

AGENDA ITEM

**REPORT TO PLANNING
COMMITTEE**

13 AUGUST 2008

**CORPORATE DIRECTOR OF
DEVELOPMENT AND
NEIGHBOURHOOD SERVICES**

**CORE STRATEGY: PUBLICATION DRAFT
LOCAL DEVELOPMENT FRAMEWORK:**

SUMMARY

1. This report informs members about the publication draft of the Core Strategy, and the steps to be taken prior to submission of the plan to the Secretary of State.

RECOMMENDATIONS

2. Members are recommended to: -
 - i) Note the contents of this report;

DETAIL

3. The Core Strategy is the key plan within the Local Development Framework. It sets out the vision and spatial strategy for meeting known and anticipated development requirements to 2024¹. It includes a key diagram that shows broad locations (not specific sites) for development to meet specific requirements. A Monitoring Framework and Implementation Plan are also required.
4. In developing the Core Strategy, two main public consultation exercises have been undertaken, in May/June 2006 (relating to Issues and Options) and September/October 2007 (relating to Preferred Options).
5. Attached, as Appendix A is the draft Core Strategy. This gives a brief overview of Stockton Borough, identifies drivers for change, sets out a vision and strategic objectives for the area, and a suite of policies 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 Development Plan Document supports the Council's drive for regeneration of the Borough, which will increasingly concentrate housing development in the core urban area, giving priority to previously developed land. The provision of employment land will be more dispersed, recognising the importance of existing industrial estates,

¹ The revised Planning Policy Statement 12: creating strong, safe and prosperous communities through Local Spatial Planning, requires that the life of the Core Strategy is 15 years from the date of adoption (as opposed to 10 years in its predecessor). The anticipated date of adoption of the Core Strategy is September 2009.

specialist clusters such as the chemical industries, and a key employment location at Wynyard. 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 sets the direction in eleven key policies. These are:
 - Core Strategy Policy 1 The Spatial Strategy;
 - Core Strategy Policy 2 Sustainable Transport;
 - Core Strategy Policy 3 Sustainable Living;
 - Core Strategy Policy 4 Economic Regeneration;
 - Core Strategy Policy 5 Town Centres;
 - Core Strategy Policy 6 Community Facilities;
 - Core Strategy Policy 7 Housing Distribution and Phasing;
 - Core Strategy Policy 8 Housing Mix and Affordable Housing Provision;
 - Core Strategy Policy 9 Provision for Gypsies and Travellers and Travelling Show People;
 - Core Strategy Policy 10 Environmental Enhancement; and
 - Core Strategy Policy 11 Planning Obligations.
8. The Core Strategy has been tested against, and informed by, sustainability objectives as set out in the Sustainability Appraisal that accompanies the Strategy (attached as Appendix B).
9. An Appropriate Assessment has also been undertaken, in accordance with the 1997 Habitats Regulations, as amended by the Conservation (Natural Habitats) (Amendment) Regulations 2007, Schedule 1. This is to assess whether the Core Strategy's proposals have the potential to impact on the Teesmouth and Cleveland Coast Special Protection Area and Ramsar site, and to ensure that solutions to negate the impact are considered. The Appropriate Assessment is attached as Appendix C.
10. Also accompanying the Core Strategy are:
 - A Statement of Consultation (Appendix D)
 - An Infrastructure Strategy, which demonstrates how the Core Strategy will be implemented, in terms of infrastructure needs and costs, phasing of development, funding sources and responsibility for delivery. This key document is now an essential part of the evidence base to support the Core Strategy and its role is to demonstrate the deliverability of proposals. The Infrastructure Strategy is attached as Appendix E.

THE NEXT STEPS

11. Following consideration by Cabinet on 14 August 2008, and Council on 3 September 2008, the next step in the process, as set out in revised PPS12, is to publish the Core Strategy, in late September, and invite representations from residents and stakeholders should they feel that the Core Strategy is not 'sound'. The period for the submission of representations should last for at least 6 weeks. It is proposed to allow an 8 week period within which comments can be submitted, which should allow sufficient time for consultees, parish councils in particular, to respond.
12. Following this period, minor amendments can be made to the Core Strategy, prior to its submission to the Secretary of State. It is anticipated that submission will take place early in 2009. The submitted Core Strategy must be the final version that the Council feels will best meet the Borough's needs to 2024. The Planning Inspectorate expects the submitted Core Strategy to be a 'sound' document. Post submission changes suggested by the Council will

not be acceptable.

13. Following submission, the expected programme of events is as follows:

- Pre-examination meeting (between the Planning Inspector appointed to conduct the examination into the 'soundness' of the Core Strategy, the Borough Council and those wishing to have their views considered during the examination);
- Examination of the 'soundness' of the Core Strategy (April 2009)
- Inspector's binding report;
- Adoption of the Core Strategy (September 2009).

RECOMMENDATIONS

14. Members are recommended to: -

- i. Note the contents of this report;

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Background Papers:

Planning Policy Statement 12: creating strong, safe and prosperous communities through Local Spatial Planning;

The Town and Country Planning (Local Development) (England) Regulations 2004;

Town and Country Planning (Local Development) (England) (Amendment) Regulations 2008;

Core Strategy Issues and Options paper;

Core Strategy Preferred Options paper.

Financial Implications –

The production of the Core Strategy and associated documents, as required for publication and submission, can be made within existing budgetary provisions. However, Housing and Planning Delivery Grant (HPDG) is based on meeting the timetable set out in the Local Development Scheme, and missing the target date for the publication and submission could result in a reduction in the amount of HPDG awarded.

Environmental Implications –

The policies within the Core Strategy have been prepared with the principles of sustainable development and environmental protection as central considerations.

Community Safety Implications –

Policy 3 Sustainable Living proposes that new development should be designed with community safety in mind.

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