

Local Development Framework Steering Group

A meeting of Local Development Framework Steering Group was held on Tuesday, 4th October, 2011.

Present: Cllr Michael Smith (Chairman); Cllr Robert Cook, Cllr Phillip Dennis, Cllr John Gardner, Cllr David Rose

Officers: D Bage, M Clifford, J Dixon, Miss J Hutchcraft, Ms C Straughan, Mrs R Young (DNS); Mrs T Harrison (LD)

Also in attendance: No other persons were present

Apologies: Cllr Nigel Cooke, Cllr Steve Nelson, Cllr Mrs Maureen Rigg, Cllr Mick Stoker

LDF 28/11 **Evacuation Procedure**

The evacuation procedure was noted.

LDF 29/11 **Declarations of Interest**

Cllr Dennis declared a personal non prejudicial interest in relation the item - Housing Policy - SHLAAs, SHMAAs, Housing Monitoring and Housing Trajectories due to also being a Parish Councillor for Preston Parish Council who owned a parcel of land included in the recent consultation and was adjacent to one of the parcels in the SHLAA.

Cllr Rose declared a personal non prejudicial interest in relation to the item - North Tees Bird Study due to being a member of Industry and Nature Conservation Association (INCA)

LDF 30/11 **Housing Policy - SHLAAs, SHMAAs, Housing Monitoring and Housing Trajectories - Presentation**

Members were provided with a presentation on the Strategic Housing Land Availability Assessment (SHLAA), Strategic Housing Market Assessment (SHMA), Housing monitoring and housing trajectories.

Strategic Housing Land Availability Assessment (SHLAA)

Planning Policy Statement 3: Housing, advocated a 'Plan, Monitor, Manage' approach to the delivery of housing.

The council therefore needed to be able to monitor how many houses had been built in the past and predict how many would be built in the future.

Officers held a housing database which identified the net and gross completions, type and tenure, Brownfield/Greenfield percentages, site density and location of development

Key indicators were produced on an annual basis and identified how many homes had been built in the past, how many homes would be built in the future; and performance against the housing requirement.

The information was obtained by past performance from previous annual monitoring reports. Future delivery was based on developer or council estimates (this included sites to be allocated). The information was then measured against the housing requirement to determine performance over the plan period.

Members were advised on the context of the SHLAA, what the SHLAA did, the importance of a partnership approach, the status of the SHLAA in determining planning applications/appeals and some of the issues regarding the SHLAA which

Strategic Housing Market Assessment (SHMA)

Members were advised on the context of the SHMA, what the SHMA did and the SHMA's key findings

Economic Viability of Affordable Housing

Members were also advised on the context and key findings for Economic Viability of Affordable Housing

Members were advised on the Rural Housing Needs Assessment (March 2010), the aim of which was to identify the level of affordable housing need across rural parishes.

AGREED that the report be noted.

LDF 31/11 Minerals and Waste Core Strategy & Policies and Sites DPDs - Presentation

The Chair agreed to defer this item to the next meeting as the officer presenting the report was absent due to illness.

AGREED that the item be deferred to the next Local Development Framework Steering Group.

LDF 32/11 Tees Valley Strategic Housing Market Update

Members were provided with a report which advised that Arc4 (a housing consultancy) had been commissioned to update the Tees Valley Strategic Housing Market Assessment (SHMA). The report briefed Members on the update including the reason for the update, the overall content, the key outputs required (including the specific requirements of SBC) and the timetable for completion of the study.

The Tees Valley Strategic Housing Market Assessment (SHMA) and Local Housing Assessment Update (a single combined study) were published in January 2009.

The national SHMA guidance suggested that partnerships should not need to undertake comprehensive assessment exercises more frequently than every five years although they should be updated regularly. The current SHMA was undertaken in 2008 but was based on primary survey work from 2005. In order

to ensure that the robustness of the SHMA could not be challenged due to the longevity of the survey data it was agreed that Arc4 would be requested to submit a proposal to produce an updated SHMA. All of the Tees Valley authorities with the exception of Darlington Borough Council were participating in the update.

The SHMA would provide information on the following:

- The Current housing market;
- The future housing market;
- Housing need;
- Housing requirements of specific household groups;
- Future monitoring and information to inform the development of planning and housing policies.

Members were provided with the proposals from Arc4 on how to achieve the core outputs.

The new SHMA study would update the overall affordable housing requirement but would not revisit the viability study.

Members were advised on the timetable for the consultation, the completion of which was planned for February 2012.

Discussion took place regarding developer's reluctance to build bungalows and officers advised that the new study would address the need for balance on housing types.

