

ROTHERHAM LOCAL PLAN STEERING GROUP
Friday, 5th July, 2013

Present:- Councillor Smith (in the Chair); Councillors Clark, Falvey, Pickering, Whelbourn and Wyatt.

together with:- Bronwen Knight, Andrew Duncan, Helen Sleight, David Edwards and Ryan Shepherd (Planning Service); and Ann Todd (Press Office).

Apologies for absence were received from Councillors Dodson, Godfrey, McNeely and R. S. Russell.

1. MINUTES OF THE PREVIOUS MEETING HELD ON 19TH APRIL 2013

Consideration was given to the minutes of the previous meeting of the Rotherham Local Plan Steering Group, held on 19th April, 2013.

Agreed:- That the minutes of the previous meeting be approved as a correct record for signature by the Chairman.

2. SITES AND POLICIES DOCUMENT - CONSULTATION UPDATE

Further to Minute No. 79 of the meeting of the Rotherham Local Plan Steering Group held on 19th April, 2013, consideration was given to a report presented by the Senior Planning Officer providing an update of the public consultation taking place on the Rotherham Sites and Policies Document and its accompanying Integrated Impact Assessment. Also included was the consultation on the Bassingthorpe Farm Concept Framework that has been prepared to support the Submission Core Strategy.

Members noted that many of the workshops around the Borough area had been very well attended. Discussion took place on the various issues raised at the workshops and seminar concerning specific, individual sites affecting parts of the Borough area (eg: Anston, Dinnington, Kiveton Park, Ravenfield, Swinton).

Specific reference was made to:-

(i) Swinton town centre – retaining the mixed use area, including residential properties, retail premises and local authority buildings; and

(ii) Bassingthorpe Farm – the possible construction and use of a scale model of the area of the proposed development, to supplement the use of plans and drawings during the public consultation process.

The Steering Group thanked the Planning Service officers for their work at the various drop-in sessions, held recently all around the Borough area, enabling the public to view and comment on the Local Plan proposals.

Resolved:- That the report be received and its contents noted.

3. **COMMUNITY INFRASTRUCTURE LEVY - PRELIMINARY DRAFT CHARGING SCHEDULE**

Consideration was given to a report and presentation from the Senior Planning Officer concerning the consultation process for the Rotherham Community Infrastructure Levy (CIL) Preliminary Draft Charging Schedule.

The report and presentation included the following salient details:-

: a definition of the Community Infrastructure Levy (to be payable on most buildings normally in use);

: the Council must publish a charging schedule;

: a viability study is being produced : examining the balance between funding necessary infrastructure and ensuring that development takes place;

: study objectives : viability assumptions; infrastructure funding gap and the proposed CIL charge;

: the CIL will provide a means of (part-)funding important infrastructure;

: key inputs to the study (Planning Officers) – affordable housing policy; neighbourhood funding; importance of the Bassingthorpe Farm project;

: key inputs to the study (infrastructure providers) – consideration is being given to the correct mix of use of Section 106 and CIL for specific infrastructure type; Section 106 agreements may be more appropriate for Education provision, whereas Transport improvement may be better served by CIL;

: providing evidence to inform the CIL charging schedule (eg: the CIL Regulations 123 list of relevant infrastructure to be funded by CIL);

: appraisal of economic viability is using residual land appraisal across the Borough as a whole, with sampling of specific sites;

: setting charge zones – examining current new residential house prices, Borough-wide; production of the CIL charge zone map; proposing three charge zones (high, medium and low amounts), with a fourth zone specifically for the Bassingthorpe Farm scheme; the proposed rates were detailed in the presentation;

: projection of revenue from the CIL, noting that the CIL contribution will be a relatively small amount compared to the total cost of providing infrastructure;

: there will be consultation on the preliminary draft charging schedule for the CIL (during August and September 2013 and likely to be repeated early in 2014), prior to eventual approval by the Borough Council during the Autumn 2014.

: the examination in public (by the Planning Inspectorate) of the CIL proposals may take place during June 2014;

: reference was made to the Government's consultation process concerning restrictions on the use of Section 106 agreements.

Members noted that a report on this matter would be submitted to the meeting of the Cabinet, to be held on Wednesday 24th July 2013.

Resolved:- (1) That the report and presentation be received and their contents noted.

(2) That a further report on this matter be submitted to the next meeting of the Local Plan Steering group, to be held on Friday 13th September 2013.

4. ROTHERHAM CORE STRATEGY - UPDATE

Further to Minute No. 76 of the meeting of the Rotherham Local Plan Steering Group held on 19th April, 2013, consideration was given to a report presented by the Senior Planning Officer providing an update on the submission of Rotherham's Core Strategy to central Government. The report stated that a Planning Inspector has been appointed to conduct the examination in public as to whether the Rotherham Core Strategy is sound.

The Senior Planning Officer informed Members that the indicative timetable being established by the Planning Inspectorate and set out in the report has now been amended. Members noted that the examination in public hearing sessions are now scheduled to take place over three weeks between 22 October and 7 November 2013, with a view to the Council receiving the inspector's report early in 2014 and being in a position to adopt the Core Strategy in Spring 2014. A Pre-Examination Meeting is to be held by the Inspector on 20 August 2013 at the Town Hall (subject to room availability). It was noted that the indicative timetable may be subject to alteration.

Resolved:- (1) That the report be received and its contents noted.

(2) That an update on the Planning Inspectorate's forthcoming examination of Rotherham's Core Strategy be submitted to the next meeting of the Local Plan Steering Group, to be held on Friday, 13th September, 2013.

5. DATE, TIME AND VENUE OF NEXT MEETING

Agreed:- That the next meeting of the Rotherham Local Plan Steering Group take place at the Town Hall, Rotherham on Friday, 13th September, 2013, commencing at 10.00 a.m.