

Local Development Framework Steering Group

A meeting of the Local Development Framework Steering Group was held on Monday 5th February, 2007.

Present:- Councillor Cook (Chairman), Councillors Mrs Beaumont, Cherrett, Patterson (vice Councillor Narroway) and Stoker.

Officers:- D Bage, M Clifford, P Copeland, Mrs J Elliott , A McMillan, Mrs R Young (DNS); Miss F Shayler (LD).

Apologies for absence were submitted on behalf of Councillors Leonard, Lupton, Narroway, Mrs O'Donnell, Nelson, and Walmsley.

Minutes

The minutes of the meeting of 11th December, 2006 were agreed as a correct record.

Core Strategy DPD – Preferred Options

Members were provided with the emerging Core Strategy Preferred Options report. Following the completion of the issues and options phase of the Core Strategy Development Plan Document (DPD), and the comments received the next step was to move into the pre-submissions stage which required local authorities to consult with the community and stakeholders on the Council's Preferred Options. An initial draft of the Preferred Options document in accordance with the above guidance was provided to Members.

The Preferred Options document sets out Stockton Borough's particular issues and problems, together with a 'Vision for the Future', objectives which would help the Council achieve its vision, and a suite of high-level policies through which the vision would be delivered. The Core Strategy also needed to be accompanied by a Monitoring and Implementation Framework, which would set targets for achieving goals and objectives, which would be presented to Members at a future meeting. A suite of general development management policies was also being developed, which would be attached to the Core Strategy DPD.

A meeting had been held with Government Office North EAST (GONE) a number of comments had been made on the draft report. However, feedback had been positive. There was still a fair amount of work to be done and it was anticipated that the document would evolve over the next few months.

Members were asked to comment on the working draft of the Preferred Options Paper. It was anticipated that it would be presented to Cabinet during June/July 07. Members asked officers to consider minor amendments relating to references to Ingleby Barwick and development in rural areas.

RESOLVED that the comments and content of the report be noted.

Sustainability Appraisal of the Core Strategy Preferred Locational Options

Members were provided with a report that set out the need for, and purpose, of testing the Core Strategy preferred locational options against the sustainability of objectives, to appraise their short, medium and long term impacts on the sustainable development of the borough.

There were four principle stages to the Sustainability Process:-

- Scoping
- Appraising the plan's objectives, options and policies
- Producing a sustainability appraisal report
- Monitoring the effects of the implemented plan

The purpose of the sustainability appraisal was not to choose the best option or policy, but rather to inform the decision making process by appraising each of the preferred options/policies, establishing their likely impacts, and the scope for mitigating any possible negative impacts

Consultation would begin this month involving as many appropriate stakeholders as possible, to help inform the Sustainability Appraisal and to give the process credibility.

Discussion was held on renewable energy and incentives for builders to build more environmentally friendly housing.

RESOLVED that the report be noted.

Policy Update

New policy guidance had been published recently by Communities and Local Government. These included PPS 3 Housing (November 2006) and PPS 25 Development and Flood Risk (December 2006). Also, the Barker Review of Land Use Planning was published in July 2006, and the Code for Sustainable Homes in December 2006. Additionally, a number of consultation exercises were underway, on published Government documents. These included:

- i. A consultation paper *Building a Greener Future*
- ii. A consultation paper Planning Policy Statement *Planning and Climate Change*.

Members were presented with an updated report highlighting these documents and held discussion on the main points.

RESOLVED that the report be noted.

Yarm and Eaglescliffe Area Action Plan

Members were provided with a report that introduced Members to the Yarm and Eaglescliffe Area Action Plan (Y&EAAP).

The Local Development Scheme described the Y&EAAP as:

“The preparation of an Area Action Plans to address the key pressures / development opportunities within Yarm and Eaglescliffe. Will include a series of co-ordinated proposals for traffic management and parking, future redevelopment opportunities and planning obligations.”

There were pressures in the Yarm and Eaglescliffe area that were being addressed by a range of organisations including the Council, Town Council and Government Agencies, and within these organisations there were numerous departments dealing with different projects. It was intended that the Y&EAAP would coordinate these various plans and strategies to assist in delivering the various schemes.

The Y&EAAP may also be used to identify other problems or issues and potential solutions, including development opportunities, highway improvement opportunities or policy gaps that may require filling.

The form and content of the Y&EAAP would be determined through consultation with all stakeholders and would include both restrictive and permissive policies and proposals.

Members were invited to steer the Y&EAAP by considering and agreeing the most appropriate boundary for the Y&EAAP, which it was felt could cover the Yarm and Eaglescliffe Boundary or extend to some of the smaller surrounding villages such as Aislaby and Preston etc. Members requested that transportation issues particularly in relation to School transport from Ingleby Barwick into the Yarm and Eaglescliffe area be included. Members stated that they would begin consulting residents through newsletters etc. the initial consultation phase would begin in April/May 2007.

