

**ROTHERHAM LOCAL PLAN STEERING GROUP**  
**Friday, 13th September, 2013**

Present:- Councillor Smith (in the Chair); Councillors Clark, Dodson, Falvey, Godfrey, McNeely and Pickering.

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

Apologies for absence were received from Councillors Currie, Lakin and Whelbourn.

**6. MINUTES OF THE PREVIOUS MEETING HELD ON 5TH JULY, 2013**

Consideration was given to the minutes of the previous meeting of the Rotherham Local Plan Steering Group, held on 5<sup>th</sup> July, 2013.

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

**7. SITES AND POLICIES DOCUMENT CONSULTATION FEEDBACK**

Further to Minute No. 79 of the meeting of the Rotherham Local Plan Steering Group held on 19<sup>th</sup> April, 2013, consideration was given to a report presented by the Planning Officer containing an update for Members about the consultation on the Rotherham Sites and Policies Document (which had begun during May 2013) and its accompanying Integrated Impact Assessment.

Various notes and statistics about the consultation process were appended to the report. An estimated 7,000 individual comments and representations had been received.

Annex 2 to the report provided detailed statistics of the number of individual representations submitted for the various chapters and appendices of the draft Sites and Policies. Accompanying these statistics was a tally of the numbers of standard representations and petition signatures submitted.

Annex 3 to the report contained an overview of the comments received for individual sites, categorised by settlement grouping. These include those provided by residents as well as organisations such as the Environment Agency, English Heritage, the Sheffield and Rotherham Wildlife Trust, National Grid, Yorkshire Water and the South Yorkshire Passenger Transport Executive.

The key causes for concern related to development on Green Belt land; the scale and necessity for development; loss of views; impact on house prices; loss of farmland and the subsequent impact on food availability; impact on wildlife and the built environment; loss of recreational land;

development altering the character of settlements and losing the natural break from other communities; flooding and drainage problems; impact of new development on local infrastructure: specifically school places, doctor's surgeries and increased congestion arising from increased traffic generation associated with the building of new homes and employment opportunities.

Discussion took place on various locations, situated throughout the Borough area, which had been raised as issues of concern during the consultation process.

Examples mentioned were : Lathe Road; Worrygoose Lane; Brecks Lane; Harding Avenue (Upper Haugh); Eastwood Trading Estate; Bassingthorpe Farm; Dinnington; Wath upon Dearne, Brampton and West Melton; Kiveton Park and Wales (including the proposed gypsy encampment site); Maltby and Hellaby (site off Stainton Lane; Queen's Hotel crossroads in Malbty; sites off Cumwell Lane, Hellaby); Aston, Aughton and Swallownest (flooding of land to the East of Wetherby Drive and East of Lodge Lane; natural environment at The Warren); Swinton and Kilnhurst; Catcliffe, Treeton and Orgreave (local opposition to the use of Green Belt land; the HS2 railway proposals; retail provision within the Waverley development); Thurcroft and Brampton-en-le-Morthen (use of urban green space); Thorpe Hesley (request made to revert land allocated for housing to Green Belt land); Todwick (wildlife habitat off Goosecarr Lane); Harthill (redevelopment of the North Farm site).

Members raised the following salient issues:-

: the sites of the former (i) Herringthorpe Leisure Centre and (ii) the horticultural nurseries and sports pavilion adjacent Herringthorpe playing field – the suitability for development of these three specific sites was discussed and emphasis was placed upon the retention of the playing field as an important area of urban green space;

: the availability of appropriate types of housing (eg: 2 and 3 bedroom properties, rather than 4 and 5 bedroom properties) and the preference of housing developers to build different types of housing;

: the suitability of alternative areas of land, throughout the Borough, as a possible location for a gypsy encampment site;

: there would be further public consultation about the final draft of the sites and policies document, which was expected to take place during the early months of 2014 (after receipt of the Inspector's report of the outcome of the Examination in Public).

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

(2) That the Local Plan Steering Group endorses the publication of the information contained in the report and annexes, as now submitted,

relating to the statistics of the consultation and workshop notes to support the emerging Sites and Policies Final Draft and the Examination in Public into the Core Strategy, as appropriate.

(3) That a further report be submitted to a future meeting of the Local Plan Steering Group detailing the updated position on development sites established as a consequence of the outcomes of the last round of consultation.

## **8. COMMUNITY INFRASTRUCTURE LEVY CONSULTATION AND INFRASTRUCTURE DELIVERY**

Further to Minute No. 3 of the meeting of the Rotherham Local Plan Steering Group held on 3<sup>rd</sup> July, 2013, consideration was given to a report presented by the Senior Planning Officer containing an update on consultation on a Rotherham Community Infrastructure Levy Preliminary Draft Charging Schedule and associated work on infrastructure delivery. In addition to the report, Members received a presentation which included the following salient issues:-

