

CABINET ITEM COVERING SHEET PROFORMA

AGENDA ITEM

REPORT TO CABINET

15 March 2007

**REPORT OF CORPORATE
MANAGEMENT TEAM**

CABINET DECISION/COUNCIL DECISION

Regeneration and Transport –Lead Cabinet Member – Councillor Cook

REVISED LOCAL DEVELOPMENT SCHEME (LDS)

1. Summary

This report informs Cabinet of revisions to the Local Development Scheme (LDS), which sets out detailed arrangements for the production of Local Development Documents (LDDs) which will comprise the Council's Local Development Framework (LDF). The revisions are necessary to:

- Delete those documents which have been completed and adopted,
- To insert new documents
- To revise the timetable for the production of the Core Strategy, Regeneration and Environment Development Plan Documents (DPDs) in accordance with current resources.

The Revised LDS was reported to and approved by Planning Committee on 14th March 2007.

2. Recommendations

That Cabinet Members recommend Council: -

1. Notes the contents of this report.
2. Agrees the amendments to the timetables of individual LDDs.
3. Notes the further stages in agreeing the revised timetable with Government Office for the North East (GO-NE) and the Planning Inspectorate (PINS).
4. Delegates to officers minor amendments to the timetable required by GO-NE and PINS.

3. Reasons for the Recommendations/Decision(s)

The Planning and Compensation Act 2004 requires each local authority to prepare a Local Development Scheme which is a public statement of the local planning authority's programme for the production of local development documents. The LDS should set out complete timelines for the production of all documents comprising the Local Development Framework, from evidence base to adoption. Schemes should be revised as necessary either as a result of the annual monitoring report or because there is a need to revise and/or prepare new local development documents.

A number of the documents identified in Stockton's Revised Local Development Scheme dated March 2006 have been completed and need to be removed from the LDS, a new Supplementary Planning Document (SPD) for Greater North Shore needs to be added to the timetable, whilst remaining documents need to have their timetables reviewed. It is therefore opportune to revise the LDS at this time.

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).

Further to the above, it should be noted that any Member attending a meeting of Cabinet, Select Committee etc.; whether or not they are a member of the Cabinet or Select Committee concerned, must declare any personal interest which they have in the business being considered at the meeting, and if their interest is prejudicial, they must also leave the meeting room during consideration of the relevant item.

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RECOMMENDATIONS

That Cabinet Members recommend Council: -

1. Notes the contents of this report.
2. Agrees the amendments to the timetables of individual LDDs and the addition of an SPD for Greater North Shore.
3. Notes the further stages in agreeing the revised timetable with Government Office for the North East (GO-NE) and the Planning Inspectorate (PINS).
4. Delegates to officers minor amendments to the timetable required by GO-NE and PINS.

DETAIL

1. The LDS is a three-year rolling programme for the production of the documents that will comprise the LDF. It identifies each document that is to be prepared with a detailed timetable for the production of that document.
2. As part of the management of the process, the Council is required to produce an Annual Monitoring Report (AMR) to assess, amongst other things, the Council's progress in meeting the commitments set out in the LDS and, if progress has not been made as anticipated, to explain why.
3. In December 2006, the Annual Monitoring Report 2005/6 was reported to Planning Committee. It showed that between April 2005 and March 2006 a number of documents had progressed in accordance with the LDS timetable:
 - Alteration No.1 to Adopted Stockton-on-Tees Local Plan was adopted in March 2006.
 - Statement of Community Involvement was adopted in March 2006
 - Core Strategy DPD Issues and Options and the Conservation and Historic Environment Folder SPD were progressing in line in line with the target dates contained in the LDS.

- Boathouse Lane Planning and Design Brief and Parking Provision for New Developments were both on schedule with their consultation periods

However, the Regeneration DPD was already identified as unlikely to meet the target date set out in the LDS.

4. Since March 2006, progress has been made on a number of documents:
 - Boathouse Lane Planning and Design Brief SPD was adopted in June 2006
 - Parking Provision in New Developments was adopted in November 2006, advertised in January 2007 and is currently within the 3-month period when a High Court challenge can be made.
 - Conservation and Historic Environment Folder was adopted in January 2007, was advertised in February 2007 and is within the 3-month period when a High Court challenge can be made.
5. However, there has been some slippage in progress on both the Core Strategy and the Regeneration DPDs. This is the result of a variety of factors.
6. Stockton is not the only authority to be experiencing slippage in its LDS timetable. A letter from GO-NE dated 6th December 2006 indicates that this is the case. Consequently, Department for Communities and Local Government (DCLG) announced that they wish to improve the reliability of the LDS so that it becomes the definitive programme management document for LDF production. As from 1 April 2007, the LDS is to be departed from only in exceptional circumstances or as agreed in response to annual monitoring. The letter informed local authorities that DCLG was giving them an opportunity to get it right for the forthcoming year. GO-NE and PINS must agree any alterations to the LDS in advance. GO-NE has also indicated that LDS timetables revised at this time will be the one against which eligibility for future Planning Delivery Grant (PDG) on plan making will be assessed. This year, PDG was assessed on an authority's original LDS, which had to be submitted in March 2005. This was considered unfair by many authorities that had agreed amendments to their original documents.
7. For these reasons, it is considered opportune to review Stockton's LDS. The revised LDS is attached at Appendix 1. The documents affected by the revisions are:
 - Core Strategy DPD.
 - Regeneration DPD.
 - Environment DPD.

In addition one new SPD will be added to the timetable for Greater North Shore.
In summary the changes are as follows:

Core Strategy

 - Consultation on Preferred Options - September to October 2007
 - Submission of Core Strategy to Secretary of State – May 2008
 - Consultation on Core Strategy - May to June 2008
 - Public Examination - February 2009
 - Receipt of Inspector's report - August 2009
 - Adoption - October 2009

Regeneration DPD

 - Consultation on Issues and Options – September to October 2007
 - Consultation on Preferred Options – May to June 2008
 - Submission of Regeneration DPD to Secretary of State – January 2009
 - Consultation on Regeneration DPD – January to February 2009
 - Public Examination August 2009
 - Receipt of Inspector's report February 2010
 - Adoption April 2010

Environment DPD

 - Consultation on Issues and Options – January to February 2008
 - Consultation on Preferred Options - August to September 2008
 - Submit Environment DPD to Secretary of State June 2009
 - Consultation on Submission Environment DPD – June to July 2009
 - Public Examination January 2010

- Inspector's Report July 2010
- Adoption August 2010

SPD7 Greater North Shore

This is a new Supplementary Planning Document to be added to the programme. Its timetable will be:

- Start of Preparation and Sustainability Appraisal March 2007
- Draft Consultation period April -May 2008
- Consideration of representations - June to August 2008
- Adoption and Publication - September 2008

The following completed documents are deleted from the LDS:

- LDD1 Statement of Community Involvement Completed,
- SPD3 Parking Provision in New Developments,
- SPD4 Conservation Areas and Historic Environment Folder
- SPD5 Boathouse Lane Planning and Design Brief.

THE NEXT STEPS

8. The revised LDS has been submitted to PINS via GO-NE. Once they have confirmed acceptance of the revision, the document then becomes the official project management plan for progressing the Local Development Framework in the next year. PINS may make recommendations for minor alterations to the timetable in relation to those activities in which they play a part; the date of Public Examinations or the production of Inspectors' Reports.

FINANCIAL AND LEGAL IMPLICATIONS

Financial

9. Any financial implications from this report will be accommodated within normal budgetary provisions.

Legal

10. Each local authority is required to produce a Local Development Scheme (LDS) and to maintain a three-year rolling programme of plan production by the Planning and Compulsory Purchase Act 2004.

RISK ASSESSMENT

11. "This report on the Revised Local Development Scheme is categorised as low to medium risk. Existing management systems and daily routine activities are sufficient to control and reduce risk."

COMMUNITY STRATEGY IMPLICATIONS

Environment

12. The report concerns variations to the project management document for the production of the Local Development Framework (LDF). The LDF will contain planning policy documents, which seek to protect and enhance various aspects of the quality of the Borough's environment.

Community Safety and Well-Being

13. Documents identified for production in the revised LDS will include policies to assist in designing out crime in new developments.

Economic Regeneration

14. The documents identified for preparation in the LDF will contain policies that support the economic regeneration of the Borough

Education and Lifelong Learning

15. The documents identified for production in the LDF will contain planning policies that assist in promoting education and lifelong learning in the Borough.

Arts and Culture

16. The documents contained in the LDF will assist in promoting art and culture in the Borough.

CONSULTATION INCLUDING WARD/COUNCILLORS

17. Consultation with ward councillors is not considered necessary because the LDS is a project management document and is not addressing issues of concern to specific areas or wards of the Borough.

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Background Papers:

The Planning and Compulsory Purchase Act 2004

The Town and Country Planning (Local Development)(England) Regulations 2004

Planning Policy Statement 12: Local Development Frameworks

Ward(s) and Ward Councillors: N/A

Property N/A

Stockton – on – Tees Local Development Framework.

Second Revised Local Development Scheme

March 2007



Stockton-on-Tees
BOROUGH COUNCIL

PREFACE

This document comprises the second revision to Stockton's first Local Development Scheme (LDS), which was adopted in March 2005. A first revision was adopted in March 2006. The LDS sets out the timetable for the preparation of the constituent Local Development Documents that will collectively comprise the Borough wide Local Development Framework.

