14 January 2014

Mr R Hollox
c/o Kerry Trueman, Programme Officer

By email only

Dear Mr Hollox

Rotherham Core Strategy: Preliminary Thoughts

Thank you for your letter of 6 January 2014. I note the preliminary findings set out and confirm that the Council wishes to proceed with the examination of the Core Strategy and the preparation of your Report. As such please accept this letter as the formal request, under Section 20(7c) of the Planning and Compulsory Purchase Act 2004 (as amended by s.112 of the Localism Act 2011), that you recommend modifications necessary to make the Rotherham Core Strategy sound.

The Council will give further consideration to the issues set out in your letter and prepare draft Main Modifications for your consideration prior to consultation. I will endeavour to provide these to you as soon as possible.

To assist drafting of the Modifications I would welcome clarification on a number of issues raised in your letter:

1. Paragraph 48 of the Framework (NPPF) indicates that an allowance can be made for windfall sites in the rolling five year supply. With regard to the comments in paragraph 4 of your letter, I would welcome clarification as to whether the windfall provision could be taken as reducing the overall housing requirement? For example, assuming 100 homes per year over the 15 year plan period, could the target be reduced by 1,500? Or alternatively should windfalls be treated as part of the supply considerations in taking forward the Sites and Policies document?

2. With regard to other Policy or supporting text changes put forward during the hearing sessions by the Council or other participants and not referred to in your letter, I would welcome clarification as to whether any of these should also be identified as Main Modifications for consultation (for example, ED36, ED/63 and appendix 1 of the Council’s response to matter 1 would introduce changes to policies, and ED/74 or the Council’s proposed alternative in RMA/26 would introduce a new policy). It is appreciated that you may still be considering the various changes suggested and the
responses received. If it would be helpful I am happy to provide a schedule of those other changes which we consider may represent Main Modifications (rather than minor changes) which should be subject to consultation. This would obviously be without prejudice to any decision you may take on these.

I look forward to hearing from you at your earliest convenience regarding the issues for clarification, and will write to you again with the requested draft Main Modifications as soon as possible.

Yours sincerely

Ryan Shepherd
Senior Planning Officer
Planning and Regeneration Service