- limited number of bus stops
- services finish early
- reliability concerns
- safety concerns in Rotherham Interchange, especially when there are no staff and even security staff have been targeted on occasions
- capacity issues on peak time train times when only two carriages – deterrent for people
- need direct links from the new outlying development sites to Rotherham, Sheffield and Meadowhall
- need sustainable transport hubs
- need to meet transport needs of families with children
- transport links vital to attract people for jobs
- parking issues from increased car use if there is inadequate public transport

LDF can't force new transport to happen but accessibility is assessed. It is harder for RMBC to influence train services.

Housing rental prices in Rotherham are cheaper than Sheffield which should help to attract young professional couples. Although town centre flats are overpriced, plus with additional charges for parking.

Town centre flats near pubs and clubs are not in a very nice environment, although the physical location near Rotherham Minster is a good location. Rotherham is just a place to get drunk, there are no nice restaurants, bars and cafes. It is not a comfortable place for LGB&T people.

Seeing vacant properties with metal shutters for security creates a negative environment and image and immediately gives rise to concerns over safety.
(links to CS12 regeneration and CS15 re town centre)

Is there influence over the quality of housing?

Building regulations lead to raised standards over time.

Building control (influences inside) and planning applications (primarily external influence)

A South Yorkshire Residential Design Guide has been produced for adoption locally. Have potential to introduce Code for Sustainable Homes requirements - six levels of sustainability and quality development for new homes e.g. carbon neutral

Also have a Sustainable design policy CS11

Any plans to build on sports facilities or playing fields?

Strong policy presumption against use of playing fields unless can be demonstrated that not needed and alternative provision can not be provided elsewhere.

CS29

Key question – HOW? good objective but how will we actually deliver the objectives, lot of variables?

SPD will be produced but agree more precise detail needed regarding delivery.

Huge opportunities here to work with the developers to create jobs, including in construction, design and planning.

Develop good linkages between developers and schools

Stipulations in contract terms.

Apprenticeships and internships as an alternative to university and graduating with very large debts

School leavers need to be leaving better “equipped” with a higher skills base

Strategic funding needed in key areas

Need a concrete example as this is very abstract and difficult to quantify

Need to review it to ensure it is working as envisaged and make changes if not.

Courses/Classes

Thomas Rotherham has ceased some of the classes it used to run. I’m happy to pay for courses to aid my own professional development outside work e.g. AutoCAD but there are no classes in Rotherham, only in Doncaster and I can’t get there.

RCAT has introduced some weekend classes which gives more flexibility.

Because of the high costs of university and full time education there is more scope for part-time evening classes – income generation for Rotherham and attracts people in to borough.

There is a lack of social activities in Rotherham bar formal classes and the difficulties for women going into pubs/bars on their own and how they will be perceived are well known. There needs to be more in Rotherham so people don't have to travel out of the borough. (links to CS12 regeneration and CS15 re town centre)

Community infrastructure levy could help to support training/services industry but there is limited money so would need to prioritise.

Danger that costs could be passed on to end user.

CS18/CS6

There is an empty industrial site with small individual units in Maltby (off Muglet Lane) that is surrounded by houses and has an auction sign up – could this be used for business start-ups?

Local needs assessments could identify gaps in services/facilities that empty spaces such as this could meet.

Mentioned ward profiles and Area Assemblies working with communities on local priorities.

People are wary of starting businesses in current climate.

An – Will we lose farmland for development and then food production so that although we are sustainable in some ways we are not in others so how will we mitigate this?

Try and avoid the best quality agricultural land

Hard to overcome - the LDF is about difficult decisions and some farms will go.

In principle development sites will be brownfield first but this doesn't mean that it will be all the brownfield sites developed before any green are developed.

But taking a longer term view isn't it better to develop all the brownfield first, would it be more financially viable?

This is more of a national issue overall about meeting food requirements.

There aren't enough sites to meet the target for employment.

How will that be addressed?

Possible release more green belt. Nationally 13% of the country is green belt which prevents communities from merging and protects historic towns. Our green belt was tightly drawn around existing settlements to try and regenerate sites, which we've done successfully but now we need to go into the green belt.

Is there a vacant housing problem?

Rotherham is below the national average, but majority are not council owned and therefore the Council has little control over their re-use. There are separate initiatives to consider re-use.

Has regeneration been sustained as there are empty units now in Parkgate? Is this due to the recession and is it common elsewhere?

Hopefully it is due to the recession but if we can't attract people to such as Parkgate then we are struggling.

Is there a need for new business land when there are empty units e.g. at Templebrough?
It is down to the developers who want to make a profit. But taking a long-term view there will be phased release of sites. We will monitor and review land supply to ensure sustainable release of development sites.

Developers may not fully develop a site but it can be left until the economic situation is better, after phasing and a period of time if not done then the planning application lapses.

Will developments be varied e.g. big Bovis site where all the houses look the same, densely packed and no shops or room for anything else? Tanyard at Wickersley is like a village in itself with a diversity of amenities although it is not very culturally diverse.

We want to improve design in general and as mentioned earlier we do have a specific Sustainable design policy but developers only have a limited number of house types. There will be different types of housing to meet different family needs located together which will give greater variety. Life time homes link to improving design.

Issues for housing space once a family has left – affordability and security.
Policy requirement that normally 25% of houses on development sites are affordable housing. This is subject to legal agreements so that it is retained as such permanently.

Potential to integrate business and housing with cycle ways.

CS4

Travelling on Bawtry Road towards Wickersley by bicycle is very scary.

Over grown shrubbery reduces visibility of road users e.g. cyclists

Stag roundabout is dangerous as people drive round at fast speeds due to its shape and there are concerns about locating a crossing there that people won't stop for pedestrians.

Centenary way past Canklow is also a dangerous road.

Policy refers to vulnerable road users

Need to consider older people, disabled people, and young families

Sites/Maps

The last few minutes of the meeting were spent looking at the Borough overview map and the potential sites including the preferred sites.

Stakeholder Seminar Monday 1st August 2011

Growth Strategy, housing target, housing policies, accessibility and transport

Local Target:

It was explained that Rotherham's local target was based on the latest ONS population / CLG household projections. It was felt legitimate to reduce the previous RSS target with only 3 out of the last 10 years seeing completions larger than the 850pa revised target and also as a reflection of the strong local feedback re loss of Green Belt.

It was also mentioned that the target could be reviewed in the future.

There was however a general consensus that the target could / should be higher for several reasons –

- Lack of ambition for growing Rotherham?
- Does it take into account adjoining areas growth ambitions?
- Increased pressure from inward migration from Sheffield – do the ONS projections fully reflect this / under-estimate inflow?
- Due to location the bulk of the Waverley development could serve Sheffield's population – potentially this could leave a shortfall of homes to serve needs of Rotherham residents?

Possibility was mentioned for building a 'cushion' e.g. white land that could be brought forward towards the end of the plan period plus looking at building in more capacity beyond the plan period / expanding plan period. Although plan period starts in 2012 it was pointed out that land was not likely to be allocated until after this date – i.e. more flexibility needed.

Green Belt release was acknowledged as being required and was supported.

Question re when SHMA update would be available and the impact this may have on identifying the level of need and the local target. The latest refresh did not revisit the core data and it was pointed out that the SHMA was only one of a range of options looked at in determining a local target.

Hierarchy / distribution:

It was explained to the group that the Core Strategy was looking at three key areas for growth as the main focus with currently an excess of 'preferred' sites (17,000 against 12,750 need) to enable choices for local communities in most areas (although some are more constrained).

Bassingthorpe Farm – explained that this was a necessary development as part of meeting the local target and this was generally accepted due to its central location within the main urban area. There was general support for the Green belt review and there was also discussion around the possibility of allocating Bassingthorpe within the Core Strategy itself (and the need for convincing evidence). The group also approved of the fact that, in addition to major development sites we had picked up some of the smaller sites close to the main urban areas.

There was general agreement that Rotherham had followed a sensible approach to developing a settlement hierarchy and the SYPTTE indicated general agreement that the choices were sustainable by targeting high density on public transport routes / corridors. It was mentioned that it would be useful for some indication of the style / type of housing which was planned for each location / site.

