

# Item no.



District of **easington.**

**Report to:** Executive  
**Date:** 14<sup>th</sup> March 2006  
**Report of:** Executive Member for Environment and Transport  
**Subject:** LDF : Revision of Local Development Scheme  
**Ward:** all

## **1. Purpose of Report**

- 1.1 The purpose of this report is to seek approval for a revised programme for the preparation of development plan documents in the Local Development Scheme.

## **2. Consultation**

- 2.1 Management Team and the LDF Advisory Panel have been consulted on the proposed revised programme.

## **3. Background**

- 3.1 The first Local Development Scheme was approved by the Executive in December 2004 and proposed that two Action Area plans, for Easington Colliery and Dawdon, should be an early priority in the LDF to give policy support to the sub-regional housing market renewal programme for the coalfield. A Core Strategy and Development Control policy document would follow.
- 3.2 The statutory LDF Annual Monitoring Report was prepared and circulated in December 2005. The report identified that the Council had met its targets for document preparation in 2005 and can therefore expect to receive an allocation from this element of the Planning Delivery Grant.
- 3.3 However, the report also identified that the housing market agenda for the former coalfield has changed to accommodate a wider geographical area and English Partnerships requirement for economic appraisals has delayed the overall programme. Consultants have therefore not yet delivered the studies required to underpin the LDF Action Area Plans programmed for preparation by April 2006. The Local Development Scheme must consequently be reviewed if the Council is to avoid forfeiting the plan making element of the Planning Delivery Grant.

## **4. Position Statement and Option Appraisal**

- 4.1 A Core Strategy will be the overarching document to set the planning framework for the whole District, determining a spatial vision and strategic

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objectives by drawing on any other strategies that have implications for the development and use of land and buildings, such as the Community Strategy, Housing Strategy, Local Transport Plan, Liveability programme. It will focus on the function of the two main towns, define the role of the other settlements, their relationship to the towns and wider area, and propose broad locations for delivering the District's development needs. As all other LDF development documents must be in conformity with it, it is proposed to prepare this document first.

- 4.2 In order to guide development which comes forward in advance of sites being allocated, a Development Control policy document would define the circumstances in which planning permission will or will not be granted through a suite of criteria based policies. There is capacity in the planning unit to prepare this document in tandem with the Core Strategy and avoid duplicate consultations.
- 4.3 Through the County Durham housing market programme, Area Development Frameworks are being commissioned for four areas in this District, Easington Colliery, Dawdon, Peterlee and Horden. To provide policy support for implementation of renewal plans in these locations, it is proposed to commence detailed Action Area plans for the LDF, commencing in the summer of 2006 once these ADFs have been delivered.
- 4.4 The Development Control document will include policies to secure contributions from developers through Section 106 agreements for appropriate supporting infrastructure and other benefits. In view of the work currently commissioned to develop a green space strategy and an affordable housing strategy, both of which could be delivered through planning contributions, it is proposed to prepare a Supplementary Planning Document to expand on the DC policies and provide further detail on anticipated contributions once these two strategies are approved.
- 4.5 The Allocations DPD, which will identify sites for new development and consider the need for settlement boundary revisions, will be prepared following the outcome of the Regional Spatial Strategy Examination when District housing provision will be determined, as previously agreed in the original timetable for LDF production.
- 4.6 A chart identifying the programme for preparation of all these documents is appended to this report. It is proposed that this is submitted to the Government Office in a revised Local Development Scheme document to replace that currently adopted.

## **5. Implications**

### **5.1 Financial**

There are no financial implications provided that a revised Local Development Scheme is submitted to the Government Office before April 2006 when the Council's performance in plan making will determine that element of Planning Delivery Grant allocations.

### **5.2 Legal**

There are no legal implications

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## **5.3 Policy**

There are no policy implications

## **5.4 Risk**

Any risk implications will be addressed in the full Local Development Scheme document

## **5.5 Communications**

The Local Development Scheme will be published on the Council's website

## **6. Corporate Implications**

### **6.1 Corporate Plan and Priorities**

The proposals contained in the report will contribute towards Corporate objectives for the development and use of land.

### **6.2 Equality and Diversity**

There are no equality and diversity issues

### **6.3 E-Government**

The document will be published according to the Regulations on the Council's website

### **6.4 Procurement**

There are no procurement issues

## **Recommendations**

It is recommended that the Local Development Scheme is reviewed in accordance with the attached programme and a revised document submitted to the Government Office. Delegated approval is sought to make any minor amendments if requested by the Planning Inspectorate to meet their Examination caseload.

## **Background Papers/Documents referred to**

Report to Executive, Local Development Scheme, Dec 2004

