

AGENDA NO

PLANNING COMMITTEE
18th January 2012

REPORT OF CORPORATE DIRECTOR, DEVELOPMENT AND NEIGHBOURHOOD SERVICES

LOCAL DEVELOPMENT SCHEME (LDS) 2012 - 2015

SUMMARY

This report informs members of an updated timetable for the preparation of Stockton-on-Tees Local Development Framework to cover the three year period 2012 to 2015. The revised LDS contains a number of significant changes this year; the key one being the amalgamation of the results of the Core Strategy partial review Issues and Options consultation, the Regeneration Development Plan Document (DPD) and the Environment DPD into a single Regeneration and Environment Local Plan DPD to be taken forward to the next stages of plan preparation, which are Preferred Options, Publication and Examination-in-Public. Originally, the LDS was referred to Cabinet and Council for approval but in April 2008, Council delegated the decision for agreeing amendments to the LDS to the Head of Planning in consultation with the Chairperson of the Local Development Framework Members' Steering Group.

RECOMMENDATION

Members are recommended to: -

- i) Agree to the amalgamation of the results of the Core Strategy Review, the Regeneration Development Plan Document and the Environment Development Plan Document into a single Stockton-on-Tees Borough Council Regeneration and Environment Local Plan DPD;
- ii) Agree to the preparation of a separate Gypsy and Traveller Site Allocations DPD;
- iii) Agree the revised timetable for Stockton-on-Tees LDS.

BACKGROUND

1. The LDS is a public statement of Stockton Council's programme for the production of its development plan over the next three years. Stockton's first LDS was adopted in March 2005 and has been revised on an annual basis since then. Originally, the LDS was referred to Cabinet and Council for approval but in April 2008, Council delegated the decision for agreeing amendments to the LDS to the Head of Planning in consultation with the Chairperson of the LDF Members' Steering Group. Once LDF Steering Group Members and Planning Committee have had an opportunity to comment on this draft timetable, the delegation process will be completed. Formerly the LDS had also to be agreed by the Secretary of State (via Government Office for the North East GO-NE). However since the abolition of GO – NE, the Chief Planning Inspector has advised that updated LDS are to be forwarded directly to CLG. It will also be published on the Council's website.
2. The Localism Bill proposes a number of changes to the way that Local Plans are to be prepared. Councils must still prepare and maintain an LDS, specifying which

documents will be development plan documents (DPDs), their subject matter and the timetable for their preparation and revision, but Councils will no longer be required to submit the LDS to the Secretary of State. However, they must publish up-to-date information on their progress on preparing DPDs against the LDS but they will have the flexibility to decide how best to provide this information to the public, for example, using on-line timetables. These changes do not take effect until the Localism Bill is enacted; therefore the procedure outlined in the latter part of paragraph 1 must be followed at least for this year.

3. In addition to changes to the preparation of the LDS, the Localism Bill and draft National Planning Policy Framework propose changes to the process of plan preparation. There is a return to the use of the term "local plan" to replace the "Local Development Framework" and, in order to speed up the process of plan preparation and make the system more easily understood by the public, the government is advising Councils to reduce the number of development plan documents they produce, where possible. Many local authorities are, therefore, reverting to a single local plan style document covering all issues relevant to a local authority area.
4. Combined with these systemic changes to the planning system, changes to the establishment of the Planning Service means that resources to produce the development plan will be reduced. For these reasons, it is proposed that the remaining DPDs; the next stage of the Core Strategy Review, the Regeneration DPD and the Environment DPD (but not the Gypsy and Traveller Site Allocations DPD) are combined into a single development plan for the Borough entitled "Stockton-on-Tees Borough Council Regeneration and Environment Local Plan," which would move forward with a single timetable.
5. At its meeting on 15th November, the Local Development Framework Member Steering Group agreed to the amalgamation of the results of the Core Strategy Review, the Regeneration and Environment DPDs into a single Regeneration and Environment Local Plan, the preparation of a separate Gypsy, Traveller and Travelling Showpeople Site Allocations DPD and revised timetables for their preparation.
6. Technically, the Community Infrastructure Levy is not a development plan document and therefore does not need to form part of the LDS. However, its preparation will proceed in parallel with the production of the Regeneration and Environment Local Plan.
7. A copy of the revised LDS is attached at Appendix 1.

Corporate Director of Development and Neighbourhood Services

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Financial Implications – The preparation of the documents comprising Stockton-on-Tees Local Development Framework will be prepared within existing budgetary provisions.

Environmental Implications – The LDS is a timetable for the production of documents and therefore does not have environmental implications itself.

Legal Implications – The Council is required to prepare and maintain an up-to date Local Development Scheme under the Town and Country Planning (Local Development)(England) Regulations 2004 as amended by the Town and Country Planning (Local Development)(England)(Amendment) Regulations 2008.

Community Safety Implications – Not applicable

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

Background Papers –

The Town and Country Planning (Local Development)(England) Regulations 2004.
The Town and Country Planning (Local Development) (England)(Amendment) Regulations 2008.

Localism Bill June 2011.

Draft National Planning Policy Framework July 2011.

Draft Local Plan Regulations October 2011.

Ward: The contents of this report are applicable Borough wide.

**STOCKTON-ON-TEES LOCAL DEVELOPMENT
FRAMEWORK**

Sixth Revised Local Development Scheme.

January 2012



Preface

This document comprises the sixth revision to Stockton-on-Tees' Local Development Scheme (LDS), which was first adopted in March 2005. There have been revisions in March 2006, 2007, 2008, 2009 & 2010. In January 2011 there was a minor amendment to reflect slippage against the timetable for the submission and examination of the Joint Tees Valley Minerals and Waste Core Strategy and Site Allocations Development Plan Documents and proposals map. This was undertaken at the request of the Inspector examining the documents on behalf of the Secretary of State.

The LDS sets out the timetable for the preparation of local development documents that will collectively comprise the Borough wide Local Development Framework.

In response to monitoring progress on the Revised LDS through the Council's Annual Monitoring Report (discussed in paragraphs 2.5 & 2.6), the Council has formally adopted this Sixth Revised Local Development Scheme, which replaces the March 2010 version (revised in January 2011). This revision incorporates some significant changes to previous LDS:

- It includes the partial review of the Core Strategy which focuses on the review of the spatial distribution of housing in the borough;
- The Regeneration and Environment Development Plan Documents and Yarm and Eaglescliffe Area Action Plan are amalgamated into a single document which will also include the outcome of the Core Strategy Review at Preferred Options; it is entitled the Regeneration and Environment Development Plan Document;
- The Yarm and Eaglescliffe Area Action Plan and Environment DPDs have been deleted as separate documents,
- The Minerals and Waste Core Strategy and Site Allocations Development Plan Documents have been deleted from the LDS because they have now been adopted;
- No Supplementary Planning Documents are contained in the LDS.

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Appendix 1 Glossary

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1. Background to the Planning System

1.1 In 2004, the Planning and Compulsory Purchase Act introduced major changes in the way decisions about the long term planning and development of areas are made. The Act requires local authorities to prepare and maintain a “Local Development Framework,” to replace existing local plans.

1.2 The intentions for the new development plans system was to provide:

- greater flexibility in the range and speed at which new strategies and policies could be prepared in response to changing local circumstances;
- greater community and stakeholder involvement to influence how their areas will be shaped in the future;
- an improved emphasis on sustainable development by the introduction of formalised sustainability appraisals;
- greater attention to monitoring in relation to the impact of policies and strategies as well as the management of the preparation of the Local Development Framework;
- greater soundness with strategies and policies being based on a robust and credible evidence base;
- an emphasis on the deliverability of the plan and any supporting infrastructure.

