

## ROTHERHAM BOROUGH COUNCIL - REPORT TO MEMBERS

1.	<b>Meeting:</b>	<b>Improving Places Select Commission</b>
2.	<b>Date:</b>	<b>Wednesday 26 November 2014</b>
3.	<b>Title:</b>	<b>Community Infrastructure Levy Draft Charging Schedule</b>
4.	<b>Directorate:</b>	<b>Environment and Development Services</b>

### **5. Summary**

This report summarises progress on preparation of Rotherham's Community Infrastructure Levy including current consultation on a Draft Charging Schedule.

### **6. Recommendations**

**That Members note progress on preparation of Rotherham's Community Infrastructure Levy Draft Charging Schedule including current consultation on a Draft Charging Schedule.**

## 7. Proposals and details

### Background

The Council has been progressing preparation of its 'Community Infrastructure Levy' (CIL) to help raise money to support local infrastructure needed as result of development proposed in the Local Plan.

Cabinet 24/07/2013 approved consultation on a Preliminary Draft CIL Charging Schedule which was undertaken in August – October 2013. Appendix 1 summarises responses received.

Since then, the Local Plan's 'Core Strategy' has been adopted. Rotherham's confirmed housing target has allowed an update to the assessment of infrastructure required to deliver the Local Plan and allowed the CIL viability evidence to be enhanced. This work now permits progression of CIL to consultation on its Draft Charging Schedule.

Cabinet 05/11/2014 has now approved consultation on a Draft CIL Charging Schedule for 6 weeks commencing 24<sup>th</sup> November 2014.

### CIL

CIL will largely replace off-site Section 106 financial contributions that are negotiated on a site-by-site basis (e.g. school places). S106 will still be used, where appropriate, to secure affordable housing and on-site mitigation. The scaled-back S106 process will be introduced and run alongside CIL once adopted.

In the majority of cases, CIL charges will replace the amounts currently paid via s106 so most developers are not likely to notice a difference in cost. However, developments that have been below current s106 thresholds (in terms of size) will now be required to make a contribution towards cumulative infrastructure costs.

An amount of CIL will also be required to deliver a "meaningful proportion" of infrastructure improvements locally by direct payment to local parish councils. In Rotherham, this will amount to 15% of any CIL revenue generated by development in a parish's area. This would be 25% where any local Neighbourhood Plan is adopted – there are none in Rotherham at present.

### Proposed Charge Rates: Draft Charging Schedule

Consultants were appointed by the Council in May 2013 to undertake a CIL Viability Study to support CIL preparation. Following responses received to the Preliminary Draft Charging Schedule this viability evidence has been revised, to justify the following CIL rates.

The recommended CIL rates are based on the ability of development to pay. The Viability Study has shown that CIL remains viable for residential, convenience retail (supermarkets) and retail warehouse but not for any other development type. A new separate charge category for retirement living is also proposed.

The Viability Study recommends the following levels of CIL, which for residential vary across 4 zones:

Type of Development	Charge Area	Rate (£/m <sup>2</sup> )
Residential Zone 1 High	Broom, Moorgate, Whiston, Wickersley, Bramley & Ravenfield	£55
Residential Zone 2 Medium	Rural North West, the Dearne and South Rotherham	£30
Residential Zone 3 Low	Rest of Rotherham Urban Area (part)	£15
Residential Zone 4	Bassingthorpe Farm Strategic Allocation	£15
Retirement Living <sup>1</sup>	Borough-wide	£20
Supermarket <sup>2</sup>	Borough-wide	£60
Retail Warehouse / Retail Parks <sup>3</sup>	Borough-wide	£30
All Other Uses	Borough-wide	£0

Appendix 2 gives the Draft Charging Schedule which includes a map of these zones.

### **CIL Income, Funding Gap, Infrastructure Provision & the “Regulation 123” List**

If all of the planned growth in the Local Plan takes place, then the estimated income based on the above CIL rates is £14.4m. Updates to the infrastructure assessment shows that total infrastructure requirements in Rotherham is estimated to cost about £100m. Of this, £45m funding is anticipated from mainstream or known sources, thus leaving a CIL funding gap of about £55m.

This funding gap is to be expected, as CIL income will never be sufficient to plug the entire infrastructure funding requirement. Indeed, it is necessary to show such a gap exists at CIL examination to justify introduction of the levy. The Rotherham Infrastructure Delivery Study sets out a number of measures to manage this funding gap and ensure that infrastructure needed to meet the needs of growth is delivered in a timely manner.

A draft ‘Regulation 123’ list is given below which is required to set out what infrastructure the Council *may* fund, in whole or in part, from CIL receipts and so avoid double funding using s106 developer contributions. This list is not exhaustive and, subject to further consultation, is capable of ready amendment (unless the change is so significant it affects the viability evidence underpinning CIL).

Any generic infrastructure type (e.g. education provision) or individual project (e.g. extension to school X) included on the list cannot be funded via S.106 Planning

<sup>1</sup> Defined as residential units which are sold with an age restriction typically over 50s/55s with design features and support services available to enable self-care and independent living. For the purposes of the CIL charge, this type of development has been excluded from the residential use category.

<sup>2</sup> Defined as a shop which is a shopping destination in its own right, where weekly and daily food shopping needs can be met and which can also include non-food floor space as a part of the overall mix of the unit.

<sup>3</sup> Defined as stores selling comparison goods such as bulky goods, furniture, other household and gardening products, clothing, footwear and recreational goods. These stores will comprise of single storey format (with flexibility to include an internal mezzanine floor) and will have dedicated free car parking provision to serve the units.

Obligations / S.278 highway agreements. Also from April 2015, no more than five S106 obligations can be pooled to pay for a generic infrastructure type or individual project; which includes obligations used to pay for such infrastructure since April 2010. The wording of the Regs 123 list is therefore critical to ongoing use of S106.

Rotherham's proposed Regulation 123 list is as follows. (The detailed lists referred to in the table below are set out in Appendix 3).