The following queries were raised by Members in relation to the Tees Valley Strategic Housing Market Assessment Update:

- Would the study 'pick up' transient resident (person's moving through the Borough), who were only there for 3 to 6 months'?
- How extensive would the study be in relation to the role of the private rented sector?
- Why was the on-line questionnaire ring-fenced to the persons being sent the questionnaire? Could the on-line questionnaire survey be expanded?

Officers agreed to circulate responses to the queries with the minutes.

AGREED that the report be noted.

**LDF
33/11**

Minerals and Waste DPDs Update

Members were provided with a report which advised that on the 15th September 2011, the five Tees Valley Authorities adopted the Joint Minerals and Waste Core Strategy and Policies and Sites Development Plan Document (DPD).

In addition to the general policies and guidance, there were a number of policies that made specific reference to sites, which fell within the Borough's boundaries.

Planning Regulations required the Council to maintain an up-to-date Proposals Map. Adoption of the Minerals and Waste documents meant that the Council's existing Proposal Map should be amended to reflect the new policies and sites. Given the expense involved, and that it was likely that in the near future there

would be further changes to the Proposals Map, in the interim the Minerals and Waste Key Diagram and table of relevant policies had been made available as an addendum to be viewed alongside Stockton's the existing planning documents. This was the approach adopted generally by the remaining four Tees Valley Authorities.

Copies of the documents had been placed in Municipal Buildings, Gloucester House, Members Library and Members Electronic Library. Copies of the development plan document and the supporting documents were also available on the Councils' website.

If any person was aggrieved by the Core Strategy or Policies and Sites DPD's they could make an application to the High Court upon making an application on the correct grounds and be done by 27th October 2011.

AGREED that the report be noted.

**LDF
34/11** **North Tees Bird Study**

Members were issued with a report which provided a brief summary of the background and findings of an emerging study, which assessed the use of land at Seal Sands and North Tees Pools by birds of the Teesmouth and Cleveland Coast Special Protection area. The findings of the report would influence what employment land was allocated in the Seal Sands and North Tees Pools area in the Regeneration Development Plan Document (DPD).

AGREED that the report be noted.

**LDF
35/11** **Housing Policy**

Members were provided with a presentation on Housing Policies Core Strategies (CS) 7, 8 and 9

Policy CS7 – housing distribution & phasing

- Maintain a 'rolling' 5-year supply of deliverable housing
- Required by Planning Policy Statement 3
- Accord priority to the Core Area
- In line with spatial strategy – Policy CS1
- Brownfield completions target - 75%
- In line with Regional Strategy target
- No additional housing sites allocated before 2016
- Planning permissions met interim need
- Core Area prioritised but other areas with regeneration needs acknowledged
- In line with spatial strategy - Policy CS1
- Tees Valley Growth Point could accelerate housing delivery
- Assess small sites against spatial strategy
- No rural site allocations
- Villages closely related to the urban area

Policy CS8 – housing mix & affordable housing provision

- Sustainable residential communities

- More balanced mix of housing types
- 2 & 3 bed bungalows
- Executive housing as part of schemes with a range of types
- Core Area – focus on high density properties
- Housing density
- Average density of 30-50 DPH in the Core Area
- Yarm, Eaglescliffe & Norton - Lower than 30 DPH
- Higher density inappropriate for Ingleby Barwick
- Average annual target for affordable housing
- 100 per year to 2016
- 90 per year 2016 to 2021
- 80 per year 2021 to 2024
- Affordable housing within a target range of 15-20%
- Threshold 15 dwellings & 0.5 hectares
- Evidence is the viability study
- Off-site provision or financial contributions
- 20% intermediate & 80% social rented
- Evidence was the viability study
- A proportionate contribution where a site was sub-divided
- Rural affordable housing need met through 'rural exception site'
- Rural needs study provided detail of where need was
- Vulnerable and special needs group
- Student accommodation
- Demonstrate meet a proven need
- Accessible to University
- Existing housing stock
- Renovate & improve where it was viable to do so
- Obsolete and unsustainable stock
- Consider options for demolition & redevelopment

Policy CS9 – Provision for Gypsies and Travellers and Travelling Showpeople

- Joint working with the Tees Valley authorities
- Gypsy and Traveller Accommodation Assessment
- Locations in or adjacent to existing settlements
- Criteria for permission
- Accessibility
- Large enough
- On-site facilities for parking, storage & residential amenity
- Did not dominate
- Amenities of existing occupiers
- Safeguard existing Bowesfield Lane site

AGREED that the report be noted.