

Local Development Framework Steering Group

A meeting of Local Development Framework Steering Group was held on Monday, 3rd November, 2008.

Present: Cllr Robert Cook (Chairman); Cllr Mrs Jennie Beaumont, Cllr John Fletcher, Cllr Steve Nelson, Cllr Roy Rix and Cllr Mick Womphrey.

Officers: C Straughan, M Clifford, R Richardson, and R Young (DNS); P K Bell (LD)

Also in attendance: No other persons were present.

Apologies: Cllr Leckonby, Cllr Patterson, Cllr Stoker and Cllr Walmsley.

LDF 45/08 Declarations of Interest

Cllr Mrs Beaumont declared a personal non prejudicial interest in respect of agenda item 4 - Matters Arising -Planning the Future of Rural Villages in Stockton on Tees Borough as she was a member of Kirklevington and Castle Levington Parish Council.

Cllr Nelson declared a person non prejudicial interest in respect of agenda item 6 - Annual Monitoring Report 2007/08 - Local Development Framework as he was a member of Tristar Homes Management Board.

LDF 46/08 Draft Minutes of the 22nd September 2008

Consideration was given to the content of the draft minutes of the meetings held on 22nd September 2008.

CONCLUDED that the draft minutes of the meeting held on 22nd September 2008 be agreed.

LDF 47/08 Matters Arising

Members were informed that with regard the Planning the Future of Rural Villages in Stockton on Tees Borough item an additional piece of work did look into the possibility of Members comments being addressed in the study in some way but it could not be taken forward in any way.

LDF 48/08 LOCAL DEVELOPMENT FRAMEWORK – PROGRESS UPDATE

Consideration was given to a report that provided an update on progress on the documents comprising the Local Development Framework.

A number of Development Plan Documents (DPDs) were being prepared as part of the Local Development Framework (LDF) and were at different stages of preparation. The report gave an update of the current status of each document.

Core Strategy DPD

The First Publication version of the DPD was made available for public consultation for a period of eight weeks between 27th October and 22nd December 2008.

Regeneration DPD and Yarm and Eaglescliffe Area Action Plan (AAP).

Both of the above documents had experienced slippage. Work on both documents was suspended after the Issues and Options stage because work directly related to the Core Strategy First Publication had to be given priority. The team had been able to return to this work and had undertaken a scoping exercise of the evidence requirements for the documents.

Environment DPD

Work on part of the evidence base for the above document was underway, for example the review of Sites of Nature Conservation Interest and the joint commissioning of a Landscape Character Assessment of the Borough. The Issues and Options stage was not scheduled to take place until March/April 2009. However the deadline would not be met.

Joint Tees Valley Minerals and Waste Core Strategy and Site Allocations and Policy DPDs.

The work for the above was being undertaken by consultants on behalf of the Tees Valley authorities. Some issues had arisen around the work and the Steering Group had agreed slippage of three months. This meant that the next stage, First Publication consultation, would now not take place until March/April 2009.

Supplementary Planning Documents (SPDs) - Open Space, Recreation and Landscaping SPD

There had been some slippage on the production of the above document as a result of the need to update the 2006 Open Space Audit and the complexity of developing local standards. It was intended that the draft SPD would be consulted upon in January/February 2009.

Greater North Shore SPD

Consultants were undertaking the above work, which had been commissioned jointly with Tees Valley Regeneration. There had recently been some consultation of options for the future development of the area. Discussions were underway with the consultants and Tees Valley Regeneration about whether the study had provided sufficient information to inform an SPD at this point. Discussions were focussing on agreement to produce a Greater North Shore Study with policy recommendations to be carried forward in the Regeneration DPD and if necessary subsequently included in an SPD. Other recommendations may include the need for a further study to inform a design framework for the area.

This may result in either the deletion of the SPD from the Local Development Scheme or it being postponed after the adoption of the Regeneration SPD.

Local Development Scheme (LDS).

This was the project plan for the preparation of the documents comprising the LDF. It would be reviewed annually in line with the findings of the annual monitoring report (AMR). As there had been slippage in respect of several LDF documents and changes to the regulations regarding the production of LDFs, it would be necessary to amend the timetables contained in it. As members of the Steering Group had previously been informed, it may also be necessary to add another DPD to identify sites for gypsies, travellers and travelling showpeople to the timetable, depending on the eventual outcome of the Tees Valley Gypsy and Traveller Accommodation Assessment. An indicative revised LDS would be brought to Members' Steering Group in 2009.

RESOLVED that the report be noted.

**LDF
49/08** **OPEN SPACE, RECREATION AND LANDSCAPE SUPPLEMENTARY
PLANNING DOCUMENT
LOCAL DEVELOPMENT FRAMEWORK**

Consideration was given to a report that provided Members with an outline of a discussion of the issues associated with the open space and built facilities standards, contained in the Open Space, Recreation and Landscape Supplementary Planning Document, to take place at the steering group.

As previously discussed with members, setting open space standards was a central element of a Planning Policy 17: Planning for Open Space, Sport and Recreation assessment. The assessment and standards set relied on a robust evidence base provided by the Open Space Audit, Built Facilities Audit and Recreation and Leisure Survey.