#### **Draft Rotherham Regulation 123 List for CIL**

- Primary and Secondary School Places (see detailed list) (excluding school places at Bassingthorpe Farm, where Primary provision will be funded by S106 on site; and extensions to Greasbrough Secondary School will be funded by S106).
- Named highway junction improvements (see detailed list).
- Key Bus Routes (improvements to public transport infrastructure).
- Doctors Surgeries excluding provision of an on-site GP surgery to serve the Bassingthorpe Farm development (which will be funded via S106).
- Improvements to existing green infrastructure, recreation and open space (excludes new provision which will be met by developers mainly on-site as enabling / design requirements (see detailed list).
- Public Library extension, refurbishment and redevelopment (excluding refurbishment of Greasbrough library which will be funded by S106 as part of Bassingthorpe Farm).
- Police Station expansion at Dinnington and Wath.
- Rotherham Renaissance Flood Defence Scheme.

Revenue from CIL has to be 'ring-fenced' for infrastructure but the Council has flexibility to spend on its priority infrastructure to help deliver the development in the Local Plan. The CIL Study makes no recommendations on how CIL should be prioritised or spent. Prioritisation of CIL revenue spend on items shown on the Regulations 123 List will be guided by an infrastructure delivery group and will be informed by regular consultation with developer and infrastructure service providers to help support the delivery of the Local Plan strategy.

#### **Consultation**

Cabinet has approved consultation on a "Draft Charging Schedule" for CIL, for a 6 week period from 24<sup>th</sup> November 2014 to 5<sup>th</sup> January 2015. This will largely be a web-based consultation targeted at key stakeholders.

#### **Next Steps towards Adoption**

Following consultation the Council then has an opportunity to consider issues raised by respondents before the Draft is submitted to Government for independent examination by the Planning Inspectorate. Adoption would then follow as soon as possible in the first half of 2015 – current target is June.

## **8. Finance**

In the majority of cases, CIL charges will replace the amounts currently paid by developers via s106 so most developers are not likely to notice a difference in development cost. However, developments that have been below current s106 thresholds (in terms of size) will now be required to make a contribution towards cumulative infrastructure costs.

The Planning Service will meet the costs associated with the production of the Community Infrastructure Levy, including its consultation, from existing budgets. The CIL Regulations allow for up to 5% of CIL income to be used for the preparation and ongoing administration of CIL which, in the first three years of CIL implementation, can be pooled on a rolling basis to meet the initial preparation and set-up costs.

## **9 Risks and Uncertainties**

The Community Infrastructure Levy is one of the key funding mechanisms that can *help* fund the infrastructure needed to deliver the developments proposed in Rotherham's Local Plan. Consultation with developers, landowners and the public is an important part of CIL preparation.

Failure to introduce a local CIL Levy could severely restrict the Council's ability to ensure that new development contributes to the infrastructure required because of the limitation on pooling S.106 obligations which will come into force nationally in April 2015. It is a priority that Rotherham adopts its CIL Charging Schedule as soon as practically possible after this date.

## **10 Policy and Performance Agenda Implications**

Consultation on a CIL Draft Charging Schedule will enable the Council to help realise the development proposed in the Local Plan.

Once adopted the CIL will introduce an additional funding mechanism of potential benefit to assist the provision of infrastructure by a wide range of services, both within and beyond the Council.

## **11 Background Papers and Consultation**

August 2013 CIL Preliminary Draft Charging Schedule and supporting documents:  
<http://rotherham.limehouse.co.uk/portal/planning/cil/cil?tab=files>

## **12 Contact**

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# Appendix 1 Responses to August 2013 Consultation CIL Preliminary Draft Charging Schedule

Cabinet 24/07/2013 approved consultation on a Preliminary Draft CIL Charging Schedule which was undertaken in August – October 2013.

Consultation on the PDCS produced comments from a total of 21 respondents (2 of which were received late but accepted).

## Summary of key issues received

- Concern that CIL payments may exceed S106 costs.
- Retail CIL charge is too high. Alternative rates suggested for residential and retail. Zero rate for employment development is supported.
- Mixed response regarding whether to introduce exceptional circumstances relief.
- Mixed response to proposed payments instalment policy.
- Regs 123 list should be made available alongside Draft Charging Schedule.
- Parishes : should receive the local CIL allocation (15%) for development in adjacent parishes; Borough Council should not pool CIL receipts – all should be allocated to parishes.
- Brownfield sites should be charged at zero CIL rate; and greenbelt sites at the highest CIL rate.
- Bassingthorpe Farm should not be charged at lowest CIL rate. However, the majority landowner at Bassingthorpe Farm requests zero CIL rate due to viability concerns affecting deliverability of this strategic allocation.
- CIL rates should match relative distribution of new housing proposed in the Local Plan.
- Environment Agency support the use of CIL for Rotherham Renaissance Flood and other flood alleviation schemes.
- Evidence base under-estimates building costs; over-estimates sales values; omits others sources of funding (e.g. council tax/ New Homes Bonus).
- Zero rate should be levied against sheltered housing / elderly specialist accommodation. agricultural buildings, agriculture tied housing and barn conversions.
- SYPTE: support use of CIL to help pay for new public transport infrastructure.

# Rotherham Community Infrastructure Levy



Draft Charging Schedule November 2014

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### Background to the CIL

1. The Community Infrastructure Levy (CIL) is a new way of securing contributions from developers towards infrastructure provision through the planning system. To a large degree it will replace previous payments negotiated individually as planning obligations (known as Section 106 Agreements).
2. CIL seeks to ensure that new developments contribute to the provision of infrastructure improvements where viable. The money raised will be put towards providing essential infrastructure, needed across the Borough to enable new development to take place. This new infrastructure could include, for example, transport improvements, school places, open space and others.
3. This document, the Draft Charging Schedule, sets out the proposed rates that will be charged on new development, and this is subject to a period of public consultation that runs from **24 November 2014 to 5 January 2015**.
4. The proposed charges were agreed for consultation by the Council's Cabinet on 05 November 2014, and are based solely on the ability of development to pay, so must be financially viable. To determine this, independent consultants, Peter Brett Associates, undertook a CIL (Viability and Infrastructure) Study, updated by Addendum October 2014, and this has been used as the basis for setting the proposed charges. The charges should represent an appropriate balance between raising sufficient funding to contribute towards providing essential infrastructure, whilst not being so high as to threaten the economic viability of development as a whole in Rotherham.