In response to monitoring the progression of the Revised Local Development Scheme through the Council's Annual Monitoring Report (discussed at paragraphs 2.5 to 2.10), the Council has formally adopted this **Second Revised Local Development Scheme** which replaces the March 2006 version. Whilst much of this Revision remains unchanged, it specifically incorporates a series of updates in terms of: -

- New or Revised Local Development Documents to be prepared
- Revised timetables for their preparation
- The progression of existing background information and new evidential studies that are to be undertaken to inform the Local Development Framework.

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- 2.0 Background to the Local Development Scheme**
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- 3.0 The Stockton-on-Tees Local Development Scheme - The Timetable**
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 - Setting our priorities
 - What will happen while these new documents are being prepared ?
- 4.0 The Key to Delivering the Local Development Scheme - Resource and Information Management.**
 - Resources
 - Joint Working
 - Information Management
 - Risk Assessment
- Appendix 1 Glossary**
- Appendix 2 Local Development Document Profiles**
- Appendix 3 Schedule of Saved Supplementary Planning Guidance Notes**

1. BACKGROUND TO THE NEW PLANNING SYSTEM

- 1.1 Major changes have been introduced in the way decisions about the long term planning and development of areas are made. A new Act, the Planning and Compulsory Purchase Act 2004 requires Local authorities to now prepare and maintain a '*Local Development Framework*', which replaces the existing local plans. The Local Development Framework will continue to provide the starting point to determine day-to-day proposals for the use of land and buildings in the Borough of Stockton-on-Tees.
- 1.2 The main advantages of the new Local Development Framework over the former local planning system will be : -
- ❑ Greater flexibility *ie* the range and speed in which new strategies and policies can be prepared in response to changing local circumstances
 - ❑ Greater community and stakeholder involvement to influence how their areas will be shaped in the future
 - ❑ An improved emphasis on sustainable development by the introduction of formalised sustainability appraisals.
 - ❑ Greater attention to monitoring, not only the impact of particular policies and strategies, but also in relation to the management of preparation of the Local Development Framework
 - ❑ Greater soundness with strategies and policies being based on a robust and credible evidence base.
- 1.3 The Local Development Framework is an umbrella term and will actually comprise a number of planning documents otherwise called '*Local Development Documents*' which together will set out the Council's long term planning policies and proposals. The Local Development Framework will collectively provide the basis to deliver sustainable patterns of development within the Borough in terms of economic and physical regeneration in addition to the protection of the Borough's built and natural environments.
- 1.4 These Local Development Documents will comprise : -
- ❑ A *Statement of Community Involvement* that identifies those stages when the public and stakeholders may get involved in the preparation of the Local Development Framework
 - ❑ Topic or area based *Development Plan Documents* (such as a Core Strategy) which are statutory and will provide the detailed policies and proposals for development.
 - ❑ Supplementary Planning Documents which are non-statutory and will provide additional guidance to the policies set out in the Development Plan Documents.
- 1.5 The procedures required to prepare Local Development Documents are set down by the Planning and Compulsory Purchase Act 2004 and are amplified in more detail in "*Planning Policy Statement 12 Local Development Frameworks (2004)*" which may be viewed at the Council Office or on the ODPM website (www.communities.gov.uk).
- 1.6 Whilst each statutory Development Plan Document will be based on an individual theme or subject matter, all will be subject to the same processes when prepared. In essence there are four principal stages in the production of a statutory '*Development Plan Document*'. Although Supplementary Planning Documents are not subject to independent examination and pass through a more streamlined adoption process (*ie* three stages), the underlying principles of soundness still apply. The processes for each are shown at Figures 1 and 2.

Figure 1 ~ The Development Plan Document Process

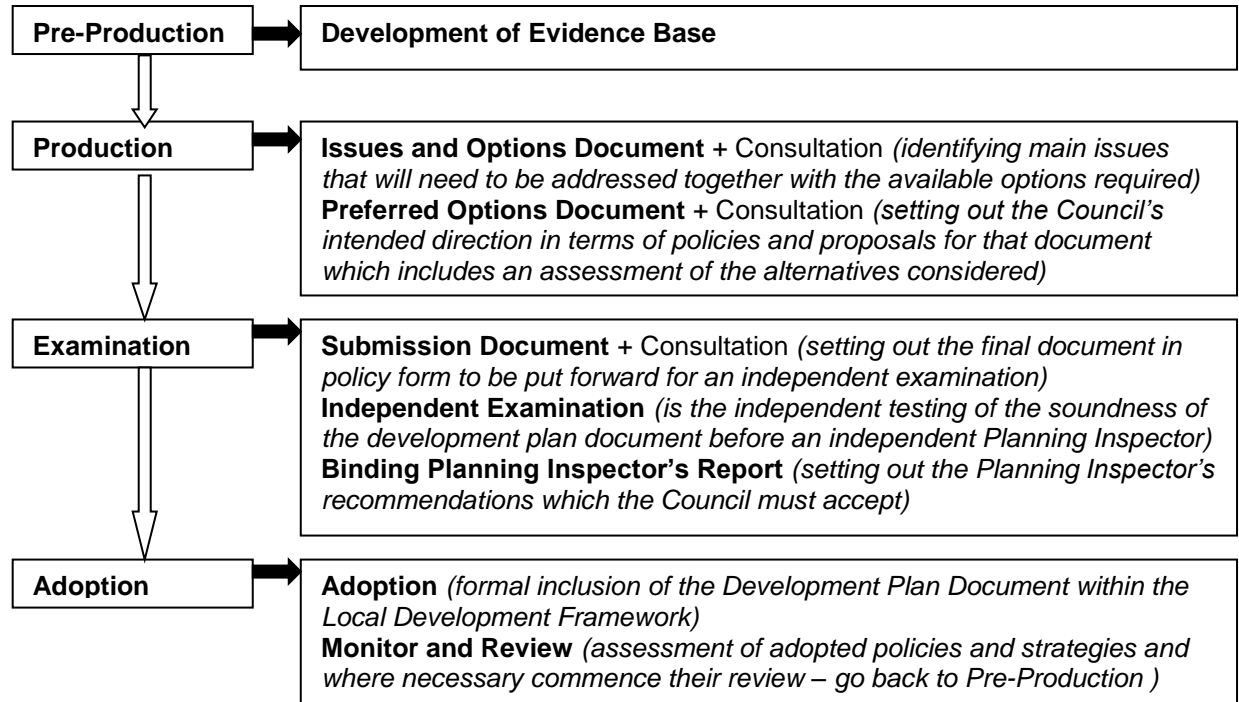
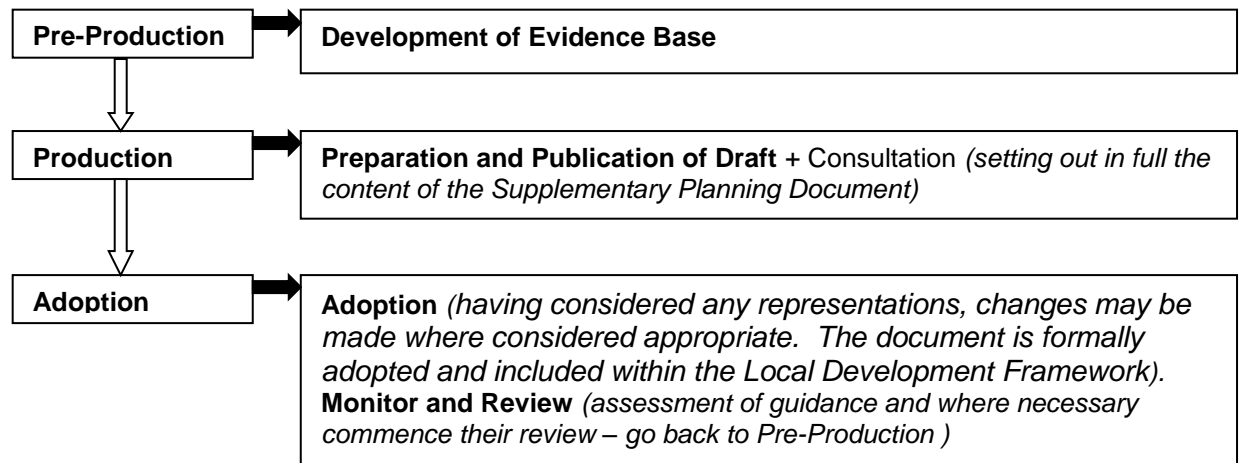


Figure 2 ~ The Supplementary Planning Document Process



2. BACKGROUND AND ROLE OF THE LOCAL DEVELOPMENT SCHEME

- 2.1 The Local Development Scheme sets out the detailed arrangements for those Local Development Documents that will comprise this Council's Local Development Framework.
- 2.2 This Local Development Scheme is the first document that residents and stakeholders should refer to as it sets out : -
 - ❑ A schedule of the specific local development documents that the Council intend to prepare or have commenced by 2007
 - ❑ Timetables for the commencement and preparation of other local development documents beyond 2007
 - ❑ A detailed timetable for the production of each local development document together with the various stages that each document will reach by certain dates
 - ❑ The various stages in which public consultation will be undertaken to ensure that all residents have a real opportunity to have a say in how the Borough should be shaped

- A brief description of the subject matter of each local development document that will be prepared and the geographical area each will cover
 - The processes and resources required to prepare each document and how the milestones against which the progression of each document is measured and reviewed.
- 2.3 Before the Council can formally adopt it, the Second Revised Local Development Scheme must be agreed with the First Secretary of State represented by the Government Office for the North East and the Planning Inspectorate (PINS).
- 2.4 To ensure maximum availability of the Second Revised Local Development Scheme (and any subsequent revisions), this document together with all associated publications will be made publicly available on the Council's website www.stockton.gov.uk Alternatively, it may be obtained from: -
- The Spatial Planning Manager
Stockton-on-Tees Borough Council, Development and Neighbourhood Services
Gloucester House, Church Road, Stockton-on-Tees, TS18 1TW

The Annual Monitoring Report and Progress Since March 2006.

