

CABINET ITEM COVERING SHEET PROFORMA

AGENDA ITEM 16

REPORT TO CABINET

9 MARCH 2006

**REPORT OF
CORPORATE
MANAGEMENT
TEAM**

CABINET DECISION/COUNCIL DECISION/KEY DECISION

Regeneration and Transport – Lead Cabinet Member – Councillor Cook

**DRAFT CORE STRATEGY ISSUES AND OPTIONS
LOCAL DEVELOPMENT FRAMEWORK**

1. Summary

This report presents to Members the draft Core Strategy Issues and Options paper, so that this document may then be forwarded on to Special Council in March for consideration and final approval for initial consultation.

2. Recommendation

Recommendation to Council : -

- i) endorse the draft Core Strategy Issues and Options paper for wider consultation purposes
- ii) note that feedback from the consultation exercise will be reported back to Cabinet as part of the preparation of the Preferred Options for the Core Strategy.

3. Reasons for the Recommendations/Decision(s)

There is a statutory duty for all local planning authorities to adopt and keep under review the development plan for their respective areas. Under the Planning and Compulsory Purchase Act 2004, the Core Strategy is a development plan document that will set out the Council's vision and spatial strategy for meeting known and anticipated development requirements to 2021.

Planning Policy Statement 12: Local Development frameworks states the "Local planning authorities should prepare development plan documents taking into consideration the process of continuous community involvement.....and should front load the preparation of development plan

documents by facilitating early involvement and securing inputs from the community and all stakeholders”.

It is necessary to seek the approvals from Cabinet prior to its formal presentation to Council in May 2006.

4. Members Interests

Members (including co-opted members with voting rights) should consider whether they have a personal interest in the item as defined in the Council’s code of conduct (paragraph 8) and, if so, declare the existence and nature of that interest in accordance with paragraph 9 of the code.

Where a Member regards him/herself as having a personal interest in the item, he/she must then consider whether that interest is one which a member of the public, with knowledge of the relevant facts, would reasonably regard as so significant that it is likely to prejudice the Member’s judgement of the public interest (paragraph 10 of the code of conduct).

A Member with a prejudicial interest in any matter must withdraw from the room where the meeting is being held, whilst the matter is being considered; not exercise executive functions in relation to the matter and not seek improperly to influence the decision about the matter (paragraph 12 of the Code).

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SUMMARY

This report presents to Members the draft Core Strategy Issues and Options paper, so that this document may then be forwarded on to Special Council in March for consideration and final approval for initial consultation.

RECOMMENDATION

2.1 Recommendation to Council : -

- i) endorse the draft Core Strategy Issues and Options paper for wider consultation purposes
- ii) note that feedback from the consultation exercise will be reported back to Cabinet as part of the preparation of the Preferred Options for the Core Strategy.

DETAIL

- 3.1 The Local Development Framework, which replaces the “old” system of local plans, puts great emphasis on achieving more effective community involvement. “The key to the success of the new system is the early identification of all issues in the preparation of a development plan document. It is essential that anyone who has an interest in the planning of an area actively seeks to assist the local planning authority to shape the future of that area from the earliest stage. Local Planning authorities should front load the preparation of development plan documents by facilitating early involvement and securing inputs from the community and all stakeholders. The preparation process should include consideration of all the alternative options derived from the development of the evidence base, the authority’s awareness of local issues, the views of key stakeholders and community involvement”.¹

¹ PPS12: Local Development Frameworks, paras. 4.1 and 4.2.

- 3.2 In the agreed Local Development Scheme, which sets out the timetable for the production of development plan documents, the first to be prepared is the Core Strategy.

THE CURRENT POSITION

- 3.3 The Core Strategy is a strategic document which will set out the vision and spatial strategy for meeting the known and anticipated development requirements to 2021. It will include a key diagram which will show broad locations (not specific sites) to meet specific requirements and will also include a suite of generic criteria based development control policies.
- 3.4 Attached is a draft Issues and Options Paper for the Core Strategy. This gives a brief overview of Stockton Borough, identifies drivers for change, suggests a vision and strategic objectives for the area, identifies key issues for the Borough and puts forward options for consideration.
- 3.5 The Issues and Options Paper asks a series of questions for key stakeholders and the public to consider. The consultation exercise will invite all those who have an interest in the Borough to let us know their views on the best way(s) to meet the development needs of the Borough and to raise any other issues and options which they think should be considered at this stage in the process.
- 3.6 It is anticipated that the consultation exercise will be carried out over six weeks in May and June.

THE NEXT STEPS

- 3.7 Following this initial round of consultation, the preparation process can be divided into 3 further stages:
- **Production** – preparation of Preferred Options (formal consultation/participation will take place on these) (April to July 2007) followed by the preparation and submission of the Core Strategy development plan document in the light of representations on the Preferred Options (March 2008)
 - **Examination** – the independent examination into the soundness of the Core Strategy (October 2008)
 - **Adoption** – the binding Inspector's report and adoption (June 2009).

FINANCIAL IMPLICATIONS

- 4.1 At this stage, there are no financial implications other than the costs involved in the consultation exercise.

POLICY CONTENT

- 5.1 The Core Strategy is a strategic document which will set out the vision and spatial strategy for meeting the known and anticipated development requirements to 2021. It will form the overarching planning strategy to guide the policy content of other subsequent development plan documents that will provide more detail for the development, protection and enhancement of the

area. It will take into account other strategies and programmes which affect the area, especially the Community Strategy.

CONSULTATION

- 6.1 On 22 February 2006, Planning Committee was consulted on the draft Core Strategy Issues and Options paper. At the time of writing, it was not possible to include any comments made. A verbal report will be presented to Cabinet outlining any views received.

RISK ANALYSIS

- 7.1 A Strategic Risk Assessment has been undertaken, and there are no known risks that would arise from its preparation. However, delay at this stage could lead to difficulties in meeting subsequent target dates for the preparation of and consultation on the Preferred Options and Submission documents, independent examination and adoption of the Core Strategy.

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Environmental Implications N/A

Community Safety Implications N/A

Background Papers Planning Policy Statement 12: Local Development Frameworks

Creating Local Development Frameworks: A Companion Guide to PPS 12.

Education Related Item No

Ward(s) and Ward Councillors: All

Property Implications N/A