

Local Development Framework Project Management Board
Workshop 27
7th June 2013, Brympton Way, Yeovil

Members Present:	Officers Present:
Ric Pallister	Rina Singh
Tim Carroll	Martin Woods
Sue Steele	Andy Foyne
	Dave Norris
	Jo Manley
	Jo Wilkins

1. Notes of last meeting and matters arising

No matters arising.

2. Economic Prosperity and Employment Provision Report 1 Critique of Messrs Fysh and Hartley's Issue 3 Statements

AF reported that he is confident that the points raised by Cllr Fysh can be refuted. One key issue relates to the BRES working owners' discontinuity. Cllr Fysh has applied this discontinuity allowance by back dating it to 2006 (and the period covered by ABI data) which results in a difference of 1,200 jobs in 2006 (Local Plan base date) and Cllr Fysh is using this to support his argument that growth has not been as strong as stated between 2006 and 2011. Clarity has been sought from ONS and the BRES Team by both SSDC and Cllr Fysh on this issue, however contradictory advice has been given on this matter of statistical approach.

AF took PMB through the reports and highlighted the main areas of disagreement with Cllr Fysh / Mr Hartley methodologies.

PMB agreed:

- That they have confidence in SSDC's approach which is in accord with the NPPF by being positive, robust and ambitious. Discontinuity adjustment considered inappropriate given advice by ONS and BRES Team and associated uncertainties.
- Reports as presented to PMB (with minor modification i.e. update of Annex 5 and insertion of some explanation of what is happening generally in the South Somerset economy) be presented to the Examination.

3. Economic Prosperity and Employment Provision Report 2 Justification for Additional Employment Land

AF explained that the Inspector has raised concerns regarding the justification of the 3ha and 2ha of employment land in Market Towns and Rural Centres. This has therefore been reviewed.

The ELR identifies that a large proportion of the employment land requirement for the plan period is already committed which means there is a lack of sites going forward. At the current time it is not clear how much will be needed and where, consequently this is a matter to be addressed through the site allocations DPD process.

Chard is different as it is a strategic allocation. PSSSLP identifies 6ha post plan period. However, following reconsideration it is recognised that the 13ha within the plan period is justified by the work undertaken by LDA and addressed through the Chard Regeneration Plan (2010), however the post plan period figure was based on housing numbers and is less well justified. The need for and location of further employment land at Chard can be addressed through the Local Plan review.

The 4 ha of employment land in Rural Settlements is proposed to be retained and will be delivered through Policy SS2.

It is proposed to retain the split of jobs between 'B' Class uses and non 'B' classes as indicative policy targets but overall approach to employment land provision now more closely reflects the NPPF definition of economic development with policy changes now proposed.

RP asked if there were enough resources within the Planning Policy Team to deliver the LDS and MW confirmed that he considered the resources to be adequate at this time. Individual projects will require in depth resource planning.

PMB agreed:

- The proposed revised approach and that the changes are minor modifications.
- To insert the word 'minimum' into Policy SS3 (AF proposed to do orally at Examination).
- To confirm Council's evidence as submitted and AF to make clear orally at Examination that the difference between 27 ha of employment provision now proposed instead of the 44 ha in the PSSLP will be firmed up and justified as part of the site allocation DPD process.

4. Endorse minor modifications made post Full Council 17/1/13 (Schedule attached)

AF presented a comprehensive list of post January 17th 2013 minor modifications drawing PMB's attention to those of particular note. He also circulated 2 additional minor modifications relating to Policy SS2.

PMB Agreed:

- To endorse the minor modifications presented in revised Core Document 3C with the addition of the proposed modifications to Policy SS2.

5. Ilminster

No change from previous PMB discussion.

PMB agreed:

- To await the outcome of the Inspector's deliberations.

6. Next stages and next meeting

AF confirmed that the next hearing session is due to take place on 18th June 2013. The Inspector is anticipated to write informally to the District Council within a few weeks following the 18th. This will inform the Council if there are any areas where he thinks the Local Plan might be unsound.

PMB agreed:

- To have the next PMB in the 2nd week in July.
7. **Any other business**

Duty to Co-operate – Still awaiting a final response from Dorset County Council – SSDC have written again and there is one outstanding issue. This matter now needs urgent resolution.

PMB agreed:

- MW and RP to pick up week commencing 10th June 2013.

Hardisty Jones rebuttal – RP asked for an update on what was happening regarding the additional statement submitted by Hardisty Jones. AF confirmed that EA would be completing that critique on her return from leave on 13 June.