- 2.5 In December of each year, the Council is formally required to prepare and publish an Annual Monitoring Report to assess: -
- The Council's progress in meeting its commitments set out in the Local Development Scheme, and if not, the reasons why. In such cases, whether there is a need to defer or bring forward additional Local Development Documents ahead of the scheduled programme.
 - The success of individual policies implementation in making day to day decisions in accordance with the most up to date information, whether allocated sites are actually being delivered (if not, the reasons why) and whether there is a need to amend policies / proposals to reflect these assessments.
- 2.6 In December 2006, the Council published its second Annual Monitoring Report covering the period April 2005 to March 2006. It showed that between April 2005 and March 2006 a number of documents had progressed in accordance with the LDS timetable:
- Alteration No.1 to Adopted Stockton-on-Tees Local Plan was adopted in March 2006.
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 - Boathouse Lane Planning and Design Brief SPD and Parking Provision for New Developments SPD were both on schedule with their consultation periods
- However, the Regeneration DPD was already identified as unlikely to meet the target date set out in the LDS.
- 2.7 Since March 2006, progress has been made on a number of documents:
- Boathouse Lane Planning and Design Brief SPD was adopted in June 2006
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 - Conservation and Historic Environment Folder was adopted in January 2007, was advertised in February 2007 and is within the 3-month period when a High Court challenge can be made.
- 2.8 However there has been some slippage in progress on both the Core Strategy and the Regeneration DPDs. This is the result of a variety of factors. To ensure that the Core Strategy would meet the tests of soundness, a second round of consultation was undertaken on the locational strategy, which extended the consultation period by approximately 3 Months. With

regard to the Regeneration DPD, slippage has primarily been the result of a high level of staff turnover in the team in the past year.

2.9 For these reasons, it was considered opportune to review Stockton's First Revised LDS. The documents affected by the revisions are:

- Core Strategy DPD,
- Regeneration DPD
- Environment DPD.

In addition one new SPD will be added to the timetable for Greater North Shore. Those documents which have been completed (see paragraphs 2.6 and 2.7) will be deleted from the document.

2.10 In accordance with the Second Annual Monitoring Report, these new matters are now formally incorporated into this Second Revised Local Development Scheme.

3. THE STOCKTON-ON-TEES LOCAL DEVELOPMENT SCHEME - THE TIMETABLE.

3.1 As outlined above, there are a range of documents to be prepared and different ways in which this can be done. This section sets out in more detail the key stages which must be reached in preparing the local development documents, specifically those which this Council intends to prepare over the next three years, when they will be produced and the main stages that must be met.

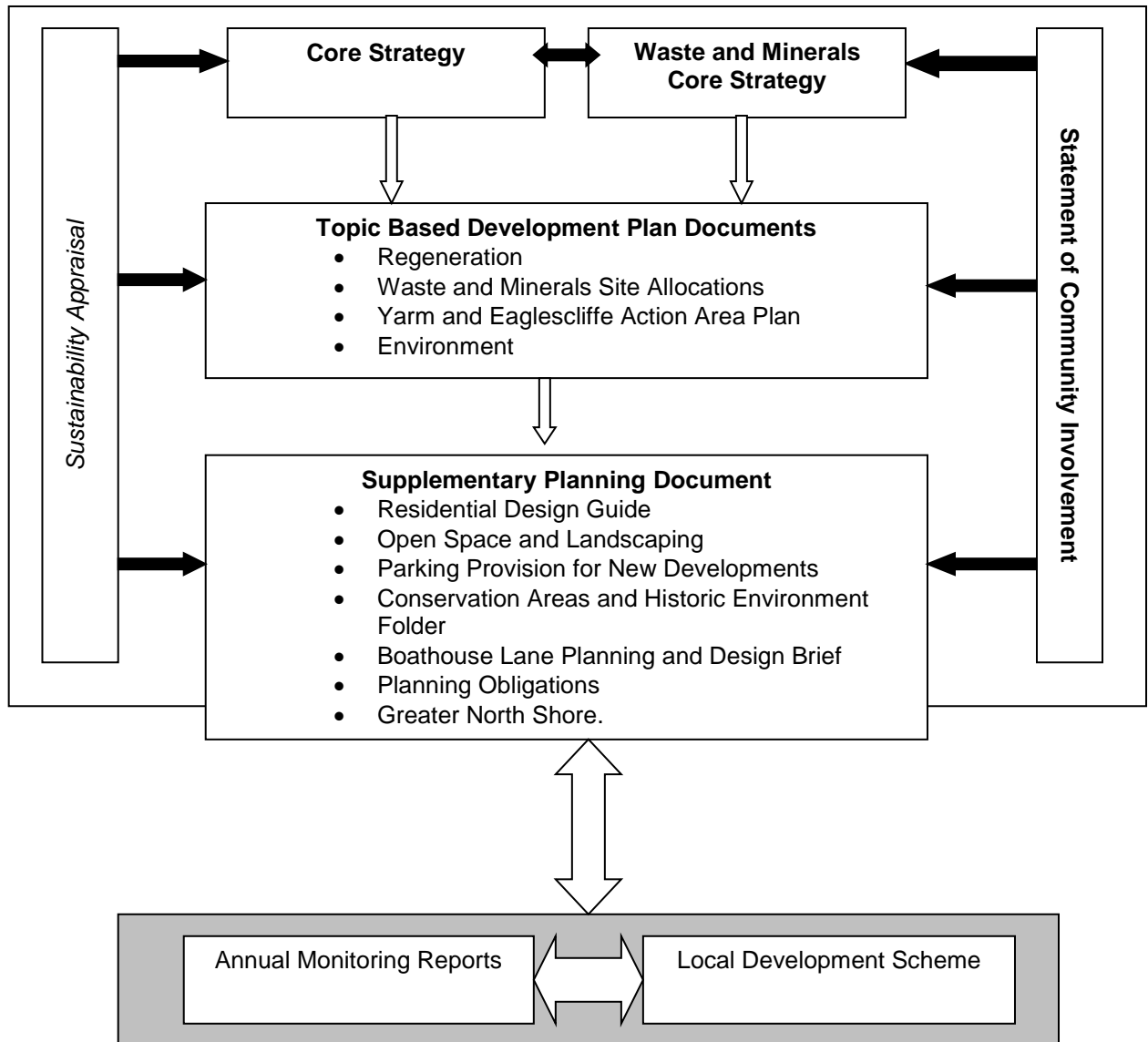
How the Local Development Framework Will Fit Together.

3.2 Prior to the new Act, the Development Plan for the area solely consisted of the Stockton-on-Tees Local Plan together with the Tees Valley Structure Plan (2004). Under the new system, the statutory Development Plan for this Borough will eventually comprise the 'Regional Spatial Strategy for the North East' (prepared by the North East Assembly) and the Stockton-on-Tees Local Development Framework (once the adopted) which in due course will fully replace both the Local Plan and Structure Plan.

3.3 The Local Development Framework will be in general conformity with the Regional Spatial Strategy. The Core Strategy will be the key Local Development Document the Council will produce as it will set out the Borough wide spatial strategy and area-based strategic policies for the next 15 years. It will identify areas (not sites) where major change should occur. All subsequent Local Development Documents prepared by the Council will conform to the Core Strategy and the Figure 3 below illustrates the linkages between each.

3.4 The Local Development Framework will be presented as a loose leaf folder with each of the Local Development Documents identifiable meaning that all of the policies and proposals are held collectively. The Local Development Documents will then be amended and updated without recourse to reprinting the whole Local Development Framework. All documentation will be placed on the Council's website.

Figure 3 ~ The Stockton-on-Tees Local Development Framework



Setting Our Priorities

- 3.5 Tables 1 and 2 respectively set out a brief description of the Local Development Documents and an illustrative time chart of those Documents the Council intend to prepare that will collectively comprise the Borough's Local Development Framework. Appendix 2 provides more detailed profiles and timetables of each Local Development Document to be prepared with the precise dates by which each stage will be reached. These are regarded as being the main priorities for the Borough. The decision to prepare these documents is based upon: -
- Key spatial issues in the Community Plan.
 - The emerging Evidence Base & Monitoring.
 - More recent national policy guidance.
 - Advice from GONE and other bodies.
 - New legislation and regulations.
 - Known developer / environmental interests.

What Will Happen While these New Documents Are Being Prepared ?

