

AGENDA NO.

**REPORT TO PLANNING
COMMITTEE**

DATE: 12th March 2008.

**CORPORATE DIRECTOR OF
DEVELOPMENT AND
NEIGHBOURHOOD SERVICES**

**LOCAL DEVELOPMENT FRAMEWORK : REVISION OF THE LOCAL
DEVELOPMENT SCHEME (LDS) AND UPDATE ON THE EMPLOYMENT LAND
REVIEW STAGE 2 .**

SUMMARY

1. The purpose of this report is to:
 - To inform members of a revision of the Local Development Scheme and;
 - To update members of the findings of Stage 2 of the Employment Land Review (ELR)

Revision of the Local Development Scheme

2. The Local Development Scheme is the project plan for the preparation of the documents that will comprise the Local Development Framework (LDF). It is a three-year rolling programme and sets out:
 - A schedule of the local development documents (LDDs) and Supplementary Planning Documents (SPDs) which the Council intends to prepare in the next three years
 - Detailed timetables for the production of each document
 - A brief description of the subject matter of each document
 - The various stages in consultation to enable interested persons to become involved in the process of preparing the documents
 - The resources required to prepare each document
3. As part of the Annual Monitoring Report, the Council assesses its progress against the milestones identified in the LDS for the preparation of LDF documents and where there has been slippage, the LDS must be revised accordingly. The revisions must be agreed with Government Office for the North East (GO-NE) and the Planning Inspectorate (PINS) before the Council can formally adopt it. A summary of the revised LDS is attached at Appendix 1.

Employment Land Review

4. The ELR is part of the evidence base for the LDF and will inform and support policies in the Core Strategy and Regeneration Development Plan Document (DPD). Stage 1 of the ELR was previously reported to Cabinet in autumn 2006. In Spring 2007 Nathaniel Lichfield and Partners (NLP) and Storeys:ssp (SSP) were appointed to undertake Stage 2. This work adopted a methodology advocated by a Communities and Local Government (CLG) guidance note and researched the local economy and the future employment land floorspace and land requirements. Stage 2 of the study concluded that:
 - For the LDF period (2007 – 21) Stockton Borough requires 191.3 ha of employment land, an average take up of 13.6 ha per annum.

- For a 25 year supply 340.3 ha of land is required. Given the time period of this projection this requirement is uncertain and will require monitoring.

THE LOCAL DEVELOPMENT SCHEME

5. The Local Development Scheme is a public statement of the Council's programme for the production of the documents that will comprise the Local Development Framework. As part of the system of Annual Monitoring, the Council assesses its progress in achieving the milestones set out in its LDS.
6. For Stockton, whilst progress since April 2007 has been good, it has become apparent that the timetable proposed in the Second Revised LDS (published in April 2007) could not be maintained and required revision.
7. The main changes are:
 - Core Strategy will be submitted in September instead of May 2008.
 - Preferred Options for Regeneration Development Plan Document and Yarm and Eaglescliffe Area Action Plans will now be published in September instead of May 2008 consultation purposes.
 - The Environment DPD Issues and Options report will be published for consultation in January 2009 instead of January 2008.
8. The revised timetable is attached at Appendix 1.

BACKGROUND – STAGE 1 OF THE ELR

9. Members will remember that the Council completed Stage 1 of the ELR in autumn 2006. This involved a stock check and fitness for purpose of mixed use and allocated employment sites. From the initial stock check it was considered that there was an oversupply of sites available for employment development and that de-allocations would have to take place through the LDF system.
10. A number of sites were considered to be no longer fit for employment purposes and it was recommended that these should not be allocated. Of the sites considered poor two were allocated in the 1997 Local Plan, these were:
 - Belasis Avenue North and South.
 - Urlay Nook.

ELR STAGE 2.

11. In preparing the forecasts which make up the report the consultants have adopted the methodology in the CLG publication, Employment Land Reviews: Guidance Note (2004). This sets out best practice on how to conduct an ELR. Then, in order to familiarise themselves with the local situation, the consultants undertook a detailed review of the ELR stage 1 findings, relevant planning policy, the local economy, the market for employment premises and existing employment sites in Stockton.
12. A postal business survey was also sent out to 300 businesses in the borough; 86 responses were received. This concluded, amongst other things, that;
 - 69% of the businesses had been located in Stockton for 10 years or more.
 - A number of businesses had relocated from (14%) or considered (38%) premises in Middlesbrough. This indicates that the two areas are within the same localised property market.
 - 86% of businesses expect to grow over the next 10 – 15 years.
 - 80% of firms are likely to require new premises with various preferred

locations identified for different sectors.

- 87% of respondents are satisfied with Stockton as a business location.
- A number of advantages and disadvantages of the area were also highlighted in the report.

In addition NLP undertook a number of interviews with important stakeholders and the information gathered plus that identified above assisted in identifying drivers of future economic growth as well as challenges and risk.

13. The Regional Spatial Strategy for the North East (RSS) is based on three different growth scenarios, bronze (2.3% growth per annum); bronze / silver 2 (2.8% growth p.a) and Gold (4.9% growth p.a). The consultants used these projections as the basis to develop a growth scenario for the borough to 2021. The model used was tailored to reflect the research collected by the consultants, which is referred to in paragraphs 4 and 5 of this report.

The three job forecasts generated were:

Scenario	Employment increase.
Bronze.	4,033
Bronze/ Silver 2	15,879
Gold	34,526

14. The report identifies that the Gold scenario is the preferred scenario which should be used to determine land requirements. This was considered the best option because of strong growth prospects across various sectors which when added together could create a significant number of jobs. Furthermore between 1995 to 2005 the number of jobs in Stockton increased by more than 10,000. A visioning workshop was also held with a range of stakeholders who identified the Gold Scenario as the one that Stockton should be planning for in terms of the future provision of employment land.
15. The job growth projection was used to create a forecast of future floorspace needs by planning use classes (i.e. B1, B2, B8). The forecast was then used to work out the boroughs future land requirements using established calculations based on average floorspace to plot size ratios. The final figures produced are shown in the table below.

Use Class	2007 –2021.	25 Year Supply.
B1 - Finance and Business Services.	91.6	163.4
B2 - Manufacturing and Industrial.	38	67
B8 - Wholesale and Distribution.	61.5	109.9
Total -	191.1	340.3

16. The above figures will be used within the Council's Core Strategy and will also be used in Stage 3 of the ELR which will identify which sites should be allocated, through the LDF, to meet employment land demand and provide for economic growth. Stage 3 of the ELR is expected to commence in the near future.

RECOMMENDATION

17. Members are recommended to note the contents of this report.

Corporate Director of Development and Regeneration.

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Background Papers -

Employment Land Review: Stage 1.
Employment Land Reviews: Guidance Note.
Planning Policy Statement 1: Delivering Sustainable Development.
Planning Policy Statement 12: Local Development Frameworks.

Financial Implications – The production of the document can be made within existing budgetary provisions

Environmental Implications- N/A

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 – N/A

APPENDIX 1



