

CABINET ITEM COVERING SHEET PROFORMA

AGENDA ITEM

REPORT TO CABINET

13 MARCH 2008

**REPORT OF CORPORATE
MANAGEMENT TEAM**

CABINET DECISION/COUNCIL DECISION/KEY DECISION

Regeneration and Transport – Lead Cabinet Member – Councillor Cook

Local Development Framework: Revision of the Local Development Scheme (LDS) and Update on the Employment Land Review Stage 2

1. Summary

The purpose of this report is to:

- (i) To agree a revision of the Local Development Scheme and;
- (ii) To update members of the findings of Stage 2 of the Employment Land Review (ELR)

Revision of the Local Development Scheme

The Local Development Scheme is the project plan for the preparation of the documents that will comprise the Local Development Framework (LDF). It is a three-year rolling programme and sets out:

- A schedule of the local development documents (LDDs) and Supplementary Planning Documents (SPDs) which the Council intends to prepare in the next three years
- Detailed timetables for the production of each document
- A brief description of the subject matter of each document
- The various stages in consultation to enable interested persons to become involved in the process of preparing the documents
- The resources required to prepare each document

As part of the Annual Monitoring Report, the Council assesses its progress against the milestones identified in the LDS for the preparation of LDF documents and where there has been slippage, the LDS must be revised accordingly. The revisions must be agreed with Government Office for the North East (GO-NE) and the Planning Inspectorate (PINS) before the Council can formally adopt it. A summary of the revised LDS is attached at Appendix 1.

Employment Land Review

The ELR is part of the evidence base for the LDF and will inform and support policies in the Core Strategy and Regeneration Development Plan Document (DPD). Stage 1 of the ELR was previously reported to Cabinet in autumn 2006. In Spring 2007 Nathaniel Lichfield and Partners (NLP) and Storeys:spp (SSP) were appointed to undertake Stage 2. This work adopted a methodology advocated by a Communities and Local Government (CLG) guidance note and researched the local economy and the future employment land floorspace and land requirements. Stage 2 of the study concluded that:

- For the LDF period (2007 – 21) Stockton Borough requires 191.3 ha of employment land, an average take up of 13.6 ha per annum.
- For a 25 year supply 340.3 ha of land is required. Given the time period of this projection this requirement is uncertain and will require monitoring.

2. Recommendations

It is recommended that Cabinet:

1. Agrees to the revised timetable for the Local Development Framework as detailed in the Local Development Scheme (appendix 1).
2. Delegates future amendments to the Local Development Scheme to the Head of Planning in consultation with the Chairperson of the Local Development Framework Members Steering Group.
3. Notes the conclusions of the Employment Land Review Stage 2 which will be used as a basis for the development of employment policies in the LDF.

3. Reasons for the Recommendations/Decision(s)

The Planning and Compensation Act 2004 requires local planning authorities to prepare and publish a local development scheme, which is a public statement of the local authority's programme for the production of local development documents. The scheme should be revised as necessary, and when doing so local planning authorities must comply with the procedures set out in the Town and Country Planning (Local Development) (England) Regulations 2004.

The Employment Land Review is a study that will provide the supporting evidence to enable the Council to identify an up-to-date and balanced portfolio of employment sites in its Local Development Framework. Guidance on the process of undertaking this study is provided in the Office of the Deputy Prime Minister's (ODPM) Employment Land Reviews: Guidance Note 2004. It is a three stage process and this report outlines the findings of stage 2 of the process.

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 (**paragraphs 10 and 11 of the code of conduct**).

A Member with a prejudicial interest in any matter must withdraw from the room where the meeting considering the business is being held -

- in a case where the Member is attending a meeting (including a meeting of a select committee) but only for the purpose of making representations, answering questions or giving evidence, provided the public are also allowed to attend the meeting for the same purpose whether under statutory right or otherwise, immediately after making representations, answering questions or giving evidence as the case may be;

- in any other case, whenever it becomes apparent that the business is being considered at the meeting;

and must 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 (unless the interest arises solely from the Member's membership of, or position of control or management on any other body to which the Member was appointed or nominated by the Council, or on any other body exercising functions of a public nature, when the interest only needs to be declared if and when the Member speaks on the matter), and if their interest is prejudicial, they must also leave the meeting room, subject to and in accordance with the provisions referred to above.