1.3 The term “Local Development Framework,” is an umbrella term and it will actually comprise a number of planning documents, entitled “Local Development Documents.” Together they will set out the Council’s long term planning policies and proposals. The Local Development Framework will collectively provide the basis to deliver sustainable patterns of development within the Borough in terms of economic and physical regeneration, in addition to the protection of the Borough’s built and natural environment.

1.4 Since the 2004 Act and its accompanying regulations (The Town and Country Planning (Local Development) (England) Regulations 2004 were introduced a number of changes have been made to the Local Development Framework system. The 2004 Regulations were amended in 2008 and 2009 and there was a new Planning Act in 2008.

1.5 The main consequences of these changes were:

Planning Act 2008:

- the Statement of Community Involvement was no longer required to be subject to examination or listed in the Local Development Scheme;
- Supplementary Planning Documents were no longer required to be subject to sustainability appraisal or to be listed in the Local Development Scheme;
- powers were granted to the High Court to return all or part of a plan subject to High Court Challenge to an earlier stage in its preparation.

2009 Regulations:

- makes it explicit that the requirement to consult the Secretary of State for Transport relates to functions concerning railways and the Highways Agency;
- include the Homes and Communities Agency in the definition of “specific consultation bodies”;
- Removes requirement to consult the Secretary of State for Transport in the preparation of Statements of Community Involvement.

1.6 The election of a Coalition government in May 2010 heralded another period of change for policy planning in England with the announcement of proposals for radical change to the development plan system. The Localism Act (November 2011) provides the statutory framework for a number of these changes:

- the abolition of regional planning and regional strategies;
- the introduction of a Duty to cooperate in relation to the planning of sustainable development;
- changes to the role of Local Development Schemes; now no longer to be submitted to the Secretary of State (SoS) but Local Planning Authorities (LPAs) are now required to publish up-to-date information direct to the public on the scheme including their timetable for the preparation or revision of development plan documents (DPDs)
- removal of the binding inspector’s report and greater discretion for the LPA to make modifications to development plan documents after the examination;
- LPAs will be able to withdraw DPDs at any time before its adoption without the recommendation from the person carrying out the examination or a direction from the Secretary of State; although he retains his power to direct withdrawal;
- There is no longer a requirement for Annual Monitoring Reports to be sent to the SoS but monitoring information is to be published direct to the public at least yearly;

- Examiners of Community Infrastructure Charging Schedules will consider if the LPA has complied with drafting requirements, in particular that they have used appropriate available evidence to inform the charging schedule; there are also provisions which extend the permitted uses of Levy receipts, to prevent its imposition will not make development in an area unviable and to pass funds raised by the Levy on to other bodies to spend;
- Parish Councils and neighbourhood forums are empowered to initiate neighbourhood development orders;
- LPAs may also consider designating neighbourhood areas as “business areas” where they consider an area is wholly or predominantly business in nature;
- There are provisions for a particular type of neighbourhood development order , a “community right to build order;”
- Parish Councils and Neighbourhood forums are empowered to propose neighbourhood development plans, which will become part of the development plan for the area.

1.7 These are significant changes to the development plan system but a number of the principles established in the Local Development Framework system are retained; early and meaningful public engagement, policy based on relevant and up-to-date evidence and the importance of sustainability appraisal in preparing plans.

1.8 Concurrent with driving forward the localism agenda, the government is also pressing ahead with proposals to simplify other aspects of the development plan system and published the draft National Planning Policy Framework (NPPF) for consultation in July 2011. The NPPF is a radical streamlining of existing planning policy and some circulars and its aim is to provide a user friendly and accessible document which can be understood by everyone with an interest in planning. It is also intended to create a much more flexible planning system. When the final version is published, it will replace all current Planning Policy Guidance (PPGs), Planning Policy Statements (PPSs), Minerals Planning Guidance (MPGs) and Minerals Planning Statements (MPSs) as well as some circulars. The NPPF:

- It confirms that the purpose of planning is to deliver sustainable development and that planning has an economic, social and environmental role and that these components should be pursued in an integrated way to achieve multiple benefits.
- It uses the original Brundtland definition of sustainability; “meeting the needs of the present without compromising the ability of future generations to meet their own needs,” but there is a heavy emphasis on the economic role of planning.
- It is pro growth, pro economic recovery and makes it clear that the government expect planning to deliver growth and not prevent or delay it.
- In deciding planning applications, it advises local planning authorities to attach significant weight to the benefits of economic and housing growth.
- NPPF continues to support a plan led approach but the plans must be up-to-date and in conformity with the NPPF and should be aspirational but realistic. Where a plan is silent, out-of-date or indeterminate, there is a default presumption in favour of development.
- Many of the principles already established in the LDF system are retained; early and meaningful public engagement, relevant and up to date evidence base to inform policies, importance of sustainability appraisal in preparing plans.
- Councils can apply for a certificate of conformity for their current adopted development plan but no procedure is outlined.
- The NPPF advises that the Community Infrastructure Levy Charging Schedule should be prepared alongside the local plan.

