

Local Development Framework Steering Group

A meeting of Local Development Framework Steering Group was held on Tuesday, 15th November, 2011.

Present: Cllr Michael Smith (Chairman), Cllr Robert Cook, Cllr Nigel Cooke, Cllr Phillip Dennis, Cllr John Gardner, Cllr Mrs Maureen Rigg, Cllr David Rose, Cllr Mick Stoker, Cllr Steve Walmsley

Officers: D Bage, M Clifford, Miss J Hutchcraft, I Nicholls, Mrs J Palmer, Ms C Straughan, Miss R Wren, Mrs R Young

Also in attendance: No other persons were present

Apologies: Cllr Steve Nelson

LDF 36/11 Declarations of Interest

There were no declarations of interest.

LDF 37/11 Minutes of 12th September 2011

LDF 38/11 Minutes of 4th October 2011

LDF 39/11 Minerals and Waste Core Strategy and Policies and Sites DPDs Presentation

Members were provided with a presentation and were advised that of the 122 development plan documents that had been produced by planning departments throughout the country, only 15 had been adopted, one of which was Stockton Council's.

The document addressed the minerals hierarchy, policy and safeguarding plans. It also addressed the Waste hierarchy and policy.

Members were advised that general locations for waste management sites were considered and a list of the sites were provided however not all the sites were suitable.

The document also considered sewage treatment, sustainable transport, general policies and the waste audit.

AGREED that the presentation be noted.

LDF 40/11 Annual Monitoring Report Presentation

Members were provided with a presentation on the Local Development Framework Annual Monitoring Report (AMR). It was explained that the AMR was used to give a picture of spatial planning within the Borough, showing the value the Planning Service had added to developments and how this had contributed to strategic priorities and engaged the community.

Members were advised that bundles of indicators were used to provide a

rounded picture of planning's impact in the Borough. These included contextual indicators such as population figures, alongside local indicators drawn from Development Plan Documents and other Council strategies and documentation. Some of these were collected annually but others were collected only when development took place. It was explained that in previous years, the AMR had also included Core Indicators set out by the Department for Communities and Local Government; however the guidance containing these indicators had been withdrawn during 2011.

Members' attention was drawn to each of the Annual Monitoring Report's sections. These mirrored the sections of the Core Strategy Development Plan Document and included Spatial Strategy, Sustainable Transport, Sustainable Communities and Planning for Climate Change, Economic Regeneration and Town Centres, Community Facilities, Housing Distribution, Housing Mix, Environment and Minerals and Waste. An example of an indicator from each section was given.

Members were advised that draft Local Planning regulations had been issued for consultation and it was likely that these would apply from 2012. The consultation draft of the regulations had included a number of changes, however the most relevant for the AMR process was the new requirement to publish monitoring information as soon as it became available, rather than solely in an annual report. It was intended that additional local indicators and targets would be developed with Member input through new Development Plan Documents.

AGREED that the presentation be noted.

**LDF
41/11** **Annual Monitoring Report 2010-2011**

A report was provided which informed Members of the completion of the Local Development Framework Annual Monitoring Report (AMR) for 2010/2011, prior to it being submitted to the Secretary of State before the end of December 2011. The AMR contained information about how the Council had performed against its Local Development Scheme and assessed progress against the Local Development Framework's objectives using locally specific targets and indicators as explained in the previous item.

AGREED that the report be noted.

**LDF
42/11** **Local Development Scheme 2011-2014**

A report was provided which sought the agreement of Members to an updated timetable for Local Development Scheme (LDS) for the next three year period from 2011—2014 and to agree to the amalgamation of the results of the Core Strategy Review, the Regeneration and Environment Development Plan Documents (DPDs) into a single Regeneration and Environment DPD to be taken forward to the following stages in plan preparation; Preferred Options, Publication and Examination-in-Public.

Originally, the Local Development Scheme (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 Chair of the Local Development Framework Members' Steering Group (LDF). Once LDF Steering Group Members and Planning Committee had an opportunity to comment on this draft timetable, the delegation process would 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 advised that updated LDS were to be forwarded directly to CLG. It would also be published on the Council's website.

Officers were looking to re-introduce the term local plan for the document rather than maintaining the Local Development Framework terminology.