Transport:

It was explained that the Sheffield City Region Transport Strategy fed into the LDF – e.g. Waverley bus rapid transport scheme, A57 improvements, M1 widening, plus other developments such as the Rotherham station improvements and the proposed Tram/train running between Sheffield and Rotherham (and possibly Parkgate).

Group broadly happy with sustainability of transport for new development although it was mentioned that further work could be done to look at the capacity on the M1 towards Barnsley, given significant development around this area (not just within Rotherham).

Final point raised regarding the lack of policy(s) within the Core Strategy covering small scale developments in rural areas and rural diversification schemes.

Employment

Employment target has been reduced from 328ha to 235ha, and consultation responses from public are suggesting there are plenty of sites which are still vacant, so why is there a need for more.

Does anyone have any examples of this, or know whether there is an overprovision of vacant sites at present?

- There will always be a certain number of vacant sites at any one time. The important factor is whether the vacancy rate is higher or lower than the normal vacancy level over previous years.
- Will changes to planning law regarding the relaxation of change-of-use regulations have much effect in Rotherham? Consensus view was probably not.
- Employment Land Review in Rotherham was carried out to establish current vacancy levels and previous vacancy levels, so this is a fairly robust foundation for employment land need throughout the borough, and is more reliable than suggestions by some members of the public.
- Current government is looking to increase manufacturing and industry through enterprise zones and other policies, so should we be looking to accommodate more growth, rather than reducing the main target for employment land.
- How far have we gone forward with our targets?
Employment targets are based on econometric models for the working-age population, based on ONS population predictions.
- Question about the land take necessary for different types of employment. i.e. Manufacturing plants have far less employment per hectare than office units. If the government is trying to promote manufacturing, then this will need more hectares of land to produce the same number of jobs, so we should consider increasing the land target, rather than reducing it.
- Question about employment land in the Dearne, posed by the Doncaster Council representative, in respect of the population in the Doncaster side of the Dearne which is expanding. Still a large amount of vacancies in employment sites in the Dearne. We will be looking at the area again, through further employment reviews.

- Suggestion of a re-evaluation of the YES site near Rother Valley Park, to establish whether this should be a retail/ leisure/ employment site, as it is not shown as designated on the proposed sites map – still showing as Green Belt.
- How much of the land we have suggested is brownfield and greenfield? And do we have a target any more for developing brownfield? There is no longer a target set for brownfield development.
- General view is that employment developments are being pushed away from town centres, as more residential development occurs in centres due to developers trying to achieve higher values for land in town centres.
- The core strategy has a very broad brush approach in terms of types of employment. Does anyone think we should be more specific on employment types? General agreement is that you need to keep options open and not be overly prescriptive on types of employment.
Suggested prioritisation would be on advanced manufacturing and environmental science.
For example, should we look at specific priorities for Waverley Site in order to focus on advanced manufacturing?
- Doncaster and Sheffield colleagues suggested we may need a joint approach for South Yorkshire for CIL policies, and look to get contributions for employment training.
- The town centre is being pressurised by out of centre developments for retail. Sheffield is currently resisting development at Meadowhall, but there is no guarantee that this will not occur in the future. The Frenchgate Centre is being expanded in Doncaster, which they feel will improve the retail situation in Doncaster Town Centre.
- Flood risk management in Rotherham Town Centre. The Flood Risk Toolkit has been developed for Rotherham. Flood alleviation scheme phase 1 has been completed recently, involving the removal of certain bridges. Flood risk is tied into the policies in the Core Strategy and policies covering water and river developments.

Deliverability, Climate Change and Sustainability Appraisal

Present:

SYLTE

VAR

GROW

RMBC Education

Rotherham NHS

Yorkshire Water

RMBC Estates

Jones Homes

Doncaster MBC work placement

RMBC Urban Designer

Representatives for Elsworth Acres

Policy CS28: Infrastructure Delivery and Developer Contributions

- Sheffield City has established multi-disciplinary Infrastructure Task Group to establish priorities for infrastructure delivery against Core Strategy objectives. It is identifying a list of prioritised schemes. The schemes are scored against agreed parameters: such as sustainable development, climate change and carbon reduction, meeting housing and employment targets and ensuring any funding gaps are closed. The evidence base is strong to support the approach adopted.
- There should be a similar approach between the South Yorkshire authorities and also to account for cross boundary infrastructure. The City Region Local Authorities should seek agreement on CIL charges across boundaries.
- How will CIL be developed in line with the Localism Agenda?
- Can CIL be developed in a similar manner across all the South Yorkshire local authorities/ Sheffield City Region? Cross-boundary discussions are vital to ensure that the developer's know what is expected of them. Differential charging schedules across the local authorities in the sub-region will impact on the viability of sites. Consideration may need to be given to waiving or reducing CIL contributions.
- Yorkshire Water won't seek developer contributions – existing rates fund infrastructure. But there is a need to understand the growth strategy promoted by the LDF to ensure sufficient capacity exists or that funding plans can be aligned to ensure delivery of development and appropriate infrastructure.
- Should have more explanatory text detailing operation of policy. CIL won't be able to fund everything, money will be ring fenced to infrastructure delivery pot. Should refer to role of S106 regime under CIL. CIL does not replace S106 Agreements entirely.
- Transport improvements can be dealt with via S278 agreements. We need to maximise the use of existing infrastructure and its ongoing management and maintenance as well as dealing with the deficit in infrastructure that new development will cause.
- Voluntary Sector – results from ongoing audit of community buildings should inform the Infrastructure Delivery and Developer Contributions policy. Their needs to be a comprehensive stock take of all community buildings not just those owned by the Council. Consider also asset transfers of community buildings to local communities where they demonstrate a need for the building and can manage the building longer term.
- Health – contact Duncan Smales regarding planning for future health services in local communities. Consider role of care provision in town centre, need for bigger medical practice at Bassingthorpe Farm, access to emergency facilities. Should consider sizes of new properties e.g. growth of BME communities in town centre. Should address needs from new development and redevelopments.
- Need to maximise use of existing facilities.
- Use of Local Development Orders and explain CIL operation within, noting recent announcement of CIL and the designation of an Enterprise Zone. How will developer contributions be utilised in the Enterprise Zone? Is there a need for more infrastructure to support the Enterprise Zone?
- The Local Economic Partnership (LEP) will lower the level of control the local authority will have over future funding programmes.
- The Localism Agenda and the emerging role for neighbourhood planning will potentially require CIL to provide a meaningful proportion of CIL monies to local communities to deliver neighbourhood plan priorities.
- The explanatory text needs to provide further information on how S278 /S106 / CIL will be used and to complement the delivery of this policy.
- Neighbourhood Initiatives team are bidding for between £15 and 20 million to deliver a programme of social house building. This work programme will tie into the Index of Multiple Deprivation.

- The Black and Minority Ethnic Communities are growing and require family housing within inner Rotherham, where can new social / private sector housing be located to meet this need?
- What are the size thresholds that will apply to CIL?

Policy CS29: Improving Skills and Employment Opportunities

- Should relate not only to formal training but informal entry level qualifications e.g. language. Quite difficult to quantify opportunities.
- Should link with Investment Plan priorities.

Policy CS27: Renewable Energy Generation and Climate Change

- Need to understand what % requirements mean? What is it a percentage of? Given that efficiencies are improving targets are becoming relatively more difficult to achieve. What does this mean in real terms?
- New NPPF is very positive on renewable energy.
- Should maximise building energy efficiency prior to asking for renewable energy. Consider adaptability for future use.
- Code for Sustainable Homes – explain how this will impact on Renewable Energy given that it is to increase. Need to align with CS11 – Sustainable Design policy
- Technology is changing rapidly therefore need to have flexibility in the Core Strategy policy.
- Role of viability – will the developer of one house need to contribute? What is the threshold number of dwellings when the policy should apply? The policy will apply to applications >100 dwellings as general rule.
- Consultants have been commissioned to prepare a Renewable Energy study and a workshop will be held on 30 September 2011 with key and interested parties.