- : definition of the Community Infrastructure Levy (CIL);
- : payment of levy is mandatory (for developers);
- : needed to support new development;
- : the money is ring-fenced for new infrastructure (and Councils must utilise the money for this purpose);
- : details of the calculation of CIL (nb: geographical / land use differences);
- : details of the application of CIL;
- : CIL can be charged on relevant permitted development, as well as on development receiving planning permission;
- : Section 106 may still be used for site-specific impacts and limited pooling for infrastructure;
- : CIL is expected to have a positive economic impact upon an area;
- : identify the aggregate infrastructure gap and whether CIL is necessary (charges must be based upon a sound economic argument, with appropriate available supporting evidence);
- : use of CIL will be subject to independent examination;
- : striking the balance between desirability of funding the infrastructure gap to support the development of an area and the potential effects of the imposition of CIL upon the economic viability of development across the area;
- : CIL can be used for infrastructure outside the Borough area;
- : the purpose of the Regulation 123 list – a published list of infrastructure projects which CIL can be spent on (but which Section 106 funding cannot);
- : the Rotherham CIL study is being prepared alongside the Local Plan Core Strategy and the Sites and Policies document (including : viability assumptions reflecting development currently taking place);
- : details of the CIL study approach were provided;
- : Economic Viability Appraisal (key to setting CIL rates);
- : a summary of the infrastructure funding gap was provided;

- : a map of the various charging zones, throughout the Rotherham Borough area, was displayed;
- : CIL is able to be used as match-funding;
- : an information sharing session about CIL has been held with Parish Councils in Rotherham (nb: CIL amounts payable to Parishes would be higher where a Parish has a Neighbourhood Plan);
- : impact of the CIL (Amendment) Regulations 2013;
- : CIL funds should be received by the Borough Council within 90 days of the commencement of a development;
- : the desirability of joint Borough Council and Parish Council, working in order to agree infrastructure priorities;
- : statutory consultation on the Preliminary Draft Charging Schedule is taking place from 5th August to 7th October 2013.

The submitted report included details of both (i) the Utilities Infrastructure Forum and (ii) the Infrastructure Delivery Group, the latter being a re-shaping of the existing internal, corporate Section 106 Group. The purposes and remits of these two Officer Groups were detailed in the report.

During discussion of this item, Members raised the following matters:-

- : infrastructure and schemes (eg: transport and highway infrastructure; education) which might be the largest users of CIL; (recreation is another possible use);
- : a comparison of the income estimated to be received from CIL, with funds received as part of Section 106 agreements; (it is unlikely that CIL will have a greater impact upon developers than the current Section 106 system); future planning permissions will clearly specify the CIL amounts payable;
- : CIL income will be accounted for centrally within the Borough Council and decisions will be made about priorities for its future use;
- : the use of CIL for cross-boundary infrastructure, in partnership with other local authorities;
- : arrangements for the use of and accounting for CIL funding payable to Parish Councils.

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

(2) That the progress with the consultation on a Preliminary Draft Charging Schedule for a Rotherham Community Infrastructure Levy, as detailed in the presentation and the report submitted, be noted.

(3) That the progress with the implementation of an infrastructure delivery mechanism to support development in the Core Strategy, as detailed in the presentation and the report submitted, be noted.

**9. CORE STRATEGY EXAMINATION UPDATE**

Further to Minute No. 4 of the meeting of the Rotherham Local Plan Steering Group held on 5<sup>th</sup> July, 2013, consideration was given to a report presented by the Senior Planning Officer providing an update about the forthcoming Examination in Public of Rotherham's Local Plan Core Strategy. Members noted that, during July 2013, the Inspector (appointed for the Examination in Public) had published his initial matters, issues and questions on which the examination will focus (details of which were listed in the submitted report). Officers are preparing the Council's responses to these matters, issues and questions. The Examination in Public will take place at Riverside House from 22<sup>nd</sup> October until 8<sup>th</sup> November, 2013.

Discussion took place on the arrangements for approval of any changes to the Core Strategy and development plan documents, which may arise because of being either (i) Main Modifications recommended by the Inspector, or (ii) included in a schedule of minor changes to be complied at the Examination in Public hearing sessions. There is a statutory requirement for public consultation on any changes, to take place for a period of six weeks and beginning as soon as possible after the Examination in Public has ended.

It was agreed that the Cabinet be asked to approve that the Cabinet Member for Regeneration and Development shall be granted the delegated authority to approve any changes to the Core Strategy, including a schedule of minor changes which may be complied at the Examination in Public hearing sessions.

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

(2) That the revised delegation arrangements in respect of any changes to the contents of the Core Strategy, as described above, be agreed subject to Cabinet approval.

**10. MINERALS PLANNING UPDATE**

Consideration was given to a report presented by the Senior Planning Officer providing an update about the minerals planning matters, including the re-establishment of a Yorkshire and Humber Aggregate Working Party, the production of a draft Local Aggregate Assessment and the agreement of a joint position statement between the Rotherham, Doncaster, Nottinghamshire and Derbyshire Councils.

The report stated that the National Planning Policy Framework (NPPF) required local authorities to prepare an annual Local Aggregate Assessment. The NPPF also indicated that Councils should participate in the operation of an Aggregate Working Party and take the advice of that Party into account when preparing their Local Aggregate Assessment.

The Localism Act 2011 and the NPPF placed a duty on local planning authorities and other bodies to co-operate with each other to address strategic issues relevant to their areas. The duty required continued constructive and active engagement in the preparation of development plan documents and other activities relating to the sustainable development and use of land, including minerals.

Within the submitted report were details of:-

- : Yorkshire and Humber Aggregate Working Party;
- : Draft Local Aggregate Assessment (prepared jointly with the partner local authorities);
- : Minerals position statement (prepared jointly with the partner local authorities).

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

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

Resolved:- That the next meeting of the Rotherham Local Plan Steering Group take place at the Town Hall, Rotherham on Friday, 25<sup>th</sup> October, 2013, commencing at 10.00 a.m.