

**AGENDA ITEM**

**REPORT TO  
PLANNING  
COMMITTEE**

**8<sup>th</sup> December 2010**

**CORPORATE  
DIRECTOR OF  
DEVELOPMENT AND  
NEIGHBOURHOOD  
SERVICES**

**LOCAL DEVELOPMENT FRAMEWORK:**

**REGENERATION DEVELOPMENT PLAN DOCUMENT: PROGRESS REPORT**

**CORE STRATEGY DEVELOPMENT PLAN DOCUMENT REVIEW**

**SUMMARY**

1. This report sets out that a draft of the Preferred Options version of the Regeneration Development Plan Document (DPD) has been prepared, and that it sets out the Council's preferred policies and sites for development in the Borough up to 2026, in accordance with the strategic policies set out in the Adopted Core Strategy. Further to this, it explains that the document and associated documents have been drafted for consideration through the Council's democratic processes in readiness for consultation and publicity early next year.
2. However, the current economic situation, malaise in the development industry and uncertainties in higher level planning and central government funding policy may have implications for the direction and policy with specific reference to housing in Core Strategy, whose impact may in turn filter through to the Regeneration DPD.
3. It explains that it is considered necessary therefore to scope the need to review the housing element of the adopted Stockton on Tees Core Strategy (March 2010).
4. It seeks agreement of the principle of undertaking a scoping exercise to assess the need to review the housing element of Stockton's Core Strategy, on the basis that Cabinet agreement will be sought for the structure, timetable, consultation and reporting of findings of any requisite review and actions thereafter.
5. As any changes in the direction, approach and fine detail of the Core Strategy may have implications for the progress and content of the Regeneration DPD, the report seeks agreement for a temporary delay to the programmed consultation in respect of the Preferred Options version of the DPD to ensure that any changes are properly incorporated into the Regeneration DPD.

## **DETAIL**

6. The Regeneration Development Plan Document allocates sites for development and contains related policies to deliver the vision contained in the Core Strategy and its objectives in accordance with the spatial strategy up to 2026. The site specific allocations are for land uses relating to housing, development policies relating to areas of special character, limits to development and green wedges, employment, retail, renewable energy development, mixed use developments, transport, regeneration and all land uses affected by, or affecting modes and patterns of transport.
7. In 2007, the Council consulted upon the Issues and Options version of the document. Progress to the next stage – Preferred Options - stalled in favour of the production of the Core Strategy, and in particular the Independent Examination in 2010.
8. Regeneration DPD and associated documents have now been drafted for consideration through the Council's democratic processes in readiness for consultation and publicity early next year. However, the current economic situation, malaise in the development industry and uncertainties in higher level planning and central government's funding policy, has led to the view being taken that a scoping exercise is required to assess the need to review the housing element of the Core Strategy. In view of this uncertainty, it is considered sensible to recommend a temporarily delay to the programmed consultation and publicity in respect of the Preferred Options version of the DPD, to ensure any changes are properly incorporated in the Regeneration DPD.
9. The precise methodology for the scoping exercise has not yet been determined, however the review of a Development Plan Document mirrors that for the production of the parent document. However, in general terms, it may involve the collection and review of evidence; generation of options; review and update of accompanying assessments and strategies; consultation and evaluation of options; consideration of options following any refresh of the Sustainability Appraisal; production of and consultation in respect of the Council's Preferred Options; Independent Examination and subsequent adoption. An intention and timetable for a review of the Core Strategy would also require an addition to the Local Development Scheme.
10. It is recommended that agreement be given for Officers to undertake the scoping exercise but on the basis that agreement is sought in respect of structure, reporting the findings of the exercise and a way forward. Agreement is also recommended to enable a further delay in the production of the Regeneration Development Plan Document. However, the scale of any delay is not yet known. Further updates and a timetable will be provided when available.

## **NEXT STEPS**

11. Following consideration by Planning Committee, the report will be referred to Local Development Framework Members' Steering Group on 14 December, and then to Cabinet on 20 December 2010 for Members' agreement.

## **RECOMMENDATION**

Members are recommended to: -

- a) Agree a temporary delay to the publication, consultation and publicity in respect of the Preferred Options version of the Regeneration DPD.
- b) Agree that a scoping exercise be carried out in order to assess the need to review the housing element of the adopted Stockton on Tees Core Strategy, and that this is on the basis that agreement and approval for any structure, timetable, reporting of findings and consultation in respect of any requisite review and actions is sought thereafter.

### **Corporate Director of Development and Neighbourhood Services**

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### **Background Papers**

- Stockton on Tees Regeneration Development Plan Document: Issue and Options September 2007
- Adopted Stockton on Tees Core Strategy Development Plan Document: 24 March 2010

**Financial Implications** - The cost of the scoping exercise can be met through current budgetary provisions.

**Environmental Implications** – The adopted Core Strategy DPD and Regeneration DPD contain detail and reference to issues affecting the natural, historic and rural environment of Stockton-on-Tees Borough. There may be consequences for those matters arising from actions precipitated by the scoping exercise.

**Community Safety Implications** – Adopted Core Strategy policy requires development with safer communities in mind, incorporating “Secure by Design” and “Park Mark” standards as appropriate, and this will be pursued in developments determined in accordance with the Regeneration DPD.

**Human rights Implications** – The provision of the European Convention of Human Rights 1950 has been taken into account in the preparation of this report.

**Ward and Ward Councillors** – All Ward Councillors