Figure 1 Preparing a Development Plan Document

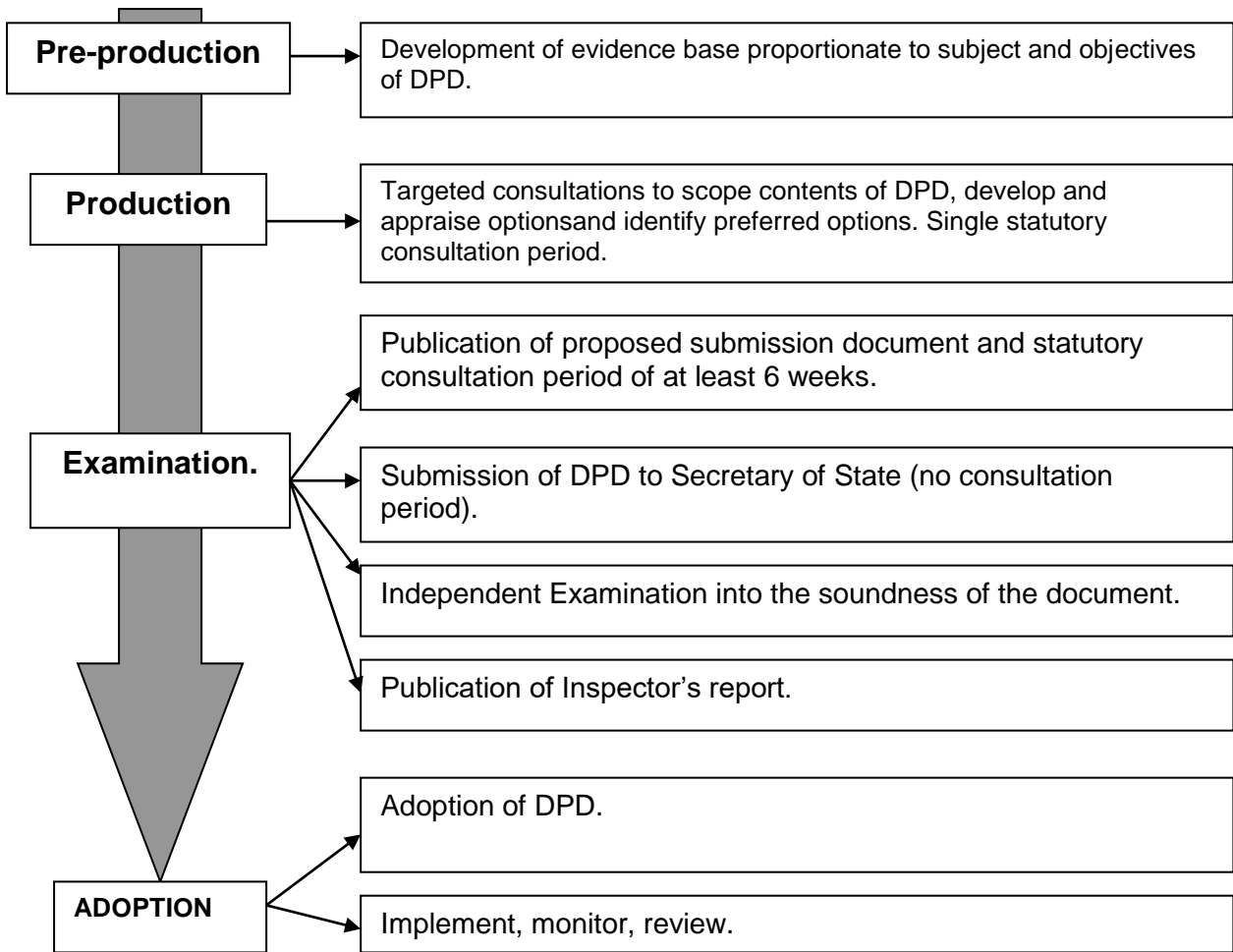
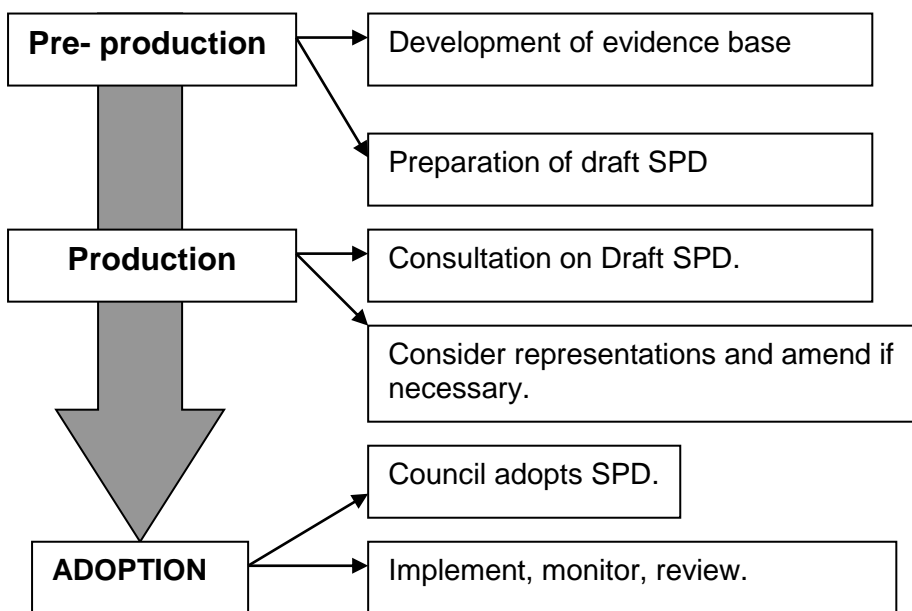


FIGURE 2 Preparing a Supplementary Planning Document.



Some important changes to the Planning system are proposed by the NPPF:

- To significantly increase the housing supply; currently LPAs must have a 5 year rolling supply of land for housing but the NPPF requires an additional 20% to be identified.
- The Brownfield housing target has been abolished.
- Caps on parking provision for major development have been removed.
- A duty to cooperate between LPAs and other public bodies has been introduced.
- There is an emphasis on ensuring development is viable. Planning policies and decisions will have to respond to market signals and development should not be overburdened with policy requirements. Councils must assess the cumulative impact of policy burdens on development to ensure they are not preventing development by making it unviable.
- Offices are removed from the definition of a town centre use.
- A new Local Green space designation is to be introduced.
- Neighbourhood plans can be prepared but must be in general conformity with the strategic policies in the local plan.

1.9 In association with the introduction of this new legislation and policy guidance, a raft of new regulation has been consulted on relating to:

- Local Plan preparation;
- Neighbourhood Planning;
- Community Infrastructure Levy.

1.10 The Local Plan regulations support a drive towards simplifying the plan preparation process, in particular the government wishes to see Councils producing fewer plans and there is a move to return to the use of the term “local plan” for development plan documents. This revised Local Development Scheme reflects some of those changes.

1.11 The Draft Town and Country Planning (Local Planning)(England) Regulations maintain the basic process of plan preparation established in the 2004 Act, essentially to meet EU requirements. There is an engagement stage, one formal consultation stage before submission to the Secretary of State for examination in public. The main steps in preparing a Supplementary Planning Document are kept to a minimum and remain the same.

1.12 Until the new Local Plan Regulations officially commence, the process identified in Figures 1 & 2 remain the procedures taking into account the changes introduced by the Localism Act.

1. Background and Role of the Local Development Scheme

2.1 The Local Development Scheme sets out the detailed arrangements for the production of those Local Development Documents that will comprise the Council's Local Development Scheme.

2.2 The Local Development Scheme is the first place that anyone interested in the preparation of development plan documents should refer to as it sets out:

- A schedule of the local development documents that the Council is preparing;
- Timetables for the commencement and preparation of other local development documents;
- Detailed timetables for the production of each development plan document with the various stages that each document will reach by certain dates
- The various stages of public consultation to ensure that all residents have a real opportunity to say how the Borough should be shaped;
- A brief description of the subject matter of each local development document to be prepared and the geographical area it will cover;
- The processes and resources required to prepare each document and the milestones to measure progress on each document and the need for review.

2.3 Until 2009, the Local Development Scheme was referred to Cabinet and Council for approval before being forwarded to Government Office for the North East and the Planning Inspectorate for their agreement. However, in 2008, the Council agreed to delegate the adoption of future Local Development Schemes the Head of Planning in consultation with the Chair of the Local Development Framework members' Steering Group.

2.4 As with other aspects of the development plan system, the government is also making changes to way in which the Local Development Scheme is prepared, maintained and updated. First of all the closure of Government Office for the North East meant that they could no longer be referred to them for agreement and alternative arrangements were put in place. Local Development Schemes coming into effect on or before 15th January 2012 still have to be referred to the Secretary of State, after which the relevant clauses of the Localism Bill are enacted meaning that this is no longer a requirement. Following that date, Councils will still be required to prepare and maintain a Local Development Scheme but there will have the flexibility to decide how best to present this information to the public. It is suggested that an on-line timetable might be the most effective approach.

2.5 At the current time, to ensure maximum availability, this Sixth Revised Local Development Scheme will be made available on the Council's website www.stockton.gov.uk. Alternatively it may be obtained from:

The Spatial Planning Manager
Planning Services
Stockton-on-Tees Borough Council.
Development and Neighbourhood Services.,
Gloucester House,
Church Road,
Stockton-on-Tees.
TS18 1TW.
Telephone: 01642 526054 or by email to spatialplans@stockton.gov.uk

The Annual Monitoring Report and Progress from March 2009 to March 2010.

