

**LDF Project Management Board Meeting 4 March 2011 – Report on the Draft
Core Strategy Consultation Responses and Timeline to Publication Plan**

Report by Jean Marshall, Spatial Policy Team Leader

Purpose of report

To inform Members of the emerging timeline for workshops within the Spatial Policy team, LDF Officer group and Project Management Board (PMB) and Workshops for Area Members to move forward the issues arising from the consultation on the draft Core Strategy

Recommendation

Those Members:

- Agree the issues identified as the key themes emerging and proposed additional tasks identified to aid decision making
- Consider and endorse the proposed schedule of workshops for LDF Officer group (formerly Major Applications Group) and the PMB and the proposed integration of the two bodies for the purposes of the Workshops. and the proposed Area Workshops for Members
- Endorse the wider draft timeline to deliver the Core Strategy Publication Plan.

Background

The draft Core Strategy formal consultation has, as at 22 February, generated 927 respondents with 2770 individual comments.

All of the comments received have been summarised into an issues matrix which sets out the main issues raised on a policy or paragraph basis reflecting the Core Strategy numbering and this will form the basis of a report to PMB and District Executive later in the year with the responses to the issues raised. Members will be presented with an early copy of this Matrix (which is a large document) at the meeting for reference purposes and for use during the coming months.

In addition to the original draft Core Strategy consultation period, a further consultation is being carried out with those respondents who have specifically referred to traffic generation and road capacity issues around Yeovil and a further 6 week consultation with these respondents is currently underway. These responses will also need to feed into the iNovem process and thus the consideration of Yeovil's growth will need to be later in the process to allow for this additional consultation and the summarising and consideration of the further comments received.

In addition, the Council are appointing consultants to look at the provision and delivery of infrastructure (the Infrastructure Delivery Plan - IDP). The outcome of this work may have a significant impact on the approach and phasing of growth throughout the District in order to ensure delivery of sustainable development and thus there will need to be further reflection on the growth strategy when the outcome of the consultants work is known. It is not considered necessary to delay further consideration of the comments made as this would cause a significant delay in the preparation of the Core Strategy overall but all discussions will need to be undertaken on the understanding that infrastructure issues may be identified which will trigger a rethink of some work undertaken. The consultants are also requested to

review Planning Obligations policy in the context of the Community infrastructure Levy (CIL) regulations and the new Government's confirmation of CIL.

Report

From the work in summarising the comments made it is clear that there are certain common themes, which are in need of further discussion both at officer level within the Policy team and within the wider PMB and LDF Officer Groups. These fall into a number of distinct areas as set out in the attached key issues workshop note (Appendix 1), although it is recognised that there will inevitably be issues arising that will cross refer, be inter-related and provoke wider discussion due to 'knock on impact' as issues and themes are discussed. These key issues emerged from review of issues matrix and amendments by the Spatial Policy Manager and team.

The order as set out reflects the need to consider the overall settlement hierarchy and which settlements are identified for growth at the outset before moving onto the distribution of that growth across the District. The only 'thematic' policy topics raising any considerable areas of discussion are those of housing and employment although there are individual controversial policies requiring discussion and these are identified for specific workshop consideration. Additionally, objections to Planning Obligations policy raise important points, which the IDP consultants will address. These will be concluded towards the end of the programme of workshops once the consultants have reported. It is felt that all other issues and comments can generally be dealt with through the matrix of issues and written response to these will be presented to members for approval towards the end of the process.

As far as is possible, and mindful of the May elections, the officer level workshops for the Spatial Policy team are followed by a joint PMB and LDF Officer meeting. It is felt that these can be held as a joint meeting in order to minimise the number of separate meetings discussing the same issues and to provide Members with a corporate officer view directly to aid their consideration. The workshops /PMB meetings for Yeovil will need to be held later on, in order to ensure that the further consultation on transport has been summarised and this means holding these after the May elections and Councillor training. Similarly that for Chard and the other market towns needs to follow decisions made on growth in Yeovil to ensure that overall the correct levels of growth is achieved. No meetings are planned during late July or August to avoid school holidays.

PMB should also note that indicative times are also shown for holding a round of area workshops with the Area Members in June and July. These are suggested in order to engage members in the issues raised and present additional evidence and arguments before finalising officer recommendations. A further round of Area Committees will follow in October for detailed formal consideration of the recommendations emerging from the further evidence collection, debate and discussion on the key issues emerging from the internal workshops and the Area Committee workshops. These Area Committees will also be presented with the specific recommendation on each and every response received on the draft Core Strategy produced by the Spatial Policy Manager and his team and set out in detail within the matrix of responses.

