

AGENDA ITEM

**REPORT TO PLANNING
COMMITTEE**

27 JUNE 2007

**CORPORATE DIRECTOR OF
DEVELOPMENT AND
NEIGHBOURHOOD SERVICES**

**REGENERATION DEVELOPMENT PLAN DOCUMENT (DPD) OPTIONS
LOCAL DEVELOPMENT FRAMEWORK**

SUMMARY

1. This report informs Cabinet on the content of the draft Regeneration Development Plan Document Issues and Options, which is a key document in the Local Development Framework. A public consultation exercise is scheduled to take place in September/October of this year, as timetabled in the Local Development Scheme. The Issues and Options is attached as Appendix A) for Members' consideration and approval.

RECOMMENDATIONS

2. Members are recommended to: -
 - i) Note the contents of this report;
 - ii) Agree the Regeneration DPD Issues and Options for public consultation; and
 - iii) Delegate to Officers, in consultation with the LDF Member Steering Group, any necessary minor amendments to the contents of the document prior to the public consultation period.

DETAIL

3. The Regeneration DPD will set out site allocations for housing, employment, mixed-use etc. These must be consistent with the Council's vision and spatial strategy which will be set out in the Core Strategy DPD.
4. In developing the Issues and Options for the Regeneration DPD, the Spatial Planning service has engaged widely both within the Council and with the Local Strategic Partnership.
5. Attached is a draft Issues and Options paper for the Regeneration DPD. The introductory section gives a brief overview of Stockton Borough, identifies drivers for change, sets out the broader policy context for the preparation of the Regeneration DPD e.g. the emerging Regional Spatial Strategy for the north east and the Stockton Middlesbrough Initiative etc and gives a brief overview of the new Local Development Framework spatial planning system. The document then sets out a series of issues and, where appropriate, options linked to them. These are organized under the same headings as the policies in the Core Strategy Preferred Options e.g. Spatial Strategy, Transport etc so as to make explicit the intended synthesis between the Core Strategy and Regeneration DPDs.

6. The key driver for the Regeneration DPD is site allocations but this is not purely confined to land allocations *per se* but also extends to such issues as whether to extend development limits and, in keeping with the broader holistic approach that is now at the heart of planning, engages with areas such as health and education provision.
7. The Issues and Options paper also includes appendices setting out:
 - i) Land that has submitted to the Council for consideration as extensions to the limits to development
 - ii) Land that has been submitted to the Council for consideration as allocations e.g. for housing, employment etc.
8. The Council has not made any of the representations (except the land submitted for a consideration as a cemetery at Durham Road, Stockton). Land being submitted for the Council's consideration does not mean that it is part of one of the Council's corporate strategies, or that it will perform well against the criteria for site selection set out in the relevant national guidance.
9. The Scoping Report (attached as Appendix B) for the Sustainability Appraisal of the Regeneration DPD will be consulted on in parallel with the Regeneration DPD Issues and Options paper. The purpose of the Scoping Report is to document the initial stages of the Sustainability Appraisal process. It contains a listing other relevant plans and programmes, baseline information, key sustainability issues and a set of sustainability objectives, indicators and targets which will be used to test the Preferred Options and inform the development of them.

VIEWS OF THE LOCAL DEVELOPMENT FRAMEWORK MEMBER STEERING GROUP

10. In preparing the Regeneration DPD Issues and Options, the LDF Member Steering Group has been kept informed of progress and invited to comment on emerging documents. At the Member Steering Group held on the 12 June, subject to a few minor amendments which have been incorporated, the Group agreed that the Regeneration DPD Issues and Options be referred to Cabinet and Council.

THE NEXT STEPS

11. The Regeneration DPD is scheduled in the Local Development Scheme to go out for public consultation late this year, in September/October. This will be a six-week period.
12. Feedback from the consultation process will be fed into the next stages, which areas follows:
 - Preparation of the Preferred Options of the Regeneration DPD (May/June 2008)
 - Preparation of the Submission Draft of the Regeneration DPD (July to Dec 2008))
 - Submission to the Secretary of State (Jan 2009)
 - Consultation on the Submission Draft (Jan/Feb 2009)
 - Examination of the submitted Regeneration DPD (August 2009)
 - Receipt of Inspector's binding report (Feb 2010)
 - Adoption and Publication (April 2010).

RECOMMENDATIONS

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- iii) Delegate to Officers, in consultation with the LDF Member Steering Group, any necessary minor amendments to the contents of the document prior to the public consultation period.

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Background Papers:

Planning Policy Statement 12: Local Development Frameworks

Financial Implications - The production of the document can be made within existing budgetary provisions. However, Planning Delivery Grant is based on meeting the timetable set out in the Local Development Scheme, and missing the target date for the Preferred Options to go out for public consultation could result in the Council being penalised.

Environmental Implications – N/A

Community Safety Implications – N/A

Human Rights Implications – The provision of the European Convention of Human Rights 1950 have been taken into account in the preparation of this report

Ward and Ward Councillors – N/A