

1 ROTHERHAM LOCAL DEVELOPMENT FRAMEWORK STEERING GROUP - 22/06/11

ROTHERHAM LOCAL DEVELOPMENT FRAMEWORK STEERING GROUP Wednesday, 22nd June, 2011

Present:- Councillor Smith (in the Chair); Councillors Dodson, Doyle, McNeely, Pickering and Rushforth.

together with:-

Andy Duncan	Strategic Policy Team Leader
Helen Sleigh	Senior Planner
Ryan Shepherd	Senior Planner
Ken Macdonald	Solicitor
Sumera Shabir	Law Clerk

1. INTRODUCTIONS/APOLOGIES

Apologies for absence were received from:-

Councillor H. Jack	Chair, Health Select Commission – Member of the Steering Group
Councillor S. Walker	Senior Adviser, Town Centres, Economic Growth & Prosperity – Member of the Steering Group
Councillor G. Whelbourn	Chair, Overview & Scrutiny Management Board – Member of the Steering Group
Councillor J. Whysall	Chair, Improving Places Select Commission – Member of the Steering Group
Tracie Seals	Sustainable Communities Manager

2. MINUTES OF THE PREVIOUS MEETING HELD ON 15TH APRIL, 2011

Consideration was given to the minutes of the previous meeting held on 15th April, 2011.

Resolved:- That the minutes of the previous meeting held on 15th April, 2011 be approved as a correct record.

3. MATTERS ARISING

(i) New Conservation Areas

A query was raised regarding the new conservation areas in particular re: Whiston and the impact of the development of a car park. A brief explanation was given of the designation of a conservation area and it was pointed out that this did not preclude development but that the development would be subject to controls. It was agreed that that this would be investigated and an answer provided.

4. INTEGRATED IMPACT ASSESSMENT FOR THE FINAL DRAFT CORE STRATEGY

Consideration was given to a report presented by the Senior Planner relating to the key requirement of the planning system that preparation of the Local Development Framework, including the Core Strategy, should be guided and informed by Sustainability Appraisal.

The Steering Group was advised that the Council had appointed Jacobs Consultants to carry out an independent Integrated Impact Assessment of the Final Draft of the Core Strategy.

This Integrated Impact Assessment had now been completed and would be consulted on in conjunction with the Core Strategy Final Draft over the consultation period July – September 2011.

It was explained that three assessments had been undertaken as part of the Integrated Impact Assessment:-

- (i) the Sustainability Appraisal
- (ii) a Health Impact Assessment (HIA)
- (iii) Equalities Impact Assessment (EqIA)

Also screening for Habitats Regulation Assessment had been undertaken.

The Integrated Impact Assessment was a way of making sure that environmental, social (including equality, health and well-being) and socio-economic assets / issues and opportunities are considered throughout the development of the Rotherham LDF.

Reference was made to:-

- Preferred urban extension options:- detailed assessment and commentary of each: potential benefits and risks; opportunities and negative impacts
- Specially protected habitats
- Dinnington East – area of high soil quality

It was reported that the Integrated Impact Assessment would be consulted on at the same time as the Core Strategy together with the Sites and Policies Development Plan Document and a non- technical summary would be made available in local libraries.

Resolved:- (1) That Members of the Steering Group note the content of this report.

(2) That Members of the Steering Group support consultation on the Integrated Impact Assessment at the same time as the Core Strategy Final Draft and the Sites and Policies Development Plan Document.

5. LDF CONSULTATION - VERBAL UPDATE

The Senior Planner gave a verbal update in respect of the LDF Consultation process and timescale. The consultation was scheduled to start on 4th July, 2011 and included the following:-

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- A programme of around 20 drop-in sessions
- Contact with people on the database
- A variety of leaflets
- Meetings with Area Assembly Co-ordinating Groups
- Flyers and posters
- Press release
- Website
- Local libraries, Parish Councils, Customer Service Centres – to be provided with a hard copy of the Draft Core Strategy and Sites and Policies document, and maps
- CD available in libraries for loan; survey summaries also available; libraries would collect paper responses
- Encouraging on-line responses

Members raised the following issues:-

- the importance of keeping within budget
- the need to be aware of impact/overlap between Area Assembly areas

6. RETAIL AND LEISURE STUDY

Consideration was given to a report presented by the Senior Planner which summarised the findings and recommendations of the Rotherham Retail and Leisure Study 2011, which would form part of the LDF evidence base.

The study looked at Rotherham as a whole and in particular at the existing Rotherham centres, how well they were performing and how much retail and leisure floorspace would be required to plan for to 2027 through the LDF.

