

ROTHERHAM BOROUGH COUNCIL – REPORT TO MEMBERS

1.	Meeting:	Cabinet
2.	Date:	18th January, 2012
3.	Title:	Local Development Framework Consultation Feedback Report
4.	Directorate:	EDS

5. Summary

The Local Development Framework (LDF) Consultation Feedback Report summarises the key planning issues raised during the consultation period Monday 4 July to Friday 16 September 2011. Approval for publication of the LDF Consultation Feedback Report is sought to provide information to stakeholders and local people – it is not intended to seek views on the feedback report itself. Further public consultation on the LDF is programmed for 2012.

6. Recommendations

1. **Cabinet approve publication of the LDF Consultation Feedback Report.**

7. Proposals and Details

Over the summer of 2011 we consulted on the Plan for Rotherham's future growth and prosperity – the Local Development Framework (LDF). This set out how many new homes and employment land we think we need for the next 15 years and broadly where it should go. We also consulted for the first time on the detail of sites that could be developed in local communities to meet this need. The consultation ran from 4 July to 16 Sept 2011.

To publicise the consultation we:

- wrote and emailed around 5,000 people on our consultation database
- notified around 180 statutory consultees and local interest groups
- placed adverts in the Rotherham Advertiser, South Yorkshire Times and Dinnington and Maltby Guardian
- held a press briefing at the start of the consultation and responded to press enquiries throughout the period
- held radio interviews
- provided extensive information on our website
- held 20 public drop-in sessions across the Borough
- held 12 workshops with interest groups
- provided consultation material via Parish Councils, the central and all local libraries, on the Council's website, via the Area Assembly Network and local interest groups
- briefed Borough councillors, parish councillors and local MPs

In total, across the Borough around 1,500 people attended the 20 LDF public drop-in sessions we held. All comments received will be made available to view on our online consultation system at <http://rotherham.limehouse.co.uk/portal/>. In total, over 7,000 comments were received on the consultation. A summary breakdown is attached at Appendix 1.

Key issues

Several key themes or areas of concern for stakeholders and local people were voiced during the consultation. In summary, these were:

- loss of Green Belt land for social, leisure and recreation
- loss of agricultural land
- impact on local wildlife and biodiversity
- loss of open space
- pressure on existing infrastructure and services, ie schools, doctors, hospitals etc.

- increased traffic
- flood risk
- should use only brownfield land
- don't agree with housing target; it's too high/low
- concerns over distribution of growth and "settlement hierarchy"
- impact of planning reform and Localism Act
- meeting the needs of gypsies and travellers
- detailed concerns on individual sites

Our response

We recognise the concerns that people have over the prospect of new building and the uncertainty while the Plan is finalised. We also appreciate the strength of feeling these proposals generate. To address the concerns raised, we will:

- look again at our local housing target to ensure we only release the minimum amount of land necessary and no more
- have a strong policy to prioritise the use of brownfield land first
- save any release of Green Belt land to the longer term when all other options have been exhausted
- urgently draw up a plan to assess the infrastructure requirements that growth might require, such as road improvements, doctors, schools, water, sewage etc.
- ensure proposals for new development do not increase flood risk
- carefully consider all the alternative suggestions put to us for sites that could be developed and any alternatives for growth areas
- carry out a Green Belt review to ensure that only the least valuable Green Belt land is considered for release
- consider the detailed comments given on individual sites in further drafting of the Plan
- ensure we meet the housing and employment needs of all our communities

What happens next?

Nothing has been decided yet – we have collected a lot of evidence and have tried to present it in a way that will let people have their say before we make any decisions. We will continue to carefully consider all the comments we received on the consultation.

Publishing the Feedback Report will provide information to stakeholders and local people setting out the methods of consultation, the key issues raised by consultees and the Council's response. The actions arising from the consultation will guide the drafting of the publication version of the Core Strategy prior to its submission to Government. These actions will also guide the further drafting of the Sites and

Policies document and will assist in the allocation of development sites and/or identification of alternative sites based on community feedback.

The Feedback Report will be published on the Council's website with hard copies available in local libraries.

We will consult again of the next version of the Plan in 2012 to allow further public scrutiny of our proposals before they are submitted to Government. We will also maintain the dialogue with local groups established during the consultation period, for example the Save Our Green Belt groups at Bassingthorpe Farm and Dinnington.

8. Finance

There are no major financial implications arising from this report as the Feedback Report will be made available via the Council's website. There will be a small cost associated with printing hard copies of the Feedback Report and placing them in local libraries. This cost will be met from existing budgets.

9. Risks and Uncertainties

The timescale for completing the full analysis of the representations received is an uncertainty and could potentially impact on the revisions to the Core Strategy, its Sustainability Appraisal and submission to Government.

The Localism Act has brought in a "presumption in favour of sustainable development" if an adopted development plan is not in place. This could lead to the Council having to grant planning permission for major development contrary to our priorities, aspirations or locational preferences. It is therefore imperative that the Council draws up its own Plan in consultation with local people rather than be forced into releasing Green Belt/greenfield land by speculative development. Further transitional guidance is awaited from Government on the timetable for this presumption to come into force.