Policy CS23 – Community Health and Safety

- NHS requested further discussion on how to restrict fast food developments using precedents elsewhere in Local Plans. Also refer to new Health White Paper which includes strengthening links with the Planning system.
- Retail outlets should be encouraged to provide greater food opportunities and better quality food.
- The group was concerned that the scope of the policy was too large and it needs to be split into more than one single policy. The group considered that the policy was too encompassing and should be split or even relegated to Sites and Policies Document. Is it actually needed in a Core Strategy? Are the issues mentioned more related to development management policy?
- Role of Secured by Design this should be moved to Sustainable Design policy
- Terrorism is this included within the draft National Planning Policy Framework (NPPF)? Include in Design policy instead?
- There are three different themes within this policy, should these be developed more? Need to consider how this (and any subsequent re-drafted policies) will relate to the development management policies and how these can be used to guide decision-making on planning applications.
- Other policies could be used to signpost to policies in the Sites and Policies DPD e.g. Sustainable Design Policy should be expanded beyond residential design. How does sustainable design relate to the public realm and designing out terrorism?

- There should be more focus on health in this policy. Reference to the Public Health White Paper. PCT are happy to assist in the future drafting of policies and commenting on drafts.

Environment Group

General:

- Usability of the website
- Limitations of ROAM and difficulties associated with applying different themes together to get a collective picture
- Making hard copies of the evidence base available within libraries

Landscape

Possible inadequacies of the work done to date and the potential for any shortcomings to be addressed in the future

Green Infrastructure:

Emphasise the approach and benefits of the Natural England work

- 1.) Protect strategic and local green infrastructure corridors and networks
- 2.) Focus green infrastructure enhancement in areas where gains will be maximised
- 3.) Increase awareness of which green infrastructure functions exist where and how they complement one another
- 4.) Establish a baseline of green infrastructure information from which change can be measured

Greater explanation of the scoring methods and the hierarchy

Opportunities to establish local corridors as part of this process

Importance of the health benefits of green infrastructure to be stated and understood in developing future schemes

Accessibility to GI both within new developments but also into existing settlements and communities – walkability & living neighbourhood principles were mentioned.

Improvements will be required to GI within existing settlements as well as new developments.

Long term management and maintenance - perpetuity was suggested as a suitable period but this may be difficult for developers to accept. The Land Trust were mentioned as a possible organisation to manage endowments from land owners

Working with communities to ensure facilities are not just created but also used. Publicity was felt to be an important part of this.

Will applications for development not within green infrastructure corridors be treated differently from those that are and does the position in the hierarchy also make a difference to the approach?

How will the protection of those local wildlife sites/other GI assets not within corridors differ from those that are?

Consider preparation of a Local Green Infrastructure strategy and how this might set in place future expectations of development both generally and within particular areas. This might influence our approach to what we put in the Sites & Policies DPD because we might adopt the local GI strategy as a SPD.

What are the ties with the work being done on Ecological Networks?

Use the word 'conserve' rather than 'protect' in policy text

How will data be maintained in the longer term - will there be subsequent reviews in 5 years or beyond or not at all?

Biodiversity & Geodiversity:

Because of time constraints, there was very limited opportunity to discuss this explicitly, but aspects of it were touched upon in relation to the green infrastructure comments detailed above.

**Rotherham Local Development Framework - Natural Environment Consultation 2011
Natural Environment Consultation Workshop held 6pm to 9pm 24.08.2011**

The following is a summary only of points raised by attendees at the above event; it is not a comprehensive record of the event.

Item	
1	<p><u>Present</u> For the purposes of data protection the names and organisations of attendees has been removed.</p>
2	<p>Drop in session 6pm – 7pm. Viewing of various maps, materials and LDF documents</p>
3	<p>Event Introduction and house keeping (CB)</p>
4	<p>Outline of assessment work done by RMBC (CB and NB)</p> <ul style="list-style-type: none"> • Site visits carried out by Planners surveying all allocation sites. Summary of data collected on each site available via consultation area of RMBC website. • Settlement hierarchy studies work underpinning Core Strategy. • Biodiversity assessment work included: Local Wildlife Site location comparison with LDF allocation site assessment work carried out. (Resultant guidance given to Forward Planning) and protected species assessment work of preferred sites. • Green Infrastructure (Natural England) work undertaken for Rotherham producing a hierarchy of Green Infrastructure corridors.
5	<p>Core Strategy Policy 1 – brief review of policy and settlement hierarchy. Comments should be submitted on response forms provided. Points raised in the workshop discussion included:</p> <ul style="list-style-type: none"> • In Core Strategy Policy 1, section 8.9 p 52 - Include consideration of landscape as a bullet point. • Green Infrastructure needs to be included. • There is a need to strengthen this policy in respect of transport. Green Infrastructure needs to be looked at in respect of transport. References need to go both ways and be strengthened. • Consider wildlife permeability in areas, regarding Green Infrastructure - these needs to be brought out. • As an authority RMBC needs to look at the implications of the forthcoming National Planning Framework on the Core Strategy. Concern was raised at possible need to increase housing levels 20% with new national guidance.
6	<p>Core Strategy Policy 24 – review of policy text, questions & issues arising, summary, comments should be submitted on response forms provided. Points raised in the workshop discussion included:</p> <ul style="list-style-type: none"> • Confusion over unclear wording in relation to climate change, weather change and weathering. Does Core Strategy Policy 24 point G apply to normal everyday flooding and winters? • Support given to reference to climate change in policy. • Monitoring should inform actions. Suggestion for a policy to collect data to determine the change that is occurring to the natural environment. • In the main policy statement, suggestions of preference for the word “conserve” rather than “protect”. Conserve means manage and protect. • Geology appears “pretty absent” from the policy. Geology should be explicitly included

	<p>within “Nature Conservation” in the first paragraph text and the glossary.</p> <ul style="list-style-type: none"> • The Biodiversity Opportunity Areas will underpin policy. This work is key to enhancement works set out by policy. “Huge plea” made for Biodiversity Opportunity Areas to be included in the Core Strategy. It is important to consider the networks of biodiversity - this is missing from Core Strategy Policy. • Query over the practability of the policy in respect of climate change. • Awareness of the negative impact of development on biodiversity. • Policy needs to link better to Green Infrastructure. • Biodiversity network is an entity in itself and it this would be a good position for its inclusion. • Geodiversity interest had not yet been assessed against LDF allocation Sites unlike biodiversity interests. <p>The Draft Development Management text will be sent out to attendees who have not received it. Comments can be received on this draft policy until the time of the next LDF Sites and Polices consultation.</p>
7	<p>Core Strategy Policy 8 – review of policy text –, questions & issues arising, summary, comments should be submitted on response forms provided. Points raised in the workshop discussion included:</p> <ul style="list-style-type: none"> • Don’t be too clear on Green Infrastructure boundaries it is dangerous to do that. Have woolly Green Infrastructure boundaries on maps • Green Infrastructure boundaries need to be included on the proposals map or document that has statutory weight. • What will the difference be to development occurring within Green Corridors or not? • Be wary of diminishing importance of assets that are not in Green Corridors. The policy needs to relate to all Green Infrastructure, not just those assets within corridors, • Confusion over how hierarchy of corridors will apply in planning. Policy should have a uniform approach to the hierarchy. The corridor hierarchy is related to functions. • Consider inclusion of green corridors in plans elsewhere. Bassetlaw have a local strategy. The intention in Rotherham is to have a local strategy. • Consider green links within green corridors and green nodes and connectivity between them. A better definition is required. Policy should be applied everywhere – i.e. don’t confine policy to strategic areas. • Wentworth Green Corridor looks like a landscape designation. Master planning should link landscape and Green infrastructure interests. • Concern raised with the Natural England led work on Green Infrastructure, e.g. results contrasts with limestone character areas. Suggestion made that a reassessment is needed. However this project is now completed from Natural England’s perspective. • Why is the whole of Maltby in the Green Corridor? It was thought Green Infrastructure would bring benefits to communities in Maltby which show evidence of poor health. Not all areas of the Green Corridor will provide connectivity there will be bits of development in-between. It is important to maintain permeability for wildlife in the landscape. • Suggestion to show corridors on maps - spreading out of the borough into the neighbouring regions. • Local Wildlife Sites included as candidate Local Wildlife Sites. Sites were candidate sites prior to formal acceptance by RMBC. • Suggest wording of Policy is changed in second sentence to say it does not just relate to Green Corridors. • Discussion of green infrastructure at Bassingthorpe. Consider green infrastructure on