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MANAGEMENT TEAM**

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**Local Development Framework update: Revision of the Local Development Scheme and
Employment Land Review Stage 2 update**

SUMMARY

The purpose of this report is to:

- (i) To agree a revision of the Local Development Scheme and;
- (ii) To update members of the findings of Stage 2 of the Employment Land Review (ELR)

Revision of the Local Development Scheme

The Local Development Scheme is the project plan for the preparation of the documents that will comprise the Local Development Framework (LDF). It is a three-year rolling programme and sets out:

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- The resources required to prepare each document

As part of the Annual Monitoring Report, the Council assesses its progress against the milestones identified in the LDS for the preparation of LDF documents and where there has been slippage, the LDS must be revised accordingly. The revisions must subsequently be agreed with Government Office for the North East (GO-NE) and the Planning Inspectorate (PINS) before the Council can formally adopt it. A summary of the revised LDS is attached at Appendix 1.

Employment Land Review Stage 2

The ELR is part of the evidence base for the LDF and will inform and support policies in the Core Strategy and Regeneration Development Plan Document (DPD). Members will remember that the Council completed Stage 1 of the ELR in autumn 2006. In Spring 2006 Nathaniel Lichfield and Partners (NLP) and Storeys: SSP (SSP) were appointed to undertake Stage 2. This work adopted a methodology advocated by a Communities and Local Government (CLG) guidance note and researched the local economy and the future employment land floorspace and land requirements. Stage 2 of the study concluded that:

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- For a 25 year supply 340.3 Ha of land is required. Given the time period of this projection this requirement is uncertain and will require monitoring.

RECOMMENDATIONS

It is recommended that Cabinet:

1. Agrees to the revised timetable for the Local Development Framework as detailed in the Local Development Scheme (appendix 1).
2. Delegates future amendments to the Local Development Scheme to the Head of Planning in consultation with the Chairperson of the Local Development Framework Members Steering Group.
3. Notes the conclusions of the Employment Land Review Stage 2, which will be used to as a basis for the development of employment policies in the LDF.

DETAIL

The Local Development Scheme

1. The Local Development Scheme is a public statement of the Council's programme for the production of the documents that will comprise the Local Development Framework. As part of the system of Annual Monitoring, the Council assesses its progress in achieving the milestones set out in its LDS.
2. For Stockton, whilst progress since April 2007 has been good, it has become apparent that the timetable proposed in the Second Revised LDS (published in April 2007) could not be maintained and required revision.
3. The main changes are:
 - Core Strategy will be submitted in September instead of May 2008.
 - Preferred Options for Regeneration Development Plan Document and Yarm and Eaglescliffe Area Action Plans will now be published in September instead of May 2008 consultation purposes.
 - The Environment DPD Issues and Options report will be published for consultation in January 2009 instead of January 2008.
4. The revised timetable is attached at Appendix 1.

Employment Land Review

Stage 1 of the ELR

5. Members will remember that the Council completed Stage 1 of the ELR in autumn 2006. This involved a stock check and fitness for purpose of mixed use and allocated employment sites. From the initial stock check it was considered that there was an oversupply of sites available for employment development and that de-allocations would have to take place through the LDF system.
6. A number of sites were considered to be no longer fit for employment purposes and it was recommended that these should not be allocated. Of the sites considered poor two were allocated in the 1997 Local Plan, these were:
 - Belasis Avenue North and South.
 - Urlay Nook.

ELR STAGE 2.

