

## **AGENDA ITEM**

### **REPORT TO PLANNING COMMITTEE**

**27 JUNE 2007**

### **REPORT OF CORPORATE DIRECTOR OF DEVELOPMENT AND NEIGHBOURHOOD SERVICES**

## **CORE STRATEGY DEVELOPMENT PLAN DOCUMENT (DPD) PREFERRED OPTIONS LOCAL DEVELOPMENT FRAMEWORK**

### **SUMMARY**

1. This report informs Planning Committee on the content of the draft Core Strategy Development Plan Document Preferred 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 Preferred Options paper is attached as Appendix A.

### **RECOMMENDATIONS**

2. Members are recommended to: -
  - i) Note the contents of this report;
  - ii) Agree the Core Strategy DPD Preferred 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 Core Strategy is a strategic document that sets out the vision and spatial strategy for meeting the known and anticipated development requirements to 2021. It includes a key diagram which shows broad locations (not specific sites) of development to meet specific requirements and also includes a limited suite of generic criteria based development management policies. A Monitoring Framework and Implementation Plan are also requirements.
4. In developing the Preferred Options for the Core Strategy, a wide consultation exercise has been ongoing, including a public consultation exercise in May/June 2006 and internal meetings during the early part of 2007.
5. Attached is a draft Preferred Options Paper for the Core Strategy. This gives a brief overview of Stockton Borough, identifies drivers for change, suggests a vision and strategic objectives for the area, and sets out the beginnings of policy development which will guide the Council in implementing key strategies, both Council strategies such as the Sustainable Community Strategy and wider Tees Valley initiatives such as the Stockton Middlesbrough Initiative.

6. The Core Strategy DPD Preferred Options supports the Council's drive for regeneration of the Borough, in putting forward a strategy which will increasingly concentrate housing development in the core urban area, giving priority to previously developed land. The provision of employment land will follow this pattern, but recognises the importance of existing industrial estates, specialist clusters such as the chemical industries, and prestige employment sites. Emphasis is placed on sustainability and accessibility, in line with national and regional policy guidance. Improvements to the transport network, and the creation of an integrated public transport system are fundamental in achieving the council's spatial vision and objectives.
7. In seeking to achieve the spatial vision and objectives, the Core Strategy Preferred options sets out the direction for eleven key policies. These are:
  - Core Strategy Policy 1 Spatial Strategy
  - Core Strategy Policy 2 Transport
  - Core Strategy Policy 3 Sustainable Living
  - Core Strategy Policy 4 Economic Regeneration
  - Core Strategy Policy 5 Retail and Other Town Centre Uses
  - Core Strategy Policy 6 Community Facilities
  - Core Strategy Policy 7 Housing
  - Core Strategy Policy 8 Provision for Gypsies and Travellers
  - Core Strategy Policy 9 Protection and Enhancement of the Urban Environment
  - Core Strategy Policy 10 Protection and Enhancement of the Rural Environment
  - Core Strategy Policy 11 Minerals and Waste.
8. The Core Strategy has been tested against, and informed by, sustainability objectives as set out in the Sustainability Appraisal which accompanies the Strategy (attached as Appendix B).

#### **VIEWS OF THE LOCAL DEVELOPMENT FRAMEWORK MEMBER STEERING GROUP**

9. In preparing the Core Strategy DPD Preferred 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 Core Strategy DPD Preferred Options be referred to Cabinet and Council.

#### **THE NEXT STEPS**

10. The Core Strategy is scheduled in the Local Development Scheme to go out for public consultation later this year, in September/October. This will be a six-week statutory period as set out in the Town and Country planning (Local Development) (England) Regulations 2004. Once agreed by Council, prior to the start of the formal consultation period, it is intended to run some workshop sessions with the Area Partnership Boards, Themed Groups and Parish Councils to raise awareness and understanding of the document and processes.
11. Feedback from the consultation process will be fed into the next stages, which are as follows:
  - Preparation of the Submission Draft of the Core Strategy DPD
  - Submission to the Secretary of State (May 2008)
  - Consultation on the Submission Draft (May/June 2008)
  - Examination of the submitted Core Strategy (November 2008)
  - Receipt of Inspector's binding report (May 2009)
  - Adoption and Publication (July 2009).

## **RECOMMENDATION**

12. Members are recommended to: -

- i) Note the contents of this report;
- ii) Agree the Core Strategy DPD Preferred 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.

**Corporate Director of Development and Neighbourhood Services.**

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### **Background Papers:**

Planning Policy Statement 12: Local Development Frameworks

Core Strategy Issues and Options March 2006.

**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