

Notes of Examination Suspension Project Management Board

Workshop 32: Consideration of Further Main Modifications

Committee Room, Brympton Way, Yeovil, 24 July 2014

Present: Ric Pallister, Tim Carroll, Rina Singh, Helen Rutter, Dave Norris, Paul Wheatley, Keith Lane, Jo Wilkins

1. Review of progress since last meeting

PW explained that since the conclusion of the resumed Examination Hearing Sessions held in June 2014, there has been a series of correspondence with the Inspector, responses to his additional questions have been posted on the Council's web site and participants have had the opportunity to respond. This has culminated in the Inspector writing the Council on 14th July 2014 to express his concerns regarding the clarity of the approach to new employment land provision in rural settlements, and again on 16th July 2014 with his preliminary findings. These letters confirm the Inspector's view that there are a "*small number of shortcomings in the document, relating to soundness*" which requires four further Main Modifications, these relate to policies YV2, YV3, SS3 and SS5.

2. Proposed Submission Local Plan: Further Main Modifications and 3. Plenary Discussion

PMB dealt with agenda Items 2 & 3 concurrently. Each of the further Main Modifications were discussed in turn:

MM9: Additional detail on mitigation required for North East Yeovil Sustainable Urban Extension

TC suggested that the amendment to the first bullet point (deletion of "'B' use class employment" and insertion of "for economic development") should, for consistency, also be made to the first bullet point under the South SUE.

PMB Agreed: To further amend MM9 to include the same change in relation to the South SUE.

MM10: Deletion of Policy YV3: East and North Coker Buffer Zone

PMB Agreed: That the MM10 should progress as presented.

MM11: Amendment to Policy SS3 to improve clarity on employment and land delivery in Rural Centres

PW confirmed that the Inspectors note of 14th July clearly states that the delivery of employment in Rural Settlements can be adequately addressed through Policies SS2, EP4 and EP5.

PMB Agreed: That MM11 should progress as presented with the addition of a missing comma after "...(via the SUEs)".

MM12: Amendment to Policy SS5 to improve clarity on housing delivery in Crewkerne and Wincanton

PMB noted that the version of MM12 as presented to PMB contained a typing error, the text of the new paragraph (after 13.5) should have reflected the footnote to Policy SS5 and should read "...within three years..." not "...five years...".

RP and TC were keen to ensure that the Inspector's concerns are fully addressed and that a genuinely "early review" of housing and employment provision at Wincanton should take place. It was recognised that the revised Local Development Scheme (LDS) will set out the timetable for the Spatial Policy Team's future work (this is anticipated to be produced later in the year) however it was felt that the Local Plan should be as clear as possible and that the review should commence within two years of the date of adoption of the Local Plan.

PMB Agreed: That the new paragraph (after 13.5) and the footnote to Policy SS5 (together with the consequential change to Policy SS3) should state the following:

"An early review of policy relating to housing and employment delivery in Wincanton will be undertaken as part of the proposed Site Allocations Development Plan Document process; this will commence within two years, with the objective that the review will be completed within five years of the date of adoption of the Local Plan."

3. Next Steps

PW explained the next steps as set out in the further Main Modifications document. Once endorsed by District Executive on 7th August 2014 and Full Council on 21st August 2014 the further Main Modifications will be subject to formal consultation between 28th August and 10th October 2014

RP requested that the Committee Reports include an explanation of the process beyond this round of consultation and up to adoption, including the timescales for any legal challenge to be made.

RP and TC requested that the potential dates for District Executive and Full Council meetings to discuss the findings of the public consultation, and sign-off the final further Main Modifications should be set out through dialogue with Committee Services.

PMB Agreed: PW will liaise with Committee Services to arrange meetings of District Executive and Full Council in November 2014.

4. AOB

PW confirmed that Equality Analysis (EqA), Habitats Regulations Assessment (HRA) and Sustainability Appraisal (SA) of the further Main Modifications is being carried out and will be presented to District Executive on 7th August 2014 and Full Council on 21st August 2014.

HR asked what is happening with regards to CIL. PW confirmed that the IDP is in the process of being updated and DN noted that the previous viability evidence will need to be updated moving forward. Timescales for CIL will be reviewed through the LDS process.