2.5 In December of each year, the Council is formally required to prepare and publish an Annual Monitoring Report to assess:

- The Council's progress in meeting its commitments set out in the Local Development Scheme, and if there has been a delay, the reasons why. It may also be necessary to decide whether there is a need to defer or bring forward additional development plan documents ahead of the scheduled programme;
- The success of individual policies' implementation in making day to day decisions in accordance with the most up-to-date information, whether allocated sites are actually being delivered and if not, the reasons why and whether there is a need to amend policies or proposals to reflect these assessments.

2.6 In December 2010, the Council published its sixth Annual Monitoring Report, covering the period March 2009 to March 2010. During that time some significant Local Development Framework milestones were met;

- The Core Strategy was Submitted to the Planning Inspectorate for Examination-in-Public in May 2009, beginning the examination period. The Pre-Hearing Meeting was held in August 2009 where the Planning Inspector met the Council and other key stakeholders to discuss the issues to be discussed at the Independent Examination and the timetable for the examination hearings. At this meeting, the Inspector advised the Council to re-consult on changes relating to affordable housing that it had made to the DPD following its publication in winter 2009. This re-consultation occurred in late summer 2009, alongside the preparation for the hearings. A number of topic papers and Statements of Common Ground were also prepared for the examination;
- The examination hearings took place between 21st September and 2nd October 2009 and included two days of site visits. During the hearings a number of changes to the Core Strategy were proposed and they were subject to a further period of public consultation during winter 2009/10. The Council received the Inspector's report for fact checking in January 2010 with the final report being made public in February 2010;
- The Core Strategy was found sound and was adopted by the Council in March 2010. This resulted in a number of policies being deleted from the Local Plan (1997) and Alteration Number 1 to the Local Plan (2006);
- In January 2010 the Open Space, Recreation and Landscaping Supplementary Planning Document and supporting Planning Policy Guidance 17 assessment were adopted by the Council ;
- Work also progressed on the Regeneration Development Plan Document Preferred Options, the Environment Development Plan Document Issues and Options and the Sustainable Design Guide Supplementary Planning Document;
- The Minerals and Waste Core Strategy and Site Allocations Development Plan Documents Publication Drafts were the subject of a public consultation Between August and October 2009 and in September –October 2010 further changes were consulted upon. The documents were submitted to the Secretary of State for examination in November 2010.

Progress from March 2010 to present.

2.7 In January 2011, the Local Development Scheme was subject to a minor revision to update the timetable for the Minerals and Waste Development Plan Documents but no major revision was undertaken.

2.8 Following the adoption of the Core Strategy in March 2010, the team's work has focused on the other documents identified in the Local Development Scheme, in particular the Regeneration Development Plan Document and the Environment Development Plan Document and both progressed to draft Preferred Options documents. Background work continued on the Gypsy, Traveller and Travelling Showpeople Site Allocations Development Plan Documents and the Minerals and Waste Core Strategy and Site Allocations Development Plan Documents progressed to Examination and adoption in 2011.

2.9 In September 2010, the Council agreed not to proceed with the Yarm and Eaglescliffe Area Action Plan because the policies that were emerging had relevance for the Borough as a whole and could readily be incorporated into the Regeneration Development Plan Document.

2.10 In early 2011, whilst progressing work on the Regeneration Development Plan Document and annual housing monitoring, it became apparent that a number of the sites that the Council was relying on to deliver housing in accordance with the Core Strategy were unlikely to be deliverable during the plan period. There were a number of reasons for this; changes in government policy such as the cancellation of the Building Schools for the Future programme, uncertainty over the plans of other service providers and the reduced availability of public funding for infrastructures and flood defences were amongst the main reasons for this.

2.11 As a result of this the Council decided that a partial review of the housing elements of the Core Strategy was necessary and this Local Development Scheme formalises the timetable for its progress.

2.12 This meant that work on the Regeneration Development Plan Document could not progress as part of its purpose is to allocate sites for housing, amongst other land uses.

2.13 At the same time, government announcements in the Localism Bill and the draft National Planning Policy Framework indicated a simplification of the development plan system and a reduction in the number of policy documents that Local Planning Authorities produce. As the Regeneration Development Plan Document could not progress until after the first stage of the Core Strategy Review, it was decided that to simplify matters and reduce the number of consultation exercises that the Spatial Planning team were undertaking, the Regeneration DPD and the results of the Core Strategy Review should be merged into a single document for Preferred Options. Subsequently, it was decided that the Environment Development Plan Document should also become part of a single document to be entitled the Regeneration and Environment Local Plan. A timetable for this document is now formally included in this Local Development Scheme.

2.14 Work on the Gypsy, Traveller and Travelling Showpeople Site Allocations had not reached Issues and Options stage and so could not be incorporated into the single document without considerably delaying progress on it. The Council has, therefore, decided to keep it as a separate development plan document.

2.15 Whilst not formally part of the Local Development Framework, it is important to acknowledge that in parallel with the preparation of the development plan, the Council will be working on the production of a charging schedule with the intention of introducing a Community Infrastructure Levy for development in the Borough from 2014. The Community Infrastructure Levy introduced by the Community Infrastructure Levy Regulations 2010 came into force on 6 April 2010. It allows local authorities to raise funds from developers undertaking new building projects in their area. The money can be used to fund a wide range of infrastructure needed as a result of development. This includes transport schemes, flood defences, schools, hospitals and other health and social facilities, parks, green spaces and leisure centres.

2.16 In summary, the changes to the Sixth Revised Local Development Scheme are:

- Core Strategy Review will be completed and the results will be amalgamated into a;
- A single Regeneration and Environment Local Plan Development Plan Document;
- A separate Gypsy, Traveller and Travelling Showpeople Development Plan Document will be retained.

2.17 These matters are now formally incorporated into Stockton-on-Tees Sixth Revised Local Development Scheme 2011.

2. The Timetable for Stockton-on-Tees Local Development Scheme

3.1 This section sets out in more detail the key stages which must be reached in preparing local development documents over the next three years, when they will be produced and the main stages that must be reached.

How the Local Plan fits together.

3.2 The statutory development plan for the Borough currently comprises;

- Stockton-on-Tees Core Strategy (adopted March 2010);
- The saved policies of Stockton-on-Tees Local Plan (adopted 1997) and Alteration Number 1 to Stockton-on-Tees Local Plan (adopted 2006);
- Guidance contained in Supplementary Planning Documents and Supplementary Planning Guidance adopted by the Council.

3.3 The saved policies of the local plan will gradually be replaced as each new development plan document is adopted. Currently there is only a Strategic Diagram to accompany the adopted Core Strategy but once the Regeneration and Environment Local Plan is adopted a Proposals Map will be produced and amended as subsequent policy documents are also adopted.

Setting Our Priorities

3.4 Tables 1 & 2 respectively set out a brief description of the Development Plan Documents and illustrative time chart of the documents the Council is preparing. Appendix 2 provides more detailed profiles and timetables of each development plan document and the dates by which each stage will be reached. The decision to prepare these documents is based on:

- Key spatial issues in the Sustainable Community Strategy;
- Emerging evidence base and monitoring;
- Recent national policy guidance;
- New legislation and regulations;
- Known developer and environmental interests.

What will happen while the new documents are being prepared?

3.5 In 2007, the Council undertook an exercise to delete out-of-date policies from its existing documents; Stockton-on-Tees Local Plan (1997) and Alteration Number 1 (2006). This resulted in two lists of “saved” policies. The adoption of the Core Strategy meant that some of those “saved” policies were superseded and could be deleted and, as further policy documents are adopted more of these “saved” policies will be replaced. However for the meantime, the remainder of the “saved” policies together with the eleven Core Strategy policies form the basis for the determination of planning applications. (Appendix 3 Schedule of List of Remaining (extant) Stockton-on-Tees Local Plan and Alteration Number 1 Policies).