Standards had been defined for the quantity, quality and accessibility of open space provision and built facilities. Although standards had been set based on local evidence it was also important to bench mark these against existing national standards and comparative levels of provision at the regional and national level. This ensured that in cases where the existing level of facilities or spaces were inadequate, this was not carried forward into inadequate standards for the future. Decisions made about the standards set and comparisons made, would be discussed.

The application of standards to new developments in terms of on site provision and planning obligation contributions requested would depend on a number of factors. The size of the development would be an important factor as would the level of existing provision which was available to the development. These factors would determine what was to be provided and how.

Members were presented with a table that covered the following keys areas:-

Existing Provision, Recreation and Leisure Survey, National Standard and Standard so far. These were compared against:-

Health and Fitness Suites
Indoor Bowls
Indoor Tennis
Sports Halls
Swimming Pools
Synthetic Turf Pitches
Ice Rinks
Parks and Gardens
Natural Green Space
Amenity Green space
Allotments
Sports Facilities
Play Areas and Young People Area

Members were given the opportunity to discuss and make comments on the figures that had been presented to them.

CONCLUDED that the report be noted.

**LDF 50/08 ANNUAL MONITORING REPORT 2007/08
LOCAL DEVELOPMENT FRAMEWORK**

Consideration was given to a report that outlined the findings of the Annual Monitoring Report 2007/08, prepared in relation to the performance of local plan policies and the Local Development Scheme.

Review and monitoring were key aspects of the Government's "plan, monitor and manage" approach to the planning system. They were crucial to the successful delivery of the spatial vision and objectives of the local development framework and should be undertaken on a continuous, pro-active basis. By identifying outputs and trends, these techniques would enable local planning authorities to build a comprehensive evidence base against which local development document policies and implementation mechanisms can be assessed. Regulation 48 of the Town and Country Planning (Local Development) (England) Regulations 2004 required local authorities to produce an Annual Monitoring Report to assess:

- the implementation of the local development scheme
- the extent to which policies in local development documents are being achieved.

Annual Monitoring Reports must be based upon the period from 1 April to 31 March, and submitted to the Secretary of State no later than the end of the following December. The report dealt with Annual Monitoring Report (AMR) for 2007/08, which needed to be submitted by the end December 2008.

The AMR set out the Council's progress in meeting the timetable set out in the Local Development Scheme (LDS). During the year 2007/08, key milestones

were met. These included consultation on the Preferred Options for the Core Strategy Development Plan Document (DPD), and on the joint Tees Valley Minerals and Waste Core Strategy and Site Allocations DPDs.

Other documents which went through a consultation phase were:

- Consultation on Issues and Options for the Regeneration DPD (Sept./Oct. 2007)
- Consultation on Issues and Options for the Yarm and Eaglescliffe Area Action Plan (April/May 2007);
- Consultation on Issues and Options for the Joint Tees Valley Minerals and Waste Core Strategy and Site Allocations DPDs (May/June 2007)
- Consultation on the Planning Obligations SPD (August/Sept. 2007))

Some targets set out in the LDS for 2008/09 were unlikely to be met. The Core Strategy was on target to undergo its final phase of consultation, known as "first publication", under new Regulations. This stage preceded submission to the Secretary of State for independent examination. However, as a result of resources being required to work on studies for the evidence base and other key policy areas, the Regeneration DPD and the Yarm and Eaglescliffe Area Action Plan were unlikely to meet their targets for pre-publication consultation. It would be necessary to update the LDS to produce more realistic timetables for these documents.

In relation to the performance of policies, information was available for most of the Core Indicators prescribed by Government. Collection of housing data had improved as a result of the preparation of six monthly monitoring reports which were enabling the Council to track new housing provision more closely.

Some facts that were presented to Members were:

- The Council had met its housing target set out in the Regional Spatial Strategy of 600/annum over the past four years. However, this was unlikely to be maintained under the current economic climate.
- The percentage of housing built on previously developed land was just under 60% - well above the Council's target of 40%- but still slightly below the Government target of 60% and there was still some way to go to meet the RSS target of 70%.
- Over 75% of development met the Government's target of more than 30 dwellings per hectare.
- Take-up of employment land was just below 13 hectares, the proposed target set in the Core Strategy DPD.
- Although slightly higher than last year (10.5%), disposal of waste through landfill of below 14% was still one of the best (lowest) in the country.

Policies within Local Plan Alteration Number 1 would no longer exist after March 2009, unless 'saved' by agreement with the Secretary of State. A schedule of policies that the Council would like to save from Alteration Number 1 had been submitted to the Secretary of State for consideration. A copy of this was attached to the AMR. In the Council's opinion, the majority of retail policies needed to be saved until replaced by the Local Development Framework. Guidance relating to the policies dealing with development and flood risk was contained in PPS25 Development and Flood Risk and therefore these policies

do not need to be "saved". A "Saved Policies Schedule" for Alt.No.1 was going to Cabinet for Members' agreement to our recommendations in November.

At the time of writing this report, the AMR 2007/08 was still being finalised. A final copy was distributed to Members prior to meeting.

CONCLUDED that the report be noted.