

Appendix 5: Housing requirement and projected supply to 2040

Definitions

Site allocation: land defined in the adopted Local Plan for a particular use, eg residential development sites are allocated for new housing. They are approved for this use in principle, subject to planning permission.

Windfalls: new homes that come forward on unallocated sites, that were not expected. Eg a commercial property within a residential area that closes and is granted planning permission for new housing, as that use is acceptable in the area. Based on past performance, an annual estimate of borough-wide windfalls can be projected forward but not for specific sites.

Completions: new homes that have already been built within a given period, either on allocated sites or as windfalls.

Commitments: new homes with planning permission that have not yet been built but are expected within a given period.

Key to table

(1) The settlements listed in Core Strategy Policy CS1, with the housing requirement and supply for each settlement grouping and tier of the hierarchy. The rows below the sub totals give the Borough-wide supply from non-allocated sites and projected windfalls, that cannot be broken down by settlement groupings.

(2) The housing requirement set out in Core Strategy Policy CS6 for the plan period of 2013 to 2028, distributed by settlement grouping and tier of the hierarchy.

(3) The total supply from sites allocated for residential development in the adopted Sites and Policies Document, plus known commitments (sites with planning permission), plus completions (homes built), plus estimated windfalls (new homes projected on unallocated sites). This is the total supply when the Sites and Policies document was adopted in 2018, including capacity on allocated sites expected to be developed by 2028 and capacity to be developed beyond the plan period.

(4) The housing requirement resulting from the Core Strategy Partial Update, which extends the plan period for housing policies to 2040 with the annual housing target reduced from 958 to 554.

(5) The current total projected supply to 2040 from remaining sites allocated for residential development, plus known commitments (sites with planning permission), plus completions (homes built), plus estimated windfalls (new homes projected on unallocated sites).

(1) Settlement hierarchy	(2) Housing requirement 2013 to 2028	(3) Total supply from adopted Sites and Policies	(4) Housing requirement extended to 2040	(5) Total projected supply to 2040
Rotherham Urban Area inc. Bassingthorpe Farm	5,471	6,871	6,452	6,999
Rotherham Urban Area	3,771	4,471	4,414	4,599
Bassingthorpe Farm	1,700	2,400	2,038	2,400
Principal settlements for growth	3,400	4,103	4,075	4,256
Dinnington, Anston and Laughton Common	1,300	1,318	1,528	1,446
Wath-upon-Deerne, Brampton Bierlow and West Melton	1,300	1,587	1,528	1,589
Bramley, Wickersley and Ravenfield Common	800	1,198	1,019	1,221
Principal settlements	4,690	6,549	5,602	6,015
Waverley	2,500	3,900	2,886	3,164
Maltby and Hellaby	700	907	849	874
Aston, Aughton and Swallownest	560	658	679	755
Swinton and Kilnhurst	560	552	679	623
Wales and Kiveton Park	370	532	509	599
Local service centres	640	1,257	679	1,154
Catcliffe, Orgreave and Treeton	170	343	170	392
Thorpe Hesley	170	220	170	227
Thurcroft	300	694	339	535
Non Green Belt Villages	170	109	170	163
Green Belt Villages	0	32	0	89
Sub total	14,371	18,921	16,978	18,676
Known commitments 2022-2025 from non-allocated sites (inc. 70% yield from small sites)	-	728	-	-
Windfall Sites 2025-2028 (220 p.a.)	-	660	-	-
Windfall Sites 2028-2040 (230 p.a.) for comparability of totals to 2040	-	2,760	-	-
Windfall Sites 2025-2040 (230 p.a.)	-	-	-	3,450
Total	14,371	23,069	16,978	22,126