

Local Development Framework Steering Group

A meeting of the Local Development Framework Steering Group was held on Thursday 16th November, 2006.

Present:- Councillor Cook (Chairman), Councillors Mrs Beaumont, Cherrett, Leonard, Lupton, Nelson, Mrs O'Donnell, Patterson (vice Councillor Narroway) and Stoker.

Officers:- M Clifford, Mrs J Elliott , Mrs R Young (DNS); Miss F Shayler (LD).

Apologies for absence were submitted on behalf of Councillors Narroway and Walmsley.

Minutes

The minutes of the meeting of 18th September 2006 were agreed as a correct record.

Annual Monitoring Report 2005/06

Members were informed of the second Annual Monitoring Report (AMR), prepared in relation to the performance of local plan policies and the Local Development Scheme.

Review and monitoring were the key aspects of the Government's "plan, monitor and manage" approach to the planning system. They were crucial to the successful delivery of the spatial vision and objectives of the local development framework and should be undertaken on a continuous, pro-active basis. By identifying outputs and trends, these techniques would enable local planning authorities to build a comprehensive evidence base against which local development document policies and implementation mechanisms could be assessed. Regulation 48 of the Town and Country Planning (Local Development) (England) Regulations 2004 requires local authorities to produce an Annual Monitoring Report to assess:

- the implementation of the local development scheme
- the extent to which policies in local development documents were being achieved.

Members were provided with the findings of the AMR 2005/06 together with information on additional work that was carried out as part of the AMR.

RESOLVED that the report be noted.

Employment Land Review

Members were informed of the findings of the Employment Land Study Stage 1. In order to support the regeneration of the Borough by encouraging sustainable development, a review of employment land in the borough had been undertaken in accordance with the Government's Guidance Note on Employment Land Reviews (ODPM 2004).

The purpose of the report was to take stock of the existing Employment Land situation and assess the 'fitness for purpose' of the existing available Employment Land Portfolio. The main objectives of this element of the review involved the identification of the 'best' sites, which should be protected, sites to be released, sites

requiring further investigation and preparation of an effective brief for Stages 2 and 3 of the review.

The draft Regional Spatial Strategy (RSS) aimed to increase the growth rate of the regions economy from 1.8% to an annual average rate of 2.8% over its plan period. In order to assist this accelerated growth, it was essential that the 'scale and quality' of employment land sites met the needs of the market. An oversupply of employment land within the Tees Valley area was also identified in the RSS and de-allocation of unsuitable sites was recommended.

The findings of the Employment Land Review Stage would be important in informing the Regeneration Development Plan Document in relation to employment land provision. Stage 1 had involved taking stock of the existing situation. Stage 2 involved creating a picture of future requirements, and the final phase would require identifying a portfolio of new sites.

RESOLVED that the report be noted.

Regeneration Development Plan Document

Members were informed of the proposed preparation of the Regeneration Development Plan document.

Under the current revised Local Development Scheme March 2006, the timetable indicated that initial consultation on Issues and Options for the Regeneration Development Plan document (DPD) would take place in September/October 2006. However, as a result of staff shortages in the Development Plans Team over the past eight months, the timetable for preparation has slipped. However, now being back to full capacity, work on the Regeneration DPD had begun, initially taking stock of existing commitments and strategies, which would lead into an internal consultation phase, followed by a wider public consultation exercise, hopefully during spring 2007.

The Regeneration DPD would set out site specific allocations for all transport related uses/proposals and specific regeneration sites over the Plan period and provide site specific policies for the determination on development relating to housing, employment, mixed use developments and all land uses where they may be affected by, or will affect the modes or patterns of transport.

RESOLVED that the report be noted.

Core Strategy Development Plan Document – Preferred Options

At the previous meeting of this Steering Group, Members considered the responses received to the Issues and Options paper as part of the consultation exercise. Members supported the development of the Council's Core Strategy Preferred Options in line with the policy areas set out below:

- a) sustainable development
- b) location of development
- c) scale and type of employment provision
- d) scale and type of housing provision
- e) retail policy

- f) transport
- g) built and natural environment.

These would be strategic policies which would form the broad framework for development in the Borough up to 2021, and sit at the top of the hierarchy of local policies which would eventually make up the Local Development Framework. Other policies, such as those that would be contained within the Regeneration Development Plan Document and the suite of generic development control policies, would sit below, and be consistent with, the Core Strategy policies.

Members were informed that there had been significant slippage with regard to annual examinations and it had been suggested that around 25-30 pages was adequate for the Core Strategy. Members suggested that the paragraph on community facilities be expanded to include leisure activities. A draft of the Strategy would be provided to a future meeting.

RESOLVED that the report be noted.

Core Strategy Issues and Options: Other Issues Consultation Responses

Members were provided with a report that sets out the responses received to the consultation exercise carried out in relation to the other issues set out in the Core Strategy Issues and Options, and the consideration of these in taking the process forward to the Core Strategy Preferred Options to prepare a suite of generic Development Control policies.

Following on from questions relating to the Vision, Objectives and Key Issues, the Core Strategy Issues and Options paper set out a series of more detailed questions which were aimed at getting views about a series of issues which might form the basis for the preparation of a series of general development control policies. Feedback from these questions was provided.

Members discussed the following issues: - support for Eco Homes and Environmental issues and the need for builders to be encouraged to build better quality environmentally friendly homes; Different methods of power and heat such as windfarms; the desire for leisure facilities to be included within new housing developments; providing a mix of housing, considering better design and layout. Members requested that the information be provided in a different format to split the answers received by the individual and those of developers.

RESOLVED that:-

- i) The report be noted
- ii) The responses to the Core Strategy Issues and Options consultation, in relation to the preparation of generic development control policies be noted.
- iii) The development of the Council's generic development control policies in line with the topic areas outlined be:
 - a) Employment/economy
 - b) Housing

- c) Retail
- d) Historic environment
- e) Natural environment
- f) Built environment
- g) Miscellaneous (e.g. telecommunications).

(iv) The information be provided to the next meeting in the format as mentioned above.