	<p>adjacent areas outside development sites. Consider a park at Bassingthorpe / footpaths. No further allocation site discussions were raised due to workshop preference to continue discussion on Green Infrastructure.</p> <ul style="list-style-type: none"> • Consider causes of flood risk, climate change and urban drainage need to be considered separately (see Section 8.124) • ANGST terminology usage was discussed • Green Infrastructure can be used to make areas attractive as a setting for investment. This should be considered for Rotherham urban centre. The economic benefits of GI need to be reinforced. • Links with landscape and Green Infrastructure noted. • Little mention of an integrated approach to rivers. Waterway corridors are very important and they are much more than a conduit for flood water. A missed opportunity. Waterways strategy not mentioned. Waterways Strategy being delivered through Living Don project. • Reference to Water Framework Directive? - this has been made within the Core Strategy. • Rotherham is advanced compared to other authorities by taking a strategic approach to Green infrastructure. There are some good points in the policy. Note incorrect reference to map 6. • Green Infrastructure is one of additional constraints on developers. It could provide another opportunity for people to object to development resulting in costly appeals. The amount of information needed with planning applications is high and the resultant cost of submitting a planning application has gone up significantly. It is complex; the national movement is to simplification of planning process. Policies give good guidance to developers and can be helpful in making it clear for developers what exactly is expected for planning permission to be granted. They increase transparency of decision making.
	<p>Actions arising Please submit individual responses to LDF consultation by 16th September. For any further information please do not hesitate to contact: forward.planning@rotherham.gov.uk – 01709 823869</p> <p>Forward Planning aim to produce a publication draft of Core Strategy at the end of this year. Public consultation on a further version of Sites and Policies document anticipated next year.</p>

Local Development Framework Consultation event organised by Barnsley & Rotherham Chamber of Commerce 14 September 2011

Welcome / Introductions

Mike welcomed everyone and thanked them for attending. Mike set out how the event would be run and indicated that views on a number of draft Core Strategy policies were being sought.

Town Centre Policy CS15

The view was expressed that Rotherham town centre is and should remain the borough's primary retail, leisure and service centre and that it needs retail business to drive footfall. The town centre and Parkgate shopping should not compete - they need to work together/mesh together.

It was noted that better parking in the town centre was needed and could be an area to develop a different offer to Parkgate, which is time consuming to get to. The town centre has better access and quality of offer.

There is a need to attract people to the town centre. It was generally felt that the town centre needs specialist shops to differentiate it from Meadowhall/ Retail World. Car parking is a big issue. It needs to offer a different retail experience 'bespoke' shops such as at Ecclesall Road in Sheffield, and Bawtry. Wickersley was mentioned as a successful centre with a small range of good quality offer. "High" end shops/restaurants should be attracted to RTC. There is wealth in the Borough which could be directed towards the town centre if the offer was there to draw in spending. It was felt that the town centre is intimidating at night. The wider retail offer is there for Rotherham residents; the town centre needs to compliment these other areas. It was noted that strengthening and growing Meadowhall/Retail World impacts on the town centre, and the centre needs to respond.

Issues were raised around whether car parking is in the right locations? How cheap is it? It's not always cheap. It was suggested that better signage/ promotion of car parks would help 'retain' visitors to the centre.

There was discussion around what do we want the town centre to become? What are the priorities for the centre? What is unique/discreet about it?

It was felt that it should be safe, clean and attractive, and there was general support for section c of Policy CS15. It was suggested that there should be access for all communities i.e. bus users/people walking, lower paid/out of work.

The issue was raised about how policies are delivered and the implications of the wording: are we "regulatory" in our approach, or are we more supportive/ encouraging?

The policy needs to be flexible to the emerging 'High Street Model'. Does this mean that we should make the town centre more compact? The bigger operators will go to out of centre retail centres.

It was suggested that we create "sectors"/quadrants – segment the town and encourage like users co-locate.

The potential benefits of the tram / train pilot scheme were mentioned, and the additional benefits that would be gained from additional stops on the route. Where will the stops be located? It was suggested that the LDF should support this idea.

There was agreement that there is a need to make it easier for people to get to the town centre.

It was suggested that the Council should 'lead by example' and be consistent in the standards expected for both Council led schemes as well as private sector schemes. New developments should aim to reach the highest standards of design and quality of landscaping and (its ongoing management and maintenance) at every opportunity. Realistically this may not always be possible and we need to accept that, in some circumstances, issues surrounding the viability of a scheme may not always make this achievable.

Policy CS18 – what do we need to do to safeguard Rotherham's economy?

It was suggested that improving skills, the image of Rotherham, attracting anchor tenants / high profile investors would all impact on the Rotherham's economy and help address economic decline. There are some fantastic examples of good businesses. How do we bottle the success of businesses?

There is a need to promote skills across all sectors. Do we have the relevant qualifications, vocational/apprenticeships? It was noted that "business" has a responsibility to promote higher skills.

Policy CS29 - provision of education/training.

It was queried whether the suggested policy approach is inhibitive? Or supportive? It was felt that any approach needed to be adding value rather than being an extra cost.

It was noted that RCAT et al have access to other funding investment. The overall approach of upping the skills offer was supported but it was felt that the policy approach should not be prescriptive of what should be provided.

Is it an advantage to use the planning system to deliver this? It was suggested that the default answer to every planning application should be yes. If businesses are going to recruit apprentices should they be locally based? It was noted that RCAT can provide apprentices/training. They have access to central government funding. The policy approach should support inward investment but it should be through incentivisation not a pre-requisite.

There was discussion about the approach taken in Sheffield to securing funding for the Halfpenny Link Road through developments occurring in the vicinity of M1 J34. It was noted that this approach was set out in Sheffield's Local Development Framework. It was queried whether there should be a financial/contribution to this scheme from Rotherham developments? However it was also suggested that this could restrict the Rotherham economy. It was suggested that the road and its importance should be identified in Rotherham's LDF.

In discussing issues around local roads the problem of potholes was raised. It was also suggested that localised Park & Ride schemes could be helpful e.g. Magna for Riverside House.

There was discussion around the 10 Renaissance Goals referred to in the LDF. Are these outdated now? It was felt that there was perhaps a need for a wider vision for whole borough not just the town centre. What is driving the local economy? Strengthening of the remaining manufacturing business.

The importance of the 'supply chain' to Rotherham's economy was emphasised. It was noted that 70% Small and Medium Enterprises (SMEs) and larger ones responding to the "supply" chain requirements of the larger companies e.g. Rolls Royce.

It was suggested that the economic sector priorities could be more refined than that set out in Policy CS18 (e.g. looking at sectors within advanced manufacturing). There was discussion around enhancing the manufacturing base, increasing technologies/advancement, digital industries. Areas like "food and drink" should not be identified as key sectors.

It was noted that there the lack of an overarching 'theme' for the LDF (unlike regeneration/shift from traditional industries in the UDP).

It was suggested that there should be a focus on manufacturing and the supply chains that support the whole economy.

It was suggested that the importance of the supply chain for creating wealth in Rotherham is recognised. i.e. in promoting advanced manufacturing developments this has spin offs in terms of the associated supply chain, then wider support service supply chain (i.e. catering, services) which create jobs and generate demand for housing.

Freight

The potential conflict between leisure and industrial use of the canal was raised. What do we want to do with the canal – freight or leisure? Where should we focus our efforts?

There was discussion around the importance of identifying freight routes / supporting freight, particularly given the proximity of Robin Hood Airport.

It was suggested that the LDF should support the enhancement of regional airport freight offer. It was noted that rail network should be encouraged, and that of importance was reducing hold-ups in the airport itself.