3.6 In addition, the Council has a number of adopted Supplementary Planning Guidance and Supplementary Planning Documents which provide guidance on the implementation of these policies or amplify the policies themselves. This guidance will be retained for as long as the relevant saved policy exists.

3.7 Monitoring of national guidance and the effectiveness of adopted policies will continue and, where appropriate, the Local Development Scheme will be amended to bring forward new development plan documents.

Future Local Development Schemes

3.8 The Localism Act 2011 introduces changes to the way in which Local Planning Authorities will prepare Local Development Schemes in the future. Section 111 amends section 15 of the Planning and Compulsory Purchase Act 2004 to require local planning authorities will have to publish up-to-date information direct to the public about their Local development Scheme, including their compliance with their timetable for the preparation or revision of development plan documents but they will no longer be required to submit their Local development Schemes to the Secretary of State.

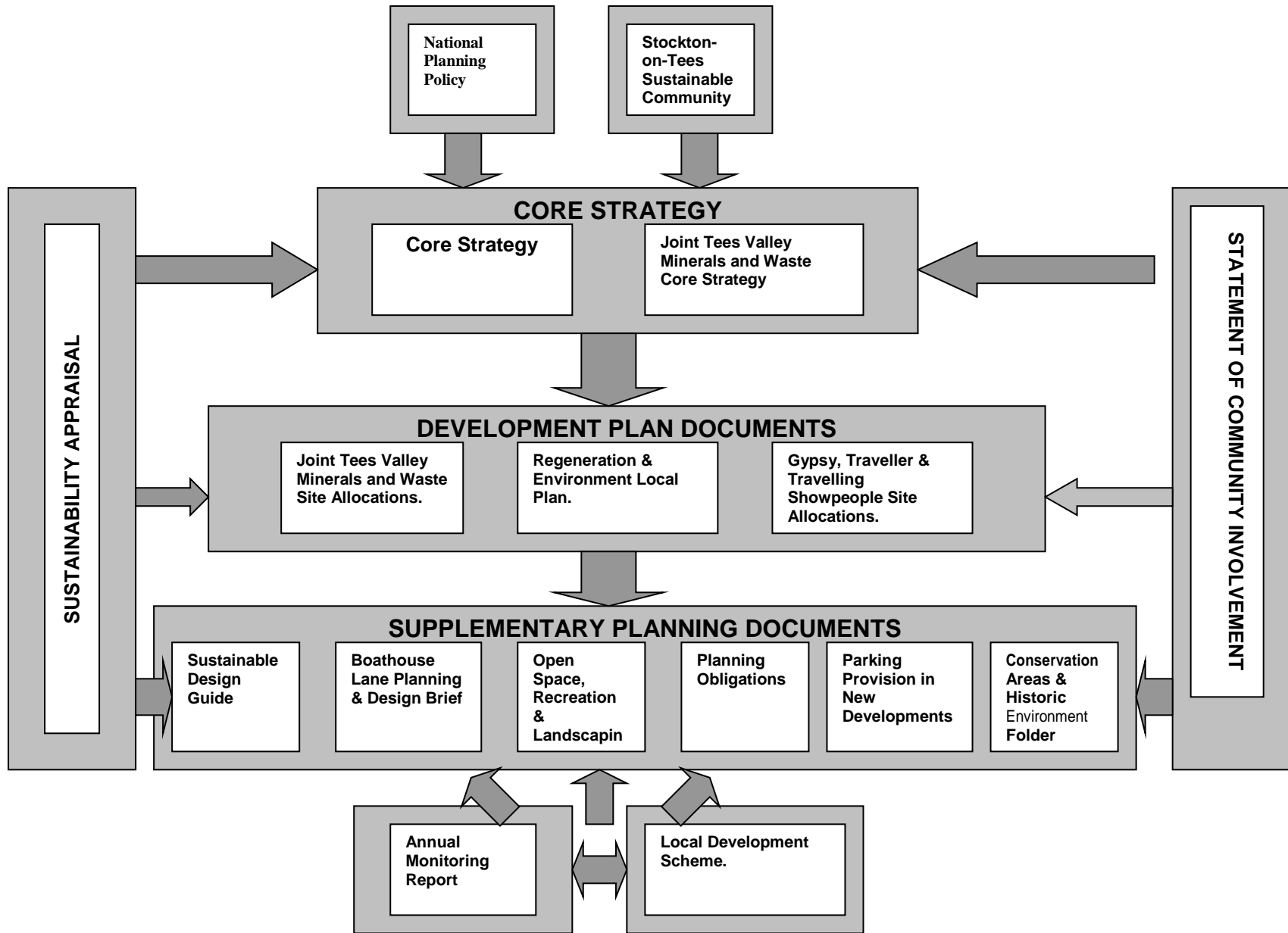


Figure 3 Stockton-on-Tees Local Development Framework.

3. The Key to Delivering the Local Development Scheme – Resource and Information Management

4.1 This section explains and justifies the approach set out in the Local Development Scheme and explains how resources and the evidence base will be managed across the programme.

Resources

4.2 The management responsibilities for each development plan document will be:

- Head of Planning (programme overview);
- Spatial Planning Manager (day-to-day programme, staff and resource management);
- Head of Policy and Business Services (Development and Neighbourhood Services) (process auditing);
- Head of Policy, Improvement and Engagement (Statement of Community Involvement, stakeholder and community engagement, links to Sustainable Community Strategy).

4.3 Preparing and reviewing development plan documents is highly resource intensive. In addition to full budgetary provision for the three year programme, the following key “in-house” resources (in officer time) will be made available:

Head of Planning	10%
Spatial Planning Manager	75%
1 and a half Principal Planning Officers.....	100%
4 Planning Officers.....	100%
Environmental Policy Manager.....	10%
Development Services Manager.....	10%

4.4 Preparing development plan documents draws on the wider resources and responsibilities of the following service groupings within the Council:

Service Group	Service Responsibilities	Specific Development Plan Document assistance
Regeneration & Economic Development	Social and economic regeneration, employment opportunities, landscaping.	Regeneration and Environment Local Plan DPD
Technical Services	Local Transport Plan and all highways related aspects.	Regeneration and Environment Local Plan DPD
Care for Your Area	Parks & Countryside, waste management and collection	Regeneration and Environment Local Plan DPD
Children, Education and Social Care	Council owned informal recreational areas. Responsibilities for public health and educational and other social service facilities.	Regeneration and Environment Local Plan DPD Gypsy, Traveller and Travelling Showpeople Site Allocations DPD
Policy, Performance and Participation.	Sustainable Community Strategy and consultation.	Regeneration and Environment Local Plan DPD. Gypsy, Traveller and Travelling Showpeople Site Allocations DPD
Housing Strategy	Housing policy.	Regeneration and Environment Local Plan DPD

4.5 When required, consultants will be commissioned to undertake specific projects to support the evidence base and where appropriate to give evidence during any subsequent Independent Examination.

4.6 At the political level, the preparation of each development plan document is supported by the following structure:

	Statement of Community Involvement & Development Plan Documents	Supplementary Planning Documents
LDF Member Steering Group	√	√
Planning Committee	√	√
Cabinet	√	√
Full Council	√	√

Joint Working

4.7 Currently, the only joint working that Stockton is engaging in relates to the production of a Minerals and Waste Development Control Supplementary planning Document. However mindful of the “duty to cooperate” introduced by Section 110 of the Localism Bill, it has identified a number of issues which will require close and active cooperation with adjoining local authorities to ensure they are resolved satisfactorily, although they will not necessarily require the production of joint development plan documents. However the situation will be kept under review.