### Consultation on the CIL

5. The Council consulted on a Preliminary Draft Charging Schedule in August 2013. A number of responses were received and these together with further work have informed a revised draft. We welcome comments on this draft, updated accompanying CIL Study and other background evidence.
6. Comments on this Schedule can be made online at <http://rotherham.limehouse.co.uk/portal/>, by emailing [planning.policy@rotherham.gov.uk](mailto:planning.policy@rotherham.gov.uk) or in writing to 'CIL Consultation, Rotherham MBC, Planning Policy, Planning and Regeneration Service, Riverside House, Main Street, Rotherham, S60 1AE'. Please note that responses cannot be treated as confidential.
7. If you have any questions, please contact David Edwards on 01709 823824 / [david.edwards@rotherham.gov.uk](mailto:david.edwards@rotherham.gov.uk)



## The Need for CIL to Fund Infrastructure

8. The CIL rates must be based on the ability of development to pay. The CIL Study by specialist independent consultants has provided evidence that some development in the Borough can afford to pay a CIL charge to help meet identified needs for infrastructure (<http://rotherham.limehouse.co.uk/portal/>).
9. Charges are expressed as a cost per square metre of additional net gross internal floorspace. Developments of less than 100 square metres will not pay a charge, unless they involve the provision of a new dwelling.
10. An update to the Infrastructure Delivery Plan is included in a CIL Background Paper. This Paper also includes a draft “Regulation 123 list” which lists those infrastructure types and projects that CIL may be used to fund (see <http://rotherham.limehouse.co.uk/portal/>).
11. The CIL Legislation in Regulation 14(1)<sup>4</sup>, requires that the Council:
 

*“In setting rates (including differential rates) in a charging schedule, a charging authority must strike an appropriate balance between:*

  - a. the desirability of funding from CIL (in whole or in part) the actual and expected estimated total cost of infrastructure required to support the development of its area, taking into account other actual and expected sources of funding; and*
  - b. the potential effects (taken as a whole) of the imposition of CIL on the economic viability of development across its area.”*
12. This approach is reiterated in the CIL Guidance in Paragraph 19<sup>5</sup>.
13. The Council is proposing to charge the following levels of CIL: (Charges for residential development will vary according to zone, whereas charges for all other development as listed below will apply for all of Rotherham Borough – see Map 1).

## Proposed CIL Rates

Type of Development	Charge Area	Rate £/m <sup>2</sup>
Residential Zone 1 High	Broom, Moorgate, Whiston, Wickersley, Bramley & Ravenfield	£55
Residential Zone 2 Medium	Rural North West, the Dearne and South Rotherham	£30
Residential Zone 3 Low	Rest of Rotherham Urban Area (part)	£15
Residential Zone 4	Bassingthorpe Farm Strategic Allocation	£15
Retirement Living <sup>6</sup>	Borough-wide	£20
Supermarket <sup>7</sup>	Borough-wide	£60
Retail Warehouse / Retail Parks <sup>8</sup>	Borough-wide	£30
All Other Uses	Borough-wide	£0

<sup>4</sup> [http://www.legislation.gov.uk/ukdsi/2010/9780111492390/pdfs/ukdsi\\_9780111492390\\_en.pdf](http://www.legislation.gov.uk/ukdsi/2010/9780111492390/pdfs/ukdsi_9780111492390_en.pdf)  
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<sup>5</sup> <http://planningguidance.planningportal.gov.uk/blog/guidance/community-infrastructure-levy/>

<sup>6</sup> Defined as residential units which are sold with an age restriction typically over 50s/55s with design features and support services available to enable self-care and independent living. For the purposes of the CIL charge, this type of development has been excluded from the residential use category.

<sup>7</sup> Defined as a shop which is a shopping destination in its own right, where weekly and daily food shopping needs can be met and which can also include non-food floor space as a part of the overall mix of the unit.

<sup>8</sup> Defined as stores selling comparison goods such as bulky goods, furniture, other household and gardening products, clothing, footwear and recreational goods. These stores will comprise of single storey format (with flexibility to include an internal mezzanine floor) and will have dedicated free car parking provision to serve the units.

## Proposed Instalments Policy

14. In line with Regulation 69B of the CIL regulations, the Council is proposing to offer payment of CIL in instalments as a matter of course. This will make it easier for developers to pay the charge, as receipts from new development can then be used to make the CIL payments. The proposed policy is as follows:

- The Community Infrastructure Levy will be payable as follows:

Instalment Provisions : Chargeable Amount					
Less than £100,000			Equal to or More than £100,000		
Instalment	Amount Due	Due Date*	Instalment	Amount Due	Due Date*
1 <sup>st</sup>	50%	180 days	1 <sup>st</sup>	25%	180 days
2 <sup>nd</sup>	50%	360 days	2 <sup>nd</sup>	50%	260 days
			3 <sup>rd</sup>	25%	450 days

\* days after commencement of development - commencement will be taken to be the date advised by the developer in the commencement notice under CIL Regulation 67.

## Next Stages

15. Setting up a CIL has to be done through legislation originally in the Planning Act of 2008<sup>9</sup>, enacted in 2010<sup>10</sup>, and amended in 2011<sup>11</sup>, 2012<sup>12</sup>, 2013<sup>13</sup> and 2014<sup>14</sup>. Once consultation has closed on the Draft Charging Schedule, the next stage will be to submit the Charging Schedule for examination with adoption anticipated in Autumn 2015.
16. The detailed spending arrangements for the Levy funds are still to be determined but the current thinking is that once CIL is in place it will be the main mechanism for securing developer contributions towards the cost of infrastructure and s106 contributions will be scaled right back.
17. It is proposed to set up a Developer Forum similar to the existing Infrastructure Forum to help inform spending priorities to be aligned with actual delivery. The Council wishes to assure developers that CIL funding will be used to support timely infrastructure to help deliver growth.

## Availability of Documents

18. The Draft Charging Schedule, Draft Regulations 123 List, Statement of Representations from the previous 2013 Consultation and other background evidence including the CIL Study (2013) and Addendum (2014) is available to view via [www.rotherham.gov.uk/planningpolicy](http://www.rotherham.gov.uk/planningpolicy) or <http://rotherham.limehouse.co.uk/portal/>.