Policy CS19 Tourism

It was suggested that the LDF policy needs to reflect the tourism priorities of the LEP. The LEP have identified sport, leisure and tourism as a theme – and within this there is an important role for business tourism (and events). The opportunity to exploit conference / exhibition tourism was identified, noting that Magna, Doncaster Racecourse and Sheffield Arena are key regional locations.

It was felt that hotel developments need to be the right type in the right area. There was a suggestion that there may be an over-provision of travel Lodge type developments. It was suggested that strategic locations for new hotels should be identified, and that specifying quality of offer was important.

Where are the sites for hotels in the borough? Competition between hotels very fierce at the moment.

There was discussion around attracting a cinema in the town centre, and the need to be protecting this in the LDF. There was discussion around the importance of such developments

being supported by a wider mixed scheme which attracts footfall and expenditure (such as restaurants, shops (e.g. Frankie & Benny's)) which could help the regeneration of the wider area. It was suggested that this should be close to the new community stadium. Need for a clear framework within the LDF.

The issue of a quality hotel at Wentworth Woodhouse was raised. How feasible is this?

Policy CS12 (regeneration area) & Policy CS3 (location of new development)

It was acknowledged that further detail of the regeneration area was required in order to comment effectively.

There was discussion around landscaping and gateway schemes. The new Minster Gardens and public space were considered to be wonderful, and that Rotherham should be celebrating views and landscaping. In terms of gateways schemes, it was felt that these should continue where feasible and cost effective.

There was discussion around the new Enterprise Zone, and it was confirmed that this will be reflected in the LDF. It was noted that the Local Development Order which sets out what development can take place in the EZ needs to be in place early in 2012 and that public consultation would take place. It was felt that the Chamber of Commerce ought to be involved in the consultation.

It was suggested that green belt land, if designated for future development, should be kept in a viable use prior to development.

There was discussion around the need for further office floorspace in Rotherham. It was noted that there is already a considerable supply of vacant office space. Rotherham does not have a huge demand for offices – rent levels can be an issue. It was noted that whilst there was not the demand, neither was there the quality speculative offer which might attract occupiers. It was suggested that any further floorspace needs to be in the town centre.

Any other business

It was questioned whether there was any Government funding for decontaminating land for re-use. It was noted that funding for such activities was unlikely to be available.

Mike thanked everyone for their time and comments provided, and closed the meeting.

Issues raised but not of direct relevance to the LDF consultation

It was noted that there is an attitude/aspiration problem within the Borough that needs to be overcome.

Additional comments provided by Peter Russom (Unable to attend the meeting)

Obviously there have been enormous changes to Rotherham and I feel the achievement of the framework would be of enormous benefit to the town and population.

CS6: Employment Land Requirement - I really am unable to evaluate the hectare requirement which is envisaged for Rotherham but would agree totally with the summary.

C12: Again I note the defined regeneration area and would agree with the summary and I believe that a contribution to the reduction of the flood risk is now taking place by the Chapel Bridge.

CS18: I would agree with all these comments but feel that the encouragement of commercial and particularly manufacturing facilities should be the highest priority. The success of the industrial sector impacts enormously on the housing needs and in turn would benefit the transformation of the town centre as outlined in CS15.

The policy wording for the town centre is admirable but I'm not certain it is attainable. I appreciate, generally speaking, the authority wishes to have a good transport system and the roads particularly to Parkgate should be vastly improved. If we can reluctantly accept that Meadowhall is located in Sheffield then Parkgate is the Rotherham out of town shopping area and is similar to those that are seen in the towns and cities in the land. Although it may appear to detract from the town centre I do feel that as much should be done to encourage shopping in Rotherham, whether it is based in the centre or at Parkgate. It is particularly disappointing with the road infrastructure and it really cannot cope with any volume of traffic.

As you are aware I have once or twice commented that the big open green area on the roundabout on Wortley Road/College Street close the old B&Q building and near to us in my opinion would make an excellent surface car park with a direct pedestrian access via the underpass, over the canal and river and straight into Corporation Street, Bridgegate and the Interchange. I appreciate that it would be difficult for the Council to accept a significant change of policy but I do feel that people will still want to go by car to their preferred outlets and it would be perhaps the single most important concession to improving the viability in the town centre.

CS29: Improving Skills and Employment Opportunities extremely laudable, I do feel that the most important aspect of this is education for children commencing school right through to leaving and a balanced approach to their responsibility rather than always to their rights. In the town centre it is so disappointing to see the numbers of young people who I cannot see ever gaining, even if they wish to, meaningful employment and finding the satisfaction of contribution to not only theirs but to life in the community.

CS3: Again I feel brownfield sites should be offered as quickly and competitively as possible just to encourage development.

CS4: Key routes I've already commented on. The road system which is less than adequate, it is generally speaking a result of history and the previous commercial and industrial sectors.

I really cannot see national chains being attracted to Rotherham, so many have left and if WH Smith decides to leave this would hardly leave us with any of the perceived better quality companies left in the town centre. It is quite distressing to see the neglect particularly in areas like the Don and as you know I have long bantered with you about cleaning it out. We have the wonderful historical importance of the Chapel on the Bridge, everywhere needs cleaning, and I walk to town 2 or 3 times a week to the bank. The streets around the old B&Q have never been swept with weeds growing merrily from the grit and dirt. In our own street, Tenter Street, which is now extensively used for car parking as there is no restriction weeds grow with gay abandon.

In conclusion I would agree that the development of the manufacturing and commercial sectors is so important and this would help to be able to improve the infrastructure and a new appearance to the town centre. We have lost so many family businesses, well-known better quality outlets, it will be very difficult to reverse this trend. At the end of the day the social make-up of the population which is becoming increasingly multi-cultural will determine the look and viability of the town centre and I wish all concerned every success in achieving the proposals as outlined in the report and look forward to seeing the agreed policies and more importantly them being implemented to improve the lot of everyone in the community.

Appendix 1

How to view comments received to the Core Strategy and Sites and Policies development plan documents

The documents and all comments received are available to view through our online LDF consultation portal. This is a “step by step” guide to assist you in looking at these comments using our consultation website.

Finding and viewing the documents

1. Log on to the Council’s consultation web page by typing the following in your internet browser address bar: www.rotherham.gov.uk/consultations and press enter.
2. Under the ‘closed consultations’ section **click on ‘Local development framework’**.
3. These pages give further information on the consultation, provide links to supporting documents and take you through to our online consultation portal where you can view all comments on the documents.
4. **Click on** the link to our consultation portal. The following page will then show you all the documents available to view.
5. **Click ‘Core Strategy’ or ‘Sites and Policies’**. This will open the relevant document and you can view different parts of the document using the links on the left hand side of the page. Throughout the document you can click the **‘view comments’** links to see the comments made at that time.

Adding your comments

To comment on future Local Development Framework documents through the website you must be registered. This is a simple process and none of your information, apart from your name and any comments you make, will be publicly available.

6. If you have not already registered, go to the top right hand side of the page and **click on ‘login/register’** which has a picture of a key. If you are making comments on behalf of yourself or your organisation click on **‘register as consultee’**. If you are making comments on behalf of others that you represent please click on **‘register as agent’**. You can now fill in the online registration form, and **click the ‘OK’** link in the bottom right hand corner when complete. You will then receive an email with a link which you must click to activate your account. Clicking this link will also allow you to enter further details to complete your account registration and begin making comments
7. Go to the top right hand side of the screen and **click on ‘login/register’**. Fill in your username and password and **click the ‘login’** button in the bottom right hand corner. You can make comments against particular questions or parts of the document. ‘View Comment’ and ‘Add Comment’ buttons indicate the items within the document that comments can be made against.
8. To add your comments **click the ‘Add Comment’** link against the question or part of the document you wish to comment on. You can then complete the form to provide us with your comments.
9. Repeat step 9 for any other questions or parts of the document on which you want to comment. You can get further help at any point by going to the right hand side of the page and clicking **‘help’**.

When your comments have been processed, an email will be sent either indicating that your comments are viewable online or to indicate the reason for a rejection. Comments may be rejected where they are defamatory, obscene or racist or otherwise likely to cause

offence. Comments may not be available to view for sometime, and when they have been posted on-line by the Council you will receive an email telling you so.

