

## **Local Development Framework Steering Group**

A meeting of the Local Development Framework Steering Group was held on Monday 30<sup>th</sup> April, 2007.

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

Officers:- M. Clifford, P Copeland, Mrs J Elliott , Ms C Straughan, Mrs R Young (DNS); Miss F Shayler (LD).

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

### **Minutes**

The minutes of the meeting held on 19<sup>th</sup> March 2007 were agreed as a correct record.

### **Core Strategy DPD – Preferred Options**

Members were updated on the progress of the emerging Core Strategy Preferred Options report.

Following the report at March's meeting, which considered a draft of the emerging Core Strategy Preferred Options paper, a series of meetings had been held with officers of the Council, to obtain views and comments of the draft document. Meetings had been held to get input from:-

- Heads of Services (DANS)
- Regeneration Team
- Housing Team
- Development Services
- Integrated Transport and Environmental Policy Team.

Further meetings were scheduled to take place before the end of April, with officers from the Community Strategy Team, Business Development and Parks and Countryside Section. Additionally, comments had been received in writing from Education Services.

The draft Core Strategy Preferred Options paper would be amended following the comments made from the various Services. It was hoped to present a copy of the final draft paper to members of the Steering Group at the next meeting, prior to formal consideration of the document by Cabinet and Council, to obtain authorisation for wider consultation in September/October.

RESOLVED that the update be noted and that the final draft paper be presented at the next meeting.

### **Regeneration Development Plan Document Issues and Options Paper**

Members were informed of the background to the production of an emerging draft of the Regeneration Development Plan Document Issues and Options paper.

The Spatial Planning Section had undertaken an extensive programme of consultation to inform the content of the Issues and Options paper. The programme had been twofold:-

- i) A series of meetings with internal stakeholders
- ii) Engagement with the Local Strategic Partnership through presentations to the area and thematic partnerships.

The following internal stakeholders were engaged in order to draw from their professional expertise and local knowledge:-

- The Regeneration team
- The Contaminated Land team
- The Housing Strategy team
- The Highways team
- The Land and Property team
- Care For Your Area
- The Development Services team
- A representative from the Children, Education and Social Care team.

The following Area Partnership Boards were engaged:-

- The Central Area Partnership Board
- The Eastern Area Partnership Board
- The Northern Area Partnership Board

Consultation would also take place in due course with the Western Area Partnership Board.

The following thematic partnerships were engaged:-

- Economic Regeneration and Transport
- Safer Stockton

It was detailed to Members that the following recurring themes had arisen from engagement with the partnerships:-

- New housing developments were not providing balanced communities.
- Affordable housing need was not being met.
- There was scepticism about the figure of 200 affordable dwellings over 5 years identified in the Local Housing Assessment, as the need was generally perceived as being far greater.
- There were too few recreational opportunities for younger people and this deficiency encouraged anti-social behaviour.
- The implementation of the current adopted Local Plan was seen as inconsistent. In particular there had been too much development allowed on Green Wedge.

Members were provided with the draft paper at the meeting and were requested to comment upon progress so far, any detailed comments were requested to be submitted to [matthew.clifford@stockton.gov.uk](mailto:matthew.clifford@stockton.gov.uk). Members were particularly concerned about the lack of affordable housing in the Borough as well as the creation of balanced communities within new housing developments as it was felt that there was a lack of services/open space/leisure facilities. Discussion was also

held on transport links particularly around the river and consideration of other transport methods such as monorail etc.

RESOLVED that the report and comments be noted and any further comments be submitted by email to [matthew.clifford@stockton.gov.uk](mailto:matthew.clifford@stockton.gov.uk).

### **Draft Yarm and Eaglescliffe Area Action Plan Issues and Options Paper**

Members were updated on the progress and content of the Yarm and Eaglescliffe Area Action Plan (Y&EAAP).

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.

LDF Steering Group Members was introduced to the Yarm and Eaglescliffe Area Action Plan (Y&EAAP) DPD in February 2007. The Y&EAAP formed part of the Local Development Framework as a Development Plan Document as it carried weight as a Policy document. Action Area Plans (AAP) go beyond just policy and could also include additional detail that would normally be found in Supplementary Planning Documents, thus broadening their scope.

Since February, Officers of the Spatial Planning Section had consulted with other Stockton Borough Council services to build a picture of the plans and strategies that will be brought forward over the coming years in the study area. These had been included in the Y&EAAP.

Officers had scheduled consultation with local stakeholders including Yarm Town Council and Egglecliffe Parish Council, and also with residents groups and Ward Councillors to ensure that the issues raised in the document were comprehensive and appropriate. Therefore, the document provided to Members was a working draft of the Issues and Options paper, and therefore was likely to be subject to some amendment following that initial consultation. The outcome of that consultation would be included in the final draft of the Issues and Options Paper put before Planning Committee and Cabinet.

Members of the LDF Steering Group were requested to consider the content of the draft Area Action Plan before it was considered by Planning Committee, Cabinet and Full Council prior to full public consultation. It was intended that the Yarm and Eaglescliffe Area Action Plan Issues and Options paper would be subject to 6 weeks consultation in accordance with the Statement of Community Involvement in June, 2007.

It was requested that the Ward and Parish Councillors for Ingleby Barwick be involved in the consultation process.

RESOLVED that the content of the DRAFT Yarm and Eaglescliffe Area Action Plan Issues and Options Report be endorsed, prior to initial stakeholder consultation, then subsequent Committee approval, and eventually full public consultation.

### **Sustainability Appraisal of the Core Strategy Preferred Locational Options**

Members were provided with an update on the process of testing the Core Strategy Preferred Locational Options against the sustainability objectives, appraising their short, medium, and long-term impacts on the sustainable development of the Borough.

Sustainability Appraisals (incorporating Strategic Environmental Assessment) were required to be carried out on all Development Plan Documents (DPDs) and Supplementary Planning Documents (SPDs). They assessed whether the objectives, options or policies contained in the DPD or SPD (in the first instance the Core Strategy) would contribute to achieving sustainable development, a concept at the heart of new planning policy. They appraised the social, economic, and environmental impacts of the 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.

A paper-based consultation had recently been held, which asked members and statutory consultees for their comments on the initial indications of the short, medium, and long-term impacts of the preferred locational options. This exercise was intended to gain a broad set of opinions as to where potential conflicts may arise between sustainable development and the preferred locational options, further informing which option is the most suitable one to put forward.

All comments received concerning this consultation would be considered when developing the final Sustainability Appraisal report, which would be submitted alongside the Core Strategy Preferred Options for a full public consultation later this year. The idea behind this pre - consultation exercise was to afford the sustainability appraisal process greater credibility and independence than if the process was carried out entirely 'in house'.

Any additional comments received at this Member Steering Group meeting concerning the initial appraisal of the locational options would also be carried forward for consideration in the final Sustainability Appraisal report. This meeting was an opportunity for Members to contribute to the process, if they had not already done so.

RESOLVED that the report be noted.