

Local Development Framework Steering Group

A meeting of Local Development Framework Steering Group was held on Tuesday, 24th July, 2012.

Present: Cllr Michael Smith(Chairman), Cllr Nigel Cooke(Vice-Chairman), Cllr Robert Cook and Cllr Phillip Dennis.

Officers: Carol Straughan, Rosemary Young, Matthew Clifford (DNS); Michael Henderson (LD)

Also in attendance:

Apologies: Cllr John Gardner, Cllr Steve Nelson, Cllr Mrs Maureen Rigg, Cllr David Rose, Cllr Mick Stoker and Cllr Steve Walmsley

LDF 9/12 **Declarations of Interest**

There were no declarations of interest.

LDF 10/12 **Minutes of 12th June 2012**

The minutes of the meeting held on 12 June 2012 were agreed.

LDF 11/12 **COMMUNITY INFRASTRUCTURE LEVY - UPDATE**

EVIDENCE BASE – INFRASTRUCTURE PLANNING AND DEVELOPMENT VIABILITY

Members were reminded that in July 2011 the Council had resolved to adopt the Community Infrastructure Levy (CIL) as the primary means of funding infrastructure in the Borough.

Responsibility was delegated to the Head of Planning for the formulation of a draft rate document known as the Preliminary Draft Charging Schedule and the production of the infrastructure and viability evidence base.

The infrastructure evidence base work was based, in part, on the development and objectives of the Adopted Stockton on Tees Core Strategy and the draft strategies and allocations in the evolving Regeneration and Environment Local Development Document (LDD). Work had begun to produce an updated Infrastructure Strategy to accompany the LDD, and this would feed into an Infrastructure Schedule required to underpin and justify the CIL.

Assisted by Roger Tym and Partners (RTP), the development viability assessment work (scenario testing) element was underway. The first formal meeting between the Council and RTP would take place shortly to give a general briefing to interested Officers and Members and key decisions would be made by a Core Steering Group in respect of assumptions underlying the viability testing.

The next steps would be to continue with infrastructure planning work as the local development documents progressed and review findings with RTP. Once the final viability assessment report had been completed, the recommended

and/or proposed rates and supporting evidence/calculations would be prepared for internal consultation. Further reports would set out the rates, proposals for public and industry consultation and engagement, and to set out how it was proposed to take the Preliminary Draft Charging Schedule forward for the first round of public consultation.

Consultation in respect of the Preliminary Draft Charging Schedule would occur slightly later than anticipated. However, the CIL adoption and implementation date was unaffected, and remained at February 2014.

It was noted that after March 2014 the application of Section 106 would be restricted. The CIL Would provide the Council with flexibility and it was important to get the charging schedule in place.

Details of scenario testing would be provided to this Group.

RESOLVED that the report be noted.

**LDF
12/12 Consultation Strategy for the Regeneration and Environment Local
Development Document and the Shop Fronts and Advertisement
Supplementary Planning Documents**

The Group considered a report that outlined the planned consultation activity in relation to the Regeneration and Environment LDD preferred options report and the Shop Fronts and Advertising SPD Consultation Draft.

The LDD consultation would take place over an eight week period from 30 July to 24 September. This timescale would allow three months for representations to be analysed and taken into account in the production of the Publication draft of the LDD. The publication draft of the document would be released for consultation in January 2013 and would mark the final opportunity for stakeholders to make representations prior to the document being submitted to the Secretary of State for Examination in Public.

The main purposes of the consultation would be:-

- to gather further information about sites and policies.
- to ensure that the plan the Council adopts was sound and the right plan for the Borough.

In developing the LDD Consideration would be given to the evidence base, statutory consultees, members of the public etc.

Comments on the Shop Fronts and Advertising SPD would be taken into account when the final draft of the document was produced.

Members noted the numerous consultation activities that were planned including drop in sessions, presentations, press release, articles, social media etc.

RESOLVED that the report be noted.

TEES VALLEY 2012 STRATEGIC HOUSING MARKET ASSESSMENT

The group considered a report relating to the Tees Valley Strategic Housing Market Assessment which was a major study that would help shape the future planning and housing policies of the area. Hartlepool, Middlesbrough, Redcar and Cleveland and Stockton on Tees Council's (collectively referred to as TV4) participated in the study.

The assessment provided an up to date analysis of the social, economic, housing and demographic situation across the TV4 area.

Members were provided with some of the detail of the assessment, including

- Housing Prices
- Dwelling Stock
- Future households
- Affordable housing
- Housing need
- Older People
- Housing Trends

Members were also provided with an Executive summary of the assessment and were signposted to the full document.

Some of the key findings of the assessment were detailed.

The Group noted that the assessment highlighted the shortage of bungalows in the borough. Bungalows were less popular builds for social landlords as they used more land than houses or flats. The Council would need to consider ways of influencing this position.

Members noted that the assessment indicated that, within Stockton, the total of households would increase by 12,500 by 2026.

RESOLVED that the report be noted.