Viewing comments made

If you want to find a comment from a specific person or organisation and you think they have been posted on-line, follow the next steps:

10. Go to the top right hand side of the orange bar and **click on 'who said what'**. You can now view all comments made at that time by consultees or agents by clicking **'list all'**.
11. Alternatively you can **select** 'comments', 'consultees' or 'agents' and then search for a specific name or comments using the **'search'** box. This will bring up all comments for that individual or organisation, or instances of your chosen search words.

Viewing the Council's response to comments

All comments submitted will be assessed by the Council and a response provided. Once the response to comments has been approved by Councilors they will be viewable through the consultation website. This information can be accessed throughout the document by **clicking the 'view comments'** links to see the comments made and the Council's response.

Alternatively you can find responses made to comments from a specific person or organisation by following steps 11 and 12 above.

Commenting by other means

The consultation documents have been created using our online consultation system and the Council encourages comments to be made through the website. The Council offers free internet access at all its libraries and you do not have to be a member of the library to use the computer facilities.

All comments received will be placed on our consultation portal; however there may be some delay by the Council in posting your comments on-line to make them visible to everyone.

Appendix 2

Local Development Framework Consultation Plan

Indicative consultation timetable	
12 weeks before start: Engagement with consultation delivery partners	<p>Meetings and briefings with key consultation delivery partners to: explain the purpose of the proposed consultation; explore the needs of the different stakeholders and groups to be consulted; discuss the proposed methods of engagement; agree the timetable; and, to seek buy-in and support from these key partners to deliver the consultation.</p> <p>Monthly updates to LDF Steering Group.</p>
6 weeks before start: Briefings	<p>Approval of consultation documents by LDF Steering Group.</p> <p>Approval of consultation documents by Cabinet.</p> <p>Advance briefing of Members, MPs and Parish Councils.</p> <p>Assistance sought from interested Members and Parish Councils to cascade information to local communities.</p> <p>Press release/article for Rotherham News.</p> <p>Briefing senior library staff.</p> <p>Prepare consultation material: leaflets; response forms; exhibition material; maps & aerial photographs; power point presentations; posters advertising events.</p>
2 weeks before start: Pre-launch publicity	<p>Posters put up in local venues.</p> <p>Email to consultees: circa 450 contactable via email.</p> <p>Letter sent to all consultees on database.</p> <p>Leaflet circulated to all households via Rotherham News.</p> <p>Documents printed and ready for publication.</p> <p>Submit consultation protocol Form 1.</p>

<p>Consultation period starts: Minimum 6 weeks, maximum 12 weeks</p>	<p>Website live.</p> <p>Radio interviews.</p> <p>Press releases and interviews provided on request.</p> <p>Adverts in local papers.</p> <p>Reference documents placed in libraries and CSCs.</p> <p>Reference documents sent to statutory consultees.</p>
<p>During consultation period: Workshops and events</p>	<p>Stakeholder events; invites via letter / email.</p> <p>Bespoke 'drop-in' sessions / localised roadshows (minimum 7 - one for each Area Assembly) held throughout the Borough.</p> <p>Flyers / letter / email inviting communities to drop-in and/or bespoke events circulated via local Parish Councils, Community Groups and Area Assembly networks.</p> <p>Posters placed in local venues prior to events in the locality.</p> <p>Facilitated workshops with 'communities of interest', Area Assembly representatives, Parish Councils and Ward Members.</p> <p>Bespoke drop-in sessions/ localised roadshows using Planning for Real techniques with groups of communities (settlement groupings yet to be decided) to discuss the selection of sites within the communities.</p>
<p>All timings post consultation close are subject to the level and complexity of the consultation response.</p>	
<p>Consultation closes: Feedback reporting to Members</p>	<p>Interim findings presented to Members of LDFSG. Reflection and Review of the consultation activities will be undertaken during and following on from the programme of consultation.</p> <p>Article in Rotherham News and feedback to key consultation delivery partners.</p>
<p>2 months after consultation closes: Internal and external feedback</p>	<p>Submit consultation protocol From 2.</p> <p>Final Feedback Report published. Exact timing dependent on level of consultation response.</p>

Appendix 3

Consultation material and cascading information

Prepare Development Plan Documents: final draft Core Strategy and Allocations Issues and Options DPD; Sustainability Appraisals; leaflet and response forms.

Allocations DPD: Preferred sites to meet the RSS target selected + alternative sites that may be more preferable to local communities.

Power point: Maximum 15 minutes to be prepared.

Documentation: CDs and hard copies of some supporting documents may be required for sale at a small charge to cover costs of printing and packing and to be made available at public consultation events.

Displays: Exhibition material to be prepared it may be necessary to prepare exhibition material for each settlement grouping. Display Boards will be required and the number and sets of exhibition material will be agreed.

Posters: Prepare a template for an e-poster that can be printed off with details relevant to any up and coming local events as and when necessary. Prepare an A4 e-poster; invitations /flyers to be in A5 format - prepared as and when necessary. Predominantly to be circulated to Libraries, Area Assembly teams and Parish Council's to place in local community venues. Local community groups / parish councils may be willing to distribute flyers advertising local events as required.

Website: Web words to be drafted and all appropriate documentation / background papers prepared for up-loading onto website. All details of public consultation events will be uploaded to the web page as and when known.

Letters

Adverts: Placed in Rotherham Advertiser, South Yorkshire Times and the Dinnington and Worksop Guardian, advertising dates of the consultation programme and any consultation activities where these are known will be released at this time.

Press releases: Prepared and issued. Follow up articles advertising details of any events will be prepared. Full use will be made of Rotherham News.

Libraries: Reference copies of all appropriate documents will be placed in local libraries. A briefing note will be prepared for librarians to assist communities in looking at all documents and background papers, technical reports on line.

Customer Service Centres: Hard copies of the consultation Development Plan Documents will be placed in the customer Service Centres at Civic, Swinton, Maltby, Dinnington, Bailey House, Rotherham and Swallownest.

General events and workshops

General events: Hold a presentation / workshop for key internal stakeholders including Member's, internal RMBC officers / LSP officers / Worker Representative Groups Key Stakeholders presentation / workshop with members of LSP, local landowners, developers and their agents, key infrastructure providers e.g. gas, electricity, water suppliers, SYPTE; Rail Network; Transportation colleagues.

Facilitated workshops with communities of interest:

Rema, Rotherham Ethnic Minority Alliance.

Youth Cabinet.

Rotherfed: federation of tenants and residents associations in the Borough.

Facilitated workshop/ or presentation and Question and Answer Session with the Older People's Group.

GROW network (Giving Real Opportunities to Women) and partners involved in delivering the Women's Strategy.

Chamber and local business community.

Biodiversity Partnership.

Disabled People's groups.

Consideration will be given to facilitating a workshop with Sustainable Development Officer Group / key Sustainability Appraisal stakeholders to examine the Sustainability Appraisal of the development plan documents including the key policies.

Facilitated workshops with geographic communities: Facilitated workshops with invited representatives from the Area Assemblies including local Ward Members, Parish Councils all interested local groups to discuss the core strategy and key sites for future development.

Bespoke drop-in sessions with geographic communities: To enable consultation on the 'preferred hybrid growth option' with communities in the Borough. This is the first round of sites consultation and will be required for each Area Assembly area. In some areas where significant growth is planned, such as in communities surrounding a major urban extension, then further consultation events may be required. This consultation will form part of the final draft Core Strategy consultation.

Bespoke drop-in sessions with geographic communities: Will be held for groups of communities (*settlement groupings yet to be decided*) throughout the Borough to discuss detailed sites (Allocations Development Plan Document) with local communities. Policy directions to be consulted on in the Allocations DPD issues and Options draft.

Timetable: To be agreed for each DPD. Minimum 6 weeks for Final Draft Core Strategy. Allocations DPD Issues and Options will require a longer time frame for consultation purposes.

Partners to deliver consultation activity:

Internal Partners:

Area Assembly; Worker Representative Group; Youth Cabinet; Policy and Strategy Officer
Adult Services – Older People’s Forum; Access Audit Officer – Disabled Peoples Groups;
Community Liaison Officer – parish councils.

