

STOCKTON-ON-TEES BOROUGH COUNCIL

CABINET RECOMMENDATIONS

PROFORMA

Cabinet Meeting5th July 2007

1. Title of Item/Report

Regeneration Development Plan Document (DPD) Issues and Options
Local Development Framework

2. Record of the Decision

Cabinet was asked to consider and approve the Regeneration
Development Plan Document Issues and Options for public consultation.

Members noted that the Regeneration DPD would set out site allocations
for housing, employment, mixed-use etc. These had to be consistent
with the Council's vision and spatial strategy which would be set out in
the Core Strategy DPD.

In developing the Issues and Options for the Regeneration DPD, the
Spatial Planning service had engaged widely both within the Council and
with the Local Strategic Partnership.

Members were provided with a draft Issues and Options Paper for the
Regeneration DPD. The introductory section gave a brief overview of
Stockton Borough, identified drivers for change, set out the broader policy
context for the preparation of the Regeneration DPD e.g. the emerging
Regional Spatial Strategy for the north east and the Stockton
Middlesbrough Initiative etc and gave a brief overview of the new Local
Development Framework spatial planning system. The document then
set out a series of issues and, where appropriate, options linked to them.
These were organized under the same headings as the policies in the
Core Strategy Preferred Options e.g. Spatial Strategy, Transport etc so
as to make explicit the intended synthesis between the Core Strategy and
Regeneration DPDs.

The key driver for the Regeneration DPD was site allocations but this was
not purely confined to land allocations per se but also extended to such
issues as whether to extend development limits and, in keeping with the
broader holistic approach that was now at the heart of planning, engaged
with areas such as health and education provision.

The Issues and Options paper also includes appendices setting out:

- i) Land that had been submitted to the Council for consideration as extensions to the limits to development
- ii) Land that had been submitted to the Council for consideration as allocations e.g. for housing, employment etc.

The Council had not made any of the representations (except the land submitted for a consideration as a cemetery at Durham Road, Stockton). Land being submitted for the Council's consideration did not mean that it was part of one of the Council's corporate strategies, or that it would perform well against the criteria for site selection set out in the relevant national guidance.

The Scoping Report, which was also provided to Members, for the Sustainability Appraisal of the Regeneration DPD would be consulted on in parallel with the Regeneration DPD Issues and Options paper. The purpose of the Scoping Report was to document the initial stages of the Sustainability Appraisal process. It contained a listing of other relevant plans and programmes, baseline information, key sustainability issues and a set of sustainability objectives, indicators and targets which would be used to test the Preferred Options and inform the development of them.

The Regeneration DPD was scheduled in the Local Development Scheme to go out for public consultation in September/October this year and would be a six-week period.

Feedback from the consultation process would be fed into the next stages, which were as follows:

- Preparation of the Preferred Options of the Regeneration DPD (May/June 2008)
- Preparation of the Submission Draft of the Regeneration DPD (July to Dec 2008)
- Submission to the Secretary of State (Jan 2009)
- Consultation on the Submission Draft (Jan/Feb 2009)
- Examination of the submitted Regeneration DPD (August 2009)
- Receipt of Inspector's binding report (Feb 2010)
- Adoption and Publication (April 2010).

RECOMMENDED to Council that:-

1. the contents of the report be noted.
2. the Regeneration DPD Issues and Options be approved for public consultation

3. authority be delegated to Officers, in consultation with the LDF Member Steering Group, to make any necessary minor amendments to the contents of the document prior to the public consultation period.

3. Reasons for the Decision

There was a statutory duty for all local planning authorities to adopt and keep under review the development plan for their respective areas. The Regeneration DPD would set out site allocations for housing, employment, mixed-use etc. These had to be consistent with the Council's vision and spatial strategy which will be set out in the Core Strategy DPD.

Planning Policy Statement 12: Local Development frameworks stated that 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 was necessary to seek the approvals from Cabinet prior to its formal presentation to Council in later this month.

4. Alternative Options Considered and Rejected

None

5. Declared (Cabinet Member) Conflicts of Interest

Councillor Nelson declared a personal non prejudicial interest in this item as he was a member of the Tristar Homes Limited's Management Board

6. Details of any Dispensations

Not applicable.

7. Date and Time by which Call In must be executed

No later than midnight on Friday 13th July 2007.

Proper Officer
09 October 2007