

CABINET ITEM COVERING SHEET PROFORMA

AGENDA ITEM

REPORT TO CABINET

5 JULY 2007

**REPORT OF CORPORATE
MANAGEMENT TEAM**

CABINET DECISION/COUNCIL DECISION

Regeneration and Transport – Lead Cabinet Member – Councillor Cook

**Core Strategy Development Plan Document (DPD) Preferred Options
Local Development Framework**

Summary

1. This report informs Cabinet on the content of the draft Core Strategy Development Plan Document Preferred Options, which is a key document in the Local Development Framework. A public consultation exercise is scheduled to take place in September/October of this year, as timetabled in the Local Development Scheme. The Preferred Options is attached as Appendix A) for Members' consideration and approval.

Recommendations

2. Members are recommended to:
 - a. Note the contents of this report;
 - b. Agree the Core Strategy DPD Preferred Options for public consultation; and
 - c. Delegate to Officers, in consultation with the LDF Member Steering Group, any necessary minor amendments to the contents of the document prior to the public consultation period.

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 later this month.

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.

AGENDA ITEM

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5 JULY 2007

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CABINET DECISION/COUNCIL DECISION

**CORE STRATEGY DEVELOPMENT PLAN DOCUMENT (DPD) PREFERRED OPTIONS
LOCAL DEVELOPMENT FRAMEWORK**

SUMMARY

This report informs Cabinet on the content of the draft Core Strategy Development Plan Document Preferred Options, which is a key document in the Local Development Framework. A public consultation exercise is scheduled to take place in September/October of this year, as timetabled in the Local Development Scheme. The Preferred Options is attached as Appendix A) for Members' consideration and approval.

RECOMMENDATIONS

Members are recommended to: -

- i) Note the contents of this report;
- ii) Agree the Core Strategy DPD Preferred Options for public consultation; and
- iii) Delegate to Officers, in consultation with the LDF Member Steering Group, any necessary minor amendments to the contents of the document prior to the public consultation period.

DETAIL

1. The Core Strategy is a strategic document that sets out the vision and spatial strategy for meeting the known and anticipated development requirements to 2021. It includes a key diagram which shows broad locations (not specific sites) of development to meet specific requirements and also includes a limited suite of generic criteria based development management policies. A Monitoring Framework and Implementation Plan are also requirements.
2. In developing the Preferred Options for the Core Strategy, a wide consultation exercise has been ongoing, including a public consultation exercise in May/June 2006 and internal meetings during the early part of 2007.
3. Attached is a draft Preferred 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, and sets out the beginnings of policy development which will guide the Council in implementing key strategies, both Council strategies such as the Sustainable Community Strategy and wider Tees Valley initiatives such as the Stockton Middlesbrough Initiative.
4. The Core Strategy DPD Preferred Options supports the Council's drive for regeneration of the Borough, in putting forward a strategy which will increasingly concentrate housing development in the core urban area, giving priority to previously developed land. The provision of employment land will follow this pattern, but recognises the importance of

existing industrial estates, specialist clusters such as the chemical industries, and prestige employment sites. Emphasis is placed on sustainability and accessibility, in line with national and regional policy guidance. Improvements to the transport network, and the creation of an integrated public transport system are fundamental in achieving the council's spatial vision and objectives.

5. In seeking to achieve the spatial vision and objectives, the Core Strategy Preferred options sets out the direction for eleven key policies. These are:
 - Core Strategy Policy 1 Spatial Strategy
 - Core Strategy Policy 2 Transport
 - Core Strategy Policy 3 Sustainable Living
 - Core Strategy Policy 4 Economic Regeneration
 - Core Strategy Policy 5 Retail and Other Town Centre Uses
 - Core Strategy Policy 6 Community Facilities
 - Core Strategy Policy 7 Housing
 - Core Strategy Policy 8 Provision for Gypsies and Travellers
 - Core Strategy Policy 9 Protection and Enhancement of the Urban Environment
 - Core Strategy Policy 10 Protection and Enhancement of the Rural Environment
 - Core Strategy Policy 11 Minerals and Waste.
6. The Core Strategy has been tested against, and informed by, sustainability objectives as set out in the Sustainability Appraisal which accompanies the Strategy (attached as Appendix B).