Reference was made to:-

- PPS4 – requiring local authorities to assess the detailed need for land or floorspace for main town centre uses, and to keep under review the network and hierarchy of its centres, the need for further development and the vitality and viability of its centres
- Aims of the study
- Key outcomes and headline findings
- Retail and leisure trends
- Rotherham context
- Health checks of Rotherham's retail centres
- Future retail floorspace requirements
- Leisure need
- Recommendations of the Study and Next steps

Other issues highlighted included:-

- High performance of Wickersley and Wath town centres
- Opportunities for improving the quality and range of retail in the town centre
- Amount of out of centre retail stock, floorspace and sales
- Spending on non-bulky comparison goods

- The need for floorspace for convenience goods and non bulky comparison floorspace
- The need for floorspace for bulky goods
- Leisure need in Rotherham Town centre and to the south of the borough
- Hierarchy of centres
- 3 suggested options for Dalton

Members present commented on:-

- Impact of Meadowhall, Parkgate Retail World and Cortonwood
- Availability of parking
- Employment opportunities and job creation
- Number of small niche businesses created in the town centre
- High Street, Rotherham
- Definition of the boundary of the town centre
- Current trend to link retail, sport and leisure at one location

Resolved:- That the content of the covering report and the Retail and Leisure study be noted.

7. FLOOD RISK TOOLKIT

Consideration was given to a report presented by the Senior Planner which provided information on the Flood Risk Toolkit which had been produced.

Focused on Rotherham town centre and surrounding areas, it was intended to help developers and decision makers address planning policy flood risk requirements within the context of the Council's regeneration aspirations for Rotherham town centre. The Toolkit would also form part of the evidence base for the LDF. The Flood Risk Toolkit had been produced for the Council by consultants Jacobs and was intended to help address specific flood risk issues in and around Rotherham town centre. It would also assist the Council's regeneration and renaissance aspirations.

The submitted report summarised the content and implications of the documents and how they would be taken forward.

Reference was made to the 2 Phase Flood Alleviation Scheme and to issues re: future funding.

It was intended that the Flood Risk Toolkit would be adopted ultimately as a Supplementary Planning Document. The Environment Agency would be a key consultee.

Members commented on:-

- Dredging of the river
- Contamination issues
- Appearance of new flood areas
- Impact on transport
- Climate change and rising water tables

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- Block paving and use of small diameter pipework

Resolved:- That the content of this report and the Flood Risk Toolkit be noted.

8. LOCALISM BILL

Consideration was given to a report presented by the Strategic Policy Team Leader relating to the government's publication of its plans to reform the planning system in the Localism Bill.

It was reported that the Bill had now passed to the House of Lords and the Government was aiming for royal assent at the end of the year.

The submitted report set out details of the implications of this changed context for the planning system and the preparation of Rotherham's Local Development Framework.

Reference was made to member training session that had been held and to the establishment of a Corporate Steering Group to look at the overall and wide ranging impact of the legislation on the Council's operations.

The submitted report focussed on the implications for the planning system and outlined measure re: the following:-

- Plans and Strategies, including the future of the RS
- Community Infrastructure Levy (CIL)
- Neighbourhood planning – noting the role of town and parish councils or designated neighbourhood forum
- Enforcement
- Nationally significant infrastructure
- Potential implications for Rotherham

Members present commented on:-

- New Homes Bonus
- Financial implications arising from the local planning authority's duties to fund referendums, neighbourhood plans and neighbourhood development orders
- The new relationship between the Council and the community – noting that neighbourhood plans could be promoted by business interests and the potential conflict between neighbourhood forums aspirations and the Council's neighbourhood plans
- Community right to buy – noting potential conflict re: disposal of Council assets
- Implications for the LDF
- Community Infrastructure Levy
- Co-ordination of community groups
- Implications of the community right to buy

Reference was made to:-

- a plain English guide to the Localism Bill (June 2011) available on the DGLC website

- information and seminars being made available by the Planning Advisory Service
- PPS3 reissue (June 2011): revised definition of Affordable Housing to include Affordable Rent
- A new Appendix to Circular 06/04: Compulsory Purchase (June 2011) - relating specifically to requests from voluntary and community organisations and other third parties campaigning to save local assets

Resolved:- That the content of the report relating to the potential implications of the Localism Bill for the planning system and the Local Development Framework be noted.

9. ANY OTHER BUSINESS

There were no further items of business.

10. DATE, TIME AND VENUE OF NEXT MEETING

Resolved:- That the next meeting of the Local Development Framework Members' Steering Group be held on Friday, 15th July, 2011 at **9.00 a.m.** - Town Hall, Moorgate Street, Rotherham.