<sup>9</sup> <http://www.legislation.gov.uk/ukpga/2008/29/part/11>

<sup>10</sup> [http://www.legislation.gov.uk/ukdsi/2010/9780111492390/pdfs/ukdsi\\_9780111492390\\_en.pdf](http://www.legislation.gov.uk/ukdsi/2010/9780111492390/pdfs/ukdsi_9780111492390_en.pdf)

<sup>11</sup> [http://www.legislation.gov.uk/ukdsi/2011/9780111506301/pdfs/ukdsi\\_9780111506301\\_en.pdf](http://www.legislation.gov.uk/ukdsi/2011/9780111506301/pdfs/ukdsi_9780111506301_en.pdf)

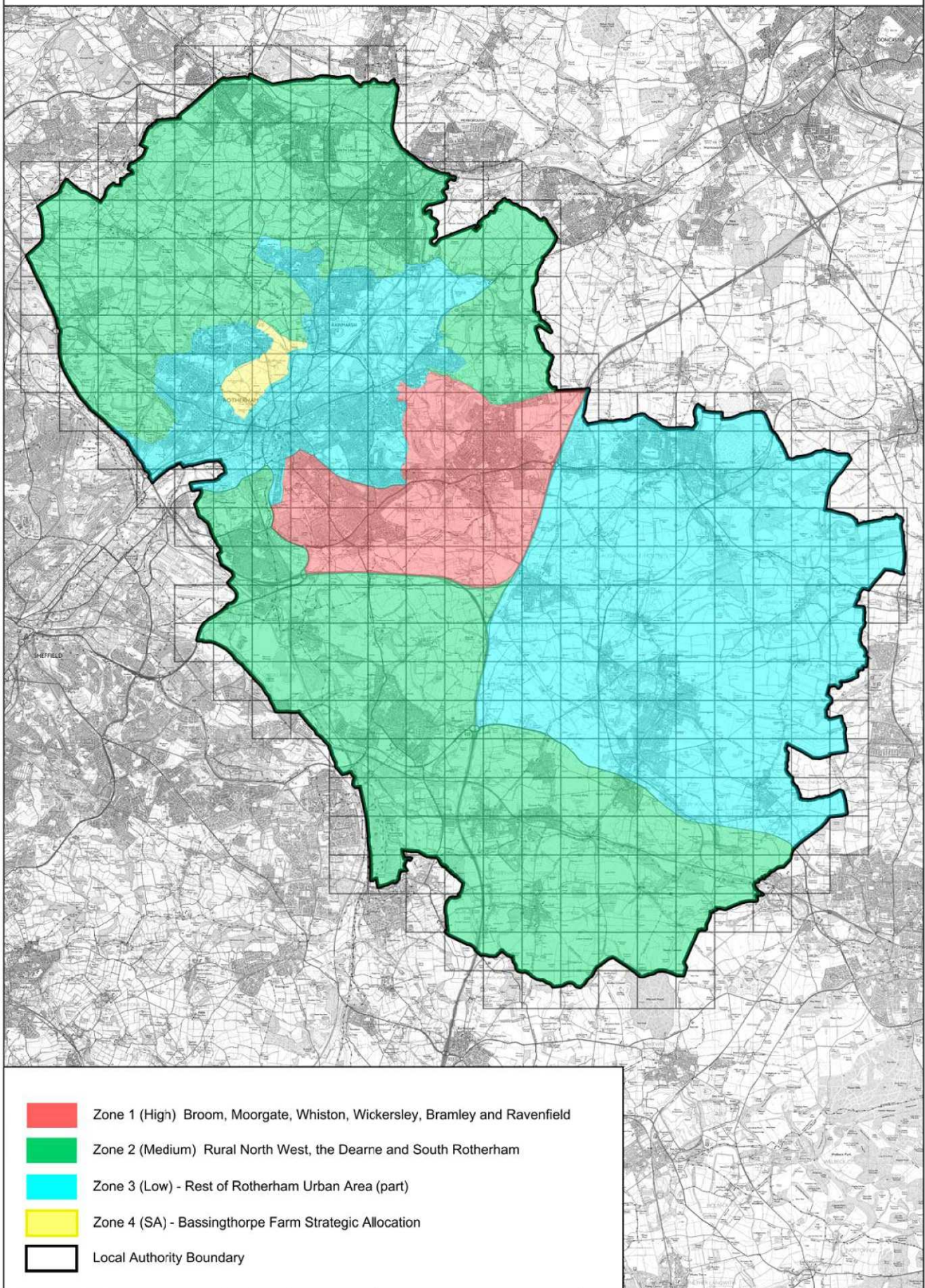
<sup>12</sup> [http://www.legislation.gov.uk/ukdsi/2012/2975/pdfs/ukdsi\\_20122975\\_en.pdf](http://www.legislation.gov.uk/ukdsi/2012/2975/pdfs/ukdsi_20122975_en.pdf)

<sup>13</sup> [http://www.legislation.gov.uk/ukdsi/2013/982/pdfs/ukdsi\\_20130982\\_en.pdf](http://www.legislation.gov.uk/ukdsi/2013/982/pdfs/ukdsi_20130982_en.pdf)