- 3.6 Currently, the adopted Stockton-on-Tees Local Plan (1997) provides the policy background for the use of land and buildings within the Borough. This is supplemented by Alteration Number 1 to the adopted Local Plan which principally replaces the existing Shopping Chapter of the Local Plan. In the interim, whilst moving from a Local Plan to a Local Development Framework, all policies of the Stockton-on-Tees Local Plan are saved for three years (until September 2007) until replaced by the relevant Local Development Documents. Alteration Number 1 will be saved for three years from its date of adoption unless replaced by its own relevant Development Plan Document. However, since not all of the adopted Local Plan strategies / policies are programmed to be replaced over the next three years, it will be necessary to save the relevant policies beyond 2007. A schedule of the policies that the Council is intending to save beyond September 2007 and those that it intends to delete was included in the Second Annual Monitoring Report (December 2006). This schedule has been submitted to GO-NE for their consideration. GO-NE will make the final recommendation on which policies are eventually saved or deleted.
- 3.7 In addition, the Council has a number of adopted and emerging Supplementary Planning Guidance notes which provide guidance and amplify specific policies of the Local Plan and Alteration No. 1. The adopted Supplementary Planning Guidance will be retained for as long as the relevant Local Plan policy exists. These are detailed at Appendix 3. Under the new Planning System, the existing suite of Supplementary Planning Guidance notes will eventually be replaced and reissued as 'Supplementary Planning Documents' once the policies are replaced through the Local Development Framework process.
- 3.8 Annual monitoring of national guidance will continue and where appropriate the Local Development Scheme will be amended bringing forward new Local Development Documents to replace saved Local Plan Policies and Supplementary Planning Guidance Notes.
- 3.9 The Tees Valley Structure Plan (2004) will also continue to form part of the Development Plan for the Borough and pending the adoption of Regional Spatial Strategy for the North East, an exercise to identify which Structure Plan policies need to be saved or deleted post September 2007 is being undertaken. Until Regional Spatial Strategy is finally adopted, which is expected to happen in early 2008, Regional Planning Guidance Note 1 (adopted in 2002) will carry the same status as the Regional Spatial Strategy, although the weight it carries in planning decision making does increase the further it is along the adoption process.. A Public Examination into RSS was held in March and April 2006 and the Panel Report was published in July 2006. At present RSS, the publication of Proposed Modifications is expected imminently.

4. THE KEY TO DELIVERING THE LOCAL DEVELOPMENT SCHEME ~ RESOURCE AND INFORMATION MANAGEMENT

4.1 This section explains and justifies the approach set out in the Local Development Scheme and explains how resources and the evidence base will be managed across the programme.

Resources

4.2 The management responsibilities for each LDD will be : -

- Head of Planning (*programme overview*);
- Spatial Planning Manager (*day to day programme, staff & resource management*)
- Head of Policy and Performance Standards (*SCI, stakeholder & community engagement, links to Community Strategy*);
- Policy and Business Manager (Development and Neighbourhood Services) (*process auditing*)

4.3 Preparing and reviewing the Local Development Framework will be highly resource intensive, but essential, if its constituent parts are to collectively deliver the Community Strategy's socio-economic and physical regeneration objectives. In addition to full budgetary provision for the three year programme, the 'key' in-house resources (in officer time) will be made available: -

- Head of Planning 10% □ Environmental Projects Manager 10%
- Spatial Planning Manager 75% □ Development Management Manager 10%
- 2 x Principal Planning Officers 100% □ 3 x Planning Officers 100%
- Planning Technician 100%

4.4 Preparing the Local Development Framework will also draw upon the wider resources and responsibilities of the following Service Groupings within the Council : -

Service Group	Service Responsibility	Specific LDF Assistance
Regeneration and Economic Development	Social and economic regeneration, employment opportunities, Landscaping	<ul style="list-style-type: none"> ○ Regeneration DPD ○ Open Space and Landscaping SPD ○ Greater North Shore SPD
Engineering and Transportation	Local Transport Plan and all highways related aspects	<ul style="list-style-type: none"> ○ Regeneration DPD ○ Residential Design Guide SPD
Care for Your Area.	Parks and Countryside Housing / Tristar Homes	<ul style="list-style-type: none"> ○ Regeneration DPD ○ Environment DPD ○ Open Space and Landscaping SPD
Children, Education and Social Care.	Council owned (in)formal recreational areas	<ul style="list-style-type: none"> ○ Open Space and Landscaping SPD ○ Regeneration DPD ○ Environment DPD
Policy and Performance Standards	Community Strategy and Consultation	<ul style="list-style-type: none"> ○ Statement of Community Involvement / Focus Group Facilitation ○ Community Strategy / LSP

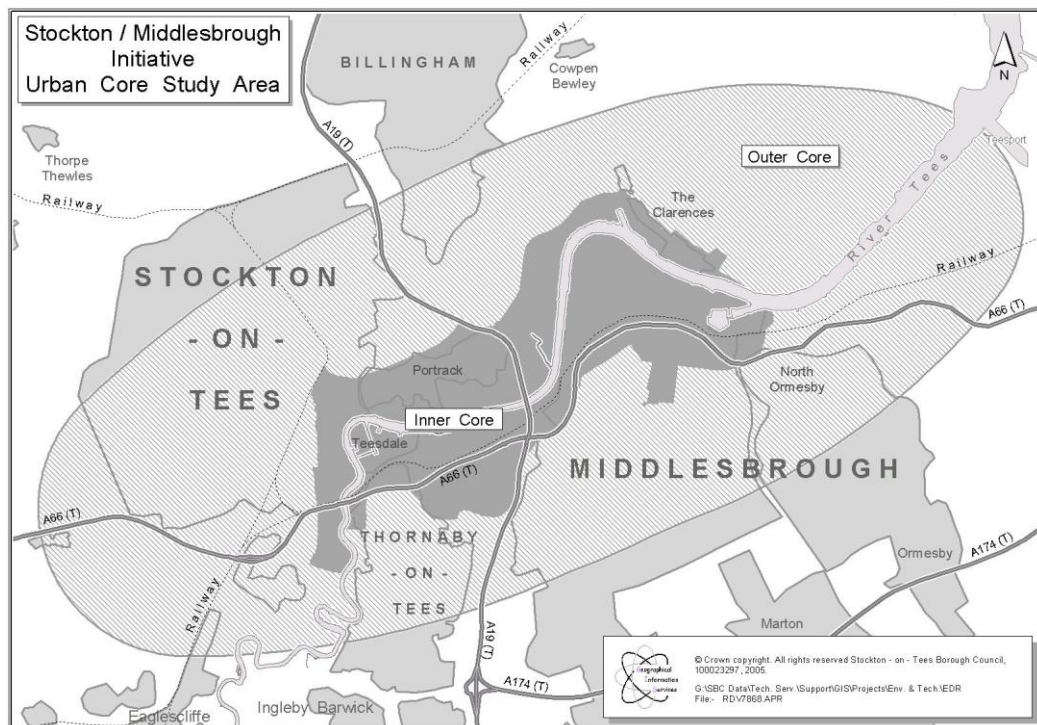
4.5 When required, consultants will be commissioned to undertake specific projects to support the Local Development Framework's information base and where appropriate retained to give evidence during any subsequent Independent Examination.

4.6 At the political level, the preparation of each Local Development Document is supported by the following structures : -

	Statement of Community Involvement and Development Plan Documents	Supplementary Planning Documents
LDF Member / Officer Steering Group	✓	✓
Planning Committee	✓	✓
Executive Committee	✓	✓
Full Council	✓	X

Joint Working

- 4.7 Whilst a number of Local Development Documents are to be prepared separately, there is now agreement to prepare a Tees Valley wide Core Strategy and Site Allocations Development Plan Documents in relation to Waste and Minerals Developments. These would provide a strategic framework for this Borough concerning the general needs for new mineral working and waste management; identify specific locations for such developments to take place and provide policies for considering planning applications for all forms of waste and minerals based development. Preparation of these Development Plan Documents is to be co-ordinated by the Tees Valley Joint Strategy Unit.
- 4.8 With specific relation to the Stockton and Middlesbrough Boroughs, there is further ongoing collaboration to bring forward the wider regeneration of the River Tees Corridor that straddles both Authorities' urban cores, this is more commonly known as the Stockton – Middlesbrough Initiative (SMI) and the core study area is shown below. In the main this will be delivered through the Regeneration Development Plan Documents of both Authorities and will be entirely consistent with both the Core Strategies of each Authority, but most importantly the locational strategy of the emerging Regional Spatial Strategy.



Information Management

- 4.9 The fundamental starting point in preparing each Local Development Document will be for the Council to have a sound basis for all the strategies, policies and proposals. Therefore as part of the process the Council will monitor, collect, prepare and maintain up to date information on all aspects of the socio-economic and environmental aspects of the Borough to make sure that the all future decisions for development within the Borough is based on good evidence.
- 4.10 This information is collected and managed at three levels, which include the following : -

Regional Level (Managed by the North East Assembly)	Sub-Regional Level (Managed by the Tees Valley Joint Strategy Unit and / or other Sub-Regional agencies)
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RPG1 - Regional Planning Guidance for the North East (2002)	Tees Valley Structure Plan (2004) and annual monitoring reports
Submission Draft Regional Spatial Strategy (2006)	Tees Valley Vision
Regional Economic Strategy 2006 – Leading the Way	Tees Valley Transport 2010
A New Housing Strategy for the North East 2005.	Strategic Employment Review
Draft Regional Transport Strategy	Tees Valley Living's Housing Market Assessment 2004
Regional Waste Strategy	Census Information and Population / Household Projections
Development Sites and Premises Study (2004)	Tees Valley Retail Floorspace May 2008

4.11 At the **local level**, the Council's Community Strategy is one of the most influential information bases. Where this relates to the development and use of land, it will inform each of the Local Development Documents. In addition, the following technical studies have been prepared or will be undertaken 'in-house' in order to facilitate the preparation of the Local Development Framework are set out below. These will be publicly available at the same time, or prior to the publication of each Local Development Document.

