

**1ROTHERHAM LOCAL DEVELOPMENT FRAMEWORK STEERING GROUP -  
16/07/10**

**ROTHERHAM LOCAL DEVELOPMENT FRAMEWORK STEERING GROUP  
Friday, 16th July, 2010**

Present:- Councillor Smith (in the Chair); Councillors Austen, Dodson, Jack, Pickering, Walker and Whysall.

together with:-

Andy Duncan	Strategic Policy Team Leader
David Edwards	Area Environmental Planning Team Leader
Ken MacDonald	Solicitor
Rachel Overfield	Countryside Planning Assistant
Bronwen Peace	Planning Manager
Neil Rainsworth	Research and Spatial Analysis Officer
Nick Ward	Forward Planner, Housing
Paul Woodcock	Director of Planning and Regeneration

**11. INTRODUCTIONS/APOLOGIES**

The Chairman welcomed those present and introductions were made.

Apologies for absence were received from:-

Councillor St. John, Member for Cultural Services and Sport Gordon Smith	Cabinet Member of the Steering Group Quality and Design Co-ordinator
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**12. MINUTES OF THE PREVIOUS MEETING HELD ON 18TH JUNE, 2010**

Consideration was given to the minutes of the previous meeting held on 18<sup>th</sup> June, 2010.

Resolved:- That the minutes of the previous meeting be approved as a correct record.

**13. MATTERS ARISING**

There were no matters arising.

**14. TOWN CENTRE RETAIL AND LEISURE STUDY**

Consideration was given to a report, presented by Paul Woodcock, Director of Planning and Regeneration, summarising the key findings of the Rotherham Town Centre Retail and Leisure Study.

The report highlighted future floorspace requirements, the recommended vision and objectives, and the consultants' views on the town centre

options presented in the May 2009 Core Strategy Revised options consultation.

The report also identified how the Study would be taken forward, including further work likely to be required to refine the strategy and identify appropriate means of delivery.

The Study had been carried out in accordance with a robust methodology and, whilst Government guidance had changed, it was considered that the Study satisfied the requirements in new PPS4. It had been conducted independently with the recommended visions and actions being based on significant research.

Discussion ensued on the report and the options put forward by the consultants with the following issues highlighted:-

- Boundaries/spread of the town centre
- Arguments for and against a hypermarket
- Independent traders
- Town Centre Policy
- Recreational facilities

Resolved:- (1) That the Steering Group notes the content of this report and the Town Centre Retail and Leisure Study.

(2) That the Study be endorsed as part of the evidence base which would inform preparation of the Local Development Framework.

(3) That Steering Group notes that the Study would also inform the Retail Investment work undertaken within Rotherham Investment and Development Office (RiDO).

## **15. HOUSEHOLD PROJECTIONS**

Consideration was given to a report, presented by Neil Rainsforth, Research & Spatial Development Officer, informing the Steering Group of the recent announcement by the Government that Regional Spatial Strategies had been revoked, along with 'top down' housing targets.

The report summarised some of the options available in determining a realistic local housing target to the end of the Local Development Framework period in 2027.

Reference was made to various sources of evidence available and the report highlighted what the impact on Rotherham's resulting housing target would be from using these different sources and methodologies.

The report summarised the following options that could act as a guide / source of evidence when setting a local housing target:-

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<b>Evidence / Methodology</b>	<b>Resulting Housing Requirement (per annum)</b>
Current RSS targets*	1,160 (up to 1,350 in later years)
CLG Household Projections (current 2006-based projections)	1,100
Estimated 2008-based CLG Household Projections (actual data not yet released)	950
SHMA (2007) Housing need	792
SHMA (draft update) Housing need**	1,100
Past completion rates	708

*\*Excludes growth point status uplift*

*\*\*This is subject to change to take into account revised population and household projections which could see this figure fall below 1,000.*

It was pointed out that it was clear that the revoked RSS target was unlikely to be achievable (and may not be desirable) and could be discounted in setting a local target, given that this level of housing completions was not reached even in the highest year of completions.

Other evidence and methodologies suggest a target in the range of around 700 to 1,100 per annum to the end of the plan period. It was possible that the current requirement to provide a five year supply of deliverable housing sites will be retained and this could form a basis for setting a local housing target.

Consideration was given to the range of options (or combination of options) available to Rotherham in setting a local housing target for inclusion within the Local Development Framework. The following issues were raised:-

- Sheffield City Region
- Duty to co-operate
- Shared housing market/travel to work area
- Green Belt
- Need for Interim Planning Policy
- Consideration required for an interim figure pending the long process

Resolved:- (1) That the Steering Group notes the content of this report and the various sources of evidence on estimating the local future housing need that are available.

(2) That a report be submitted to Cabinet on the next possible steps for the LDF and seek agreement on an interim local housing target.

**16. LOCAL WILDLIFE SITES**

Consideration was given to a report, presented by Rachel Overfield, Countryside Planning Assistant, seeking approval of an update of the list of Local Wildlife Sites and Regionally Important Geological Sites in Rotherham.

It was explained that this information would form part of the environmental evidence base for the Local Development Framework and be used in the determination of relevant planning applications.

The report highlighted:-

- Local Wildlife Sites
- Regionally Important Geological sites
- Local Site System

Resolved:- (1) That the proposed new Rotherham Local Wildlife Sites and Regionally Important Geological Sites be noted.

(2) That the report be referred to the Cabinet Member for Economic Development, Planning and Transportation, and copied to Cabinet Member for Cultural Services and Sport and Planning Board for information, with the recommendation that the new Local Wildlife Sites and Regionally Important Geological Sites be adopted in preparation of the Local Development Framework and in determination of relevant planning applications.

**17. ANY OTHER BUSINESS**

There were no other items of business raised at the meeting.

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

Resolved:- That the next meeting of this Steering Group be held on Friday, 17<sup>th</sup> September, 2010 at 10.00 a.m., venue to be confirmed.