

ROTHERHAM LOCAL PLAN STEERING GROUP
Friday, 21st November, 2014

Present:- Councillor Godfrey (in the Chair); Councillors Cowles, N. Hamilton and Sims.

7. MINUTES OF THE PREVIOUS MEETING HELD ON 4TH SEPTEMBER 2014

Consideration was given to the minutes of the previous meeting of the Rotherham Local Plan Steering Group, held on 4th September, 2014.

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

8. LOCAL PLAN REFRESH

The Planning Policy Manager gave the following powerpoint presentation on the Local Plan:-

- What is the Local Plan
- Why are we doing it
- Adopted Core Strategy
- Where will growth go
- Sites and Policies
- Site Selection
- Environmental designations
- New infrastructure
- Consultation plan
- Next steps

Discussion ensued on the presentation with the following issues highlighted/clarified:-

- The version of the Sites and Policies document intended for submission to Government had to be published for a 6 weeks period. Any comments submitted to the Authority were collated and sent to the Government. The avenue for commenting became quite technical and legal
- Public Examination expected early 2016
- Once submitted, the timetable was set by the Planning Inspector who would decide what the main issues were that they wished to investigate and set dates for the Public Examination Hearings
- Anybody who made comments at the Publication stage could be invited to the Hearings but this was at the invitation of the Planning Inspector. There was public seating to observe but not to participate

Agreed:- That the presentation be noted.

9. **COMMUNITY INFRASTRUCTURE LEVY - DRAFT CHARGING SCHEDULE**

The Senior Planning Officer submitted a report summarising the progress of Rotherham's Community Infrastructure Levy including consultation on a draft charging schedule

The Cabinet, at its meeting on 5th November, 2014 (Minute No. 89) had approved consultation on a Rotherham Community Infrastructure Levy Draft Charging Schedule for a 6 weeks period from 24th November, 2014 to 5th January, 2015. It would largely be a web-based consultation targeted at key stakeholders.

The Council would then have an opportunity to consider issues raised by respondents before the Draft was submitted to Government for independent examination by the Planning Inspectorate. Adoption would then follow as soon as possible.

The Community Infrastructure Levy would largely replace off-site Section 106 financial contributions negotiated on a site-by-site basis. Section 106 Agreements would still be used, where appropriate, to secure affordable housing and on-site mitigation. In the majority of cases, the charges would replace the amounts currently paid via Section 106 so most developers were not likely to notice a difference in development cost. However, developments that had previously been below current Section 106 thresholds (in terms of size) would now be required to make a contribution towards cumulative infrastructure costs.

An amount of Community Infrastructure Levy would also be required to deliver a "meaningful proportion" of infrastructure improvements locally by direct payment to local Parish Councils. In Rotherham, this would amount to 15% of any Community Infrastructure Levy revenue generated by development in a Parish's area (this would be 25% where any local Neighbourhood Plan was adopted - there were none in Rotherham at present).

The recommended Community Infrastructure Levy rates were based on the ability of development to pay. The Viability Study had shown that Community Infrastructure Levy remained viable for residential, supermarkets and retail warehouses, but not for any other development type. A new separate charge category for retirement living was also proposed.

The following points were raised:-

- The charges for higher market areas of the Borough would correspond accordingly

- There were no charge for office/commercial development
- As the market/economy improved the charges could be revisited
- If a building was redeveloped for a chargeable use and the floorspace increased charges would be applicable
- The CIL revenue paid to a Parish Council had to be spent on infrastructure or anything else that was concerned with addressing the demands that development placed on an area. They had to report to the Authority and if found not to have spent the funding on what it should have, there was an ability to recover the funding
- The CIL implementation procedures for monitoring and administration would take detailed planning
- Need for corporate co-ordination and for the Council to decide what its priorities were for when funds start to be received
- Useful to discuss with Parish Councils

Agreed:- (1) That the report be noted.

(2) That the matter be discussed at the forthcoming Parish Council network meeting.

10. LOCAL PLAN CORE STRATEGY - ADOPTION

The Planning Policy Manager presented an update on the adoption of the Core Strategy.

Following adoption by the Council (Minute No. A37 of 10th September, 2014), the adopted Core Strategy had been published on the Council's website and copies placed in all Rotherham libraries. Press notices were placed in local newspapers providing notification of the adoption of the Strategy. Emails/letters were sent to the individuals or organisations who had requested notification of the Core Strategy adoption.

A 6 weeks legal challenge period followed the Council's resolution to adopt during which any person aggrieved by the adoption of the Rotherham Core Strategy could make an application to the High Court on the grounds that (a) the document was not within the appropriate power or (b) a procedural requirement had not been complied with.

The legal challenge period expired on 21st October with no application for legal challenge being made.

The Core Strategy now forms part of the Borough's statutory development plan and was being used when determining planning applications. The Council would monitor the Core Strategy to ensure that its policies were achieving their intentions and determine whether there was a need to review them.

Agreed:- That the report be noted.

11. SITES AND POLICIES DEVELOPMENT PLAN DOCUMENT -

CONSULTATION

The Senior Research and Spatial Analysis Officer gave a verbal update on the above document:-

- Consultation had commenced on 13th October for 6 weeks – closes 24th November at 5.00 p.m.
- Over 2,000 e-mails, 9,000 letters and 4,000 letters to those living within 100m of new sites had been sent
- Document available in all libraries and on CD
- 4 drop-in successful sessions held between 2.00-7.00 p.m. in Rawmarsh, Dinnington, Wickersley and Rotherham Town Centre – 575 people over the 4 sessions
- 359 representations received into the office from 168 people
- Currently only 1 petition/standard letter received but probably more would be received before the deadline
- The areas that had received the most responses were Lathe Road, Whiston, Todwick (residential site and the new employment site) and Bassingthorpe Farm

Upon completion of the consultation, all responses would be analysed and responses prepared. A further report would be submitted in due course.

Agreed:- (1) That the report be noted.

(2) That a further report be submitted in due course.

12. ANY OTHER BUSINESS

There were no other business to report.

13. DATE AND TIME OF THE NEXT MEETING

Agreed:- That the next meeting of the Rotherham Local Plan Steering Group take place at the Town Hall, Rotherham on Friday, 19th December, 2014, commencing at 10.00 a.m.