Study	Last Updated / Reviewed	Planned Future Review / Update
Stockton / Middlesbrough Initiative	January 2005	As required
Urban Capacity Study	March 2004	May 2008
Retail Capacity Study	July 2003	As required
Stockton Town Centre Regeneration Strategy	November 2004	As required
Borough wide Open Space Study	July 2005	As required
Parkfield Neighbourhood Renewal Strategy	Summer 2004	As required
River Tees Navigational Strategy	February 2002	As required
Yarm Parking Review	December 2004	As required
Second Local Transport Plan (LTP2)	March 2006	2008
Stockton Borough State of the Environment Report	April 2005	Annually
Stockton Borough Older Housing Strategy	Summer 2004	As required
Stockton Borough Playing Pitch Strategy	Summer 2003	As required
Stockton Borough Employment Land Study	N/A	Summer 2007
Historic Environment Report	N/A	As required
Local Housing Market Assessment Survey	2000	December 2006
Strategic Flood Risk Assessment	N/A	Spring 2007
Housing Flows Reconciliation	April 2006	Annually
National Land Use Database	September 2006	Annually

4.12 From their inception, Strategic Environmental Assessment (SEA) and Sustainability Appraisal (SA) will be embedded into each of the Local Development Documents and updated at each milestone stage to ensure that the options chosen contribute towards sustainable development. As part of the process, the Council will : -

- Collect base-line monitoring information (built into a 'State of the Environment Report');
- Prepare and consult on an environmental report on the significant effects of strategic alternatives and preferred options of the draft Local Development Documents;
- Consider the environmental report and results of consultation in decision making;
- Show how the results of the SEA have been taken into account upon adoption;

- Monitor the significant environmental effects of the Local Development Document

4.13 From October 2006 land use plans are eligible for an Appropriate Assessment. These are carried out to assess the impacts of a land use plan against the conservation objectives of European designated wildlife site(s), in order to fulfil requirements of the European Communities Habitats (1992) directive, article 6 (3) and (4).

Risk Assessment

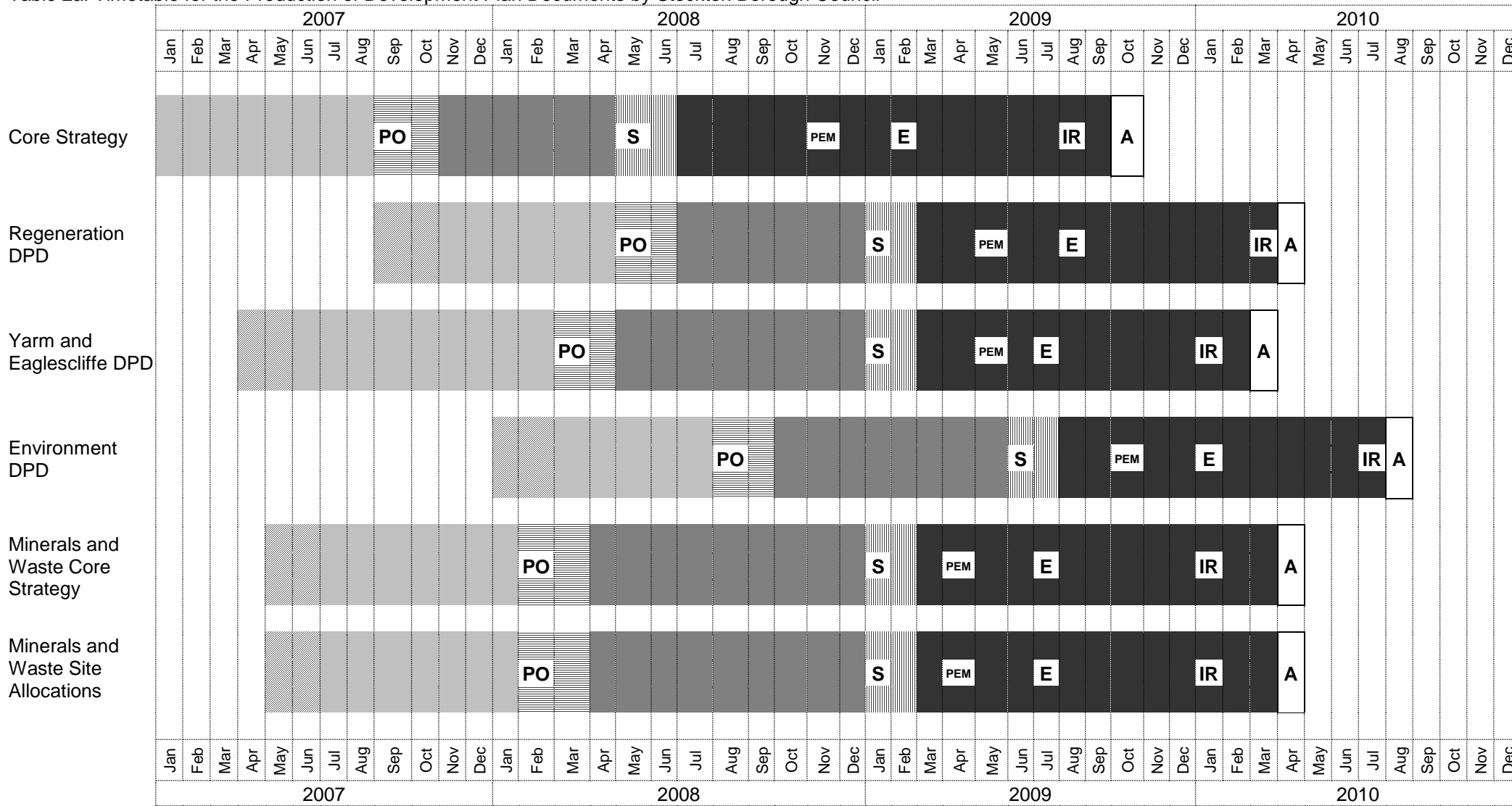
- 4.14 A Business Continuity Plan (BCP) has been completed providing a series of Recovery and Resumption Strategies for the Development Plans service. In addition, the following risk assessment has been undertaken for the Local Development Scheme :-





Internal Risks		
Type of Risk	Likelihood / Impact	Control Requirements
Staff turnover / secondment	Could potentially occur over the three year time frame.	Staff retention / recruitment strategy. Explore the potential to 'pool' Officers from other LPAs. Employ part time consultants / students
Committee Structures	Potential for delays in progressing LDDs through the Committee cycle.	Establish an LDF Member / Officer Steering Group to consider / comment upon work in progress
External Risks		
Capacity of Planning Inspectorate (PINS) / agencies to cope with demand	High likelihood, as other LPAs seek to progress their own LDFs in tandem with commencement of the Act.	Assumptions made over the availability of PINS but arrangements can be confirmed through the year and adjustments made when the LDS is next reviewed. Forward LDS to PINS to build into their programme
Soundness" of DPDs and 'Adverse' Planning Inspector's Report	'Adverse' Planning Inspector's recommendations could impact upon the deliverability of other key projects / aspects of the Core Strategy / Community Strategy.	Ensure sound evidence base. Maintain close working arrangements with GONE, PINS, The Tees Valley Joint Strategy Unit and the NEA at all milestone stages and in the run up to submission of DPDs.
Legal Challenge	Likelihood low but could significantly disrupt adoption of LDD(s)	Ensure all DPDs are founded on a robust evidence base and well-audited stakeholder & community engagement systems.
Changes & Delays to PPS / RSS	High likelihood ~ may trigger major alterations or additional research.	Maintain working relationships with GONE / NEA regarding the monitoring of PPS / RSS

Table 1 - Schedule of Proposed Local Development Documents

Document Title	Status and Reference	Brief Description	Chain of General Conformity	Pre-Submission Consultation	Preferred Options Consultation	Submission to Secretary of State	Adoption
Core Strategy	DPD1	Vision, objectives and strategy for spatial planning and the suite of generic development control policies.	Planning Policy Statements, RPG1 and emerging RSS	May to June 2006	September-October 2007	May 2008	October 2009
Regeneration	DPD2	Site specific allocations for all transport related uses / proposals and specific regeneration sites over the Plan period and the to provide site specific policies for the determination of development relating to housing, employment, mixed use developments and all land uses where they may be affected by, or will affect the modes of patterns of transport.	Emerging Core Strategy, RPG1 and emerging RSS	September to October 2007	May – July 2008	January 2009	April 2010
Yarm and Eaglescliffe Area Action Plan	DPD3	Document providing detailed policies and proposals to guide future development opportunities within Yarm and Eaglescliffe.	Core Strategy	April to May 2007	January to April 2008	January 2009	March 2010
Environment	DPD4	To set out Borough wide policies and sites concerning the built and natural environments (including Green Wedges, nature conservation sites open spaces and the historic environment).	Core Strategy	January – February 2008	August – September 2008.	June 2009	August 2010
Minerals and Waste Core Strategy	DPD5	Vision, objectives and strategy for waste management and mineral workings.	Mineral Policy Statements, RPG1 and emerging RSS	May - June 2007	February – March 2008	January 2009	April 2010
Minerals and Waste Site Allocations	DPD6	Site-specific allocations and policies for all waste management and mineral working developments.	Mineral Policy Statements, RPG1, emerging RSS and Waste and Minerals Core Strategy	May – June 2007	February to March 2008	January 2009	April 2010
Residential Design Guide	SPD1	Indicative guidance on standards of the design and layout and sustainability of new housing schemes.	Emerging Core Strategy and Regeneration DPDs	N/A	June to July 2008	N/A	January 2009
Open Space & Landscaping	SPD2	Guidance and standards for creation and maintenance of (in) formal green space	Emerging Core Strategy and Regeneration DPDs	N/A	June to July 2008	N/A	January 2009
Planning Obligations	SPD6	Guidance and standards for the calculation of commuted sums generated from planning obligations.	Circular 05/05, PPS, RSS Local Plan and emerging Core Strategy	N/A	April to May 2007	N/A	September 2007
Greater North Shore	SPD7	Master plan for the development of the Greater North Shore area.	Core Strategy	March 2007	January – February 2008	N/A	June 2008