External Partners:

Rotherham Partnership; Parish Councils; Local Biodiversity Partnership; REMA; Rotherfed;
GROW; Women’s Strategy Group; Yorkshire Planning Aid; Chamber of Commerce.

Appendix 4

Information to help you understand the Rotherham Core Strategy

This section has been prepared as a response to some of the key issues and concerns raised during previous rounds of consultation and during the consultation itself. It is not intended to be a comprehensive list of all questions raised but the following may help you to understand the reasons for the content of the Core Strategy and to provide a response to some of the most significant issues raised. Much of this information appeared on the Council's LDF web pages as Frequently Asked Questions and was made available at all drop-in sessions.

Q. What is the Local Development Framework (or LDF for short)?

A. The LDF is a "portfolio" of documents that together form the development plan for Rotherham. It will guide future investment and help the Council determine planning proposals. The Core Strategy is the key document of the LDF. It will set out the broad planning framework for the Borough to 2027 by choosing the towns and settlements for new development. The task for the Core Strategy is to identify the most sustainable and least environmentally damaging locations for this development. The LDF will progressively replace Rotherham's existing Unitary Development Plan (UDP) by preparation, consultation, and then adoption, of a number of documents.

The Sites and Policies document identifies the sites allocated for all types of development and the detailed policies that will be used when determining planning applications in the future.

Q. What is the Core Strategy and Sites and Policies consultation all about?

A. The two key parts of the LDF are the Core Strategy and a supporting Sites and Policies document.

Core Strategy

The Core Strategy sets the vision, objectives and strategic policies for the Borough up to 2027. The Core Strategy sets out, in broad terms, where new homes and jobs should be provided in the Borough. In doing so it sets targets for new housing and employment land for each of the Borough's settlements. The target for any given settlement depends on its position in the Core Strategy's 'settlement hierarchy'. This position is influenced by, amongst other factors, its relative size, role, availability of services and access to public transport and employment. All other LDF documents must conform with the Core Strategy.

Sites and Policies Development Plan Document

The role of the Sites and Policies document is to identify specific sites ("site allocations") for each settlement to meet the Core Strategy targets, mainly for new housing and employment land. In doing so, it will define the precise policy boundary for Rotherham's Green Belt. It also will include policies to guide determination of planning applications and implementation of the site allocations. These decisions will be informed by a series of environmental designations, such as local nature conservation sites.

In the consultation we sought views on:

- options for the proposed "site allocations" (possible development sites) for new homes and jobs and other uses – including the Council's preferred sites;

- any other sites you might wish to put forward as suitable for new homes and jobs;
- the proposed environmental designations used to influence planning decisions;
- suggestions for development management policies.

It is important that the Sites and Policies DPD is read in conjunction with the Core Strategy. Decisions on the broader strategy for new development in the Borough made by the Core Strategy cannot be changed later by the Sites and Policies Document.

Q. Why do we need so much new housing?

A. The number of houses needed has generally increased over past years. This has been for two main reasons:

- Firstly because of increases in population, whether this is because of birth rates or people living longer, or a combination of the two or because of immigration.
- Secondly due to changes in the size of households; as the number of people in the average household decreases, even if the population stays the same, the number of households will increase.

House prices have increased much more quickly than earnings over the last decade or so, even when the recent falls in house prices, due to the recession, are taken into account. The supply of new houses, compared to demand is one of the most important factors determining the price of housing. Building enough new homes, to meet increasing demand, is essential to improving the overall affordability of housing in Rotherham’s communities.

Many prospective house buyers are currently finding it difficult to access credit, and this has led to recent falls in house prices. However, as the number of households in the Borough is projected to continue rising and the underlying requirement for new homes still exists there are many households that require a new home but cannot afford it or get a mortgage at the moment.

Q. How have you chosen potential sites to develop?

A. We have carried out a comprehensive survey of the Borough looking at sites within and on the edge of our towns and larger villages. Over 600 sites have been assessed for development for different uses, mostly as sites for housing and employment. Sites suggested by developers and landowners have been assessed alongside sites we already knew about from previous studies.

Q. Why have you chosen Bassingthorpe Farm for major new development?

A. The spatial strategy proposed in the Draft Core Strategy (Policy CS1) focuses most new development in the main urban area - Rotherham Urban Area - the principal settlements and nodes on key public transport corridors, making best use of existing infrastructure, services and facilities and reducing the need to travel.

We think that Bassingthorpe Farm represents the most sustainable location for an urban extension to the town centre. It is close to existing infrastructure, transport hub and services provided by Rotherham town centre. On balance, we felt that Bassingthorpe Farm would be more sustainable in the long term than a similar sized urban extension elsewhere in the Borough or a series of smaller expansions into the Green Belt around all other smaller towns and settlements.

More information was provided in a series of Fact Sheets that are available to download from the LDF web pages and were made available as hard copy at all of the drop-in sessions. 'Fact Sheet Number 1: How have we decided where new development should go?' and 'Fact Sheet Number 4: Why do we need to build on land at Bassingthorpe Farm?' are particularly useful in looking at this issue.

Q. Why aren't you building on old industrial sites?

A. An Employment Land Review was undertaken in 2010 to look again at how our economy might change, how much land we might need for new economic development and also to look at how suitable sites are for future employment use. We have looked at redundant industrial sites and factories to see if they can be used for new housing. However, not all industrial sites are suitable for housing; for example, many are located next to remaining industry or are sites that may be vulnerable to flood risk. Brownfield land is often contaminated which makes its viability for development more sensitive to market fluctuations; a situation made worse by the current downturn. We also need to meet future employment needs through the identification of 230 hectares of land for industry and businesses, some of which will be brownfield sites. Currently however we have only identified sites to meet part of this need; a further 60 hectares of land needs to be found for new economic development.

More information can be found by looking at 'Fact Sheet Number 3: How much land for employment do we need?' available from the Forward Planning pages of the RMBC website.

Q. What about schools, shops and roads etc?

A. The Local Development Framework will look at where new facilities and infrastructure such as schools, shops and roads are required and how they will be provided; either by developer contributions or public finance.

Q. What about flooding?

A. Maps have been prepared telling us levels of flood risk across the Borough, this helps us to avoid those areas of unacceptable risk. A further Strategic Flood Risk Assessment has been produced for Rotherham town centre and the surrounding area as part of a Flood Risk Toolkit. This is intended to help address flood risk issues whilst enabling development at the heart of Rotherham's urban area.

Q. What about wildlife and the environment?

A. Work has been carried out to check potential development sites for plant and animal interest. This has included checks against data sets of sites of local, regional and national biodiversity importance. Measures will be taken to protect important species and habitats in the Borough through Rotherham's Draft Core Strategy (Policy CS24) and Sites & Policies document, as well as the implementation of national policy and legislation on biodiversity.

Q. What about changes in the landscape and views?

A. A study has been produced that identifies particular landscape character areas within the whole of the Borough and the key characteristics present. It also provides a more detailed consideration of landscape sensitivity and landscape capacity of key potential urban extensions/urban expansion areas.

Q. Who will be building the houses?

A. Most of the houses would be built by private developers. The Council will continue to require private house builders to provide a proportion of these as affordable housing. We currently seek a contribution of 25% affordable housing on developments above a certain size; a policy that we are seeking to continue in the Draft Core Strategy (Policy CS16). In addition the Council now has a programme of building new council houses, although the number of these is small in comparison to the overall number of new dwellings.

Q. The last consultation on the LDF included a target of 1,160 new homes per year which has now been reduced to 850 – what has changed?

A. It is expected that the Localism Bill, which is currently going through Parliament, will confirm the government's decision to abolish Regional Strategies which imposed housing targets on local authorities. It will then be up to individual local authorities to decide their own local target, based on the best available evidence of local needs. When regional strategies are formally abolished we will be able to submit our final version of the Core Strategy to government for independent examination.

Q. How did the council decide that Rotherham's housing target for the plan period should be 850 new homes per year?

A. A wide range of evidence and methodologies were considered and, in the absence of any strong evidence to the contrary, a target close to the official housing projections was chosen (1). These projections factor in the expected rise in population through natural change (i.e. excess of births over deaths) and migration flows (internal and international), plus changes in household sizes. The target is 27% lower than previously and it is considered by the council that this will allow for a more sustainable level of growth for the Borough whilst providing for local need and help address the current lack of affordable housing provision.