In order to speed up the process and make the system more easily understood by the public, the Government were advising Councils to reduce the number of development plan documents. The steering group considered the option of amalgamating the remaining DPDs.

AGREED that:

1. The report be noted.
2. 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;
2. The revised timetable for Stockton-on-Tees LDS
3. That a fully amended LDS document will be brought to the next meeting of the Steering Group for information, prior to submission to the Department of Communities and Local Government (CLG) and publication on the Council's website.

**LDF
43/11** **Core Strategy Review Update**

Members were provided with a presentation of the issues emerging from the Core Strategy Review Issues and Options Consultation (Planning for Housing) which took place between July and September 2011. Since then the responses were being analysed to gain an understanding of public opinion and technical information received from statutory consultees was being added to the analysis of each site. A high level summary of some of the issues emerging was presented to Members.

AGREED that the presentation be noted.

**LDF
44/11** **Demonstrating a Five Year Supply of Deliverable Housing**

Members were provided with a report which advised that Policy 7 (CS7) of the adopted Core Strategy stated that the distribution and phasing of housing delivery to meet the Borough's housing needs would be managed through the release of land consistent with the maintenance of a 'rolling' 5-year supply of deliverable housing land as required by Planning Policy Statement 3: Housing (PPS3). This report set out the Borough's housing land supply position in respect of this requirement as at the 1st April 2011 (this was a standard base

date for housing monitoring exercises).

The report also discussed the possible implications of the requirement in the Draft National Planning Policy Framework (NPPF) that the 5-year supply of deliverable housing sites 'should include an additional allowance of at least 20 per cent to ensure choice and competition in the market for land'

Officers advised that the figures were realistic as some sites had been removed if there had been no interest in development and other sites where yield had been reduced. Some apartment schemes had been reduced.

AGREED that the report be noted.

**LDF
45/11**

Gypsy and Traveller Site Allocations Development Plan Document

Members were provided with a brief summary of the background to planning for the needs of the Gypsy and Traveller communities and the current issues for the Borough. It also considered options for how accommodation needs should be addressed within Stockton Borough and whether there was a need for a Gypsy and Traveller Site Allocations Development Plan Document.

The Gypsy and Traveller Accommodation Assessment (GTAA) was an assessment of the accommodation needs of the Gypsy and Traveller communities and provided the evidence base for the need identified. The Tees Valley assessment was completed in January 2009, having been undertaken by specialist consultants and in accordance with the relevant national guidance. Current authorised residential provision was stated as being 41 pitches. A total need of 34 additional residential pitches for the Borough was identified for the period 2007 - 2026. This was broken down by time periods as follows:

- Additional residential need 2007 – 2012: 17 pitches
- Additional residential need 2012 – 2016: 7 pitches
- Additional residential need 2016 – 2021: 10 pitches

The following had been identified as the most reasonable options for addressing the need for Gypsy and Traveller accommodation within the Borough:

1. To continue to determine planning applications as they came forward, acknowledging that the Council could find it difficult to resist applications for sites in unsuitable locations, as refusals would be difficult to defend at appeal.
2. To take a proactive approach and allocate pitches within a Gypsy and Traveller Site Allocations Development Plan Document using the TVGTAA as the evidence base for need.
3. Undertake the Gypsy and Traveller DPD using the findings of the TVGTAA as a starting point but authorise the Council's Diversity team to update the need element of the survey. This would take into account any changes in circumstances that have occurred since the TVGTAA was published.

Discussion took place regarding the proposed options.

Officers advised that if option 2 or 3 were to be chosen then a representative could be appointed onto the steering group. There would also be resource

implications.

Members suggested that Councillor Coleman could be asked to represent the Council in his capacity as Cabinet Members for Access and Communities.

The option was agreed but Members were advised that the earliest this DPD could be progressed was January 2013 for the issues and options. If it became more of a priority than something else it could be moved up.

AGREED that:

1. The report be noted.
2. Option 3 will be adopted - Undertake the Gypsy and Traveller DPD using the findings of the TVGTAA as a starting point but authorise the Council's Diversity team to update the need element of the survey. This would take into account any changes in circumstances that have occurred since the TVGTAA was published.
3. Cllr Coleman will be approached to enquire whether he is happy to be the representative onto the steering group who would represent Stockton Council.