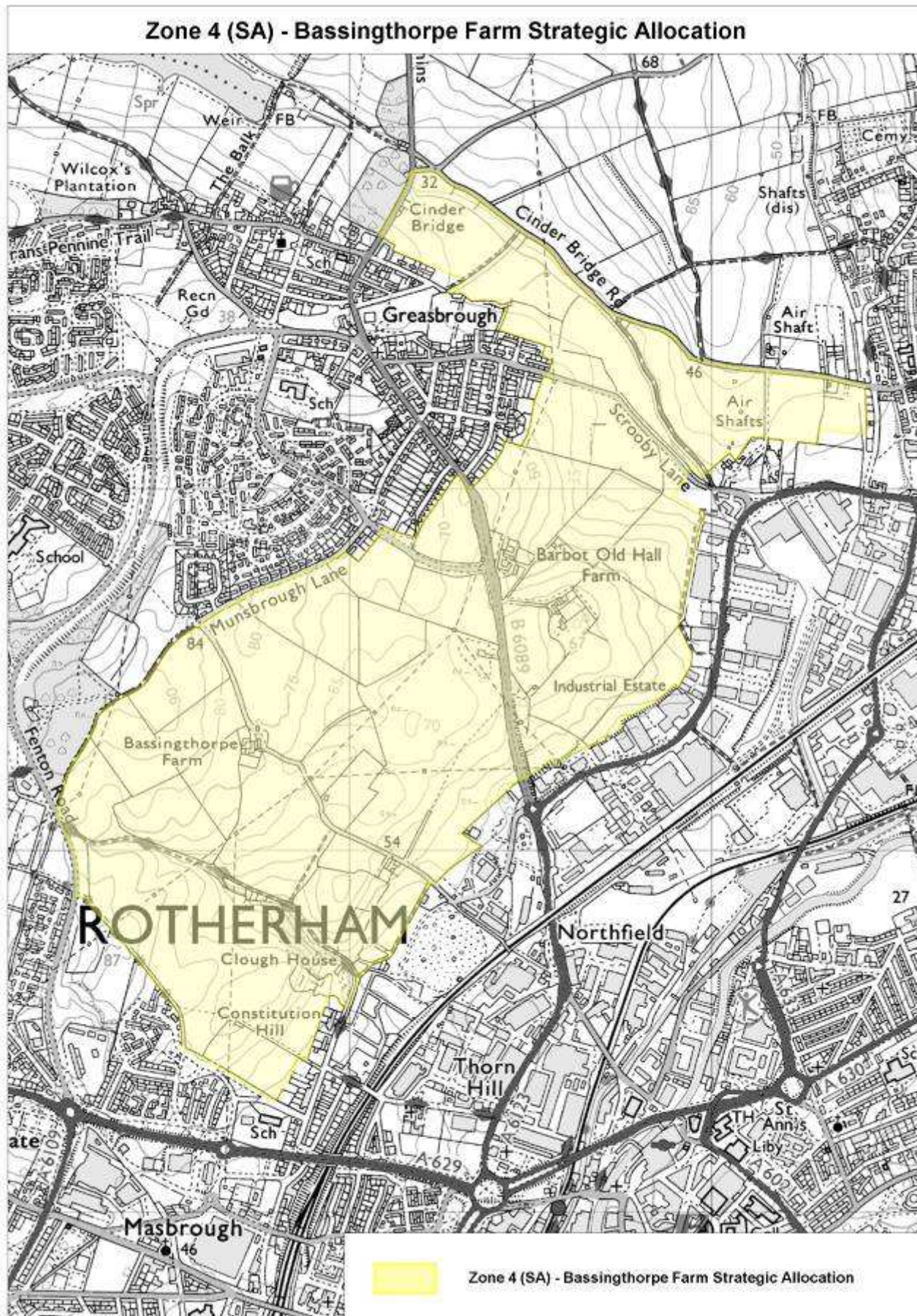
<sup>14</sup> [http://www.legislation.gov.uk/ukdsi/2014/9780111106761/pdfs/ukdsi\\_9780111106761\\_en.pdf](http://www.legislation.gov.uk/ukdsi/2014/9780111106761/pdfs/ukdsi_9780111106761_en.pdf)

# Map 1 Rotherham Residential Charging Zones

## Rotherham Residential Charging Zones



## Map 2 Residential Charging Zone : Bassingthorpe Farm Strategic Allocation



**Rotherham  
Community  
Infrastructure  
Levy**

**ROTHERHAM  
METROPOLITAN BOROUGH COUNCIL**

**COMMUNITY INFRASTRUCTURE LEVY**

**Draft Regulation 123 List**

**November 2014**

## **Rotherham Metropolitan Borough Council Draft CIL Regulation 123 List**

The infrastructure projects / types which Rotherham Metropolitan Borough Council may fund, in whole or in part, from CIL receipts is set out below.

Note, this list is not exhaustive and does not prioritise how the Council will actually spend CIL receipts, and may be amended.

The purpose of the list is to provide clarity of items that will not be required to contribute to S106 Planning Obligations' (under Section 106 of the Town & Country Planning Act 1990, as amended by Section 12 of the 1991 Planning and Compensation Act, and the Localism Act 2011) and / or 'S278 Agreements' under Section 278(1) of the Highways Act 1980 (amended by Section 23 of the New Roads and Street Works Act 1991).

### **Summary Regs 123 List**

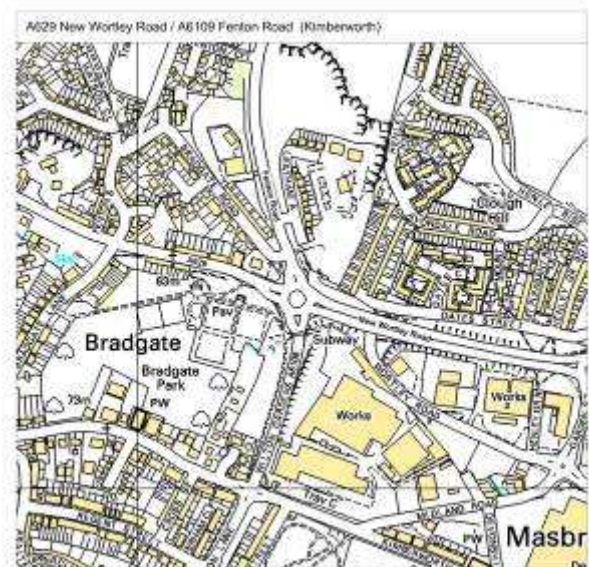
The following is a summary of the type of infrastructure items that will be funded via CIL proceeds in the future. This list should be read in conjunction with detailed itemised list provided in the next section.

