

CABINET ITEM COVERING SHEET PROFORMA

AGENDA ITEM

REPORT TO CABINET

24th April 2008.

**REPORT OF CORPORATE
MANAGEMENT TEAM**

CABINET DECISION

**Portfolio - Regeneration and Transport.
Lead Cabinet Member – Councillor Bob Cook.**

Regional Spatial Strategy (RSS) - Further Proposed Changes Consultation.

1. Summary.

The emerging Regional Spatial Strategy has now progressed through a number of stages including, submission to the Secretary of State, Examination in Public (EiP), the EiP Panel report, and proposed changes. This report provides a summary of the “further proposed changes” and where relevant recommended representations on the document, which was published in February 2008 for a six-week consultation that ended on the 2nd April 2008. It is expected that this document will be the final draft of the document before it is adopted. As the consultation period will cease before this meeting the Spatial Planning Manager will make representations on the document on behalf of members. This report therefore asks members to endorse the comments in this report.

The recommended representations on the document are:

Gypsies, Travellers and Show-people.

- Amend table in paragraph 3.89 to provide Gypsy and Traveller Numbers by each Local Authority rather than groupings.
- Pitch requirements should be updated by Tees Valley study.

Tees Valley City Region Inset Map

- This map is inaccurate in a number of ways and must be amended.

2. Recommendations

Members are recommended to:

1. Note the contents of this report.
2. Endorse the recommended representations in the report.

3. Reasons for the Recommendations/Decision(s)

Stockton Borough Council has been consulted regarding the RSS further proposed modifications document (2008). The Spatial Planning Manager has assessed the document and has provided a summary of the main issues for members and a number of recommended representations. These representations were forwarded to Government Office for the North East (G.O.N.E) before the end of the consultation period (2nd April

2008). As the consultation period ceased before the date of this Cabinet meeting members are asked to note and endorse the content of this report.

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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Regional Spatial Strategy (RSS) Further Proposed Changes Consultation.

SUMMARY

The emerging Regional Spatial Strategy has now progressed through a number of stages including, submission to the Secretary of State, Examination in Public (EiP), the EiP Panel report, and proposed changes. This report provides a summary of the “further proposed changes” and where relevant recommended representations on the document, which was published in February 2008 for a six-week consultation that ended on the 2nd April 2008. It is expected that this document will be the final draft of the document before it is adopted. As the consultation period will cease before this meeting the Spatial Planning Manager will make representations on the document on behalf of members. This report therefore asks members to endorse the comments in this report.

RECOMMENDATIONS

Members are recommended to:

1. Note the contents of this report.
2. Endorse the recommended representations in the report.

BACKGROUND.

1. The enactment of the Planning and Compulsory Purchase act (2004) created a statutory requirement for the Regional Planning Body (North East Assembly) to develop a Regional Spatial Strategy (RSS). The RSS should, inter alia, provide a spatial vision for the region and a strategy for achieving that vision. All subsequent Local Development Framework (LDF) Documents, produced by the Council, must be in general accordance with the RSS.
2. Members may remember that the RSS has been through several stages of preparation including, submission draft (June 2005), Examination in Public (March 2006), Panel report (July 2006) and proposed changes (May 2007). The latest version of the RSS, the further proposed changes, was published recently and a statutory six-week consultation is currently underway (this expired on the 2nd April 2008).
3. This report sets out for members changes to the RSS and the Council’s response. Due to the consultation period expiring on the 2nd April, Council officers have submit all comments recommended in the report. This report is therefore for members to note and endorse.

HOUSING.

4. The number of net additional dwellings in the region, over the period 2004 –2021, is to be increased from 112,000 to 128,900. This change is considered necessary because of revised population projections, which identify international migration as a main factor in sustaining housing growth. It should be noted that these figures do not represent a ceiling and LDFs can make a case for a higher figure as appropriate. It is envisaged that sufficient

brownfield land has been identified to accommodate this increased scale of growth and no major greenfield allocations would be necessary.

5. The revised regional figure would result in an additional 36,325 for the Tees Valley sub-region an increase of 2,465 in the proposed changes (May 2007), see table 1 below. This increase is in line with representations made previously by the Tees Valley Joint Strategy Unit on behalf of the 5 Tees Valley Authorities.
6. Table 1, below, shows how these additional dwellings have been redistributed throughout the Tees Valley.

Table 1 – Net additional dwelling distribution within the Tees Valley sub-region.

Local Authority	Secretary of States proposed Changes to RSS (May 2007).		Secretary of States Further Proposed Changes to RSS (February 2008).		Difference	
	Dwellings	%	Dwellings	%	Dwellings	%
Stockton	9,065	27	9,475	26	410	17
Middlesbrough	6,805	20	7,005	19	200	8
Hartlepool	6,340	19	6,415	18	75	3
Redcar & Cleveland	6,340	19	6,730	19	390	16
Darlington	5,310	16	6,700	18	1,390	56
Tees Valley	33,860	100	36,325	100	2,465	100

7. The revised figures allow for an average additional 25 dwellings per annum, within Stockton on Tees Borough. The 2007 version of the RSS frontloaded the majority of dwellings into the earlier phase of the plan period, with the latter phase having a more limited level of growth. The revised figures provide a more balance provision of dwellings over the plan period with reduced growth in the first phase and higher growth later on in the plan period.