(1) Produced by the Department for Communities and Local Government, based on Office for National Statistics population projections. More information can be found by looking at:

<http://www.ons.gov.uk/ons/taxonomy/index.html?nscl=Population>

<http://www.communities.gov.uk/publications/corporate/statistics/2033household1110>

'Fact Sheet Number 2: How have we set a local housing target?' Available from the Forward Planning pages of the RMBC website.

Q. Is it really "local" housing need or is the number of homes required to accommodate immigrants from overseas?

A. Official population projections produced independently by the Office for National Statistics predict that Rotherham's population will increase by 21,000 between 2010 and 2027 which, with a continuing trend for smaller household sizes, is the main driver in determining the local housing need. The majority of this increase is predicted to be through natural change, i.e. excess of births over deaths. Obviously the council has no control over the level of international migration but for Rotherham it is forecast that just 3,200 (15% or less than 200 people per year) of this increase will be accounted for by overseas migrants.

Q. Is Rotherham building new homes to accommodate population “overspill” from Sheffield?

A. Internal migration, i.e. from other parts of the UK, is predicted to account for around 28% (or 6,000 people) of the projected population increase in Rotherham to the end of the plan period (2027). A breakdown by area of the UK is not provided by the Office for National Statistics but historic data for the five years between 2004 and 2009 estimated a net inflow of 2,850 people from Sheffield into Rotherham. Given the close geographical and economic ties between the two areas there will always be strong cross-boundary flows but there is no specific element in Rotherham’s housing target to satisfy any excess housing need in Sheffield.

Q. Why don’t we take the Council’s housing waiting list when working out the housing target?

A. One of the principle purposes of the Local Development Framework is to ensure that enough suitable housing land is available to meet overall need, not just the Council’s housing waiting list. The target is based on the government’s official projections of the number of new households in the Borough over the plan period.

The size of the Council’s housing waiting list is an important indicator that more affordable housing is needed and although the majority of the housing will be built by private house builders for sale at market rates, a proportion of this will be handed over for use as affordable housing. The Council is also currently building some new Council Houses and hopes to build more, although this will only be a relatively small proportion of the total number of houses built. The affordable houses provided by house builders should contribute to easing the demand for council housing over time.

There are nearly 25,920 people on the Council’s housing waiting list, but not all of these require a new house e.g. some people have their name down for more than one area. Some people on the list already live in a council house and if they were to move into a different house, their current house would become available.

Q. The new homes target will still require some release of land in the Green Belt – why do we not restrict building of new homes to sites outside the Green Belt?

A. Our sites survey and analysis showed that we do not have enough brownfield land or other land within the urban area for the amount of new housing required to meet our target. As a consequence, we need to identify land within the Green Belt to meet the need. We will through our policies prioritise the development of brownfield land. The amount of Green Belt land that may be required will depend on the final selection of sites, but is likely to be around 300 hectares (1.5%) of the total Green Belt land in the borough.

More information can be found by looking at ‘Fact Sheet Number 5: How are we reviewing the Green Belt?’ Available from the Forward Planning pages of the RMBC website.

Q. What do you mean by “brownfield”, “greenfield” and “Green Belt”?

A. These are terms we use to refer to either the physical characteristics of a piece of land or its status in the planning system.

“Brownfield” refers to a piece of land that has been previously developed, for example a vacant factory site. These sites are normally, but not exclusively, in urban areas and are characterised

by vacant buildings, demolished and cleared buildings, vacant lots with hard standing areas etc.

“Greenfield” refers to land that is undeveloped i.e. a playing field. These sites are characterised by open fields, greenspace within an urban area, a school playing field, or any open land that has not had any significant buildings on it before. In certain circumstances, a brownfield site that has been left over a number of years and which nature has reclaimed can be classed as “naturally regenerated” and become a greenfield site.

In contrast to the above, “Green Belt” is a planning policy designation contained in the development plan for an area. Green Belt designation is normally given to an area of open land where strict planning controls apply in order to prevent the further growth of a large built-up area, prevent neighbouring towns from merging or preserve the special character of a town. Individual parcels of land in the Green Belt can be either greenfield or brownfield. The physical characteristics of a site is not the deciding factor – it is the policy designation in the plan that matters. It is quite possible to have a “brownfield” site in the Green Belt, for example a redundant colliery in the countryside some distance away from an urban area.

Q. Could the council not look at bringing some “long-term” vacant properties back into use?

A. All areas will have properties that have been empty for some time, for a variety of reasons. A small percentage of vacant properties are desirable to allow flexibility in the local housing market. Looking at the number and percentage of dwellings in Rotherham that have been “long-term” vacant shows that in 2008 there were 1,499 or 1.4% of the total stock. This is in-line with the average for England and well below the regional average (1.8%). This suggests that long-term vacancy numbers are not a particular problem for Rotherham and therefore the potential opportunities to contribute to reducing housing need by using vacant properties are limited.

Q. Why have some areas of back garden been identified as potential housing sites?

A. The areas that we looked at as potential housing sites were identified from survey work and several existing sources of information. One of these sources was an earlier study carried out by the Council, called the Urban Potential Study. This study looked at all possible sources of new housing land in the built up areas of the Borough. The study was carried out under guidance produced by the Government which laid out in detail the types of sites that Local Planning Authorities (LPAs) should be looking at. Areas which are made up of parts of large back gardens which could be grouped together, to form a larger site, were one of the types of areas that the guidance told LPAs to look at.

Although we have looked at these areas, they do present problems that would make them difficult to develop. Each of these areas is owned by many different people and one or more residential properties would usually need to be acquired to allow access. Because of this, we regard them as highly unlikely to ever be available for development and our assessment of these sites reflects this.

Q. What happens next?

A. Nothing has been decided yet – we have collected a lot of evidence and have presented it so that people can have their say before we make any decisions. We will consider the comments we receive on the consultation before making any further decisions. The feedback

report on the consultation will be published and used to inform drafting of the final version of the Core Strategy to be submitted to Government.

We will also be carrying out further local consultation on “preferred options” for potential site allocations in each community to refine the Sites and Policies document and Proposals Map. This consultation will focus on the detail of which sites are most suitable for development in each community and allow communities to have another say about sites to be developed before the Plan is finalised.

“If you or someone you know needs help to understand or read this document, please contact us.”

☎ 01709 823869 📧 forward.planning@rotherham.gov.uk Minicom 01709 823536

Slovak

Ak vy alebo niekto koho poznáte potrebuje pomoc pri pochopení alebo čítaní tohto dokumentu, prosím kontaktujte nás na vyššie uvedenom čísle alebo nám pošlite e-mail.

Slovensky

Kurdish Sorani

نەگەر تۆ یان کەسێک کە تۆ دەیناسی پێویستی بەیارمەتی هەبێت بۆ ئەوەی ئەم بەلگەنامە یە تێبگات یان بێخوێنیتەوه، تەکایە پەڕوێندیمان پێوه بکە لەسەر ئەو ژمارە یە سەر وەدا یان بەو نێمە یە.

کوردی سۆرانی

Arabic

إذا كنت أنت أو أي شخص تعرفه بحاجة إلى مساعدة لفهم أو قراءة هذه الوثيقة، الرجاء الاتصال على الرقم اعلاه، أو مراسلتنا عبر البريد الإلكتروني

عربي

Urdu

اگر آپ یا آپ کے جاننے والے کسی شخص کو اس دستاویز کو سمجھنے یا پڑھنے کیلئے مدد کی ضرورت ہے تو برائے مہربانی مندرجہ بالا نمبر پر ہم سے رابطہ کریں یا ہمیں ای میل کریں۔

اُردو

Farsi

اگر جناب عالی یا شخص دیگری که شما اورا می شناسید برای خواندن یا فهمیدن این مدارک نیاز به کمک دارد لطفاً با ما بوسیله شماره بالا یا ایمیل تماس حاصل فرمایید.

فارسی