Table 2a: Timetable for the Production of Development Plan Documents by Stockton Borough Council



 Consultation on Issues and Options
  Preparation and Production of Draft for Consultation
 PO Preferred Options Report
  Consultation on Preferred Options
  Consideration of Representations and Preparation of Submission Draft


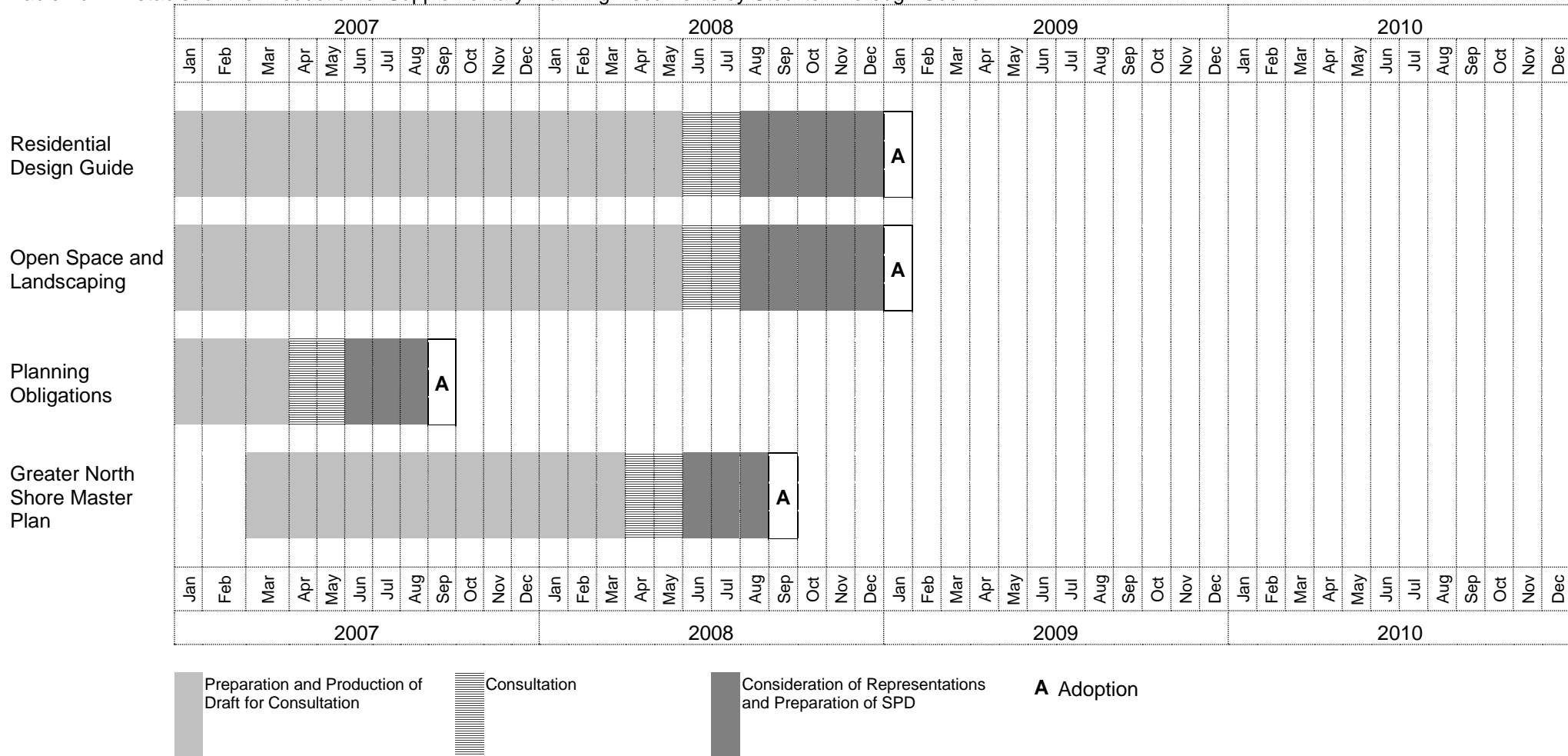
Examination Phase
S Submission to Secretary of State
  Consultation on Submission Draft
 PEM Pre Examination Meeting
 E Independent Examination
 IR Inspectors Report
 A Adoption

Table 2b: Timetable for the Production of Supplementary Planning Documents by Stockton Borough Council



APPENDIX 1 -GLOSSARY

AAP	Area Action Plan	Focussing upon implementation, providing an important mechanism for ensuring development of an appropriate scale, mix and quality for key areas of opportunity, change and conservation.
AMR	Annual Monitoring Report	Authorities are required to produce AMRs to assess the implementation of the LDS and the extent to which policies in the LDDs are being achieved.
DPD	Development Plan Document	Documents that must be prepared, and subject to rigorous procedures of community involvement, consultation and independent examination. Should include : Core strategy; Site specific allocations; Area Action Plans (where needed); and Proposals map (with inset maps where necessary)
LDF	Local Development Framework	Contains a portfolio of LDDs that providing the land use based policies to meet the community's economic, environmental and social aims for their area.
LDD	Local Development Document	LDDs comprise DPDs, SPDs, SCI and the SEA / SA
LPA	Local Planning Authority	The decision making body on planning matters eg Stockton Borough Council.
LTP	Local Transport Plan	Prepared by the Council which comprises a strategy outlining the approach towards all forms of transport, and a 5 year capital spending programme.
PINS	Planning Inspectorate	Provide independent and impartial Planning Inspectors to hear objections into development plans. They hear all evidence of objectors and the Local Authority prior to making a series of formal and binding recommendations to the Council.
PPS / PPG	Planning Policy Statements / Planning Policy Guidance	Topic based Government statements of national planning policy being phased in to supersede PPGs (which perform the same function).
RSS / RPG	Regional Spatial Strategy / Regional Planning Guidance	Prepared by the Regional Planning Body (eg North East Assembly) provides a broad North East spatial framework to inform the preparation of all LDDs.
SA	Sustainability Appraisal	Assessment of the social, economic and environmental impacts of policies and proposals contained within the LDF.
SCI	Statement of Community Involvement	Explaining to stakeholders and the community, how and when they will be involved in the preparation of the LDF and be consulted upon on major planning applications and the steps taken to facilitate this involvement.
SEA	Strategic Environmental Assessment	Assessment of the environmental impacts of the LDF policies and proposals
SPD	Supplementary Planning Document	SPDs are to replace Supplementary Planning Guidance (SPG) and elaborate upon the policy and proposals in DPDs without carrying the same status.
TV JSU	Tees Valley Joint Strategy Unit	Supports the five Tees Valley boroughs by: formulating sub-regional strategies eg the Structure Plan; and providing relevant information and forecasts to support the authorities of the member boroughs and other organisations.

APPENDIX 2 ~ LDD PROFILES

DPD1	
DEVELOPMENT PLAN DOCUMENT	
Core Strategy and Key Diagram	
Overview	
Role & Subject	Strategic document setting out the vision and Spatial Strategy for meeting known and anticipated development requirements to 2021, including the numbers of dwellings required. Will include a key diagram to show broad locations (not specific sites) to meet specific requirements, key transportation elements, main patterns of movement and relationships to other strategies and with other local authority areas It will further include a suite of generic criteria based development control policies.
Coverage	Borough wide
Status	Development Plan Document
Conformity	With national PPSs, the emerging RSS and the Council's Community Strategy.
Timetable	
Stage	Dates
Initial consultation of Issues and Options / survey phase	May / June 2006
Reconsultation	September – December 2006
Preparation of Options Report	January 2007 – June 2007
Consultation on Preferred Options / initial sustainability appraisal (SA)	September-October 2007
Consideration of Representations and Preparation of Submission Document	November 2007 -April 2008
Submission of DPD / Final SA to SoS	May 2008
Consultation Period on Submission of DPD	May – June 2008
Pre-examination consideration of Representations	July – October 2008
Pre-Examination Meeting	November 2008
Examination	February 2009
Receipt of Binding Planning Inspector's Report	August 2009
Adoption and Publication of Document and Key Diagram	October 2009
Arrangements for Production	
Lead Organisation	Spatial Planning Manager - Stockton Borough Council
Management Requirements	LDF Steering Group to review all evidence/results/documentation prepared Planning Committee consulted and makes recommendations to Cabinet for all Key Executive Decisions (via the Portfolio Holder for Development and Regeneration) for all pre-submission stages. Council Resolution required for all drafts including submission and adoption.
Evidence Required	Urban Capacity Study, Housing Needs Assessment, Employment Land Survey, Open Space Assessment, etc
Resources Required	Spatial Planning Section, GIS and administrative support together with strategic guidance from JSU. Consultants will be required to prepare the Housing Needs Assessment and funding will be required to complete the technical examination of the Open Space Audit. In-house resources will be used for all other aspects. SEA Working Group will be required to assist with initial SA and SEA work. Standard resource requirement for producing a DPD.
Community and Stakeholder Involvement	Prior to consultation on options, initial consultation will be undertaken with specific and general consultation bodies for their views. Advice will be sought from the development and environmental groups and the LSP on realistic and reasonable options. All consultations will be carried out in accordance with the adopted SCI.
Review	
Full Review	Monitored on an annual basis and subject to review if the monitoring highlights a need. Otherwise the document will be formally reviewed at least once every three years.

