

AGENDA NO.

**REPORT TO PLANNING
COMMITTEE**

DATE: 4 April 2007

**CORPORATE DIRECTOR OF
DEVELOPMENT AND
NEIGHBOURHOOD SERVICES**

SAVING OF EXISTING STRUCTURE AND LOCAL PLAN POLICIES

SUMMARY

1. This report informs members of the saved policies exercise that is being carried out with regard to the Tees Valley Structure Plan and of the proposed revision to the schedule of saved policies for the Stockton-on-Tees Local Plan in the light of further guidance from the Government Office for the North East (GONE).

RECOMMENDATION

2. Members are recommended to: -
 1. Endorse the request of the Tees Valley Joint Strategy Committee that the North of England Assembly asks the Secretary of State for Communities and Local Government to extend the life of the Tees Valley Structure Plan policies identified in **Appendix 1 of the Annex** to this report, until the Secretary of State approves *View: Shaping the North-East* (the new Regional Spatial Strategy) or until the matters covered can be considered through the local development frameworks of the Tees Valley authorities.
 2. Agree the revised schedule of saved Local Plan policies (**Appendix 2**).

BACKGROUND

3. Under the development planning provisions of the Planning and Compulsory Purchase Act 2004, regional spatial strategies and local development frameworks will collectively replace structure plans and local plans. All development plan policies in existence when the Act came into force automatically expire on 27 September 2007 unless the Secretary of State extends them. At that time, the Government expected that replacement would be largely complete within three years.
4. In August 2006 the Department of Communities and Local Government issued a 'protocol' to all local planning authorities outlining detailed procedures for reviewing and agreeing an extension to saved structure and local plan policies.

Tees Valley Structure Plan Policies

5. In the case of structure plans, the Government indicated at the time that requests for extension would be made by regional planning bodies (in Stockton's case, the North of England Assembly), following discussion with the relevant structure plan authority (in Stockton's case the Council, in conjunction with the other Tees Valley authorities/Tees Valley Joint Strategy Committee).
6. The Tees Valley Joint Strategy Committee has recommended to the North of England Assembly that the life of a small number of Tees Valley Structure Plan policies be extended, pending approval of the new Regional Spatial Strategy, or consideration through the local development frameworks of the Tees Valley authorities.

Stockton-on-Tees Local Plan Policies.

7. The schedule of saved Local Plan policies has already been submitted to Council (as an appendix to the 2005/06 Annual Monitoring Report) and approved. However, it included policies that were identified to be saved only in part. This was consistent with the advice from GONE at that time. Subsequently there has been further advice from GONE that any policies saved must be saved in their entirety. There have also been amendments to the estimated dates for adoption of the Core Strategy, Regeneration and Environment DPDs and circumstances surrounding other policies formerly identified for either saving or deletion have changed.

THE NEXT STEPS

8. The deadline for the submission to GONE of saved local plan policies is 1 April 2007. The final date for saved policies being agreed is 1 July 2007. Both the schedule of saved structure plan and local plan policies have been submitted to GONE as officer recommendations pending approval by Planning Committee and Cabinet.

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Corporate Director of Development and Neighbourhood Services.

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Background Papers -

The Planning and Compulsory Purchase Act 2004

Planning Policy Statement 12: Local Development Frameworks

Protocol for Saving Structure and Local Plan Policies August 2006. DCLG August 2007.

Financial Implications - Any financial implications from this report will be accommodated within normal budgetary provisions.

Environmental Implications- The policies recommended for saving will contribute to protecting and enhancing the environment of the Borough.

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

