

LOCAL DEVELOPMENT FRAMEWORK (LDF)
PUBLICATION OF THE CORE STRATEGY DEVELOPMENT PLAN
DOCUMENT

Summary:

The purpose of this report is to ensure that the Board is aware of the publication of the Core Strategy Development Plan Document (DPD), and of the processes involved in this 'new' stage of DPD preparation.

Recommendations:

- i) The report is noted.

Detail:

Background

1. The Planning and Compulsory Purchase Act 2004 introduced a new system of local planning, called the Local Development Framework (LDF). Under the new system, the Stockton-on-Tees Local Plan will be replaced. The Core Strategy DPD is the first of the new planning documents to be prepared and sets out the main elements of the planning framework for the Borough up to 2024. Extensive consultation has taken place as the Core Strategy has been prepared, during an Issues and Options stage in 2006, and at the Preferred Options stage in 2007.

Publication of the Core Strategy DPD

2. The 'publication' of the Core Strategy DPD is a new stage in the preparation of DPDs, introduced in The Town and Country Planning (Local Development) (England) (Amendment) Regulations 2008. Previously, following consultation on Preferred Options, the DPD would have been submitted to the Secretary of State and the start of a period for making representations would have coincided with the submission. The new procedures require that DPDs are now published prior to submission (known as 'first publication'), and representations are invited at this stage.

3. The Core Strategy DPD will be published towards the end of the month (October). The published version of the Core Strategy is the plan that the Council believes will best meet the future requirements of the Borough, having taken account of the plans and strategies of partners and stakeholders, and having considered the responses received to consultations. This is the plan that the Council wishes to submit to the Secretary of State for examination. There will be an eight-week period within which representations can be made to the Council regarding the Core Strategy. Ideally, any representations, both of support and objection, should relate to the 'soundness' of the Core Strategy. Dates for receiving representations will be given at the meeting.
4. The Core Strategy is supported by a number of other documents. These include:
 - A Sustainability Appraisal;
 - An Appropriate Assessment;
 - An Infrastructure Strategy; and
 - A Consultation Statement.
5. All of these documents will be available to view on the Council's website at www.stockton.gov.uk/corestrategy, in the local libraries, and at Planning Services reception in Gloucester House. Copies on CD, and further information relating to the 'tests of soundness' can be obtained by contacting the Spatial Planning Team on 01642528557. Forms for making representations are provided, to help those wishing to make a representation and to assist with the analysis of comments.
6. In inviting representations, publicity will include:
 - An item in Stockton News;
 - Notices in the Evening Gazette and Herald and Post;
 - Posters in libraries and other publicly accessible locations;
 - Letters to everyone on the Local Development Framework consultation database, including Parish and Town Councils;
 - Letters to members of Stockton Residents and Community Groups Association; and
 - Emails to Viewpoint members.

What happens next

7. Following publication, the expected sequence of events is as follows:
 - Consideration of representations received. Only minor changes may be made to the Core Strategy prior to submission;
 - Submission of the Core Strategy, and supporting documents, to the Secretary of State (February 2009). All representations received as a result of the publication of the Core Strategy are also sent to the

Secretary of State as part of the submission, to be considered at the examination;

- Independent examination into the 'soundness' of the Core Strategy (14 weeks after submission);
- Receipt of the Inspector's report (29 weeks after submission);
- Amendment of the Core Strategy in line with the Inspector's requirements, and adoption (Autumn 2009).

Rosemary Young
Spatial Planning Manager
Date: 4 November 2008.