

**DPD3: YARM AND EAGLESLIFFE AREA ACTION PLAN (YEAAP)
DEVELOPMENT PLAN DOCUMENT (DPD). ISSUES AND OPTIONS
CONSULTATION.**

SUMMARY

1. This report presents to Members the “Yarm and Eaglescliffe Area Action Plan DPD Issues and Options Paper” (Appendix 1). The DPD is intended to give an overview of existing plans and proposals for the Yarm and Eaglescliffe areas, to incorporate them in an action plan, to identify a vision of how the area should develop in the future and to develop policies to guide future development in the area.

The DPD has been subject to a Sustainability Appraisal (SA) scoping exercise. The Scoping Report is attached at Appendix 2 and will be published alongside the DPD for public consultation. It establishes the sustainability issues relevant to this DPD and sets out a framework consisting of objectives, indicators and targets to test how the plan will contribute to sustainable development.

2. **Recommendations**

Recommendation to Cabinet: -

- i) Notes the contents of this report.
- ii) Agrees the Yarm and Eaglescliffe Area Action Plan Issues and Options DPD for public consultation.
- iii) Delegates to officers minor amendments of an editorial nature prior to the publication of the document for public consultation.

BACKGROUND

3. There are pressures in the Yarm and Eaglescliffe area that are being addressed by a range of organisations including the Council, Town Council and Government Agencies, and within these organisations there are numerous departments dealing with different projects. It is intended that the Y&EAAP will coordinate these various plans and strategies to assist in their delivery. In addition, the Y&EAAP may also identify other issues such as development opportunities, highway improvement opportunities or policy gaps that may require filling.

The Local Development Scheme describes 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.”

Through internal consultation, a number of key issues were identified that could be addressed through the DPD. These are:

- Major schemes in the pipeline
- Tourism and visitor facilities
- Maintaining and enhancing the residential areas
- Strengthening Yarm’s role as a commercial centre
- Protection of the historic areas
- Traffic and parking
- Green spaces
- Potential development sites

Within these key themes, the Issues and Options consultation paper asks probing questions to generate discussion and ideas for solutions. It also allows for proposals for other issues and possible development options.

A pre-consultation event with key stakeholders was held on 22nd May 2007. Those invited include representatives from EPAG, Yarm Residents Group, Town and Parish Councillors and Ward Councillors. The comments made at the meeting have been incorporated into the attached Issues and Options paper, where possible.

4. Status of the DPD

The Y&EAAP forms part of the Local Development Framework. As a Development Plan Document (DPDs), it carries weight as a policy document. Area Action Plans (AAP) have a broader scope than other DPDs in that, in addition to policy, they can include additional detail normally reserved for Supplementary Planning Documents.

The AAP should not repeat existing Local Development Framework policy and advice documents (including national guidance in the form of Planning Policy Guidance and Planning Policy Statements), nor must it conflict with any of these policies or guidance. However it may develop further existing policies or guidance, or introduce additional policies or guidance appropriate to a more local level. The AAP may also allocate sites for development or identify sites to be protected from development. It may also include management plans for existing sites or areas.

The Y&EAAP must be map-based with defined boundaries. It must not be conceptual or take a general approach. It must be specific to the area or a site. The Local Development Scheme states that the AAP must cover the built up area of Yarm and Eaglescliffe (which also includes Egglecliffe and Preston).

5. Timetable for preparation

The basic milestones for preparation and adoption are set out in the Local Development Scheme, reproduced below;

- Initial consultation of Issues and Options survey phase July-August 2007
- Preparation of Options Report September - January 2007
- Consultation on Preferred Options / initial sustainability appraisal (SA) May -June 2008
- Consideration of Representations and Preparation of Submission Document July – Dec. 2008
- Submission of DPD / Final SA to SoS Jan. 2009
- Consultation Period on Submission of DPD Jan.2009 – Feb.2009
- Pre-examination consideration of Representations March – April 2009
- Pre-Examination Meeting April-May 2009
- Examination July 2009
- Receipt of Binding Planning Inspector's Report January 2010
- Adoption March 2010

FUTURE STEPS

6. Following the Issues and Options paper, Preferred Options will be developed taking into account the comments from this consultation. Further consultation will take place, and if there are objections an independent Inquiry will be held to consider the objections. The findings of that Inquiry will be binding on the Council. If there are no objections and therefore no Inquiry, the DPD can be adopted immediately.

RECOMMENDATION

It is recommended that Committee;

- i. Notes the contents of the report.
- ii. Agrees the Yarm and Eaglescliffe Area Action Plan Issues and Options document for public consultation.
- iii. Delegates to officers minor amendments of an editorial nature prior to the publication of the document for public consultation.

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Background Papers - Local Development Scheme

Financial Implications - None

Environmental Implications- The purpose of the document is to examine issues relating to the broad range of environmental matters in the Yarm and Eaglescliffe areas and seeks to develop policies and identify a number of actions which will assist in maintaining and improving environmental quality.

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 –	Eaglescliffe Ward	Cllr M Lewis Cllr J A Fletcher Cllr Mrs M Rigg
	Yarm Ward	Cllr Mrs J Beaumont Cllr J Earl Cllr A B L Sherris