

## **CABINET**

**Venue: Town Hall, Moorgate  
Street, Rotherham.  
S60 2TH**

**Date: Wednesday, 11 April 2012**

**Time: 10.30 a.m.**

## **A G E N D A**

1. To consider questions from Members of the Public.
2. To determine if the following matters are to be considered under the categories suggested in accordance with the Local Government Act 1972.
3. To determine any item which the Chairman is of the opinion should be considered as a matter of urgency.
4. Minutes of the previous meeting held on 28th March, 2012 (copy supplied separately)
5. Minutes of a meeting of the Rotherham Local Development Framework Steering Group held on 15th March, 2012 (herewith) (Pages 1 - 5)
  - Strategic Director of Environment and Development Services to report.
6. Exclusion of the Press and Public.  
The following items are likely to be considered in the absence of the press and public as being exempt under Paragraph 3 of Part 1 of Schedule 12A to the Local Government Act 1972 (as amended March 2006 – information relates to finance and business affairs).
7. Capital Receipts Update (report herewith) (Pages 6 - 13)
  - Strategic Director of Resources to report.
8. Property Rationalisation - Rothwell Grange, Broom Valley Road, Broom, Rotherham (report herewith) (Pages 14 - 19)
  - Strategic Director of Resources to report.
9. Rationalisation of the Property Portfolio - Land adjacent to Midland Road/Garden Street, Masbrough (report herewith) (Pages 20 - 24)
  - Strategic Director of Resources to report.

<b>ROTHERHAM BOROUGH COUNCIL – REPORT TO MEMBERS</b>
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<b>1.</b>	<b>Meeting:</b>	<b>CABINET</b>
<b>2.</b>	<b>Date:</b>	<b>11<sup>TH</sup> APRIL, 2012</b>
<b>3.</b>	<b>Title:</b>	<b>MINUTES OF A MEETING OF THE LOCAL DEVELOPMENT FRAMEWORK (LDF) MEMBERS' STEERING GROUP HELD ON 15<sup>TH</sup> MARCH, 2012</b>
<b>4.</b>	<b>Programme Area:</b>	<b>ENVIRONMENT AND DEVELOPMENT SERVICES</b>

**5. Summary**

In accordance with Minute No. B29 of the meeting of the Cabinet held on 11<sup>th</sup> August, 2004, minutes of the Local Development Framework Members' Steering Group are submitted to the Cabinet.

A copy of the minutes of the LDF Members' Steering Group held on 15<sup>th</sup> March, 2012 is therefore attached.

**6. Recommendations:-**

**That progress to date and the emerging issues be noted, and the minutes be received.**

## **7. Proposals and Details**

The Council is required to review the Unitary Development Plan and to produce a Local Development Framework (LDF) under the Planning and Compulsory Purchase Act 2004.

The proposed policy change of the new Coalition Government should be noted re: the Localism Bill and implications for the LDF.

## **8. Finance**

The resource and funding implications as the LDF work progresses should be noted.

## **9. Risks and Uncertainties**

- Failure to comply with the Regulations.
- Consultation and responses to consultation.
- Aspirations of the community.
- Changing Government policy and funding regimes.

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

There are local, sub-region and regional implications. The Local Development Scheme will form the spatial dimension of the Council's Community Strategy.

## **11. Background Papers and Consultation**

Minutes of, and reports to, the Local Development Framework Members' Steering Group.

Attachments:-

- A copy of the minutes of the meeting held on 15<sup>th</sup> March, 2012.

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**ROTHERHAM LOCAL DEVELOPMENT FRAMEWORK STEERING GROUP**  
**Thursday, 15th March, 2012**

Present:- Councillor Smith (in the Chair); Councillors Wyatt, Dodson, G. A. Russell and Jack.

**21. INTRODUCTIONS / APOLOGIES.**

Apologies for absence had been received from Councillors Whelbourn, Rushforth and Walker.

**22. MINUTES OF THE PREVIOUS MEETING HELD ON 17TH FEBRUARY, 2012.**

Consideration was given to the minutes of the previous meeting.

Agreed: - That the minutes be approved as a correct record.

**23. MATTERS ARISING.**

There were no matters arising that were not covered by this meeting's agenda.

**24. BASSINGTHORPE FARM CONCEPT PLAN.**

Consideration was given to the submitted report presented by Helen Sleigh, Senior Planner, Forward Planning Team, Planning and Regeneration, Environment and Development Services. The report outlined the work that was underway in relation to the preparation of a Concept Plan for the Broad Location of Growth at Bassingthorpe Farm and would form part of the evidence base supporting the Core Strategy.