Information Management

4.8 The starting point for all policy development is a sound evidence base. Therefore, as part of the process of plan preparation; the Council will monitor, collect and maintain up-to-date information on all aspects of the socio-economic and environmental characteristics of the borough to make sure that all future development is based on sound evidence.

4.9 Until the abolition of regional planning and the Regional Spatial Strategy, information was collected and managed at three levels; regional, sub regional and local. For historical accuracy, because these documents have informed the policies contained in the adopted Core Strategy and Supplementary Planning Documents, the regional studies are still listed for information purposes. The local evidence base has always been a vital part of the information informing policy development at the borough level and, as the government’s localism agenda becomes more established, and as the information contained in the regional and sub regional studies age and become more out-of-date and less relevant, local evidence will gradually supersede the regional and sub regional. The “duty to cooperate” will also influence data gathering and locally commissioned studies between pairs or small groups of neighbouring authorities may become increasingly important.

Regional Studies which informed Adopted Core Strategy Development Plan Document.

Regional Studies
Regional Economic Strategy 2006 –Leading the Way.
A New Housing Strategy for the North east
Draft Regional Transport Strategy
Regional Waste Strategy
Development Sites and Premises Study 2004

Sub regional Studies which informed Adopted Core Strategy Development Plan Document:

Tees Valley Wide –Tees Valley Unlimited Local Enterprise Partnership
Tees Valley Transport 2010
Strategic Employment Review
Business Accommodation Study
Hotel Accommodation Study
Strategic Housing Market Assessment
Gypsy and Traveller Accommodation Assessment
Census Information and Population/Household Projections
Tees Valley Retail Floorspace
North and South Tees Study

4.10 At the local level, the Council's Sustainable Community Strategy is one of the most influential databases. Where this relates to the development and use of land, it will inform development plan documents. In addition, the following technical studies have been prepared or will be undertaken "in-house" in order to inform the preparation of development plan documents. The older studies identified below are retained as they have informed the preparation of the adopted Core Strategy and Supplementary Planning Documents and therefore are retained for reference purposes. These will be made publicly available at the same time or prior to the publication of each development plan document.

Study	Last update/reviewed	Planned future review/update
Stockton/Middlesbrough Initiative	January 2005	n/a
Strategic Housing Land Availability Study	December 2011	December 2012
Joint Stockton –Middlesbrough Retail study	February 2008	n/a
Stockton Town Centre Study	December 2008	n/a
Stockton Retail Study Update	2010	As required
Borough Wide Open Space/PPG17 assessment	January 2008	January 2012
Parkfield Neighbourhood Renewal Strategy	Summer 2004	n/a
River Tees Navigational Strategy	February 2002	n/a
Yarm Parking Review	2011	n/a
Local Transport Plan	2011	2016
Stockton Borough Older Housing Strategy	Summer 2004	n/a
Stockton Borough Playing Pitch Strategy	2011	n/a
Stockton Borough Employment Land Strategy Stages 1, 2, 3.	March 2008	As required
Strategic Housing Market Assessment	2008	2012

Strategic Flood Risk Assessment	2009	As required
Housing Flows Reconciliation	2011	Annually
National Land Use Database	September 2010	Annually
Wind Farm Development and Landscape Capacity Studies: East Durham Limestone Plateau and Tees Plain	2008	n/a
Stockton Wind Study- Extension of above study to cover whole borough	2009	n/a
Stockton Renewables Study Phase 1: Wind Study	2009	n/a
Bird Migration Study	2010	n/a
Use of Seals Sands Area by Birds of the SPA.	2011	n/a
Landscape Character Assessment	October 2010	n/a
Sites of Local Wildlife Sites (formerly Sites Nature Conservation Interest Update).	2011	n/a
Villages Study	2011	2013
Infrastructure Study	2009	As required
Affordable Housing Viability Assessment	2009	As required
Areas of Special Character Study	2010	As required
Rural Housing Needs Study	2010	As required
Review of Limits to Development	2010	As required
Review of Green Wedges	2010	As required
A19/A66/A174 Development Study	2009	2012
Tees Metro Feasibility Study	October 2008	As required
Ingleby Barwick Traffic Study	September 2009	As required
Stockton Town Centre Review of Retail Frontages	n/a	2012
Stockton Town Centre Prospectus	2011	n/a
Greater North Shore Study	2009	n/a
Tees Marshalling Yards Feasibility Study	November 2008	n/a
Growth Point Programme of Delivery	2008	n/a
Student Accommodation Study	2008	As required
Gypsy and Traveller Accommodation Study	2008	As required
Stockton Borough State of the Environment Report	2006	As required

4.11 Strategic Environmental Assessment (SEA) and Sustainability Appraisal (SA) remain embedded in the plan preparation process from the inception of development plan documents and at each update of the development plan document to ensure that the options chosen contribute towards sustainable development. As part of the process the Council will continue to:

- Collect base line monitoring information;
- Prepare and consult on an environmental report on the significant effects of strategic alternatives and preferred options of draft development documents;
- Consider the environmental reports and results of consultation in decision-making;
- Show how the results of SEA have been taken into account on adoption;
- Monitor the significant effects of the development plan document.

4.12 Since October 2006, land use plans have been subject to Appropriate Assessment under the Habitats Regulations. The purpose of this assessment is to assess the impacts of a land use plan against conservation objectives of European designated wildlife sites. This fulfils requirements under Article 6(3) and (4) of the

European Communities Habitats Directive 1992. In addition, the Council has statutory duties relating to race, disability and gender through the Race Relations (Amendment) Act 2000, the Disability Discrimination (Amendment) Act 2005 and the Equality Act 2006. Essentially, the Council has to ensure that its policies and practices do not discriminate against any group within the community and that equality of opportunity and good community relations are fostered. As policies development plan documents are developed, they are subject to the Council's own Equality Impact Assessments to determine potential impacts and assess whether they need modification to achieve equality objectives. The Council's assessment extends further than race and covers issues such as age, faith and belief in accordance with requirements under the Sex Discrimination Act and European Directives on age, faith and sexual orientation and the Equality Standards for Local Government.

Risk Assessment

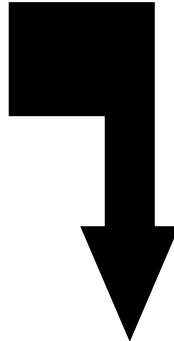
4.13 The Council monitors and scores risk on a quarterly basis and there are a number of risks associated with the production for development plan documents. The nature of the risk varies depending on the stage which production of the document has reached and may result from factors either within or outside the Council. Some of the risks identified, for example, both the high staff turnover issue and the staff reductions because of budget deficiencies have already been experienced and the control mechanisms identified under control requirements column have already been implemented at various points in time. The following table illustrate the nature of the risks involved.

Type of Risk	Likelihood/Impact	Control Requirements
Staff turnover/secondment	Could potentially occur over three year period. However the economic downturn and the reduced availability of employment in planning elsewhere means that this likelihood is much reduced than formerly	Staff retention/recruitment strategy. Explore potential to pool officers from other local planning authorities. Employ part-time consultants/students.
Staff reductions	This has already occurred and there is a high likelihood that it will occur again in the future if the economy does not recover.	Amend Local Development Scheme work programme to extend timetable to accommodate reduced capacity. Prioritise on production of key documents. Produce generic job descriptions for planning officers so that more resources can be called on in an emergency.