Table 2 – Proposed phasing of dwellings in Stockton on Tees.

Period.	Proposed Changes to RSS (May 2007).	Further Proposed Changes to RSS (February 2008).	Difference.
	Dwellings per annum.	Dwellings per annum.	Dwellings per annum.
2004 - 11	820	600	-220
2011 - 16	445	530	+ 85
2016 - 21	220	525	+ 305
2004 - 21	530	555	+ 25

Gypsies, Travellers and Showpeople.

8. Changes to paragraph 3.89 include a table which identifies the number of pitches required to 2020 for Gypsies and Travellers by groups of Local Authorities. For this table Stockton Borough has been grouped together with Middlesbrough, Redcar and Cleveland, and Darlington (Hartlepool was grouped together with Easington and Sedgefield). A total of 51 additional pitches are considered to be required, see below:

Area.	Current.	by 2010.	by 2015.	by 2020.	Total.
Darlington, Stockton-on-Tees, Middlesbrough, Redcar and Cleveland.	23	13	18	20	74

9. However, paragraph 23 of circular 01/06 states that, “The RSS revision should identify the number of pitches required (but not their location) for each Local Planning Authority in the light of the Gypsy and Traveller Accommodation Assessments and a strategic view of needs across the region.” The approach in the RSS is therefore not in accordance with advice in the Circular
10. Policy 32 has also been altered, in accordance with circular 01/06, to include a requirement for LDFs to plan, monitor and manage the provision and release of pitches for Gypsies, Travellers and Show-people communities. A Tees Valley Gypsy and Traveller Accommodation Needs assessment was commissioned in July 2007. This will identify pitch requirements by local authority area and will inform the LDF in terms of future pitch provision.

Representation –

- Amend table in paragraph 3.89 to provide Gypsy and Traveller Numbers by each Local Authority rather than groupings.
- Pitch requirements should be updated by Tees Valley study.

TEES VALLEY CITY REGION INSET MAP.

11. There are a number of errors on this (page 228 of the document), these include the locations of, North Shore; Wynyard Business Park; the A66 trunk road; Darlington – Saltburn branch railway line and; Durham Tees Valley Airport, all being identified in the wrong location. In addition some settlement names are located erroneously which has also resulted in the extent of the conurbation, to the south of the borough, being geographically incorrect.

Representation - Various amendments required to the inset map.

EMPLOYMENT LAND.

12. Changes to the employment land section of the document are minimal and it is not considered that any representations are required on this section. All references to ‘prestige employment sites’ have been replaced with ‘key employment locations’. The only ‘key employment site’ in the borough is at Wynyard, this site is also partially within Hartlepool Borough. The RSS seeks to minimise the B1 (office) potential of the site and limit opportunities to large scale industry. In the short term the Council will have difficulty enforcing this policy given the status of planning permission on the site.
13. Policy 18 of the document sets out the employment land portfolio, overall this remains the same with 325 hectares in total allocated for these uses. The employment land portfolio is split between ‘key employment locations’, 70 hectares, and General Employment land, 255 hectares, 20 hectares of which will be provided on Durham Tees Valley Airport.
14. The North Shore site is now known as a ‘Brownfield Mixed Use location’ rather than a ‘Regional Brownfield Mixed Use’ site. Previous versions of the RSS have identified these sites as separate to the general employment land provision, with North Shore identified as being 20 hectares in size. However, the latest version has merged the two allocations together increasing the total general employment land allocation by 20 hectares, from 235 hectares to 255 hectares.

FINANCIAL IMPLICATIONS – N/A

LEGAL IMPLICATIONS – N/A

RISK ASSESSMENT - This (subject matter of report) is categorised as low to medium risk. Existing management systems and daily routine activities are sufficient to control and reduce risk.

COMMUNITY STRATEGY IMPLICATIONS -

The following Community Strategy themes are relevant to the content of this report.

Economic Regeneration and Transport – The RSS sets strategic guidance for the North East Region, forms part of the Development Plan of the Borough, informs the Local Development Framework, and planning decisions in the borough. It therefore has an important role in Regeneration of the Borough and Transport issues.

Safer Communities / Healthier Communities and Adults / Liveability – The RSS sets out policies on creating sustainable communities and improving the economy of the North East. These objectives are in accordance with these community strategy objectives.

Children and Young People – N/A

CONSULTATION INCLUDING WARD/COUNCILLORS – Not required. Report content is strategic in nature and does not require consultation.

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Background Papers –

Regional Spatial Strategy - Submission Draft (2005).

Regional Spatial Strategy - EiP Panel report (2006).

Regional Spatial Strategy – Secretary of States Proposed Changes (2007).

Property - N/A.