

CABINET ITEM COVERING SHEET PROFORMA

AGENDA ITEM

REPORT TO CABINET

5 JULY 2007

**CORPORATE MANAGEMENT
TEAM**

CABINET DECISION/COUNCIL DECISION

Regeneration and Transport – Lead Cabinet Member – Councillor Cook

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

Summary

1. This report informs Cabinet on the content of the draft Regeneration Development Plan Document Issues and 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 Issues and 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 Regeneration DPD Issues and 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. The Regeneration DPD will set out site allocations for housing, employment, mixed-use etc. These must 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 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

REPORT TO CABINET

5 JULY 2007

**REPORT OF CORPORATE
MANAGEMENT TEAM**

CABINET DECISION/COUNCIL DECISION

**REGENERATION DEVELOPMENT PLAN DOCUMENT (DPD) ISSUES AND OPTIONS
LOCAL DEVELOPMENT FRAMEWORK**

SUMMARY

This report informs Cabinet on the content of the draft Regeneration Development Plan Document issues and 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 Issues and 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 Regeneration DPD Issues and 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 Regeneration DPD will set out site allocations for housing, employment, mixed-use etc. These must be consistent with the Council's vision and spatial strategy which will be set out in the Core Strategy DPD.
2. In developing the Issues and Options for the Regeneration DPD, the Spatial Planning service has engaged widely both within the Council and with the Local Strategic Partnership.
3. Attached is a draft Issues and Options Paper for the Regeneration DPD. The introductory section gives a brief overview of Stockton Borough, identifies drivers for change, sets 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 gives a brief overview of the new Local Development Framework spatial planning system. The document then sets out a series of issues and, where appropriate, options linked to them. These are 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.
4. The key driver for the Regeneration DPD is site allocations but this is not purely confined to land allocations *per se* but also extends to such issues as whether to extend development limits and, in keeping with the broader holistic approach that is now at the heart of planning, engages with areas such as health and education provision.

5. The Issues and Options paper also includes appendices setting out:
 - i) Land that has submitted to the Council for consideration as extensions to the limits to development
 - ii) Land that has been submitted to the Council for consideration as allocations e.g. for housing, employment etc.
6. The Council has 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 does not mean that it is part of one of the Council's corporate strategies, or that it will perform well against the criteria for site selection set out in the relevant national guidance.
7. The Scoping Report (attached as Appendix B) for the Sustainability Appraisal of the Regeneration DPD will be consulted on in parallel with the Regeneration DPD Issues and Options paper. The purpose of the Scoping Report is to document the initial stages of the Sustainability Appraisal process. It contains a listing other relevant plans and programmes, baseline information, key sustainability issues and a set of sustainability objectives, indicators and targets which will be used to test the Preferred Options and inform the development of them.

THE NEXT STEPS

8. The Regeneration DPD 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 period.
9. Feedback from the consultation process will be fed into the next stages, which areas 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).

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 Issues and Options paper 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 Regeneration DPD 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 Regeneration Issues and Options. However, delay at this stage could lead to difficulties in meeting subsequent target dates for the preparation of and

consultation on the Regeneration DPD and Submission documents, independent examination and adoption of the Regeneration DPD.

COMMUNITY STRATEGY IMPLICATIONS

Environment

11. The Regeneration 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 Regeneration DPD also aims to ensure development can make a positive impact to the safety and well being of the Borough's residents.

Health

13. The Spatial Planning service have initiated a dialogue with representatives of the North Tees Primary Care Trust and this is reflected in the health provision section of the Issues and Options paper which links to Core Strategy Policy 3 *Sustainable Living*.

Economic Regeneration

14. Economic regeneration will be one of the key objectives of the Regeneration DPD.

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 will be incorporated in the Regeneration DPD.

CONSULTATION INCLUDING WARD/COUNCILLORS

23. 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

Ward(s) and Ward Councillors: **N/A**

Property: **N/A**