

Local Development Framework Steering Group

A meeting of Local Development Framework Steering Group was held on Tuesday, 29th January, 2008.

Present: Cllr Robert Cook (Chairman); Cllr Mrs Jennie Beaumont, Cllr John Fletcher, Cllr Colin Leckonby, Cllr Steve Nelson, Cllr Ross Patterson, Cllr Roy Rix and Cllr Mick Stoker.

Officers: M Clifford, J Elliott, R Richardson, F Short, C Straughan, R Young (DNS); P K Bell (LD).

Also in attendance: No other person was in attendance.

Apologies: Cllr Steve Walmsley and Cllr Mick Womphrey.

LDF 7/07 **Declarations of Interest**

There were no declarations of interest.

No interests were declared.

LDF 8/07 **Minutes of the meeting held on 3rd December 2007**

The minutes of the meeting held on 3rd December 2007 were agreed as a correct record.

LDF 9/07 **STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT LOCAL DEVELOPMENT FRAMEWORK**

Consideration was given to a report that provided Members with an update on the current progress of the Stockton-on-Tees Strategic Housing Land Availability Assessment (SHLAA).

It was advised that a workshop was held on 11 January. Officers from the following teams attended:

- Development Services
- Spatial Planning
- Regeneration
- Urban Design
- Highways
- Housing Strategy
- Housing Regeneration
- Land and Property
- Capital Strategy and Asset Management
- Countryside and Green Space Strategy and Development
- Environmental Health

The purpose of the workshop was to pool knowledge of the sites being assessed for housing potential through the SHLAA. Officers commented on each site in relation to its suitability, availability and achievability for housing. Members were advised that the meaning of these terms in a SHLAA context was as follows:

- Available – the site was available now
- Suitable – the site offers a suitable location for development now and would contribute to the creation of sustainable, mixed communities
- Achievable – there was a prospect that housing would be delivered on the site within five years

Specific issues that officers were asked to comment on were:

- Site ownerships – were there ownership constraints such as multiple ownerships?
- Site access – could satisfactory site access be achieved?
- Contamination – was the cost of site investigation/remediation likely to be high?
- Unneighbourly uses – was the site adjacent to an unneighbourly use?
- Highway network impact – would there be major perceived network implications that would unlikely to be resolvable through planning obligations funding?

It was advised that approximately ninety sites in total were assessed. These included all of the candidate sites submitted to the Council externally for consideration as housing sites. Also included were sites that formed part of the Council's Regeneration Strategy such as Chandler's Wharf and the Green Blue Heart (for the purposes of the assessment this was divided into the various villages which it was intended to comprise).

Members were advised that a workshop with developers was held on Tuesday 22nd January 2008. The purpose of the workshop was to assess the SHLAA sites in relation to the following:

- Whether the site was developable within 15 years of the date of the adoption of the Core Strategy.
- The time period during which the site would be likely to come forward. The options were RSS phases (2004 – 2011, 2011 – 2016 and 2016) and 2021 – 2024 (15 years from the scheduled date for the adoption of the Core Strategy).
- The time period in which the site would be likely to be built out. The options were 0 – 3 years, 4 – 6 years, 7 – 9 years and 10 years or more.
- The dwelling mix likely to prove attractive to the market for the site.
- Whether the site was likely to be suitable for housing only or housing as part of a mixed-use scheme.
- What the dwelling yield would likely to be for the site.

Members were informed of the housing developers that had attended the workshop.

Members were not made aware of any of the sites that had been discussed.

RESOLVED that the report be noted.

**LDL
10/07** **PROGRESS REPORT ON LOCAL DEVELOPMENT FRAMEWORK AND
REVISION TO LOCAL DEVELOPMENT SCHEME**

Consideration was given to a report that provided an update on progress in the production of the documents comprising the Local Development Framework and

revisions to the timetable for the production of these documents.

An update was provided on the following documents:

- Core Strategy
- Regeneration DPD
- Yarm and Eaglescliffe AAP-
- Environment DPD
- Joint Minerals and Waste Core Strategy and Site Allocations DPDs
- Open Space, Recreation and Landscaping SPD
- Residential Design Guide SPD
- Greater North Shore Master Plan SPD
- Planning Obligations SPD

It was explained that the policies contained in the DPDs had to be informed by evidence. Whilst much of this had already been prepared, certain studies were still outstanding and as new documents came on stream there was a demand for additional studies. Members were advised that the team undertook some of these studies itself or commissioned consultants; others were undertaken jointly with other Tees Valley authorities.

