

## **Tees Valley Joint Strategy Committee**

A meeting of the Tees Valley Joint Strategy Committee was held on Monday, 30<sup>th</sup> January 2006.

**Present:** Councillor Budd (Chairman).  
Representing Darlington Borough Council: Councillors Lyonette, Scott, Wallis and Williams.  
Representing Hartlepool Borough Council: Councillors Preece and Waller.  
Representing Middlesbrough Borough Council: Councillors Sanderson and Thompson.  
Representing Redcar and Cleveland Borough Council: Councillors Mrs Collins, Dunning and Smith.  
Representing Stockton-on-Tees Borough Council: Councillor Cherrett.

**Officers:** J Lowther (Director of Tees Valley Joint Strategy Unit), P K Bell (Stockton-on-Tees Borough Council).

**Apologies for absence** were submitted on behalf of Councillors Allison, Brady, Cook, Coward, Empson, Lupton, Mawston, Mrs Moody, Payne, Richmond and Teasdale.

### **Declarations of Interest**

Councillor Smith declared a personal non prejudicial interest in respect of Agenda Item No. 5 – Tees Valley Draft Sub Regional Housing Strategy as he is a Member of the Management Board of Coast and Country Housing Ltd.

### **Tees Valley Draft Sub Regional Housing Strategy.**

Consideration was given to a report on the Tees Valley Draft Sub Regional Housing Strategy.

Members were aware that the Joint Strategy Unit was coordinating the evidence on behalf of the Tees Valley authorities for justifying the housing policies and strategy in the Regional Spatial Strategy.

A key report was the Draft Sub Regional Housing Strategy which was attached for Members information and was currently subject to further consultation. The draft report provided a useful summary and background evidence of the housing needs of the Tees Valley and the issues which will need to be examined over the next two years. The report sought approval from Members to submit the Draft Sub Regional Housing Strategy to the library of documents for the Examination in Public on the basis that it was work in progress and illustrated how our planning policies related to housing policies.

There were 3 minor amendments proposed by Hartlepool Borough Council. These amendments were agreed by the Committee.

RESOLVED that the Director of the Joint Strategy Unit be authorised to submit the Draft Sub Regional Housing Strategy to the North of England Regional Spatial Strategy Examination in Public as work in progress.

### **North East Regional Spatial Strategy Revision: Examination in Public, March/April 2006 – Employment Land Provision in the Tees Valley.**

Consideration was given to a report on the North East Regional Spatial Strategy Revision: Examination in Public, March/April 2006 – Employment Land Provision in the Tees Valley.

It was outlined that the Joint Strategy Unit would be a participant at the Examination in Public to be held into the North East Regional Spatial Strategy Revision in March and April 2006. The purpose of the report was to seek the Member's endorsement of the case that should be made for adequate provision of employment land in the Tees Valley.

The North East Regional Spatial Strategy Revision (RSS) was submitted by the North East Assembly, as Regional Planning Body, to the Secretary of State in July 2005. An Examination in Public into the RSS would commence on 7<sup>th</sup> March 2006 and was expected to last about five weeks. The purpose of the Examination in Public would be to provide an opportunity for a structured discussion and testing of the draft RSS before an independent Panel. The Joint Strategy Unit had been asked to participate at the Examination and will represent the Tees Valley local authorities on a number of matters to be discussed.

The report showed the amount of employment land available in the Tees Valley and compared data with that in the submission draft Regional Spatial Strategy.

It was outlined that although there may be some scope for a limited amount of employment land in the Tees Valley to be de-allocated or re-allocated for other uses, the current employment land portfolio should be largely retained. The Tees Valley needed to be able to implement the economic objectives set out in the Northern Way, the City Region Development Programme, and the Tees Valley Vision. It could only do this if it had sufficient land available for development in the correct location.

The Tees Valley City Region Development Programme had set out the region's priorities for raising the economic performance of the Tees Valley. The region's ability to achieve an improved economic performance would partly depend on having sufficient land allocated in the correct locations to achieve the goal.

RESOLVED that the report be approved as the basis for presenting the case for employment land provision in the Tees Valley at the Regional Spatial Strategy Examination in Public.

#### **North East Regional Spatial Strategy Revision: Examination in Public, March/April 2006 – Housing Provision in the Tees Valley.**

Consideration was given to a report on the North East Regional Spatial Strategy Revision: Examination in Public, March/April 2006 – Housing Provision in the Tees Valley.

It was outlined that the Joint Strategy Unit would be a participant at the Examination in Public to be held into the North East Regional Spatial Strategy Revision in March and April 2006. The purpose of the report was to seek Member's endorsement of the case that should be made for an increase in the housing provision for the Tees Valley sub-region.

The North East Regional Spatial Strategy Revision (RSS) was submitted by the North East Assembly, as Regional Planning Body, to the Secretary of State in July 2005. An Examination in Public into the RSS would commence on 7<sup>th</sup> March 2006 and was expected to last about five weeks. The purpose of the Examination in Public would be to provide an opportunity for a structured discussion and testing of the draft RSS before an independent Panel. The Joint Strategy Unit had been asked to participate at the Examination and would represent the Tees Valley local authorities on a number of matters to be discussed.

The submission draft Regional Spatial Strategy for the North East (RSS) identified a net housing requirement in the Tees Valley of 29,100 dwellings over the period 2004-2021. The Tees Valley local authorities considered that the net housing requirement in RSS should be increased to 33,100 for the following reasons:

1. Recent net migration trends indicated that there was a strong case for more optimistic assumptions on future migration rates
2. Good prospects for faster economic growth, as reflected in the Northern Way, City Region Development Programme and Tees Valley Vision
3. The locational strategy in RSS which focused future development in the city regions
4. Major regeneration proposals in the pipeline and initiatives to re-structure the sub-regional housing market
5. Providing more choice and variety of housing type and location to encourage more people to live within the Tees Valley and reduce commuting.

RESOLVED that that the report be approved as the basis for presenting the case at the Regional Spatial Strategy Examination in Public for an increased net dwelling provision figure of 33,100 over the period 2004-2021.