

ADVISORY

AGENDA NO.

**REPORT TO PLANNING
COMMITTEE**

DATE: 10 MAY 2006

**CORPORATE DIRECTOR OF
DEVELOPMENT AND
NEIGHBOURHOOD SERVICES**

TEES VALLEY JOINT MINERALS AND WASTE DEVELOPMENT PLAN DOCUMENTS - LOCAL DEVELOPMENT FRAMEWORK

SUMMARY

1. This item deals with the proposal for the preparation of Tees Valley Joint Minerals and Waste Development Plan Documents by the Joint Strategy Unit, on behalf of Darlington, Hartlepool, Middlesbrough, Redcar and Cleveland and Stockton-on-Tees Borough Councils.

RECOMMENDATION

2. Members are recommended to:
 - (i) Note the content of this report, and endorse the principle of the Joint strategy Committee taking responsibility for the preparation of the Tees Valley Joint Minerals and Waste Development Plan Documents on behalf of Stockton-on-Tees Borough Council and the other four unitary Tees Valley Authorities
 - (ii) Endorse the appointment of consultants to carry out this work
 - (iii) Endorse the expenditure of about £60,000 over four years from the Local Plan budget.

BACKGROUND

3. The new Local Development Framework will include a number of development plan documents that form part of the statutory development plan. Development plan documents (DPD) in unitary authorities should include minerals and waste policies, which may be prepared as separate minerals and waste development plan documents.¹ One of the Government's key planning objectives is the preparation and delivery of planning strategies which help implement the national waste strategy, and supporting targets, and are consistent with obligations required by European legislation.²
4. Joint working on local development documents is particularly encouraged. Two or more local planning authorities may work jointly to prepare minerals and waste development plan documents.³

¹ Planning Policy Statement 12: Local Development Frameworks, para. 2.6.

² Planning Policy Statement 10: Planning for Sustainable Waste Management, para. 3.

³ Planning Policy Statement 12: Local Development Frameworks, paras. 2.34 – 2.36.

5. At the meeting of the Tees Valley Planning Managers in June 2004, the Joint Strategy Unit (JSU) was invited to prepare joint Minerals and Waste Development Plan Documents on behalf of the five Tees Valley authorities (Darlington, Hartlepool, Middlesbrough, Redcar and Cleveland and Stockton-on-Tees Borough Councils).

THE PROPOSAL

6. New Minerals and Waste Development Plan Documents will replace the minerals and waste policies in the adopted Tees Valley Structure Plan. It is proposed that these will comprise:
 - A Joint Minerals and Waste Core Strategy DPD, which will contain the overall strategy for the development of waste and minerals in the Tees Valley. The Core Strategy is required to be in general conformity with the emerging Regional Spatial Strategy for the North East
 - A Joint Minerals and Waste Site Allocations and Development Policies DPD. This will identify specific sites for future development, and will contain detailed development plan policies for assessing minerals or waste planning applications in the Tees Valley. This will be in conformity with the Joint Minerals and Waste Core Strategy.
7. The Minerals and Waste Development Plan Documents will be subject to a sustainability appraisal, and an Annual Monitoring Report will assess the success (or otherwise) of the strategy and policies.
8. It is proposed to adopt the joint working arrangements originally set up for the Tees Valley Structure Plan for the preparation of the Minerals and Waste Development Plan Documents. The arrangements are proposed, as follows:
 - a. The JSU will manage the project
 - b. The JSU will prepare most of the documents in draft, to be considered by all of the respective authorities through the Development Plans Officers (as part of a Steering Group)
 - c. Each authority will be kept informed at the key stage of preparation and will be given the opportunity to comment on draft documents
 - d. Results of consultation will be reported back to the Tees Valley Joint Strategy Committee and to each local authority
 - e. Final draft documents at each stage will be endorsed by each local authority before being considered by the Tees Valley Joint Strategy Committee
 - f. Adoption of the Development Plan Documents will be undertaken by each local authority, following presentation to the Tees Valley Joint Strategy Committee.
9. It is proposed to engage consultants to assist with the preparation of the Minerals and Waste Development Plan Documents. The role of the consultants will be to identify and assess individual sites (including Environmental Impact Assessments), to undertake the sustainability appraisal process and to provide expert opinion at the independent examinations.