Members were provided with a list of the current studies:

Stockton only:

- Employment Land Review Stages 2 and 3 – Stage 2 complete, Stage 3 being commissioned.
- Strategic Housing Land Availability Assessment due for completion March 2008.
- Infrastructure Study about to commence.
- Sustainable Villages Study consultation to be undertaken in February and completion by March.

To be or currently being undertaken jointly with Parks and Countryside Team:

- Open space needs assessment due to complete by June 2008.
- Update Sites of Nature Conservation Importance to be commissioned.
- Landscape Character Assessment to be commissioned.

Joint Studies:

- Strategic Housing Market Assessment due for completion April/May 2008.
- Gypsy and Traveller Accommodation Assessment due for completion March 2008.
- Wind Energy and Landscape Study due for completion February 2008.
- Stockton-Middlesbrough Retail Study final report due imminently.
- Birds Migratory Study currently being commissioned.

It was advised that the Local Development Scheme was the project plan for the Local Development Framework (LDF) and set out the timetable for the production of the constituent Local Development Documents (LDDs) that collectively comprised the LDF.

The Planning Inspectorate and Government Office for the North East expected local planning authorities to meet the milestones set out in their LDS unless exceptional circumstances could be demonstrated.

Members were advised that it had become increasingly clear that because of pressure of other work needed to support corporate priorities and the increasing demands of the evidence base to support the Core Strategy in conjunction with

the high response rate to consultations on the Core Strategy and Regeneration DPDs, that the LDF timetable needed to be revised.

It was indicated that discussions with GO-NE had proved positive and they had indicated willingness to support Stockton's case for a revision to the LDS in any discussions with the Planning Inspectorate. This process was underway and Members were provided with a copy of the proposed revised timetable.

It was noted that it may also be necessary to consider if new DPDs or SPDs must be produced. In particular, depending on the outcome of the Tees Valley Gypsy and Traveller Accommodation Assessment, it was advised that it may be necessary to consider if a DPD needed to be prepared to identify a site or sites to meet identified need.

RESOLVED that the report be noted.

LDF 11/07 OPEN SPACE, RECREATION AND LANDSCAPE SUPPLEMENTARY PLANNING DOCUMENT

Consideration was given to a report that provided Members with an update of progress made on the Open Space, Recreation and Landscape Supplementary Planning Document. It also identified future tasks necessary to the document's production.

Members were reminded that at the Local Development Framework Members Steering Group on 3rd December 2007 the need to define boundaries for the analysis of open space and recreation facilities provision was introduced. The need to expand this discussion of boundaries to all Members had been highlighted and the logistics of distributing the boundaries map more widely was currently being investigated. It was hoped that this expansion would lead to a wider review of boundaries across the whole Borough.

It was advised that since the introduction of the Needs Assessment Consultation, as outlined in Assessing Needs and Opportunities: A Companion Guide to PPG17, on 30th October 2007, the scope of the public consultation had increased.

The initial collaboration with the Countryside and Greenspace Team, who needed to undertake a PPG17 Assessment for their Green Infrastructure Strategy, had been extended to include Arts Leisure and Culture, extending the type of facilities the public would be consulted about and also the value of the consultation.

It was explained that the extension of the scope of the consultation had instigated work with a market research consultant with the aim of using a large-scale telephone survey to access a representative sample of the Borough, both in terms of their spatial distribution and in terms of their social characteristics. The work had resulted in a delay to the original timetable of part of the consultation. It was advised that the questionnaire to access the individual views of members of the public which was to be available online, by post and in libraries was not yet available. This was to ensure that its content matched that used in the wider telephone survey, and was expected to be available within the next two weeks.

Other aspects of the consultation had continued as planned. Questionnaires had been designed to access the views of groups in the Borough including community groups, sports groups and groups who had an interest in open space and the environment and were in the process of being distributed.

Members were advised that Forums and consultation events had also been attended such as the Area Partnership Boards, the Over 50s Assembly, Parish Councils Forum, Community Empowerment Network and Children's Trust Board Consultation Event. It was noted that attendance at other forums was planned, as were Viewpoint focus groups and consultation with other specific groups.

It was noted that a desk-based study to update the Open Space Audit had commenced and an Audit of Built Provision was under design.

