

DELEGATED

**AGENDA NO
PLANNING COMMITTEE
24th FEBRUARY 2010**

**REPORT OF CORPORATE DIRECTOR,
DEVELOPMENT AND NEIGHBOURHOOD
SERVICES**

**Land at Sand Hill, Ingleby Barwick, Stockton
Proposed Development Brief Villages 5 and 6**

SUMMARY

The purpose of this report is to approve a planning brief for the remaining phase of Ingleby Barwick (village 6). The brief is to be read in conjunction with the current Masterplan for Villages 5 and 6 which was approved in 2002.

The brief has been formed as part of a working party between Council Officers and Persimmon Homes, further consultation has then been carried out with Local Ward Councillors and Ingleby Barwick Town Council.

The development brief sets out key principles for future housing development within Ingleby Barwick. The guiding principles cover a hierarchy of streets and movement patterns, including local distribution roads, home zone concepts as well as cycleways and footpaths. It also highlights key focuses for open space and recreation, highlights sensitive edges and how these will relate to the built form and wider countryside extending out to the River Tees.

RECOMMENDATION

Members are recommended to:

Approve the non-statutory planning brief which is attached as an appendix to this report

BACKGROUND

1. As members may be aware in the late 1970's outline planning permission was sought for the creation of 7,920 dwellings. Following a refusal of the application, the application was approved on appeal in 1979.
2. Condition 1b) of the Outline consent required a development brief to be prepared for each stage of development, stating:

'Development shall only proceed in the order indicated in the Plan and in accordance with detailed development programmes to be identified in development briefs to be prepared for each phase of development, such briefs to be submitted to and agreed with the Local Planning Authority or in default by the Secretary of State prior to the submission of detailed plans'

3. Various masterplans have been produced during the development of Ingleby Barwick as a whole, these have been reviewed and amended over the course of time as legislation and guidelines have evolved. The current development brief for villages 5 and 6 was approved in 1998, with an amendment to the 1998 Masterplan for villages 5 and 6 being accepted in 2002. However, whilst the 1998 development brief has provided a framework to date, it requires updating to ensure that the final phase of development is fully integrated into the rest of the Ingleby Barwick settlement.
4. During the course of the past year (2009) Council officers have been involved in a 'working party' with Persimmon homes to update and agree the design and layout principles for a updated development brief for the remainder of village 6. This document also incorporates Sand Hill of which part of the site benefits from the 1979 outline planning permission. The Sand Hill site was also given outline planning permission on the basis of additional outline planning permissions being granted as 'extension areas' to release value to provide contributions through section 105 agreements to enable the construction of the South Stockton Link Road. Sand Hill was considered as an appropriate 'extension area' and in March 2000 (ref 00/0005/P) outline planning approval was granted.
5. Subsequently Sand hill featured within the revised 2002 Masterplan for villages 5 and 6. However, as a result of the phasing of building within Ingleby Barwick this outline permission lapsed.

PLANNING POLICY

6. Planning Policy Statement (PPS) 12 advises that Councils should not prepare planning guidance other than a Supplementary Planning Document (SPD) where guidance is to be used in decision-making or the co-ordination of development. (In respect of this, a SPD should by definition be related to a development plan policy.) This advice is to ensure that consultation and sustainability appraisals are carried out, as with other documents in the LDF process. Whilst the preparation of a statutory brief in the form of a SPD remained an option, the historical situation with regards to the extant planning consent and conditions had to be recognised.
7. Over the course of the development of Ingleby Barwick and in line with the requirements of the Outline Planning Permission granted in 1979, various masterplans and development briefs have been produced. Officers considered that as the approved 2002 masterplan for villages 5 and 6 remained, the approved development brief (1998) was dated and needed revisiting to remain consistent with condition 1b of the outline approval.
8. This development brief has been produced to enable housing development in the final village of Ingleby Barwick to continue and to provide a consistent approach to the final stage of its development.
9. Advice on preparation of planning briefs is contained in the Communities & Local Government Guidance 1998 "Planning and Development Briefs: A Guide to Better Practice". This advice was followed in preparation of the planning brief attached as an appendix

DRAFT PLANNING BRIEFS

10. The Council and persimmon Homes have worked together to produced the development brief as a 'working document' though a series of partnership meetings and working groups. The document has been continually updated taking into account of the key characteristics, of the area, planning policy, transport and access and urban design.

11. The development brief has also been revised in line with comments and consultations outlined in this report below.

CONSULTATION

12. Key stakeholders participated in the formulation of the development brief as a 'working party' and debate and discussions have helped to form the key principles of the brief.
13. Following the general completion of the brief, Local Ward Councillors were invited to a presentation to discuss its content and key principles in November 2009. This meeting led to further changes to the brief, including the amalgamation of the open space areas adjacent to Barwick Lane and inclusion of the opportunity for community facilities, shops and focus points. These issues have been addressed and included with the brief.
14. Following the submission of the current housing applications (09/3024/REM and 09/3025/OUT) a meeting with Ingleby Town Council was held in early February 2010. Various comments and issues were raised by the Town Council, many of which were addressed or clarified at the Town Council meeting. Many of those comments have also been taken into consideration as part of the revised development brief.
15. All points raised have therefore already been taken into account and a revised brief produced. This is the brief that members are asked to agree.

CONCLUSION

16. The agreement of the recommendations in this report will enable future development in Ingleby Barwick to proceed and provide a consistent framework for future housing development within village 6.

Corporate Director of Development and Neighbourhood Services
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WARD AND WARD COUNCILLORS

Ward Ingleby Barwick West
Ward Councillor Councillor K Dixon, R Patterson and Jean Kirby

IMPLICATIONS

Financial Implications – There are no financial implications arising directly from this report.

Environmental Implications – As report

Community Safety Implications – As report

Background Papers – CLG 1998 "Planning and Development Briefs: A Guide to Better Practice", PPS 12 and companion guide CLG 2008.

Human Rights Implications - The provisions of the European Convention of Human Rights 1950 have been taken into account in the preparation of this report.