APPENDIX 2 ~ LDD PROFILES

DPD2	
DEVELOPMENT PLAN DOCUMENT	
Regeneration and Proposals Map	
Overview	
Role & Subject	To set out site specific allocations for all transport related uses / proposals and specific regeneration sites over the Plan period and to provide site specific policies for the determination of development relating to housing, employment, mixed use developments and all land uses where they may be affected by, or will affect the modes or patterns of transport.
Coverage	Focus on Regeneration Sites
Status	Development Plan Document
Conformity	Emerging Core Strategy, RPG1 and emerging RSS.
Timetable	
Stage	Dates
Initial consultation of Issues and Options / survey phase	September – October 2007.
Preparation of Options Report	November 2007 – April 2008
Consultation on Preferred Options / initial sustainability appraisal (SA)	May - June 2008
Consideration of Representations and Preparation of Submission Document	July 2008 – December 2009.
Submission of DPD / Final SA to SoS	January 2009
Consultation Period on Submission of DPD	January – February 2009.
Pre-examination consideration of Representations	March – April 2009.
Pre-Examination Meeting	May 2009
Examination	August 2009
Receipt of Binding Planning Inspector's Report	March 2010
Adoption and Publication of Document and Proposals Map	April 2010
Arrangements for Production	
Lead Organisation	Spatial Planning Manager - Stockton Borough Council in liaison with the Heads of Regeneration and Economic Development, Highways and Transportation and Tristar Homes respectively.
Management Requirements	LDF Steering Group to review all potential sites for allocations / deletion. Planning Committee consulted and makes recommendations to Cabinet for all Key Executive Decisions (via the Portfolio Holder for Development and Regeneration) for all pre-submission stages. Council Resolution required for all drafts including submission and adoption.
Evidence Required	Related housing reviews eg Urban Capacity Study Phase II, Housing Needs Assessment and RSS Housing Requirement and research information provided by Tees Valley Living regarding Housing Market Restructuring. Related Employment Land Studies eg Strategic and Locally undertaken Employment Land Reviews Stockton / Middlesbrough Initiative Study. Stockton-on-Tees Local Transport Plan 2006-2011
Resources Required	Spatial Planning Team in association with Regeneration and Housing. Facilitator to run Focus Groups To update the Housing Needs Assessment prepared by consultants. SEA Working Group will be required to assist with initial SA and SEA work. Standard resource requirement for producing a DPD.
Community and Stakeholder Involvement	Prior to consultation on options, initial consultation will be undertaken with specific and general consultation bodies for their views. Advice will be sought from the development and environmental groups and the LSP on realistic and reasonable options. All consultations will be carried out in accordance with the adopted SCI.
Review	
Full Review	Monitored on an annual basis and subject to review if the monitoring highlights a need. Otherwise the document will be formally reviewed at least once every three years.

APPENDIX 2 ~ LDD PROFILES

DPD3	
DEVELOPMENT PLAN DOCUMENT	
Yarm and Eaglescliffe Action Area Plan and Proposals Map	
Overview	
Role & Subject	The preparation of an Action Area Plans to address the key pressures / development opportunities within Yarm and Eaglescliffe. Will include a series of co-ordinated proposals for traffic management and parking, future redevelopment opportunities and planning obligations.
Coverage	The Built up area of Yarm and Eaglescliffe.
Status	Development Plan Document
Conformity	With the Core Strategy and Regeneration DPD.
Timetable	
Stage	Dates
Initial consultation of Issues and Options / survey phase	April – May 2007
Preparation of Options Report	June 2007 – January, 2008
Consultation on Preferred Options / initial sustainability appraisal (SA)	April - May '08
Consideration of Representations and Preparation of Submission Document	June' – Dec. '08
Submission of DPD / Final SA to SoS	Jan. '09
Consultation Period on Submission of DPD	Jan. '09 – Feb. '09
Pre-examination consideration of Representations	Mar – April '09
Pre-Examination Meeting	May '09
Examination	July '09
Receipt of Binding Planning Inspector's Report	Jan. '10
Adoption and Publication of Document and Proposals Map	March 2010
Arrangements for Production	
Lead Organisation	Spatial Planning Manager - Stockton Borough Council assisted by the relevant Head of Service within the Council.
Management Requirements	LDF Steering Group to review all evidence/results/documentation prepared including definition of settlement limits (where appropriate). Planning Committee consulted and makes recommendations to Cabinet for all Key Executive Decisions (via the Portfolio Holder for Development and Regeneration) for all pre-submission stages. Council Resolution required for all drafts including submission and adoption.
Evidence Required	Completion of Yarm Conservation Area Appraisal and Parking Study undertaken by Consultants on behalf of the Council to determine the full extent of the opportunities.
Resources Required	Facilitator to run Focus Groups SEA Working Group will be required to assist with initial SA and SEA work. Standard resource requirement for producing a DPD.
Community and Stakeholder Involvement	Prior to consultation on options, initial consultation will be undertaken with specific and general consultation bodies for their views. Advice will be sought from the development and environmental groups and the LSP on realistic and reasonable options. All consultations will be carried out in accordance with the adopted SCI.
Review	
Full Review	Monitored on an annual basis and subject to review if the monitoring highlights a need. Otherwise the document will be formally reviewed at least once every five years.

APPENDIX 2 ~ LDD PROFILES

DPD4	
DEVELOPMENT PLAN DOCUMENT	
Environment and Proposals Map	
Overview	
Role & Subject	To set out Borough wide policies and sites concerning the built and natural environments (including Green Wedges, nature conservation sites open spaces and the historic environment).
Coverage	Borough Wide
Status	Development Plan Document
Conformity	With the Core Strategy.
Timetable	
Stage	Dates
Initial consultation of Issues and Options / survey phase	January – February 2008
Preparation of Options Report	February – July 2008
Consultation on Preferred Options / initial sustainability appraisal (SA)	August – September 2008.
Consideration of Representations and Preparation of Submission Document	October 2008 - May 2009.
Submission of DPD / Final SA to SoS	June 2009
Consultation Period on Submission of DPD	June –July 2009
Pre-examination consideration of Representations	August – September 2009
Pre-Examination Meeting	October 2009
Examination	January 2010
Receipt of Binding Planning Inspector's Report	July 2010
Adoption and Publication of Document and Proposals Map	August 2010
Arrangements for Production	
Lead Organisation	Spatial Planning Manager, Stockton Borough Council in liaison with the respective Heads of Care for Your Area and Education, Leisure and Culture
Management Requirements	LDF Steering Group to review all evidence/results/documentation prepared including definition of settlement limits (where appropriate). Planning Committee consulted and makes recommendations to Cabinet for all Key Executive Decisions (via the Portfolio Holder for Development and Regeneration) for all pre-submission stages. Council Resolution required for all drafts including submission and adoption.
Evidence Required	TBD
Resources Required	Standard Resource Requirement associated with producing a DPD
Community and Stakeholder Involvement	Prior to consultation on options, initial consultation will be undertaken with specific and general consultation bodies for their views. Advice will be sought from the development and environmental groups and the LSP on realistic and reasonable options. All consultations will be carried out in accordance with the adopted SCI.
Review	
Full Review	Monitored on an annual basis and subject to review if the monitoring highlights a need. Otherwise the document will be formally reviewed at least once every five years.

APPENDIX 2 ~ LDD PROFILES

DPD5	
DEVELOPMENT PLAN DOCUMENT	
Joint Minerals and Waste Core Strategy (With other Unitary Tees Valley Authorities)	
Overview	
Role & Subject	Strategic document setting out the vision, Spatial Strategy and strategic policies for meeting known and anticipated waste management and mineral working requirements to 2021. Will include a key diagram to show broad locations (not specific sites).
Coverage	Tees Valley Wide
Status	Development Plan Document
Conformity	With national MPSSs, the emerging RSS and the LDF main Core Strategy.
Timetable	
Stage	Dates
Initial consultation of Issues and Options / survey phase	May – June 2007
Preparation of Options Report	July 07 – Jan. 08
Consultation on Preferred Options / initial sustainability appraisal (SA)	Feb 08 – March 08
Consideration of Representations and Preparation of Submission Document	April 08 – Dec. 08
Submission of DPD / Final SA to SoS	Jan. 09
Consultation Period on Submission of DPD	Jan. 09 – Feb. 09
Pre-examination consideration of Representations	March 09
Pre-Examination Meeting	April 09
Examination	July 09
Receipt of Binding Planning Inspector's Report	Jan. 10
Adoption and Publication of Document and Proposals Map	April 2010
Arrangements for Production	
Lead Organisation	Tees Valley Joint Strategy Unit
Management Requirements	Tees Valley Joint Strategy Committee will primarily consider all documentation. LDF Steering Group to review all evidence / results/ documentation prepared.
Evidence Required	Completion of evidence base and Tees Valley wide opportunities
Resources Required	Consultants to be appointed to undertake key research, analysis and preparation of all development plan documents. Spatial Planning Team to monitor and evaluate work and approve consultant's work. Financial Resources to be made
Community and Stakeholder Involvement	All consultations will be carried out in accordance with the SCI
Review	
Full Review	Monitored on an annual basis and subject to review if the monitoring highlights a need. Otherwise the document will be formally reviewed at least once every five years.

