

Local Development Framework Steering Group

A meeting of Local Development Framework Steering Group was held on Monday, 3rd December, 2007.

Present: Cllr Robert Cook (Chairman), Cllr Mrs Jennie Beaumont, Cllr Ross Patterson, Cllr Roy Rix, Cllr Mick Stoker

Officers: R Young, M Clifford, J Elliott (DNS); N Hart (LD)

Also in attendance: No other persons in attendance

Apologies: Cllr John Fletcher, Cllr Colin Leckonby, Cllr Steve Nelson, Cllr Steve Walmsley, Cllr Mick Womphrey

LDF 1/07 **Declarations of Interest**

Councillor Mrs Beaumont declared a personal, non-prejudicial interest in respect of the item entitled 'Proposed Open Space and Recreation Boundaries' as a result of her membership of Tees Active Board; as well as the item entitled 'Core Strategy Development Plan Document Preferred Options' as a result of her membership of North East Assembly.

LDF 2/07 **Minutes of the meeting held on 30th October 2007**

The minutes of the meeting held on 30th October 2007 were agreed as a correct record.

LDF 3/07 **Proposed Open Space and Recreation Boundaries**

Members were provided with details of the proposed boundaries to be used for the analysis of open space and recreation facilities in relation to population across the Borough and considered their appropriateness.

It was explained that in order to assess the adequacy of the amount of open space and recreation facilities in an area, it was necessary to be able to compare them to population. To be able to do this, boundaries had to be agreed.

National planning guidance suggested that political or administrative boundaries such as Wards or census Output Areas were not suitable to this purpose, as they did not adequately represent the way that people interacted with their surroundings. For example, a facility would be used from people from different wards but may not be used by people who were separated from it by a physical boundary such as a river or railway line.

Guidance also suggested that we should clearly use identifiable communities or neighbourhoods, which were not divided by physical boundaries such as railway lines or motorways. For the Council's purposes these neighbourhoods would also have to have population statistics collected for within their boundaries.

An investigation of different boundaries to be used by the Council suggested that the Housing Market Renewal Boundaries agreed by a research group of the TVJSU would be most appropriate. Local knowledge was used to identify 70

coherent areas which shared housing and socio-economic characteristics and which would have meaning to those familiar with the area. They also had some consistency of population and housing numbers, and had a variety of data collected on their boundaries.

Members were provided with a plan of the proposed neighbourhood areas. Parish/Town Councils had also been consulted; and it was hoped that the issue would be raised at a future meeting of the Parish Council Liaison Forum.

RESOLVED that the content of the report be noted and any member comments on the proposed boundaries be brought back to the next meeting of the Steering Group.

**LDF
4/07**

Strategic Housing Land Availability Assessment Update

Members were provided with a briefing on:-

- The regional Strategic Housing Land Availability Assessment (SHLAA) group
- The current progress of the Stockton-on-Tees SHLAA

Members were reminded that the Department for Communities and Local Government had issued the final guidance on how to carry out a SHLAA in August 2007. The guidance was quite clear about its expectations through 10 steps but it did not state in detail how to do all of these.

A regional SHLAA working group had been established. The group met twice in October and again in November and would next meet on the 13th December. The purpose of the group was not to re-write the guidance but to provide a consistent approach to implementing the methodology.

Members noted that Tees Valley had begun a similar approach sub-regionally. This was Stockton-led on behalf of the Tees Valley authorities and developed further work done by Redcar and Cleveland Council.

The regional working group agreed that most of the Tees Valley approach was universally applicable and agreed that it would feed into the regional approach but with some modifications. These were as follows:

- Alter its categorisation to be regionally applicable using the RSS sequential approach & locational strategy
- Set out regional omissions criteria based on definite and optional omissions

A workshop was held at Durham County Hall on the 5th November and Members were provided with resulting notes. The purpose of the workshop was as follows:

- To brief all of the regional authorities, as well as other stakeholders, on the work being undertaken to develop a regional approach
- To explain the Tees Valley approach

With regard to Stockton SHLAA it was explained that the consultation period for the submission of candidate sites had closed on 2nd November. The consultation period for the submission of comments on the proposed guide to

implementing the national guidance had closed on 9th November.