7. In preparing the forecasts which make up the report, the consultants have adopted the methodology in the CLG publication, Employment Land Reviews: Guidance Note (2004). This sets out best practice on how to conduct an ELR. Then, in order to familiarise themselves with the local situation, the consultants undertook a detailed review of the ELR stage 1 findings, relevant planning policy, the local economy, the market for employment premises and existing employment sites in Stockton.
8. A postal business survey was also sent out to 300 businesses in the borough; 86 responses were received. This concluded, amongst other things, that;
 - 69% of the businesses had been located in Stockton for 10 years or more.
 - A number of businesses had relocated from (14%) or considered (38%) premises in Middlesbrough. This indicates that the two areas are within the same localised property market.
 - 86% of businesses expect to grow over the next 10 – 15 years.
 - 80% of firms are likely to require new premises with various preferred locations identified for different sectors.
 - 87% of respondents are satisfied with Stockton as a business location.
 - A number of advantages and disadvantages of the area were also highlighted in the report.

In addition NLP undertook a number of interviews with important stakeholders and the information gathered plus that identified above assisted in identifying drivers of future economic growth as well as challenges and risk.

9. The Regional Spatial Strategy for the North East (RSS) is based on three different growth scenarios, bronze (2.3% growth per annum); bronze / silver 2 (2.8% growth p.a) and Gold (4.9% growth p.a). The consultants used these projections as the basis to develop a growth scenario for the borough to 2021. The model used was tailored to reflect the research collected by the consultants, which is referred to in paragraphs 4 and 5 of this report.

The three job forecasts generated were:

Scenario	Employment increase.
Bronze.	4,033
Bronze/ Silver 2	15,879
Gold	34,526

10. The report identifies that the Gold scenario is the preferred scenario which should be used to determine land requirements. This was considered the best option because of strong growth prospects across various sectors which when added together could create a significant number of jobs. Furthermore between 1995 to 2005 the number of jobs in Stockton increased by more than 10,000. A visioning workshop was also held with a range of stakeholders who identified the Gold Scenario as the one that Stockton should be planning for in terms of the future provision of employment land.
11. The job growth projection was used to create a forecast of future floorspace needs by planning use classes (i.e. B1, B2, B8). The forecast was then used to work out the boroughs future land requirements using established calculations based on average floorspace to plot size ratios. The final figures produced are shown in the table below.

Use Class	2007 – 2021.	25-Year Supply.
B1 - Finance and Business Services.	91.6	163.4
B2 - Manufacturing and Industrial.	38	67
B8 - Wholesale and Distribution.	61.5	109.9
Total -	191.1	340.3

12. The above figures will be used within the Council's Core Strategy and will also be used in Stage 3 of the ELR which will identify which sites should be allocated, through the LDF, to meet employment land demand and provide for economic growth. Stage 3 of the ELR is expected to commence in the near future.

FINANCIAL IMPLICATIONS.

12. The revision of the LDS timetable will have an impact on the level of Housing and Planning Delivery Grant that the Council will be able to claim in 2009. Any implications from the Employment Land Review will be met through existing budget provision.

LEGAL IMPLICATIONS.

13. The Planning and Compensation Act 2004 requires the Council to maintain and publish an up-to-date Local Development Scheme.

RISK ASSESSMENT.

14. The items in this report are categorised as low to medium risk. Existing management systems and daily routine activities are sufficient to control and reduce risk.

COMMUNITY STRATEGY IMPLICATIONS.

15. The Local Development Framework is designed as one of the delivery mechanisms for the Community Strategy as it is intended to implement its spatial aspects.
16. The findings of the ELR can assist in the Economic regeneration of the area by maintaining a supply of suitable employment development sites for existing businesses and future investors the report generally accords with the community strategies themes of supporting existing business and attracting new employment opportunities.

CONSULTATION INCLUDING WARD/COUNCILLORS

17. Local Development Scheme: Government Office for the North East and the Planning Inspectorate were consulted on the revision to the LDS and have agreed to it. The members of the Local Development Framework Members Steering Group were also consulted. No consultation was undertaken with Ward Councillors.
Employment Land Review: no consultation was undertaken.

Name of Contact Officers:

Employment Land Review: David Bage - Planning Officer 01642 526051.
david.bage@stockton.gov.uk

Revision to Local Development Scheme: Rosemary Young – Spatial Planning Manager
01642 526054. Rosemary.young@stockton.gov.uk

Background Papers.

Employment Land review Stage 1.

