

Local Development Framework project management Board

Workshop 21; Report back on Proposed Submission Consultation and Full Council Report Monday 26th November 2012

Notes of Meeting

Member Present: Ric Pallister, Tim Carroll, Sue Steele

Officers Present: Rina Singh, Martin Woods, Dave Norris, Helen Rutter, Andy Foyne, Liz Arnold, Keith lane, Jo Wilkins

1. Notes of last meeting and matters arising

Minutes of meeting held on 16th November 2012 endorsed. Scheduled meeting with English Heritage did not go ahead as planned (see item 2).

Revised Local Development Scheme (LDS) is going to Management Board this afternoon and will be reported to District Executive on 6th December 2012 and Full Council on 13th December 2012.

2. Update on outstanding English Heritage Matter

As a result of the weather conditions the planned meeting on 21st November 2012 with English Heritage did not go ahead as planned. The matter needs to be resolved in time for Full Council on 13th December. Outstanding matters are:

- Impact of the proposed Yeovil Urban Extension on the Roman Villa
- English Heritage's stated preference for a multi-site option

Issues pertaining to Policy EQ3 Historic Environment are now resolved.

PMB agreed that a response from English Heritage is needed by 4th December in order to have a written report in time for Full Council on the 13th; the supporting text within the Local Plan should make it clear that protection of the Roman Villa will be a fundamental part of the masterplanning process.

Action: AF to telephone and email Caroline Power at English Heritage to seek a response by 4th December 2012, if necessary MW to take up the matter.

3. Duty to Co-operate

The 'Duty to Co-operate' became a legal requirement under the provisions of the Localism Act. In essence it requires all local planning authorities such as South Somerset to co-operate on strategic matters with neighbouring authorities and other prescribed bodies, to maximise the effectiveness when preparing Development Plan Documents such as the Local Plan.

The final duty to co-operate report will be submitted with the Local Plan. The draft report was presented to PMB, it is largely complete but needs a few amendments,

particularly to reflect the outcome of the issues with English Heritage and inclusion of the agreed notes of the meeting held on 9th November 2012 with the other LPAs.

RP noted that Taunton Deane District Council is missing from the list of participants on page 32 of the report. Also requested that the final report is printed in colour to ensure that it is clearly visible where English Heritage have suggested changes to meeting notes.

AF confident that the duty has been fulfilled and that no significant issues have arisen from the meetings with other Local Planning Authorities and relevant bodies.

PMB agreed that this is a factual report and there is no need for it to go to Full Council. PMB noted that it is a 'duty to co-operate' not 'a duty to agree'.

Action: AF to amend report to reflect the latest position, insert Taunton Deane on page 32 and ensure final report is printed in colour and submitted in due course to the Local Plan Examination Planning Inspector along with the Local Plan.

4. Amendments to the Proposed Submission Local Plan and endorsement for Submission

AF presented PMB with a draft report setting out the responses to the consultation on the proposed submission Local Plan 2006 - 2028. No major changes to the Proposed Submission Local Plan are proposed however, approximately 60 minor changes are proposed.

Regarding presentation of the report to members, the main covering report sets out the key issues but also includes a large matrix summarising each of the representations received. PMB agreed that in order to make the large matrix as clear to understand as possible the responses would be ordered in Local Plan order. Full Council would be presented with the full matrix and there would also be a shorter report setting out where changes are proposed, both versions will be submitted to the Local Plan Inspector. Clarification is needed in the Report that the full matrix is the formal Representation database for submission for the Local Plan Inspector.

All changes for various reasons were agreed to be considered minor in nature.

AF confirmed that all proposed minor amendments have been assessed against the Sustainability Appraisal (SA) and Appropriate Assessment (SA). Relevant appendices will be presented to PMB on 30th November. TC requested that the text under Appropriate Assessment be amended to refer to 'Levels and Moors' rather than "Moors and Levels".