Infrastructure is shown as being the last topic for consideration in September, in order to allow the consultants time to prepare their report on the IDP. It is possible that additional workshops will need to be added following this if the report findings are at significant variance from the growth strategy proposed.

Appendix 2 sets out this schedule of meetings as a timeline and includes other matters such as the additional consultation period on the Yeovil transport review and workload arising from this, together with other work areas that will feed into the Core Strategy. The time line also includes indicative dates for the Area Committees in October with a scheduled report to District Executive in December. This time line is not intended to reflect the totality of the workload within the Policy team but aims to show how the various workshops and tasks fit into the overall timescale for production of the Submission document.

Members should be aware that the timeline now envisages a December presentation to District Executive and full Council. (The Public leaflet and press releases for the Consultation exercise promoted a September deadline for this). This delay is due to the fact that an additional specific round of Area Workshops has been introduced into the process, with strong Portfolio Holder support, in order to engage new Members into the process to date and to present them with issues and matters early prior to formal framing of recommendations so that they have an advance input into the final recommendations.

APPENDIX 1

Core Strategy Responses: key issues workshops

Introduction With exception of Yeovil – all workshops expected to last a full morning (or afternoon). Yeovil to last all day.

Papers that feed into the internal meetings will similarly feed the PMB/Officers workshops.

All settlement viability issues will need to be reviewed in a specific workshop at end of the process once IDP has emerged. The PMB /officer workshops will be presented with recommendations on each major issue deriving from the internal team workshops.

Internal Workshop - Settlement Hierarchy 15/3/11 9.30 – 12.30 Council Chamber A

Agenda

- Settlement Terminology
- Market towns review of designations
- Rural Centres review of designations
- Review of policy SS2 /other settlements proposed for Rural Centre status
- Review of new settlement idea
- Need for additional “village tier”
- Re- instatement of Development Areas and infilling policy
- Review of settlement hierarchy in light of requirement for housing provision and cumulative outcome of supply for market towns and rural centres (iterative process)

Pre Workshop Work tasks (accompanied by short papers for presentation prior to actual workshops)

- summary of Baker’s report and detailed trajectory (JM)* – as above
- extension of trajectory to end 2028 (EA) – as above
- reworking of employment provision to end 2028 (JM) - as above
- summary review of market town and rural centre designations in the light of representations (all team and JHM to collate)
- list of specific villages for upgrade to Rural Centre and pros and cons (KL)
- response to objections to SS2 and consequent recommendation (KL)
- rural service provision compared against past growth (JW)
- new settlement proposals case for and against (NC)
- response to objections seeking re-instatement of Development areas and infilling policy (KL)

Internal Workshop – Scale of growth 29/3/11 9.30 – 12.30 Main Cttee Rm

- Overall scale of growth

- Distribution between Yeovil, Market Towns, Rural Centres and rural settlements
- Updated housing and employment figures to April 2010 base date and to end 2028 to provide 15 year post adoption target as required
- Deliverability of target

Pre Workshop Work tasks (accompanied by short papers for presentation prior to actual workshops)

- summary of Baker's report and detailed trajectory (JM)
- extension of trajectory to end 2028 (EA)
- reworking of employment provision to end 2028 (JM)
- consideration of likely provision in rural settlements and implications for distribution (JW)

PMB/Officer Workshop – Scale of Growth and Settlement Hierarchy

- **agenda items as above in two workshops 6/4/11 9.30 - Main Cttee Rm**

Internal Workshop – Housing and Employment and miscellaneous key issues 28/4/11 2.00 – 5.00 Cttee Rm 3

Agenda

- housing density
- affordable housing targets and thresholds
- employment land – providing for non B use employment and implications for employment provision
- affordable housing and open space standards
- open space standards justifications
- objection to Appropriate Assessment
- car parking standards
- Renewable energy and conservation (policy EQ1)

Pre Workshop Work tasks (accompanied by short papers for presentation prior to actual workshops)

- Density report (JW)
- Summary of arguments re affordable housing (JW)
- Discourse on implications of catering for non B uses of employment (JM)
- Discourse on open space standards and their viability in light of open space strategy et al (EA)
- Response to RSPB criticism of AA (KL)
- Summary of SCC Car parking standards and recommendations about our endorsement (KL)
- Arguments against policy EQ1 and response to arguments (KL)