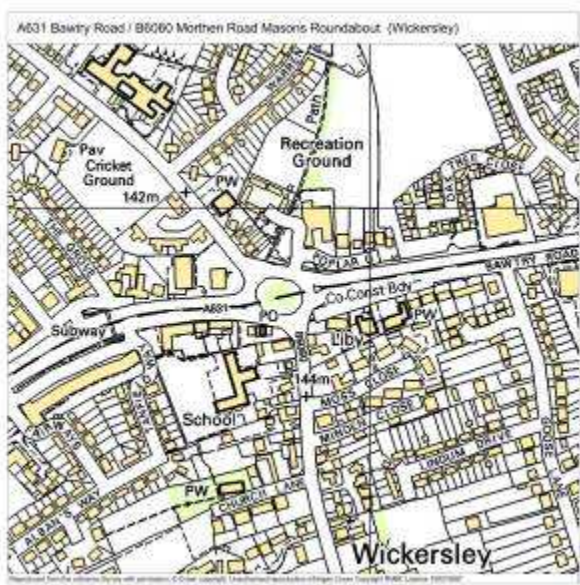
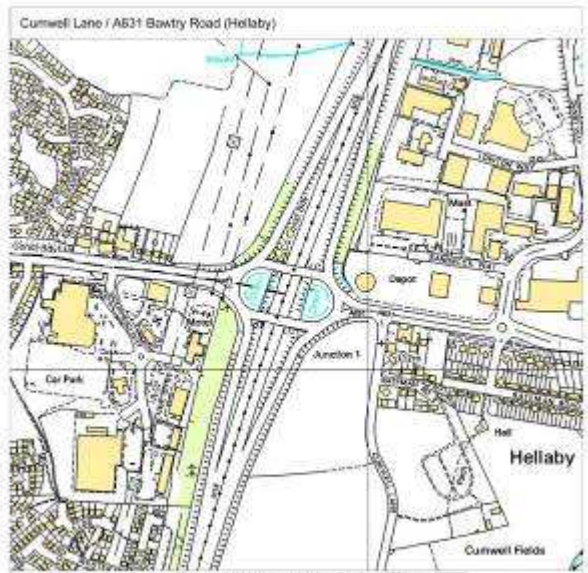
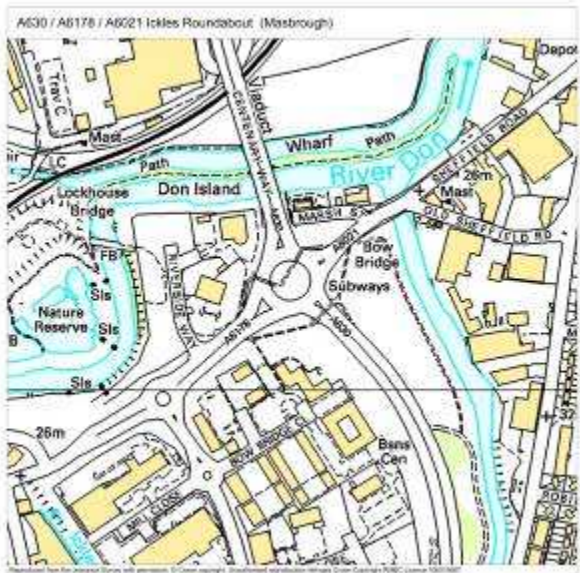
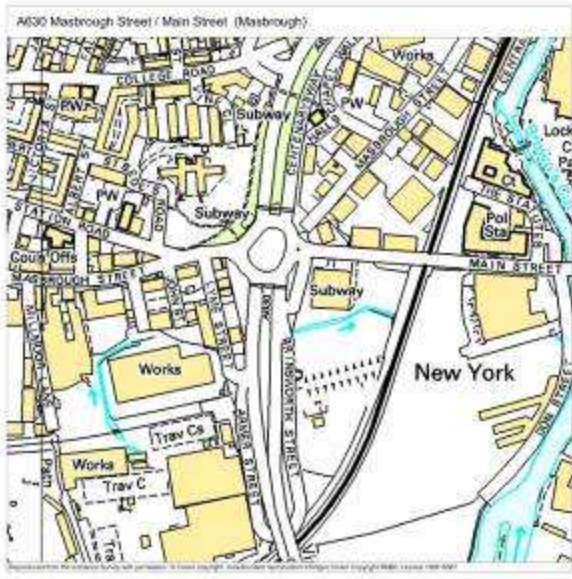
- Primary and Secondary School Places (see detailed list) (excluding school places at Bassingthorpe Farm, where Primary provision will be funded by S106 on site; and extensions to Greasbrough Secondary School will be funded by S106).
- Named highway junction improvements (see detailed list).
- Key Bus Routes (improvements to public transport infrastructure).
- Doctors Surgeries excluding provision of an on-site GP surgery to serve the Bassingthorpe Farm development (which will be funded via S106).
- Improvements to existing green infrastructure, recreation and open space (excludes new provision which will be met by developers mainly on-site as enabling / design requirements (see detailed list).
- Public Library extension, refurbishment and redevelopment (excluding refurbishment of Greasbrough library which will be funded by S106 as part of Bassingthorpe Farm).
- Police Station expansion at Dinnington and Wath.
- Rotherham Renaissance Flood Defence Scheme.

## Detailed Regs 123 List

This detailed Regs 123 list provides further details to the summary list above. It provides a detail list of the specific infrastructure projects that will be supported using CIL proceeds in the future (and so will not also be charged S106).

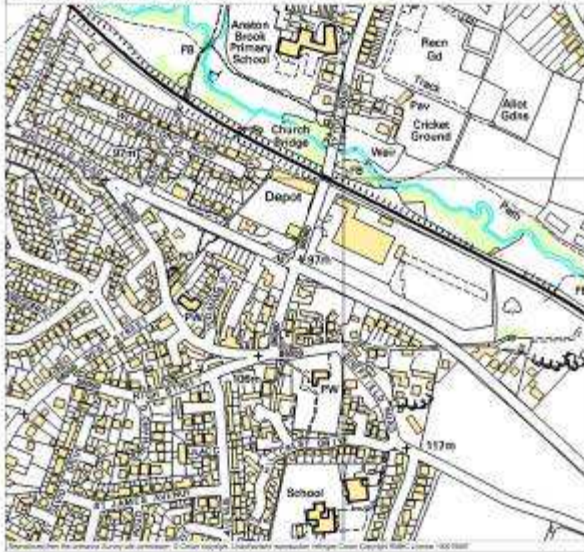
- Primary and Secondary School Places where CIL funding may be used.
  - Whiston/ Brecks - primary extensions
  - Land off Westgate - primary extensions
  - Rawmarsh Upper Haugh/ Grange Road - primary extensions
  - Thrybergh - primary extensions
  - Dinnington, Anston & Laughton Common - primary extensions
  - Dinnington, Anston & Laughton Common - secondary extension
  - Wath/ Brampton - primary extensions
  - Wath - secondary extension
  - Maltby - primary extensions
  - Bramley, Wickersley & Ravenfield - primary extensions
  - Bramley, Wickersley & Ravenfield - secondary extension
  - Aston - secondary extension
  - Wales & Kiveton Park/ Todwick - primary extensions
  - Wales & Kiveton Park - secondary extension
  - Catcliffe, Treeton & Orgreave - secondary extensions
  - Rotherham Central schools
- Named highway junction improvements where CIL funding may be used.