Risks External to the Council

Type of Risk	Likelihood/Impact	Control Requirements
Economic recession	High – may undermine the validity of policies developed in a period of economic expansion.	Build flexibility into the policies to deal with changing circumstances
Changes to national planning policy and guidance	High – causes delay and uncertainty and may mean policy has to be re-written.	Keep up-to-date with new policy guidance and assess and implement consequences of changes promptly.
Capacity of Planning Inspectorate to cope with demand.	High - as many other local planning authorities reach the same stage in the planning process.	Inform the Planning Inspectorate three months before the publication of any development plan document in accordance with Regulation 27 of the Town and Country Planning (Local Development)(England) Regulations 2004
Development Plan Document not found sound.	Impact significant as it could prevent the Council from delivering its key projects.	Ensure policy is based on sound evidence base and delivers requirements of planning legislation and national policy guidance.
Legal Challenge	Low – could significantly disrupt the adoption of development plan documents.	Ensure all development plan documents are founded on a robust evidence base and well audited stakeholder and community engagement systems.

Table 1 Time Chart of Development Plan Documents

Document Title	Status & reference	Brief Description	Chain of General Conformity	Issues and Options Consultation	Preferred Options Consultation	Publication Consultation	Submission to secretary of State	Adoption
Core Strategy	DPD1	Vision, objectives and spatial strategy.	Planning Policy Statements	May-June 2006	September – October 2007	October - December 2008	May 2009	March 2010
Core Strategy Review (CSR)	DPD1a	Spatial strategy for housing	Planning Policy Statements	July – September 2011	 <p>CSR, YEAAP, Env. DPD all amalgamated into a single document : The Regeneration and Environment DPD Local Plan to be consulted on in:</p>			
Yarm and Eaglescliffe Area Action Plan (YEAAP)	DPD3	Detailed policies and proposals for development in Yarm and Eaglescliffe	Core Strategy	July 2007				
Environment (Env. DPD)	DPD 4	Borough wide policies for the built and natural environment (including green wedges, nature conservation sites, open spaces and the historic environment).	Core Strategy	January-March 2011				
Regeneration and Environment DPD	DPD2	Site specific allocations for housing, employment, retail, renewable energy, transport, and environmental polices relating to the built, natural and historic environments.	Core Strategy					

					May-June 2012	January 2013	April 2013	January 2014
Minerals and Waste Core Strategy	DPD 5	Vision , objectives and spatial strategy for minerals and waste workings in the borough.	National Minerals Planning Policy Statements	May-June 2007	February –April 2008	August – October 2009	November 2010	September 2011
Minerals and Waste Sites and Policies DPD	DPD 6	Site specific allocations and policies for all minerals and waste sites in the borough.	Minerals and Waste Core Strategy	May-June 2007	February –April 2008	January 2015	November 2010	September 2011
Gypsy, Traveller and Travelling Showpeople DPD.	DPD 7	To allocate sites to accommodate the need identified in the Tees Valley Gypsy and Traveller Accommodation assessment.	Core Strategy	January 2013	January 2014	January 2015	June 2015	April 2016

Note: Previous Local Development Schemes included the Yarm and Eaglescliffe Area Action Plan and a separate Environment Development Plan Document. However as explained in paragraphs 2.9 & 2.13, the Environment DPD has been amalgamated into a single Regeneration and Environment DPD which will also include the policies intended for the Yarm and Eaglescliffe Area Action Plan.

TABLE 2 ILLUSTRATIVE TIMETABLES FOR PRODUCTION OF REMAINING DEVELOPMENT PLAN DOCUMENTS

		Core Strategy Review, Regeneration & Environment DPD Local Plan	Gypsy & Traveller Site Allocations DPD.
2012	January		
	February		
	March		
	April		
	May		
	June	Preferred Options consultation	
	July		
	August		
	September		
	October		
	November		
	December		
2013	January	Publication consultation	Issues and Options
	February		
	March		
	April	Submission	
	May		
	June		
	July	Examination-in-Public	
	August		
	September		
	October	Inspector's Report	
	November		
	December		
2014	January	Adoption.	Preferred Options
	February		
	March		
	April		
	May		
	June		
	July		
	August		
	September		
	October		
	November		
	December		
2015	January		Publication consultation
	February		
	March		
	April		
	May		
	June		Submission
	July		
	August		
	September		Pre-Hearing Meeting
	October		Examination-in-Public.

	November		
	December		
2016	January		
	February		Inspector's Report
	March		
	April		Adoption.
	May		

APPENDIX 1

GLOSSARY

AA	Appropriate Assessment	The European Community Habitats Directive Articles 6.3 & 6.4 requires an assessment of the impact of all plans and projects on sites designated of European importance for their nature conservation value. This is known as Appropriate Assessment.
AAP	Area Action Plan	These plans focus on implementation and provide an important mechanism for ensuring development of an appropriate scale, mix and quality for key areas of opportunity, change and conservation.
AMR	Annual Monitoring Report	Authorities are required to produce AMRs to assess the implementation of the LDS and the extent to which policies in the DPDs are being achieved.
AAP/DPD	Development Plan Documents	Documents that must be prepared and subject to rigorous procedures of community involvement, consultation and independent examination. Should include: a Core Strategy, site specific allocations; Area Action Plans (where needed); and a Proposals Map with inset maps if necessary.
LDF	Local Development Framework	Contains a portfolio of LDDs providing the land use based policies to meet the community's economic, environmental and social aims for their area.
LDD	Local Development Document	LDDs comprise DPDs, SPDs, SCI, SEA/SA and AA.
LPA	Local Planning Authority	The decision making body on planning matters e.g. Stockton Borough Council.
LTP	Local Transport Plan	Prepared by the Council, which comprises a strategy outlining the approach towards all forms of transport and a 5 year capital spending programme.
PINS	Planning Inspectorate	Provides independent and impartial Planning Inspectors to test the soundness of development plans. They hear all the evidence of objectors and the Local Authority prior to making a series of formal recommendations to the Council.
PPS/PPGs	Planning Policy Statements/Planning Policy Guidance	Topic based government statements of national planning policy.
SA	Sustainability Appraisal	Assessment of the social, economic and environmental impacts of policies and proposals contained in the LDF.
SCI	Statement of Community Involvement	Explaining to stakeholders and the community how and when they will be involved in the preparation of the LDF and be consulted on major planning applications and the steps taken to facilitate this involvement.
SEA	Strategic Environmental	Assessment of the environmental impacts of

	Assessment	the LDF policies and proposals.
SPD	Supplementary Planning Document	SPDs replaced Supplementary Planning Guidance (SPGs) and elaborate policies and proposals in DPDs. They have lesser weight in decision making than policies as they have not been subject to such a rigorous process of preparation.
TVU	Tees Valley Unlimited	Supports the 5 Tees Valley authorities by formulating sub regional strategies and providing relevant information and forecasts to support the authorities and other organisations.

APPENDIX 2 DEVELOPMENT PLAN DOCUMENT PROFILE; **REGENERATION & ENVIRONMENT DEVELOPMENT PLAN DOCUMENT**

OVERVIEW

Role & Subject

Site specific allocations and development policies for land uses relating to housing, employment, retail, renewable energy, mixed uses, transport, regeneration and all land uses affected by or affecting modes and patterns of transport. It will also set out Borough wide policies concerning the built and natural environments (including green wedges, nature conservation sites, open spaces and the historic environment).

