

Local Plan Steering Group

A meeting of Local Plan Steering Group was held on Tuesday, 8th January, 2013.

Present: Cllr Robert Cook, Cllr Nigel Cooke, Cllr Phillip Dennis, Cllr Steve Nelson, Cllr Mrs Maureen Rigg, Cllr David Rose, Cllr Michael Smith, Cllr Mick Stoker

Officers: David Bage, Matthew Clifford, John Dixon, Carol Straughan, Rebecca Wren, Rosemary Young (DNS), Tanya Harrison (LD)

Also in attendance: No other persons were present

Apologies: None

**LPS
7/12** **Evacuation Procedure**

The evacuation procedure was noted.

**LPS
8/12** **Declarations of Interest**

Cllr Dennis declared a personal interest in relation to the item entitled - Housing sites submitted in response to preferred options consultation due to the fact that the Parish Council he sat on owned a strip of land that was highlighted for consideration.

**LPS
9/12** **Notes of the informal meeting of the Local Plan Steering Group held on 30th October 2012**

Consideration was given to the notes of the inquorate meeting which took place on 30th October 2012.

It was noted that whilst discussing Initial Feedback from Regeneration and Environment Local Plan Preferred Options Consultation 2012 it had been minuted that officers would bring a further summary to Local Plan Steering Group at the next meeting; however the Spatial Plans Manager informed Members that this had not been possible as the summary had not been completed.

AGREED that the notes be approved.

**LPS
10/12** **Housing sites submitted in response to preferred options consultation**

Members considered a report that showed the initial indicative assessment of the potential housing sites that had been submitted in response to the Regeneration and Environment Local Development Document (LDD) Preferred Options consultation.

Members were provided with an initial indicative conclusion for each site however the recommendations made at this stage were provisional as the site assessment work was on-going. This was in the context of the assessment of the sites which had been undertaken within the following framework:

– Availability and achievability; in order to determine the likelihood of their being delivered in the event of their being allocated

- Sustainability; in order to determine their suitability as housing sites
- The housing spatial strategy; in order to determine if the development of the site would deliver Strategic Policy 2 - The Housing Spatial Strategy in the Regeneration and Environment LDD Preferred Options draft.

Members provided feedback on the sites, in particular that the larger Yarm Back Lane site should be given further consideration for housing development.

AGREED that Members note and comment upon the content of the report.

**LPS
11/12 Authority Monitoring Report (including SHLAA Update)**

Members considered a report on the completion of the Local Development Framework Authority Monitoring Report (AMR) for 2011/2012, prior to it being published on the Council's website. The AMR was based on the period 1st April 2011 to 31st March 2012 and 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. It also included an update to the authority's Strategic Housing Land Availability Assessment.

There had been a number of changes to the way in which planning was monitored which were:

- Guidance on local plan monitoring was withdrawn
- The local planning authority was no longer required to send an annual report to the Secretary of State: Localism Act. Local planning authorities were required to publish information about the implementation of their local development schemes and local development policies direct to the public at least yearly.
- It was anticipated that Stockton would increase the frequency of reporting where possible, whilst continuing to provide an analysis of the information annually because much of the information would be most accessible in that format.

Members were advised that the AMR included:

- Information on any local development documents being prepared, the timetable for their production and the reason for delay.
- Information regarding numbers of net additional dwellings and net additional affordable dwellings in any part of the local planning authority's area
- Neighbourhood planning
- Community Infrastructure Levy
- Fulfilling the Duty to Cooperate
- A range of national and local indicators along with commentary and details of any major developments

The 2011/2012 Authority Monitoring Report (AMR) also contained an update to the Strategic Housing Land Availability Assessment. The Stockton-on-Tees SHLAA was comprised of a database of potential sites for housing and a report which provided further analysis of how those sites could contribute to housing

supply. From 2012, the SHLAA database and findings would be updated through the AMR process, which would then inform the production of the housing trajectory and the authority's five year supply of housing land calculations. The main information to record as part of a SHLAA update was set out in National SHLAA Practice Guidance and had been updated in the 'Delivering Housing' section of the Authority Monitoring Report; however this section must be read in conjunction with the Stockton-on-Tees Strategic Housing Land Availability Assessment 2011 and the Housing Supply Assessment 2012 – 2017. It was envisaged that future AMR's would include both the SHLAA Update and Housing Supply Assessment to give a comprehensive picture of housing supply within the Borough.

Members were advised that the 2011/2012 AMR would be published on the Council's website. The Regeneration and Environment Local Development Document would include local indicators to monitor the implementation and effectiveness of the policies contained within it up to 2029.

AGREED that the report be noted.

**LPS
12/12** **Schedule of Responses - Format**

Officers requested Members' input on the format of the schedule prior to being brought back to Members at a future meeting.

Officers noted that the document would be emailed to Members and a hard copy would be put in the Members Library, however hard copies would be sent to a Member if it was requested.

It was noted that it would be published on line once they had been agreed by Members.

AGREED that Members will advise officers on their preference of presentation of the schedule.

**LPS
13/12** **Whole Plan Viability Study**

Members were advised that a whole plan viability study was required to be undertaken. Officers had commissioned consultants to carry the study out and it was felt that the Local Plan Steering Group was the logical group for the consultants to discuss matters with.

Officers advised that it was likely that the next meeting of Local Plan Steering Group would include a discussion with the consultants and encouraged as many Members of the group to attend. It was noted that the meeting might have to be held at an earlier time to accommodate the consultants. Alternatively, a completely separate meeting may have to be arranged.

AGREED that the item be noted.

**LPS
14/12** **Stockton-on-Tees Rural Housing Needs Survey**

Officers advised that survey work was currently being undertaken to inform the Stockton-on-Tees Rural Housing Needs Survey. The final report would be

presented at a future meeting.

AGREED that the item be noted.