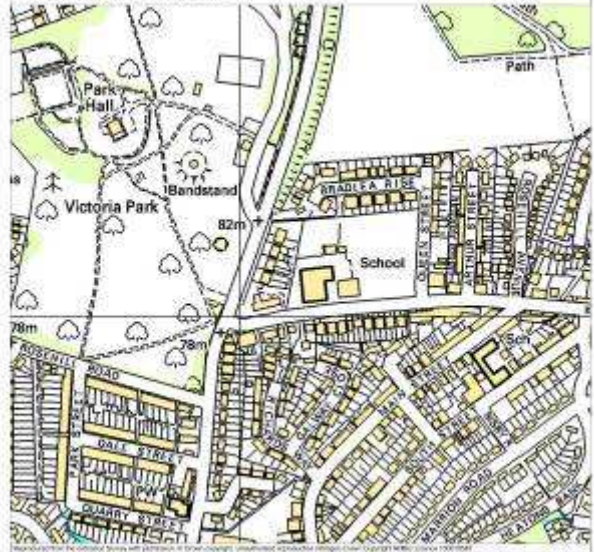




A57 / B6060 Crossroads (South Anston)



A633 Warren Vale / Kinkhurst Road



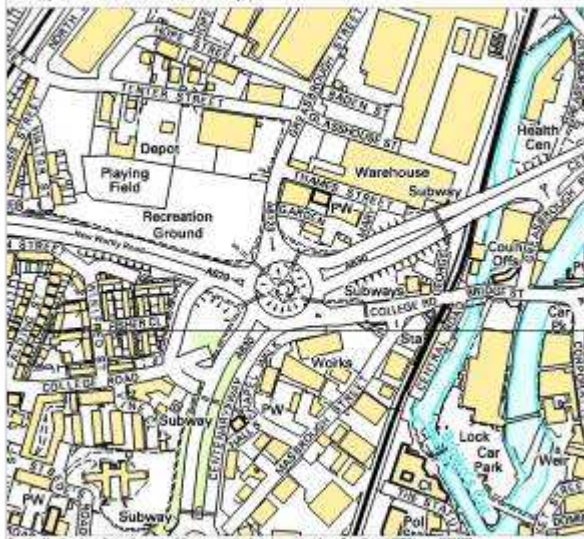
B5085 Potter Hill / Cinder Bridge Road / Junction with Fenton Road/Church Street and Cinder Bridge Road (Greasbrough)



A631 East Bawley Road / B6410 Broom Lane/ Worrygose Lane, Worrygose Roundabout (Whiston)



A630 Centenary Way / A629 New Worry Road / A6123 Greasbrough Street, College Road Roundabout (Mastbrough)



- Improvements to existing green infrastructure, recreation and open space where CIL funding may be used (excludes new provision which will be met by developers mainly on-site as enabling / design requirements)

Grade	Typology	Site Name
Borough	Natural	Pit House West, Wales
Borough	Parks	Boston Castle Park, Moorgate
Borough	Natural	Canklow Wood, Canklow
Borough	Parks	Clifton Park, Rotherham Town Centre
Borough	Outdoor sports	Herringthorpe Playing Fields, Herringthorpe
Borough	Parks	Thrybergh Country Park, Thrybergh
Borough	Cemeteries	Moorgate Cemetery, Moorgate
Borough	Parks	Rother Valley Park, Wales
Neighbourhood	Outdoor sports	Claypit Lane Rec, Rawmarsh
Neighbourhood	Parks	Victoria Park, Rawmarsh
Neighbourhood	Outdoor sports	Rawmarsh Leisure Centre, Rawmarsh
Neighbourhood	Parks	Greenlands park, North Anston
Neighbourhood	Outdoor sports	Fairview Drive, Aston, Aston
Neighbourhood	Natural	Gibbing Greave Wood, Herringthorpe
Neighbourhood	Parks	Brinsworth parish fields, Brinsworth
Neighbourhood	Parks	Bradgate Park, Bradgate
Neighbourhood	Parks	Ferham Park, Masbrough
Neighbourhood	Outdoor sports	Dinnington Comprehensive, Dinnington
Neighbourhood	Outdoor sports	Dinnington Miner's Welfare, Dinnington
Neighbourhood	Parks	Greasborough Park, Greasbrough
Neighbourhood	Parks	Spence Field, Harthill, Harthill
Neighbourhood	Parks	Valley Park, Herringthorpe
Neighbourhood	Outdoor sports	Wales Parish playing fields, Wales
Neighbourhood	Parks	Coronation Park, Maltby
Neighbourhood	Parks	Gordon Bennett park, Thurcroft
Neighbourhood	Outdoor sports	Brampton Sports Centre, Brampton Bierlow
Neighbourhood	Parks	Wath Community Park, Wath upon Dearne
Neighbourhood	Parks	Manvers Lake and Surrounds, Wath upon Dearne
Neighbourhood	Parks	Newhill Park, Wath upon Dearne
Neighbourhood	Natural	Ulley Country Park, Ulley
Neighbourhood	Outdoor sports	Bill Hawes, Bramley
Neighbourhood	Parks	Eldon Rd, Eastwood
Neighbourhood	Parks	Ruby Cook, Flanderwell
Neighbourhood	Parks	Warren Road Park, Wickersley
Neighbourhood	Parks	Barrie Grove, Hellaby
Neighbourhood	Parks	Alexandra Park Annex, Swallownest
Neighbourhood	Parks	Alexandra Park, Swallownest
Neighbourhood	Parks	Barkers park, Kimberworth Park
Neighbourhood	Parks	Blackburn & Kimberworth Roundwalk NE, Kimberworth
Neighbourhood	Parks	Highfield Park, Swinton
Neighbourhood	Outdoor sports	Woodsetts Parish field, Woodsetts
Local	Amenity green space	Hart Hill green space, Upper Haugh
Local	Amenity green space	Stubbin Lane green space, Upper Haugh
Local	Outdoor sports	School Lane Rec, Parkgate