Coverage: Borough wide.

Status: Development Plan Document.

Conformity: With the Core Strategy

ARRANGEMENTS FOR PRODUCTION

Lead Organisation:

Stockton Borough Council, Spatial Planning Manager in liaison with the Head of Regeneration and Technical Services.

Management Requirements:

LDF Steering Group to review all potential sites for allocations. Planning Committee consulted and makes recommendations to Cabinet for all Key Executive Decisions via the Portfolio holder for Development and Regeneration for all pre-submission stages. Council resolution required for all drafts including submission and adoption.

Evidence Requirements:

Strategic Housing Land Availability Assessment, Strategic Housing Market Assessment, Employment Land Review, Retail Studies, Stockton Middlesbrough Initiative Study, Area of Special Character, Review of Green Wedge and Limits to Development Boundaries, Landscape Character Appraisal, Update of Sites of Nature Conservation Importance, Local List of Buildings of historic interest.

Resource Requirements:

Spatial Planning Team in association with Regeneration and housing officers. Consultants to update SHMA. Standard resource requirements to produce a DPD.

Community and Stakeholder Involvement:

Prior to consultation on options, initial consultations will be undertaken with specific and general consultation bodies for their views. Advice will be sought from development and environmental groups and the LSP on realistic and reasonable options.

Review:

Monitored annually and reviewed if this highlights a need. Otherwise document will be formally reviewed once every five years.

REGENERATION & ENVIRONMENT DEVELOPMENT PLAN DOCUMENT
TIMETABLE

2012	Stage
January	
February	
March	
April	
May	
June	Preferred Options
July	
August	
September	
October	
November	
December	
2013	
January	Publication consultation
February	
March	
April	Submission
May	
June	Examination-in-Public
July	
August	
September	
October	Inspector's Report
November	
December	
2014	
January	Adoption.

APPENDIX 2 DEVELOPMENT PLAN DOCUMENT PROFILE;
GYPSY, TRAVELLER AND TRAVELLING SHOWPEOPLE SITE
ALLOCATIONS DPD.

Overview.

Role & Subject:

To identify sites to accommodate need identified for pitches in the Gypsy and Traveller and Travelling Showpeople Accommodation Assessment.

Coverage: Borough wide.

Status: Development Plan Document.

Conformity: With the Core Strategy, Regeneration and Environment DPD.

ARRANGEMENTS FOR PRODUCTION

Lead Organisation:

Stockton-on-Tees Borough Council.

Management Requirements:

LDF Steering Group will review all evidence. Planning Committee will be consulted and make recommendations to Cabinet for all Key Executive Decisions (via the Portfolio holder for Development and Regeneration) for consultation stages and adoption.

Evidence Requirements:

Tees Valley Gypsy, Traveller and Travelling Showpeople Accommodation Assessment.

Resource Requirements:

Some specialised assistance may be required to consult the Gypsy, Traveller and Travelling Showpeople communities.

Community and Stakeholder Involvement:

All consultations to be undertaken in accordance with the SCI.

Review:

Monitored on an annual basis and subject to review if monitoring highlights a need. Otherwise the document will be formally reviewed every five years.

**GYPSY, TRAVELLER & TRAVELLING SHOWPEOPLE SITE
ALLOCATIONS DPD TIMETABLE**

2013	Stage
January	Issues & Options
February	
March	
April	
May	
June	
July	
August	
September	
October	
November	
December	
2014	
January	Preferred Options
February	
March	
April	
May	
June	
July	
August	
September	
October	
November	
December	
2015	
January	Publication
February	
March	
April	
May	
June	Submission
July	
August	
September	
October	Examination-in-Public
November	
December	
2016	
January	
February	Inspector's Report
March	
April	Adoption

COMMUNITY INFRASTRUCTURE LEVY

Whilst technically not part of the Local Development Framework, the Community Infrastructure Levy (CIL) will be prepared in parallel with the Regeneration and Environment Local Plan. So for completeness the timetable for its production is included here.

Community Infrastructure Levy (CIL) Timetable

Stage	Date
Publish and Consult on Preliminary Draft Charging Schedule	November 2012
Publish and Consult on Publication version of Charging Schedule	February 2013
Submit for Examination	May 2013
Examination	August 2013
Adopt CIL and Implement	February 2014

APPENDIX 3 List of Remaining Stockton-on-Tees Local Plan and Alteration Number One Local Plan Policies

- EN4 Sites of Nature Conservation Importance (SNCI)
- EN7 Special Landscape Areas
- EN8 Ancient Woodland
- EN9 Wynyard Park/Historic Parks
- EN13 Limits to Development
- EN16 Land Allocation (Crosby Sarek)
- EN17 Site Allocations (Mixed Use)
- EN20 Reuse of Rural Buildings
- EN22 Conservation Area Boundary Reviews
- EN23 Conservation Area Appraisals And Management Plans
- EN24 New Development In Conservation Areas
- EN25 New Development In Conservation Areas
- EN26 Listed Buildings
- EN27 Listed Buildings
- EN28 Listed Buildings
- EN29 Sites of Archaeological Interest
- EN30 Sites of Archaeological Interest
- EN36 New Hazardous Development
- EN37 Expansion of Hazardous Installations
- EN38 Residential Development Near A Hazardous Installation
- EN39 Industrial or Commercial Development Near Hazardous Installation
- EN40 Storage And Use Of Hazardous Substances
- EN42 Wind Turbines In The Open Countryside

- IN1 Business & General Industry
- IN2 Allocations for General Industry Storage and Distribution
- IN3 Port Related
- IN4 Prestige Sites

- HO1 Housing Allocations
- HO3 Development On Unallocated Sites
- HO6 Residential Conversions
- HO12 Extensions and Other Domestic Development
- HO13 Extensions for Dependant Relatives

- ED4 Teesdale University Site

- REC1 Outdoor Playing Space
 - REC4 Ingleby Barwick Park
 - REC8 Tees And Leven Country Park
 - REC11 Designated Footpaths
 - REC13 Cable Ski Course
 - REC16 Marina
 - REC17 Public Landing Points
 - REC18 Slipways
 - REC19 New Slipways
 - REC20 New Footpaths And Cycle Routes
 - REC21 New Bridges

- TR1 Pedestrian Bridges

- TR4 New Cycle Routes
- TR8 Light Rail or Bus Way Transport Corridors
- TR12 Trunk Road Improvements
- TR18 Yarm Town Centre Parking
- TR19 Safeguarding A Rail Link to Seal Sands
- TR21 Employment Uses at Teesside Airport

- S2 Major retail development and other town centre uses beyond defined retail centres
- S4 Development and change of use within Stockton town centre's primary shopping frontage
- S5 Development and change of use within Stockton town centre's secondary shopping frontages
- S6 Development and change of use within the wider Stockton town centre boundary
- S7 Development and change of use within Thornaby and Billingham District Centres
- S8 Retail and non-retail development within Yarm district centre
- S9 Protection of residential zones within Yarm district centre
- S10 Local and neighbourhood centres
- S11 Protection of Residential Zones within Norton local centre
- S13 Major development opportunities within retail centres
- S14 Use Classes A3, A4 and A5 "Food and Drink"
- S15 Small scale shopping outside retail centres
- S16 Shop Front Design
- S17 Loss of retail units outside designated centres
- S18 Farm shops and horticultural nurseries.

This document was produced by Stockton-on-Tees Borough Council.

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