COSTS

10. It is estimated that the total costs involved in progressing the Minerals and Waste Core Strategy and Site Allocations Development Plan Documents to adoption will be in the region of £165,650. This figure is only a guide until tenders are received.

11. The distribution of costs between the Boroughs is yet to be decided. However, if for example, the costs were split based on a population pro-rata basis, Stockton's contribution would be in the order of £53,000. An alternative might be to distribute the costs between the Boroughs to reflect the number of sites in each authority, or to derive a "hybrid" costing system which combines the "population" basis with the "site" basis. The costs would be spread over the financial years 2006/07 to 2010/11.

THE TIMETABLE

12. The indicative timetable at the present time is as follows:

Initial Processes

Appointment of consultants	August 2006
Commencement of work	September 2006

Core Strategy and Site Allocations Development Plan Document Preparation

<input type="checkbox"/> Issues and Options Reports consultation	May/June 2007
<input type="checkbox"/> Preferred Options Reports consultation	Feb./March 2008
<input type="checkbox"/> Preparation of Submission Documents onwards	April 2008
<input type="checkbox"/> Submission of Tees Valley Joint Minerals and Waste Core Strategy and Site Allocations Development Plan Documents to Government	January 2009
<input type="checkbox"/> Pre-examination meeting	May 2009
<input type="checkbox"/> Independent Examination	July 2009
<input type="checkbox"/> Receipt of Inspector's report	January 2010
<input type="checkbox"/> Adoption of the Tees Valley Joint Minerals and Waste Core Strategy and Site Allocations Development Plan Documents	April 2010.

ADVANTAGES

13. The advantages of the Joint Strategy Unit preparing Tees Valley wide Minerals and Waste Development Plan Documents are as follows:
- Economies of scale
 - A joined-up approach to a sub-regional issue. Waste management involves many cross-boundary issues and plans are best prepared at a sub-regional level. The JSU is in the best position to prepare a joint plan covering the Tees Valley and has in-house experience
 - Frees up Council staff to concentrate on the preparation of other development plan documents
 - Allows the documents to be prepared early in order to meet the national waste management targets
 - Will coordinate with the revised Waste Management Strategy, also being produced by the Joint Strategy Unit.

SUMMARY

14. To summarise:
- Development plan documents in unitary authorities should include minerals and waste policies, which may be prepared as separate Minerals and Waste

Development Plan Documents. This is a statutory requirement and is required to meet the national waste management targets.

- Joint working to prepare Minerals and Waste Development Plan Documents is encouraged. It is proposed that the Tees Valley Joint Strategy Unit coordinate the preparation of this work on behalf of the five unitary Tees Valley Authorities
- It is proposed that consultants are engaged to assist with the preparation of the Minerals and Waste Development Plan Documents
- Costs incurred will be split between the five Tees Valley authorities, over the period from 2006/07 to 2009/10
- The JSU has the remit to carry out all the processes and procedures involved, with the exception of the adoption of the final Minerals and Waste Core Strategy and Site Allocation Development Plan Documents. Each individual authority will be responsible for the adoption of the documents, and will have the opportunity to comment at each stage of preparation.

THE NEXT STEPS

15. Once the joint approach set out above is agreed by all the five Tees Valley Authorities, the JSU will begin the tendering process to appoint consultants to undertake the preparation of the two Development Plan Documents.

RECOMMENDATION

Members are recommended to:

- (i) Note the content of this report, and endorse the principle of the Joint strategy Committee taking responsibility for the preparation of the Tees Valley Joint Minerals and Waste Development Plan Documents on behalf of Stockton-on-Tees Borough Council and the other four unitary Tees Valley Authorities
- (ii) Endorse the appointment of consultants to carry out this work
- (iii) Endorse the expenditure of about £60,000 over four years from the Local Plan budget.

Corporate Director of Development and Neighbourhood Services.

Contact Officer: Jane Elliott
Telephone No.: 01642 – 52 6053

Background Papers - Planning Policy Statements 10 Planning for Sustainable Waste Management and 12 Local Development Frameworks

Financial Implications – In the order of £15,000 per year for four years from 2006/07.

Environmental Implications- N/A

Community Safety Implications - N/A

Human Rights Implications - The provisions of the European Convention of Human Rights 1950 has been taken into account in the preparation of this report.

Ward and Ward Councillors - N/A