<b>Grade</b>	<b>Typology</b>	<b>Site Name</b>
Local	Natural	Infirmity Road Hill, Parkgate
Local	Amenity green space	Hague Avenue green space, Rawmarsh
Local	Parks	Sandhills park, Sandhill
Local	Natural	Moordale View open space, Sandhill
Local	Natural	Gwyn Reed Nature Area, Rawmarsh
Local	Natural	Sandhill green link, Sandhill
Local	Natural	Birch Wood, Rawmarsh
Local	Natural	Treeton Wood, Treeton
Local	Natural	Hail Mary Wood & Falconer Wood, Treeton
Local	Natural	former Treeton tip, Treeton
Local	Natural	Whiston Meadows, Whiston
Local	Natural	Hudson's Rough, Kimberworth Park
Local	Natural	Brook walk, North Anston
Local	Natural	Anston Stones Wood, North Anston
Local	Amenity green space	Nursery Road, North Anston
Local	Natural	Engine House plantation, Aston
Local	Amenity green space	Waleswood View green, Aston
Local	Amenity green space	Lodge Lane, Aston
Local	Amenity green space	Catherine Avenue green space, Aston
Local	Natural	Rotherham Road natural space, Swallownest
Local	Amenity green space	Bawtry Road green space, Brinsworth
Local	Amenity green space	Castle Avenue green space, Canklow
Local	Parks	Canklow Road MUGA & Play Area, Canklow
Local	Amenity green space	Centenary Way green spaces, Canklow
Local	Outdoor sports	Washfield Lane Rec, Treeton
Local	Natural	Rother Crescent, Treeton
Local	Amenity green space	Shorland Drive green, Treeton
Local	Amenity green space	Vincent Road Green, Ravenfield
Local	Outdoor sports	Hollings Lane green, Ravenfield
Local	Amenity green space	Laural Avenue green, Bramley
Local	Amenity green space	Bramley Park, Bramley
Local	Amenity green space	Fenton Road green 3, Kimberworth Park
Local	Amenity green space	Kelford School, Kimberworth
Local	Natural	Henley Way, Bradgate
Local	Amenity green space	Laughton Road, Dinnington
Local	Natural	Undergate Road Hill, Dinnington, Dinnington
Local	Amenity green space	Constable Lane green, Dinnington, Dinnington
Local	Parks	Hangman Lane park, Laughton Common
Local	Natural	Manor Lane natural site, Dinnington
Local	Amenity green space	St Leger Avenue Green Space, Laughton Common
Local	Amenity green space	Hatfield Crescent Green Space, Laughton Common
Local	Amenity green space	Main Street, Swallownest
Local	Amenity green space	Wetherby Drive, Swallownest
Local	Amenity green space	Breck Lane Green, Dinnington
Local	Parks	Chestnut Grove Park, Dinnington
Local	Amenity green space	Manor Lane, Throapham, Dinnington
Local	Amenity green space	Riverside Court, Laughton Common
Local	Natural	High Nook Road, Dinnington

Grade	Typology	Site Name
Local	Outdoor sports	Silverwood Miners Welfare, Dalton
Local	Amenity green space	Brierly Road, Dalton
Local	Amenity green space	Roughwood Road green, Wingfield
Local	Amenity green space	Fenton Road green 2, Kimberworth Park
Local	Parks	Grayson Rd Rec, Greasbrough
Local	Natural	Fenton Road, Kimberworth Park
Local	Natural	Munsborough Lane, Greasbrough
Local	Outdoor sports	Winney Hill Park, Harthill, Harthill
Local	Natural	Aldwarke Locke Island, Eastwood
Local	Amenity green space	Fretwell Rd green space, East Herringthorpe
Local	Amenity green space	Conway Crescent green space, East Herringthorpe
Local	Parks	Bar Park, Thorpe Hesley
Local	Natural	Hesley Lane green space, Thorpe Hesley
Local	Natural	Brook Hill greenspace, Thorpe Hesley
Local	Natural	Wentworth Road, Thorpe Hesley
Local	Amenity green space	Kestrel Avenue greenspace, Thorpe Hesley
Local	Parks	King Georges field, Thorpe Hesley
Local	Outdoor sports	Red Hill rec, Kiveton Park
Local	Amenity green space	Essex Close green, Kiveton Park
Local	Natural	Stockwell Ave open space, Wales
Local	Natural	Salisbury Road, Maltby
Local	Outdoor sports	Maltby Manor Rec, Maltby
Local	Amenity green space	Littlewood Way Green Space, Maltby
Local	Amenity green space	Tickhill Road green 1, Maltby
Local	Amenity green space	Mortimer Road 2, Maltby
Local	Parks	Cherry Tree Park, Maltby
Local	Amenity green space	Somerset Street, Maltby
Local	Amenity green space	Ascension close, Maltby
Local	Amenity green space	Addison Road green space, Maltby
Local	Natural	Redwood Drive natural site, Maltby
Local	Amenity green space	Upperfield Close, Maltby
Local	Natural	Dale Hill Road, Maltby
Local	Amenity green space	Victoria Way Wood, Lily Hall, Maltby
Local	Amenity green space	The Walk, East Dene
Local	Parks	Thomas street park, Swinton
Local	Amenity green space	Thomas Street greenspace, Swinton
Local	Parks	Horsefair Park, Swinton
Local	Parks	Queen's Street Park, Swinton
Local	Outdoor sports	Piccadilly Road Outdoor sports, Swinton
Local	Natural	Piccadilly Road natural site (Creighton Wood), Swinton
Local	Amenity green space	Carlisle Street Greenspace, Swinton
Local	Natural	Kilnhurst Ings, Kilnhurst
Local	Natural	Kilnhurst Ings, Kilnhurst
Local	Parks	Piccadilly POS, Swinton
Local	Amenity green space	Calladine Way, Swinton
Local	Outdoor sports	Kilnhurst Miners Welfare, Kilnhurst
Local	Amenity green space	The Crescent green, Thurcroft
Local	Amenity green space	Green Arbour School, Thurcroft

<b>Grade</b>	<b>Typology</b>	<b>Site Name</b>
Local	Natural	Zamor Crescent, Thurcroft
Local	Outdoor sports	Wath Road Park, Brampton Bierlow
Local	Amenity green space	Smithy Bridge Lane, Brampton Bierlow
Local	Parks	Packman Road Play Area, Brampton Bierlow
Local	Parks	West Melton park, West Melton
Local	Amenity green space	Well Road greenspace, West Melton
Local	Amenity green space	Tennyson Rise, West Melton
Local	Amenity green space	West Street, West Melton
Local	Natural	Wath Tip site, Wath upon Dearne
Local	Outdoor sports	White Bear Estate, Wath upon Dearne
Local	Amenity green space	Durham Places, Herringthorpe
Local	Amenity green space	Rosemary Road, Wickersley
Local	Parks	Sorby Way Park, Wickersley
Local	Natural	Brecks Wood (Wickersley Wood), Wickersley
Local	Amenity green space	Leewood Close, Cortonwood, Brampton Bierlow
Local	Amenity green space	Hague Court, Cortonwood, Brampton Bierlow