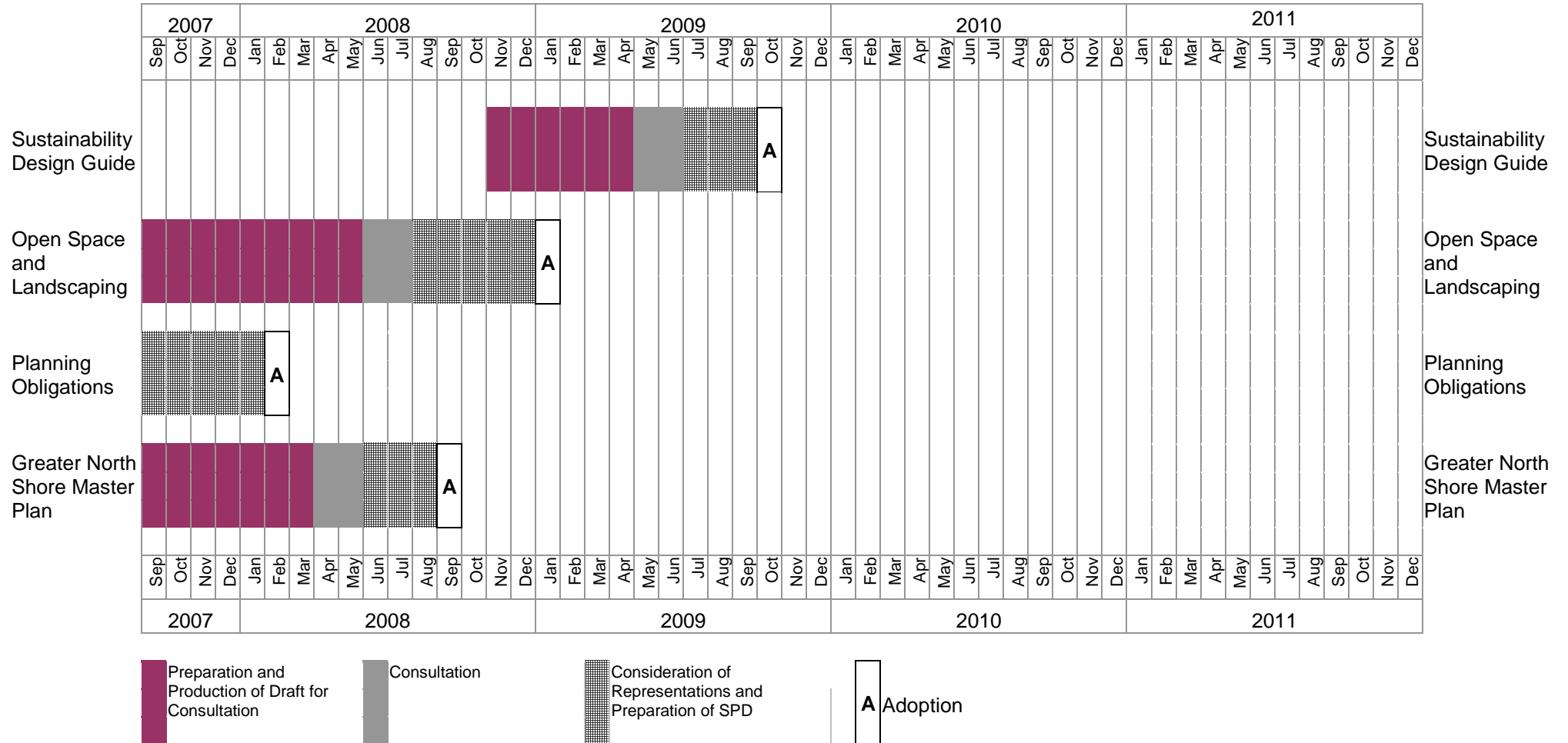
Ward(s) and Ward Councillors:

N/A

Property

N/A

APPENDIX 1





Consultation on
Submission Draft

S Submission to
Secretary of
State



Examination Phase

PEM Pre Examination Meeting

E Independent
Examination

IR Inspectors Report



A Adoption