RESOLVED that the report be noted.

**LDF
12/07** **LOCAL LIST
CONSERVATION AND HISTORIC ENVIRONMENT FOLDER
SUPPLEMENTARY PLANNING DOCUMENT/LDF**

Consideration was given to a report that provided Members with a background to the production of the local list following on from the adoption of the Conservation and Historic Environment Folder and set out the time frame for implementation.

It was explained that the Statutory Register of Listed Buildings compiled by the Secretary of State was made up of buildings and features of national importance or interest. The selection process for the List may therefore exclude buildings and features that had interest and/or historic significance because they were only of interest locally. In some cases this had led to the redevelopment of the building or feature on the basis that it had no interest, and no protection.

In order to offer some degree of protection to these buildings and features, 'Local Lists' of historically important buildings had been maintained since "Grade III" buildings were removed from the process of statutory listing in 1968. More recently they had received a degree of official endorsement via a reference in paragraph 6.16 of PPG 15:

The Local List is designed to identify these buildings and features and offer them a degree of protection from unnecessary and/or damaging development. These buildings will not enjoy the protection of statutory Listing. However, they will be identified as having interest and townscape value and worthy of retention.

Being on the local list would bring with it no additional statutory protection to the building on the list.

Members considered information on the local list related to the following:-

- How the list would benefit the building/feature and the environment.

- What would be included on the Local List.
- What would not be included on the Local List.
- How and why the buildings were chosen.
- How it affected a property included on the Local List, and its owner.

It was advised that the local authority sought representations for nominations of buildings/features from members of the public and amenity organisations by way of consultation on the CaHEF widely throughout the Borough. This included newspaper advertisements, drop in sessions in the libraries and notifications on the council website.

Members were advised that so far 89 buildings/features had been nominated and a list of these was provided to Members.

It was explained that there was an initial sieve of the nominations as some were already included on either the statutory or the existing local lists. The nominations had included a variety of different types and ages of buildings and designed landscapes reflecting the diversity of the Borough's historic environment although these had predominantly been concentrated in the Eaglescliffe and Yarm areas.

It was advised that background work would now be undertaken on all nominations such as archive retrieval to determine building date/history, mapping, and a profile sheet would be created for each building nominated.

An independent panel would be appointed who would judge the nominations. The panel would review all nominations which would ensure that all nominations or subsequent buildings included on the list were done so purely on their own merits. The panel was likely to consist of a RIBA qualified architect, historian and conservation officer.

It was proposed that once the draft list was produced it would be subject to consultation with the owners and/or occupiers of the properties as well as the views of local and national amenity bodies. All ward members/parish councils would be consulted on the sites that were recommended to be added to the list in their wards. Opportunity would also be given to nominators to comment on the proposed list and further wide spread consultation would be undertaken by means of press releases and adverts on the web site.

The views would be considered and a final list would be prepared. It was noted that Cabinet would consider these again prior to formal adoption by the Council.

It was explained that the views of owners and occupiers would be taken into account but the decision to include a building or structure on the list should relate to its special local architectural and historic interest rather than other matters.

It was considered that there were there still areas, both geographically and thematically, where the list would benefit from further review and that, following the adoption of the list periodic thematic reviews should be considered.

It was expected that adoption of the list would be in April 2008. The list would then form a chapter of the Conservation and Historic Environment Folder which

had planning status a supplementary planning document under the LDF.

Members were presented with a draft Local List.

RESOLVED that the report be noted.

**LDF
13/07**

NEW PLANNING LEGISLATION UPDATE

Members were presented with a report that provided an update on imminent or newly published legislation and guidance, or consultation on emerging guidance, including the Planning Bill, a consultation on streamlining Local Development Frameworks, Planning Policy Statement: Planning and Climate Change (supplement to PPS1), and the consultation paper Planning Policy Statement 4: Planning for Sustainable Economic Development.

It was advised that several new pieces of legislation/guidance which would impact on planning procedures and policy had been published recently. These included:

- The Planning Bill, which was introduced to Parliament on November 27 2007;
- Streamlining Local Development Frameworks – a consultation
- Planning Policy Statement: Planning and Climate Change (Supplement to PPS1) which was published in December 2007; and
- Planning Policy Statement 4: Planning for Sustainable Economic Development, which was published for consultation in December 2007.

Members were provided with the details of the new pieces of legislation/guidance.

RESOLVED that the report be noted.