

DELEGATED

AGENDA NO

PLANNING COMMITTEE

2 MARCH 2011

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

YARM ROAD GATEWAY: RESIDENTIAL DEVELOPMENT BRIEF

SUMMARY

The purpose of this report is to approve a non-statutory planning brief for the Yarm Road Gateway area identified in order to guide future development on this key site by outlining the Council's aspirations for the area. The status of the brief is that of an outline guide that clarifies policy and establishes clear principles relating to land use, site planning and building form.

RECOMMENDATION

Members are recommended to:

Approve the non-statutory planning brief attached in principle establishing the document as a material consideration in future planning applications and therefore any future redevelopment.

BACKGROUND

1. The decision is required to enable the Council to guide future redevelopment of an important Gateway site forming part of the road corridor on the approach to the southern entrance of central Stockton. Guidance is required due to the potential relocation of Nifco UK from their current Yarm Road premises leaving a significant portion of the site open to sale; piecemeal development may prejudice the comprehensive regeneration of the area and would not be acceptable to the Council. A prepared brief provides a uniform approach reflecting existing plans for the redevelopment of the former Visqueen site directly to the East and giving direction on what would be considered acceptable redevelopment.

2. Officers have assessed the feasibility of the site for residential redevelopment. The planning brief demonstrates a viable residential scheme that will enable potential developers to have the confidence that if they comply with the requirements outlined in the planning brief the principle of development should be acceptable subject to the future submission of detail proposals at a later date.

3. Any future proposals received should meet the objectives of the development brief the objectives that the authority would like to see implemented are briefly described as follows:

- Maximise the potential of an important gateway site into Stockton;
- Provide a development that complements and links to current and proposed residential developments adjacent to the site, particularly Hartburn Village and the Visqueen housing site;
- Improve the street frontage onto the A1027, Yarm Road;

- To create and/ or improve existing linkages with surrounding land uses;
- To create a sustainable development;
- To reduce the impact of surface runoff on the wider drainage network.
- Make efficient use of Brownfield land.

Planning Policy

4. 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. Officers considered preparation of a statutory brief in the form of a SPD, but conclude that the existing Local Plan policies are not sufficiently relevant and that the LDF process is not sufficiently far advanced to act as a new context. However, PPS 12 does allow for provision of assistance to applicants on how to make planning applications.

5. 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 non-statutory planning brief attached as Appendix 1.

Draft Planning Briefs

6. The Council, in assessing the potential options for the future redevelopment of the Nifco UK site concluded that the most feasible option for redevelopment of the site would be as part of a wider scheme encompassing the area identified as the Yarm Road Gateway site. This position was reached primarily based on surrounding existing land uses which are not conducive to redevelopment of Nifco UK owned land only. The brief establishes that the most effective and efficient redevelopment of the Yarm Road Gateway area identified would be a residential development via a mutually beneficial agreement between landowners. The work undertaken took account of the characteristics, components and settings of the potential site, and considered the site area, economic viability, existing uses, planning policy, transport and access, and urban design.

7. The Development Brief prepared by the Council is attached as Appendix 1. The preparation of the Brief is in accordance with the Communities & Local Government Guidance 1998 "Planning and Development Briefs: A Guide to Better Practice".

8. It should be noted that the function of planning briefs in this respect are illustrative, to guide potential development on the sites and any planning applications would be the subject of detailed consideration and consultation.

CONSULTATION

9. Consultation has been undertaken with the firm Dodds Brown representing the interests of private landowners located on the Yarm Road Gateway site.

10. All points raised were considered and have been taken account within the briefing document.

CONCLUSION

11. The agreement of the report will enable the Council to guide future development of the Yarm Road Gateway site.

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Financial Implications – There are no financial implications arising directly from this report. The feasibility work for this brief has been undertaken by officers from the existing Regeneration Projects Budget.

Environmental Implications – As report

Community Safety Implications – As report

Background Papers – None

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

WARD AND WARD COUNCILLORS

Ward – Parkfield & Oxbridge
Ward Councillors - Cllr M Javed, Cllr R Rix.