A steering group had been established to guide the implementation of the Stockton SHLAA and to facilitate stakeholder participation. The group would meet on the 14th December. Members were provided with details of the full list of steering group participants

A workshop would be held at the Castlegate Quay Watersports Centre on the 11th January 2008. A total of circa 30 persons had invited including representatives of the Development Services, Housing, Regeneration, Contaminated Land and Highways teams.

The purpose of the workshop was to build as substantial a body of knowledge as possible about the sites included in the SHLAA. This would include information on site ownerships, physical constraints such as contamination and access, and whether the site was primarily suitable for housing.

A developer workshop would be held at Gloucester House on the 22nd January. The purpose of the workshop would be as follows:

- To assess whether the identified sites are developable
- To assess the likely time frame i.e. 0-5, 5-10 or 10-15 years, sites were estimated as being likely to be delivered if planning permission was obtained.
- To assess the likely dwelling mix on the sites
- To assess the likely dwelling yield on the sites

Members expressed the need to receive further information on opportunities to contribute to the LDF process; and it was noted that seminars had been scheduled for members in the New Year.

RESOLVED that the information be noted.

**LDF
5/07**

Core Strategy Consultation Responses

Members were provided with some initial feedback from consultation on the Core Strategy Development Plan Document (DPD) Preferred Options and the Regeneration DPD Issues and Options.

It was explained that consultation on the Core Strategy DPD Preferred Options and the Regeneration DPD Issues and Options documents began on 28 September 2007.

This had been a six week consultation period, carried out in accordance with Regulation 26 of the Town and Country Planning (Local Development) (England) Regulations 2004. This involved making copies of the documents available at principle offices and libraries, publishing them on the Council's website, sending out documents to consultees and advertising the consultation in the local press. Additionally, exhibitions had been held in libraries, supermarkets and other community venues.

The consultation period had ended on Friday 9 November 2007.

Members noted that 114 organisations and members of the public had

responded to the consultation on the Core Strategy and sent representations to the Council.

This had resulted in well over 450 individual comments. Members were provided with details of the main issues coming from the consultation which would need to be addressed prior to finalising the Submission Core Strategy.

With regard to the Regeneration DPD 315 organisations and members of the public had responded to the consultation and sent representations to the Council.

Members were provided with comments received and the main issues that would need to be addressed prior to finalising the Preferred Options for the Regeneration DPD.

The Steering Group would be provided at its next meeting with a schedule detailing all initial feedback, together with officer response to these comments, obtained from the consultation exercise.

RESOLVED that the information be noted and a further report be submitted to the next meeting.

**LDF
6/07**

Village Appraisal Study

Members considered a report that provided details of the findings of the audit of village services and facilities. It also outlined the proposed timetable for taking this study forward, and sought a steer on progressing this work

Members noted that in order to establish the levels of facilities available within the Borough's rural villages, an audit had been carried out. At the time of writing, a series of meetings is taking place, to discuss the findings with members of the Parish Councils, to ensure accuracy of data. A copy of the current audit findings was circulated at the meeting. Members referred to the importance of sustainable transport for these villages; and requested that further information be provided regarding their population figures and number of dwellings.

The next stage was to agree how to progress this work with due consideration of the need to consult with Parish/Town Councils. It was suggested that the matter be referred to the Parish Council Liaison Forum, and that a workshop be held for Parish Councillors and Steering Group Members.

RESOLVED that :-

1. The report be noted.
2. The matter be referred to the Parish Council Liaison Forum for consideration, and that a workshop be held for Parish Councillors and Steering Group Members.