PMB re-considered the proposed inclusion of land to the rear of Yeovil Court and agreed that it would not be included as part of the Yeovil Sustainable Urban Extension due to the potential for it to compromise / encroach on the East Coker and North Coker Buffer Zone and the fact that it is identified as having a low capacity to accommodate built development within the Historic Environment Assessment.

As an aside RP explained that at a recent Area West Committee meeting the issue of agricultural land and solar PV arrays was raised where some national guidance was referred to – agreed that DN would investigate.

Action: AF to finalise report and arrange for large matrix and matrix of minor changes to be ordered in Local Plan order – both to be presented to Full Council. Main matrix to include: ‘for Submission to the Inspector’ in the title.

DN to investigate solar PV / agricultural land quality issue.

5. Housing Trajectory and Policies SS3 Delivering New Employment Growth and SS5 Delivering New Housing Growth – Options to deliver 16,450 dwellings (301 less than proposed in Submission Local Plan)

AF explained that EA has been working on the housing trajectory and subsequent amendments to Policy SS5 (JM working on Policy SS3). PMB were presented with 3 options for the distribution of the housing growth within Policy SS5 in order to deal with the 301 reduction District wide in the housing provision total:

Option 1: proportional reduction of 301 dwellings: 50% to Yeovil and 50% to the rest of the District in proportion (none taken off Wincanton due to existing level of commitments)

Option 2: 50/50 reduction in numbers at Yeovil and Chard as the two largest settlements.

Option 3: 50% reduction at Yeovil and 50% reduction across Chard, Crewkerne and Ilminster.

PMB agreed that Option 1 presented the most sustainable approach.

EA presented the housing trajectory to date. General recognition that given market forces new dwellings will not be delivered exactly as set out however the emerging trajectories present a realistic expectation and figures will equalise across the District. Final trajectory and revised Policies SS3 and SS5 will be presented to PMB on 30th November 2012 for approval and included in the Full Council report.

MW expressed concern about the size of the area shown on Yeovil Town Centre - Inset Map 15a. PMB agreed that key would be amended to state ‘Indicative Urban Village Location’.

Action: EA, AF and JM to finalise reports for PMB and Full Council. KL to arrange for Local Plan key to be amended as set out above.

6. Other matters

Topic papers: topic papers on housing and employment will be produced providing a narrative for the final Policies SS3 and SS5 as factual documents. PMB agreed that they would not require endorsement by Full Council. However, Full Council report will include a short paragraph of text explaining what they are.

Programme Officer: KL explained that he had spoken to Steve Carnaby at the Planning Inspectorate who confirmed that the Programme Officer must be in place (appointed and having started work) on the day the Local Plan is submitted. Interviews will be held on 20th December 2012. The Planning Inspectorate wishes to be notified of the exact date we intend to submit the Local Plan.

Submission: For the submission the Consultation Statement will be updated to reflect the process at Proposed Submission stage. The SA and AA will be submitted together with the evidence base.

Action: AF to notify the Planning Inspectorate of the Local Plan Submission date.

7. Any Other Business

Given that the planned Full Council meeting on 22nd November 2012 had to be cancelled due to the weather conditions PMB agreed that a revised start time for the meeting on 13th December would be required to allow time for the carried forward item to be discussed as well as the LDS and Local Plan. RP to liaise with Cllr Mike Best regarding revised meeting time.

Local Plan respondents and interested parties have already been informed of the meeting date and time therefore emails / letters will need to be sent out advising them of the revised meeting time once it has been agreed.

LDS has to be in place at Submission therefore will be going to Full Council on the 13th. PMB noted that since Workshop 20 (16th November 2012) the time scale for the Green Infrastructure Strategy has been amended – start date delayed by four months.

Action: AF to arrange for respondents and interested parties to be notified of revised start time for Full Council once agreed by RP and MB.

8. Date of next meeting

The next PMB meeting will be held on Friday 30th November 2012.