Internal Workshop – Round up of thematic issues 9/5/11 2.00 –5.00pm Cttee Rm 1

Agenda

- Historic environment
- Design issues
- Presentation of responses to all objections (progress to date)

Pre Workshop Work tasks (accompanied by short papers for presentation prior to actual workshops)

- Summary of PPS issues for inclusion in CS (EA)
- Response to issues on Historic environmental analysis Yeovil (NC)

- completion of officer comment and recommendations on all issues as far as possible (mainly excluding Yeovil and Chard) in matrix (all team)

**Internal Workshop – Yeovil Growth 20/5 9.30-4.30 Council Chamber A
Agenda**

- Brownfield/Greenfield split
- One or several urban extensions
- Location for Urban extension(s)
- Viability of urban extension
- Eco status of extension to include critical mass
- Yeovil employment growth in town centre

Pre Workshop Work tasks (accompanied by short papers for presentation prior to actual workshops)

- summary of arguments for and against options (NC)
- justification of urban/Greenfield split (EA)
- summary of arguments for and against one or several sites (NC)
- update of SA in light of points made (NC)
- actual footprint for potential site(s) presented on map base – reflecting decision on one or several sites for urban extension (NC)
- summary of Baker's implications and summary of Transport Assessment implications (NC)
- summary of renewable energy report implications (NC)
- discussion paper on employment growth in Yeovil town centre (JM)

PMB/Officer Workshop – Housing and Employment and miscellaneous key issues

- agenda items as workshop on same above 7/6 2pm - 5pm Main Cttee Rm

PMB/Officer Workshop – Growth locations for Yeovil

- agenda items as above 14/6 9.30-4.30pm Main Cttee Rm

AREA SOUTH MEMBERS WORKSHOP TBC in June

**Internal Workshop – Chard allocation and Market town growth locations
30/6 9.30-12.30 Committee Rm 3**

Agenda

- review of pros and cons of Chard growth allocation
- review of objections to phasing
- alternative proposals in Chard
- implementability of Chard allocation (including Chard tariff policy)

- Market town growth options pros and cons (by town – Crewkerne, Castle Cary, Somerton, Ilminster, Langport (given protagonists of upgrade, Wincanton)
- Phasing of employment with housing at Wincanton
- Retail allocation at Wincanton

Pre Workshop Work tasks (accompanied by short papers for presentation prior to actual workshops)

- summary of Baker's report and detailed trajectory (JM) – as above
- extension of trajectory to end 2028 (EA) – as above
- reworking of employment provision to end 2028 (JM) - as above
- summary of Chard allocations objections pros and cons(JW)
- statement of Chard alternative offers and pros and cons (JW)
- review of Chard implementation approach (overall viability, governance and phase II details) and work to do and risks associated (JW)
- review of pros and cons of each town's options (JW, JM, KL, EA, NC)
- review of phasing argument and retail allocation proposals for Wincanton (JM)

PMB/Officer Workshop – Growth locations for Chard and other market towns
5/7 2pm – 5pm Main Cttee Rm

AREA NORTH MEMBERS WORKSHOP TBC in July

AREA EAST MEMBERS WORKSHOP TBC in July

AREA WEST MEMBERS WORKSHOP TBC in July

Internal Workshop – Review of Settlement Hierarchy, Yeovil growth, Chard allocation and options for growth in market towns in the light of Infrastructure Delivery Plan/Planning Obligations study and review of Planning Obligations policies **6/9 9.30-12.30 Main Cttee Rm**

Agenda

- settlement hierarchy
- Yeovil growth
- Chard allocation
- Market town options
- More tariff based obligations policy
- Viability of obligation policies
- Process map for moving to Community Infrastructure Levy

Pre Workshop Work tasks (accompanied by short papers for presentation prior to actual workshops)

- Summary of IDP and assessment of implications for settlement hierarchy and settlements (JHM)
- Summary of Consultant's report on obligations policies and what it means for obligations policy (JHM)
- Knock on impact for growth strategies in any identified settlements (all)

PMB/Officer Workshop F –Review of growth and obligations policy in light of IDP and Consultant's report on agenda items as above **14/9 2-5pm Main Cttee Rm**

* initials relate to the Spatial Policy officer responsible to deliver the work identified