RESOLVED that:-

- i) Note the content of this report.
- ii) The scope of the Y&EAAP and its boundary be considered
- iii) The issues and options for consultation be considered.
- iv) A further report be submitted to a future meeting.

Planning Obligations Supplementary Planning Document

Members were informed of the background and progress of the Planning Obligations Supplementary Planning Document, which formed part of the Councils Local Development Scheme.

The purpose of the Supplementary Planning Document (SPD) was to set out the Council's approach to Planning Obligations (also known as S 106 agreements). . Government Guidance (Circular 05/2005) states that Planning Obligations were *'intended to make acceptable development which would otherwise be unacceptable in planning terms.'*

The Council was currently preparing a Planning Obligations Supplementary Planning Document. This would ensure that the development made a positive contribution towards sustainable development.

The SPD would provide clarity to developers, development control officers, stakeholders and local residents as to the Council's expectations concerning developer contributions in appropriate circumstances. Areas where it was intended to seek obligations were affordable housing, education, employment and skills, open space and the public realm, highways and transport, sport, recreation, social and community infrastructure.

The SPD would use any relevant existing local and national standards to base the requirement for planning obligations, and include a set of thresholds and formulas to give those involved a clear idea as to the likely contribution. Meetings were currently taking place with various departments to build up an evidence base and draft calculations for contributions towards the various topic areas. The SPD would also contain information concerning the actual application of planning obligations, in order that the Council could provide a clear audit trail of implemented agreements.

The SPD would complement the Adopted Local Plan, Alteration Number 1, together with national guidance in respect of planning obligations. The SPD would be drafted for internal consultation at the end of February, and for full public consultation from the middle of June until the start of August.

Following the consultation process the SPD would go before Council before being adopted in September or October this year.

RESOLVED that the report be noted.

Local Housing Assessment

This report informed members of the findings of the Local Housing Assessment. In January 2006, Stockton-on-Tees Borough Council, Middlesbrough Borough Council and Redcar and Cleveland Borough Council jointly commissioned *Outside* (a policy research consultancy) to carry out studies of housing requirements within all three Local Authorities. Within Stockton BC the work was a joint commission between Development Plans and Housing Strategy. The Stockton-on-Tees Local Housing Assessment 2006: Final Report was received in January 2007. However, as it was a joint commission its release was dependant on the other two authorities signing off their reports.

The findings of the Local Housing Assessment would be important in informing the Core Strategy Development Plan Document (DPD) and the Regeneration DPD. The Core Strategy DPD would include a suite of generic development control policies and it may be appropriate to include an affordable housing policy within this. The Regeneration DPD will deal with site allocations and it may be appropriate to specify the number of affordable houses that developers would be expected to provide on sites allocated for housing. Precisely how affordable housing would be divided between these two DPDs was still to be determined.

Members discussed ways to encourage developers to put leisure facilities within housing development sites and/or contributions towards central leisure facilities.

RESOLVED that the report be noted.

Planning Policy Statement 25 (Development and Flood Risk and the Tees Valley Strategic Flood Risk Assessment

Members were provided with a report that set out a brief summary of guidance as detailed in Planning Policy Statement 25: Development and Flood Risk and provided a brief summary of work which had been undertaken on the Tees Valley Strategic Flood Risk assessment.

In order for a document in the Local Development Framework (LDF) to be adopted a Sustainability Appraisal and a robust evidence base must support them. The Sustainability Appraisal informed the decision making process by appraising policies, establishing a set of sustainability objectives, indicators and targets to measure the economic, social and environmental impacts of the policies in the LDF.

Part of the evidence base required to support Development Plan Documents (DPD's) requires sites, which the Council was proposing to allocate to be assessed against flood risk. If this information was not provided then the documents produced would be considered un-sound and the Council would not be able to adopt them. Planning Policy Statement 25: Development and Flood Risk provides advice to Local Authorities on flood risk issues.

Local Planning Authorities should therefore prepare and implement strategies that help to deliver sustainable development by:

- Appraising the risk and degree of land flooding by undertaking a Strategic Flood Risk Assessment (see below).
- Managing Risk by framing locational policies for development so that it avoided areas of flood risk. Only allowing development in flood risk areas when there were no reasonable alternatives and the benefit outweighed the risk of flooding.
- Reducing risk by safeguarding land from development for current and future flood management whilst new development should be located, and designed to reduce flood risk; using the opportunities of new development to reduce causes and impacts of flooding.

A joint Strategic Flood Risk Assessment has been undertaken on behalf of the five Tees Valley Unitary Authorities, by JBA Consulting. The initial findings of the study have been centred on sites either allocated in the Local Plan or the site has been suggested for development. A draft document has been produced and amendments are currently being carried out in the light of formal publication of PPS25 and comments from the Local Authorities and Environment Agency. A copy of the document will be put to Cabinet for information when the final draft is received.

RESOLVED that the report be noted.