VIEWS OF THE LOCAL DEVELOPMENT FRAMEWORK MEMBER STEERING GROUP

7. In preparing the Core Strategy DPD Preferred Options, the LDF Member Steering Group has been kept informed of progress and invited to comment on emerging documents. At the Member Steering Group held on the 12 June, subject to a few minor amendments which have been incorporated, the Group agreed that the Core Strategy DPD Preferred Options be referred to Cabinet and Council.

THE NEXT STEPS

8. The Core Strategy is scheduled in the Local Development Scheme to go out for public consultation late this year, in September/October. This will be a six-week statutory period as set out in the Town and Country planning (Local Development) (England) Regulations 2004. Once agreed by Council, prior to the start of the formal consultation period, it is intended to run some workshop sessions with the Area Partnership Boards, Themed Groups and Parish Councils to raise awareness and understanding of the document and processes.
9. Feedback from the consultation process will be fed into the next stages, which areas follows:
 - Preparation of the Submission Draft of the Core Strategy DPD
 - Submission to the Secretary of State (May 2008)
 - Consultation on the Submission Draft (May/June 2008)
 - Examination of the submitted Core Strategy (November 2008)
 - Receipt of Inspector's binding report (May 2009)
 - Adoption and Publication (July 2009).

FINANCIAL AND LEGAL IMPLICATIONS

Financial

8. The production of the document can be made within existing budgetary provisions. However, Planning Delivery Grant is based on meeting the timetable set out in the Local Development

Scheme, and missing the target date for the Preferred Options to go out for public consultation could result in the council being penalised.

Legal

9. Pre-submission consultation relating to the preparation of Development plan Documents is a statutory requirement of the Town and Country planning (Local Development) (England) Regulations 2004. Failure to comply would lead to the Core Strategy being found “unsound”.

RISK ASSESSMENT

10. A Strategic Risk Assessment has been undertaken, and there are no known risks that would arise from the preparation of the Core Strategy. 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.

COMMUNITY STRATEGY IMPLICATIONS

Environment

11. The Core Strategy DPD is aimed at ensuring development makes a positive contribution to sustainable development within the Borough of Stockton-on-Tees. Sustainability is at the heart of proposed policies, which also seek to enhance the quality of the Borough’s natural and built environment.

Community Safety and Well-Being

12. The Core Strategy also aims to ensure development can make a positive impact to the safety and well being of the Borough’s residents. The Vision specifically refers to the “creation of safe, healthy, prosperous, inclusive, sustainable communities”. Safety and well-being are central to proposals.

Health

13. The Core Strategy seeks to bring together the spatial aspects of other plans and strategies, and the implications of policies for the health of the community are taken into account through the sustainability Appraisal. The Vision specifically refers to the creation of healthycommunities and a holistic approach has been taken to considering the impact on health of providing quality homes, access to employment opportunities, improved access to health care, sport, leisure and recreation facilities.

Economic Regeneration

14. Economic regeneration, and the development of policies to assist in delivering this, are central to the Core Strategy.

Education and Lifelong Learning

15. Accessibility to services and facilities, including education and training opportunities is a key requirement to assist with the economic regeneration of the Borough.

Arts and Culture

16. Improving the “cultural” offer of the Borough is a strand which is incorporated in the Core Strategy DPD.

CONSULTATION INCLUDING WARD/COUNCILLORS

17. As this is a Borough wide document, it is not possible to identify specific wards or ward councillors for consultation. The document will be subject to a full public consultation over a period of six weeks in autumn.

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Background Papers:

Planning Policy Statement 12: Local Development Frameworks
Core Strategy Issues and Options March 2006.

Ward(s) and Ward Councillors: N/A

Property: N/A