A Visioning Day had been held with key stakeholders, Atlas, a Central Government Advisory Body within the Homes and Community Agency, and Fitzwilliam (Wenworth) Estates. Atlas had facilitated a report of the Visioning Day held on 8<sup>th</sup> December, 2011, which was attached to the submitted report for information. A number of key issues were identified and required further collaboration between stakeholders, Atlas and Fitzwilliam (Wenworth) Estates. The Council needed to demonstrate that the Bassingthorpe Farm as Broad Location for Growth was viable, achievable and deliverable and sufficiently robust to support the Rotherham Core Strategy. The outstanding issues to be considered in the preparation of a Concept Plan included: -

- Establish an overall Bassingthorpe Farm project plan and timescales for delivery;
- Agree scope of work and brief for the landowner team in order to produce the concept plan;
- Scope key issues and tasks that both the Council and landowner needed to progress and complete.

Specific issues that required resolution were also highlighted within the submitted report.

Discussions had taken place at the Visioning Day that involved a wide range of stakeholders within the Bassingthorpe Farm project. These involved: -

- Transport network infrastructure and design.
- Community infrastructure.
- Determining potential employment sites within the broad location for growth.
- Existing land use and physical considerations on the site and nearby land.

Resolved: - That the submitted report and Visioning Day report be received and their contents noted.

## **25. ROTHERHAM'S LOCAL HOUSING TARGET.**

Consideration was given to the submitted report that was presented by Nick Ward, Housing Planner, Planning and Regeneration, Forward Planning, and Neil Rainsforth, Research and Spatial Analysis Officer, Forward Planning. The report proposed that an annual target of 850 new homes be endorsed and published within Rotherham's Local Development Framework Core Strategy.

Further to minute 11 [Local Housing Target] of the Rotherham Local Development Framework meeting held on 18<sup>th</sup> March, 2011, public consultation had taken place on the target of 850 new homes within the draft Core Strategy during the summer of 2011. The report had outlined the methodologies and rationale that had contributed to setting the suggested target.

The submitted report outlined the responses that had been received through the consultation process. Responses had been received which suggested: -

- 'The target was too high and would entail the loss of too much Green Belt land over the lifetime of the Plan';
- 'Lower completion rates had occurred in recent years';
- 'Projected rate of national economic growth would be an inhibiting factor';
- 'The target was too low';
- 'The Regional Spatial Strategy target, as still technically existed, was a sound estimate';
- Questioning the 'duty to co-ordinate with neighbouring authorities to accommodate shortfalls in other areas'.

Careful consideration had been given to the responses received and responses had been made based on: -

- The Regional Spatial Strategy had been based on superseded projections and economic conditions and outlook from a previous time;
- Population estimates could significantly vary between each bi-annual update. Rotherham's 2004 and 2006 projections were made at a time of high international migration, and in particular from Eastern Europe, and the strong UK economic growth of the time;
- The economic downturn and a reduction in levels of inward migration

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had started to be reflected in the most recent 2008-based projections which were considered to be far more credible and robust and reflect both the current and likely future levels of population growth. It was therefore considered that the Regional Spatial Strategy target was based on projections which had been proven to exaggerate the actual population increase and could no longer be relied upon;

- Co-ordination took place between Rotherham and neighbouring authorities within the city region and the latest projections had suggested that net international migration into Rotherham would be around 400 people per annum. It was also thought likely that Rotherham would see a net migration from Sheffield;
- There was a responsibility on local authorities' draft development plans to aim to achieve the objective of sustainable development, but must also be based on adequate, up-to-date and relevant evidence about the economy and the social and environmental characteristics and prospects of an area. As the Regional Spatial Strategy was felt to be out-of-date being based on the economic conditions of a number of years ago, the revised Rotherham Council target sought to address the needs of the current economic factors;
- The overall requirement figure was not the same as the amount of new land that would have to be allocated. Remaining UDP allocations and as yet undeveloped planning permissions would meet a significant proportion of the requirement.

Discussion ensued and the following issues were raised:-

- The role of the local authority's Joint Strategic Needs Assessment that had recently expanded to cover cross-cutting community issues.

Resolved: - That the Rotherham Local Development Framework Steering Group endorse the annual target of 850 new homes per year to be published within the Rotherham Local Development Framework Core Strategy for the plan period up to 2028.

**26. ANY OTHER BUSINESS.**

Nothing was raised under this item.

**27. DATE, TIME AND VENUE OF NEXT MEETING.**

Agreed: - That the next meeting of the Rotherham Local Development Framework be held on Friday 20<sup>th</sup> April, 2012, at 10.00 am.

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