A failure to achieve timely progress on the LDF could also delay the spatial strategy required to mediate potentially conflicting aspirations of any neighbourhood plans that may emerge under the provisions of the Localism Act. Under the Act neighbourhood plans have to conform to the Borough-wide Plan – if one is in place.

Failure to make progress with the LDF risks delayed provision of the new homes and employment opportunities that the Borough desperately needs.

10. Policy and Performance Agenda Implications

The implementation of the LDF will make a positive contribution to all of Rotherham's Regeneration priorities. When adopted, the Core Strategy and supporting documents will further the objectives of the Corporate Plan and support the delivery of the Rotherham Sustainable Community Strategy by:

- providing sufficient good quality homes

- ensuring well designed, decent affordable housing
- providing employment land to meet the needs of the modern economy and support sustainable communities through access to employment opportunities
- promoting the “town centre first” policy approach to help the regeneration and renaissance of Rotherham Town Centre

11. Background Papers and Consultation

LDF Draft Core Strategy June 2011

LDF Sites and Policies Issues and Options June 2011

A copy of the Draft Core Strategy and Sites and Policies Issues and Options Consultation July, 2011 document has been circulated to all Members of the Cabinet.

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Appendix 1: Summary breakdown of LDF consultation comments

This appendix provides a summary of the consultation response.

CONSULTEES : REPRESENTATIONS		
	Consultees	Representations
Core Strategy	91	643
Sites & Policies:	1,171	1,795
(Standard letter/petitions)	5,003	5,003
Total:	6,265	7,441

REPRESENTATIONS RECEIVED FROM CONSULTATION (04/07/11 to 16/09/11)			
DRAFT CORE STRATEGY AND SITES & POLICIES / ISSUES & OPTIONS			
Received By:	Core Strategy	Sites & Policies	Total
Individual Letter	102	1,106	1,208
Web	86	326	412
E-mail	455	363	818
Others:			
Standard Letter / Petition	0	5,003	5,003
TOTAL:	643	6,798	7,441
Response:	Core Strategy	Sites & Policies	Total
Object	295	1,364	1,659
Standard letter objections	0	5,003	5,003
Support	117	126	243
Support with conditions	89	59	148
Observations	142	225	367
Site Response Forms	0	21	21

LATE REPS (Received after 16th September cut-off)	93
ANONYMOUS REPS (No name and / or address details)	102

SITES & POLICIES

REPRESENTATIONS ON THE LDF SITES & POLICIES / ISSUES & OPTIONS - JUNE 2011				
Document Section		Issues:	Number of Responses:	
			Individual	Standard letter / petition
Chapter 3	Site Allocation Methodology	Issue 1	19	
Chapter 4	Designations	Issues 2 to 18	77	
Chapter 5	Development Management Policies	Issues 19 to 23	39	
Annex 1	Site Options Response Form		21	
Appendix 1	Site Options in Rotherham Urban Area	Issues 24 to 27	316	
	Bassingthorpe Farm (Broad Location for Growth)		102	986
Appendix 2	Site Options in Dinnington, Anston and Laughton Common	Issues 28 to 31	262	
	Dinnington East (Broad Location for Growth)		1	1,878
Appendix 3	Site Options in Wickersley, Bramley and Ravenfield Common	Issues 32 to 35	289	151
Appendix 4	Site Options in Wath upon Dearne, Brampton and West Melton	Issues 36 to 39	30	
Appendix 5	Site Options in Kiveton Park and Wales	Issues 40 to 43	248	
Appendix 6	Site Options in Maltby and Hellaby	Issues 44 to 48	102	1,363
Appendix 7	Site Options on Aston, Aughton and Swallownest	Issues 49 to 52	47	
Appendix 8	Site Options in Swinton and Kilnhurst	Issues 53 to 57	88	193
Appendix 9	Site Options in Catcliffe, Orgreave, Treeton and Waverley	Issues 58 to 61	27	
	Waverley (Broad Location for Growth)		0	
Appendix 10	Site Options in Thurcroft	Issues 62 to 65	54	98
Appendix 11	Site Options in Non-Green Belt Villages: Thorpe Hesley, Todwick, Harthill, Woodsetts and Laughton-en-le-Morthern	Issues 66 to 68	69	334
Appendix 12	Site Options in Green Belt Villages		2	
Appendix 13	Automatically excluded sites		0	
Appendix 14	Methodology: Identification of Site Allocations		2	
TOTAL:			1,795	5,003

Standard letters and/or petitions (Objections):	Names:
Dinnington / Anston (re building on Green Belt)	1,878
Maltby (Stainton Lane, Site LDF0271)	1,363
Bassingthorpe Farm (re building on Green Belt)	986
Thorpe Hesley (re 4 sites)	334
Swinton (Piccadilly Fields, Site LDF0775)	193
Wickersley (Sorby Way, Site LDF0371)	127
Thurcroft (New Orchard Lane, Site LDF0441)	98
Wickersley (Sites off Morthen Road)	24

The Feedback Report will include the notes of all workshops with communities of interest, including:

Rotherfed the Tenants and Residents Association
 Faith and Interfaith
 Youth Council
 Older People's Network
 Black and Minority Ethnic Communities
 Women
 LGBT
 Barnsley Rotherham Chamber
 Environment workshop