APPENDIX 2 ~ LDD PROFILES

DPD6	
DEVELOPMENT PLAN DOCUMENT	
Joint Minerals and Waste Site Allocations and Proposals Map (With other Unitary Tees Valley Authorities)	
Overview	
Role & Subject	To set out site specific allocations for minerals workings and waste management across the Tees Valley and the provision of policies to form the basis for considering planning applications for all forms of waste and minerals based development that ensure the efficient use of resources, and the protection of the environment and amenity of those affected.
Coverage	Tees Valley Wide
Status	Development Plan Document
Conformity	With national MPSSs, the emerging RSS and emerging Waste and Minerals Core Strategy.
Timetable	
Stage	Dates
Initial consultation of Issues and Options / survey phase	May 07 – June 07
Preparation of Options Report	July 07 – Jan. 08
Consultation on Preferred Options / initial sustainability appraisal (SA)	Feb. 08 – March 08
Consideration of Representations and Preparation of Submission Document	April 08 – Dec. 08
Submission of DPD / Final SA to SoS	Jan. 09
Consultation Period on Submission of DPD	Jan. 09 – Feb. 09
Pre-examination consideration of Representations	March 09
Pre-Examination Meeting	April 09
Examination	July 09
Receipt of Binding Planning Inspector's Report	Jan. 10
Adoption and Publication of Document and Proposals Map	April 2010
Arrangements for Production	
Lead Organisation	Tees Valley Joint Strategy Unit
Management Requirements	Tees Valley Joint Strategy Committee (or a newly constituted committee) will primarily consider all documentation. LDF Steering Group to review all evidence / results/ documentation prepared.
Evidence Required	Completion of evidence base and Tees Valley wide opportunities
Resources Required	Consultants to be appointed to undertake key research, analysis and preparation of all development plan documents. Development Plans Team to monitor and evaluate work and approve consultant's work. Financial Resources to be made
Community and Stakeholder Involvement	All consultations will be carried out in accordance with the SCI
Review	
Full Review	Monitored on an annual basis and subject to review if the monitoring highlights a need. Otherwise the document will be formally reviewed at least once every five years.

APPENDIX 2 ~ LDD PROFILES

SPD1	
SUPPLEMENTARY PLANNING DOCUMENT	
Residential Design Guide	
Overview	
Role & Subject	To provide details on the promotion of higher urban design standards and sustainable development within new residential estates.
Coverage	Borough Wide
Status	Supplementary Planning Document
Conformity	With the Emerging Core Strategy and Regeneration DPDs
Timetable	
Stage	Dates
Commence preparatory work	January – May 2008
Draft Consultation Period	June – July 08
Consideration of Representations	Sept 08
Adoption and Publication	Jan 09
Arrangements for Production	
Lead Organisation	Spatial Planning Manager ~ Stockton Borough Council.
Management Requirements	LDF Steering Group to review all evidence/results/documentation prepared including definition of settlement limits (where appropriate). Planning Committee consulted and makes recommendations to Cabinet for all Key Executive Decisions (via the Portfolio Holder for Development and Regeneration) for consultation stages and adoption.
Evidence Required	None
Resources Required	The SPD cannot be formally adopted until the respective Core Strategy and Regeneration DPDs are adopted. Preparation will commence early to take advantage of gaps with the DPD timetable, to ensure its early adoption following those of its conforming DPDs. Facilitator to run Focus Groups SEA Working Group will be required to assist with initial SA and SEA work. Standard Resource Requirement associated with producing a SPD
Community and Stakeholder Involvement	All consultations will be carried out in accordance with the emerging SCI.
Review	
Full Review	Monitored on an annual basis and subject to review if the monitoring highlights a need. Otherwise the document will be formally reviewed at least once every five years or as required by major changes to PPS1, PPS3 and PPS13 and Core Strategy.

APPENDIX 2 ~ LDD PROFILES

SPD2	
SUPPLEMENTARY PLANNING DOCUMENT	
Open Space and Landscaping	
Overview	
Role & Subject	To provide guidance and standards towards the provision and maintenance of both open space, recreational facilities and landscaping within new developments required to meeting the local needs and aspirations.
Coverage	Borough wide
Status	Supplementary Planning Document
Conformity	With the Emerging Core Strategy
Timetable	
Stage	Dates
Start of preparation and community involvement	Ongoing.
Draft Consultation Period	June – July 08
Consideration of Representations	Sept 08
Adoption and Publication	Jan 09
Arrangements for Production	
Lead Organisation	Spatial Planning Manager ~ Stockton Borough Council assisted by the Head of Regeneration and Economic Development, The Head of Education, Culture and Recreation and Care for Your Area.
Management Requirements	LDF Steering Group to review all evidence/results/documentation prepared including definition of settlement limits (where appropriate). Planning Committee consulted and makes recommendations to Cabinet for all Key Executive Decisions (via the Portfolio Holder for Development and Regeneration) for consultation stages and adoption.
Evidence Required	Completion of the Open Space Audit and final validation by consultants.
Resources Required	The SPD be formally adopted until the respective Core Strategy and Regeneration DPDs are adopted. Preparation will commence early to take advantage of gaps with the DPD timetable, to ensure its early adoption following those of its conforming DPDs. Final validation by consultants of the Open Space Audit. Facilitator to run Focus Groups SEA Working Group will be required to assist with initial SA and SEA work. Standard Resource Requirement associated with producing a SPD
Community and Stakeholder Involvement	Prior to consultation on options, initial consultation will be undertaken with specific and general consultation bodies for their views. Advice will be sought from the development and environmental groups and the LSP on realistic and reasonable options. All consultations will be carried out in accordance with the adopted SCI.
Review	
Full Review	Monitored on an annual basis and subject to review if the monitoring highlights a need. Otherwise the document will be formally reviewed at least once every five years.

APPENDIX 2 LDD PROFILES

SPD6	
SUPPLEMENTARY PLANNING DOCUMENT	
Planning Obligations	
Overview	
Role & Subject	To provide guidance and standards towards the provision and calculation of commuted sums generated via planning obligations.
Coverage	Borough wide
Status	Supplementary Planning Document
Conformity	With national Circular 05/05 "Planning Obligations" and PPSs, Local Plan, and emerging Core Strategy. Under Circular 05/05, the SPD may be adopted ahead of any linked development plan policies.
Timetable	
Stage	Dates
Start of preparation and community involvement	Mar. '06 – Mar. '07
Draft Consultation Period	April – May '07
Consideration of Representations	June – July '07
Adoption and Publication	Sept. '07
Arrangements for Production	
Lead Organisation	Spatial Planning Manager ~ Stockton Borough Council.
Management Requirements	LDF Steering Group to review all evidence/results/documentation prepared including definition of settlement limits (where appropriate). Planning Committee consulted and makes recommendations to Cabinet for all Key Executive Decisions (via the Portfolio Holder for Development and Regeneration) for consultation stages and adoption.
Evidence Required	Detailed evidence to provide robust calculation formulae for commuted sums associated with educational, (in) formal space, transport affordable housing requirements. Completed open space audit and Local Market Housing Needs Assessment.
Resources Required	Standard Resource Requirement associated with producing a SPD
Community and Stakeholder Involvement	All consultations will be carried out in accordance with the adopted SCI.
Review	
Full Review	Monitored on an annual basis and subject to review if the monitoring highlights a need. Otherwise the document will be formally reviewed at least once every five years.

APPENDIX 2 LDD PROFILES

SPD7	
SUPPLEMENTARY PLANNING DOCUMENT	
Greater North Shore Master Plan	
Overview	
Role & Subject	To provide guidance on the development of the Greater North Shore mixed use area.
Coverage	Greater North Shore as defined in the SPD.
Status	Supplementary Planning Document
Conformity	Core Strategy
Timetable	
Stage	Dates
Start of preparation and community involvement	March 2007
Draft Consultation Period	April –May 2008
Consideration of Representations	July – August 2008
Adoption and Publication	September 2008
Arrangements for Production	
Lead Organisation	Spatial Planning Manager ~ Stockton Borough Council.
Management Requirements	LDF Steering Group to review all evidence/results/documentation prepared. Planning Committee consulted and makes recommendations to Cabinet for all Key Executive Decisions (via the Portfolio Holder for Development and Regeneration) for consultation stages and adoption.
Evidence Required	None.
Resources Required	Standard Resource Requirement associated with producing a SPD
Community and Stakeholder Involvement	All consultations will be carried out in accordance with the adopted SCI.
Review	
Full Review	Monitored on an annual basis and subject to review if the monitoring highlights a need. Otherwise the document will be formally reviewed at least once every five years.

APPENDIX 3 STATUS OF ADOPTED / SPGS BEYOND 2007

Document Title	Role	Chain of Conformity	Date of Formal Publication	Date Adopted	Programme for review
SPG1 ~ Shop Front Design	To give detailed guidance on the provision of new shop fronts.	With Core Strategy and alteration No.1 Policy S16.	September 2003	February 2004	Post July 2007
SPG2 ~ Householder Extension Guide	To give detailed guidance on extensions to existing dwellings	With Core Strategy and Saved Policy HO12	September 2003	February 2004	Post July 2007
SPG3 ~ Sustainable Drainage systems	To provide indicative guidance on the appropriate SuDs techniques which can be incorporated within new development together with appropriate management / aftercare.	With Core Strategy and Alteration No.1 Policy EN32c	September 2003	Never formally adopted.	Post July 2007
SPG4 ~ Flatted Development	To provide indicative guidance on the locations and design requirements for new flatted developments	With Core Strategy and Saved Policies HO3, HO6 and HO11	September 2004	April 2005	Post July 2007
Stockton Town Centre Eastern Gateway Planning and Design Brief	To provide a detailed design brief for the comprehensive redevelopment of a key site.	With Core Strategy and Alteration No.1 Policy S13 (iii).*	January 2004	May 2004	Post July 2007

This Document was produced by Stockton-on-Tees Borough Council

Contact regarding its preparation should be made to : -
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