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Iain Phillips Chief Executive

24th October 2006

Dear Councillor,

I hereby give you Notice that a Meeting of the **REGENERATION COMMITTEE** will be held in the **COUNCIL CHAMBER, CIVIC CENTRE, CROOK** on **WEDNESDAY, 1ST NOVEMBER 2006 at 6.00 P.M.**

AGENDA

Apologies for absence.

1. To consider the Minutes of the last Meeting of the Committee held on 13th September 2006 as a true record – copies previously circulated.
2. To consider the Regional Spatial Strategy: Panel Report – further update pages 1 – 9
3. To consider the 2nd Quarter monitoring information and the activity within the department during the period April to September 2006 and progress against the Department Service Plan for 2006/2007 – pages 10 to 41
4. To consider Member Training in respect of Development Control – pages 42 – 43
5. To consider a progress report on the delivery of the Capital Programme 2006/2007 – pages 44 to 52.
6. To consider the Dene Valley Housing Renewal Area – seeking approval to carry forward finance from the 2005/2006 budget into the current financial year. – Pages 53 to 54.
7. To consider the development and governance arrangements relating to the Tees Valley City Region Business Case and City Region Development Programme – pages 55 to 58.
8. To consider progress on the redevelopment of Lafarge Cement UK Eastgate site.
* - pages 59 to 64.
9. To appoint consultants in respect of the District Employment Land Review * - pages 65 to 72.
10. To consider such other items of business which, by reason of special circumstances so specified, the Chairman of the meeting is of the opinion should be considered as a matter of urgency.

* It is likely that items item nos. 8 and 9 inclusive will be taken in the closed part of the meeting in accordance with paragraph 3 of Part I of Schedule 12A of the Local

Government Act 1972 as amended by the Local Government (Access to Information)
(Variation) Order 2006.

Yours faithfully

A handwritten signature in black ink, appearing to read 'A. H. Jones', with a long horizontal line extending from the end of the signature.

Chief Executive

Members of this Committee: Councillors Bailey, Mrs. Brown, Dobinson,
Ferguson, Grogan, Hayton, Mrs Jones*, Laurie, Mews, Mowbray, Murphy*, Nevins,
Perkins, Mrs Seabury, Stonehouse, Townsend and Zair.

*ex-officio, non-voting capacity

Chair: Councillor Townsend

Deputy Chair: Councillor Mowbray

TO: All other Members of the Council for information
Management Team

REGENERATION COMMITTEE

1 NOVEMBER 2006

Report of the Strategic Director for Environment and Regeneration

REGIONAL SPATIAL STRATEGY : PANEL REPORT. FURTHER UPDATE

purpose of the report

1. For members to receive a further update on action regarding RSS and to endorse action agreed.

background

2. Members were informed at the meeting of Regeneration Committee on 13 September 2006 of the report of the Panel which conducted the Examination in Public (EiP) into the submission Draft Regional Spatial Strategy (RSS) for the North East. Members raised concerns about the content of the report and its implications for both the District and the County.
3. In line with Council recommendations, this issue was presented to the County Durham Association of Local Authorities at its meeting on 6 October 2006 (report attached at Annex 1).
4. The Association agreed with the report and agreed to share these concerns by:
 - Raising awareness nationally with MPs;
 - Raising regional awareness through the North East Assembly, the Regional Housing Board, ONE NorthEast, Housebuilders Federation; local housebuilders and Registered Social Landlords (RSLs);
 - Raising awareness locally through individual Councils, Local Strategic Partnerships and Parish and Town Councils;
 - Raising awareness through the media through a press statement of joint local authority action.
5. This report to Committee is part of this process. A meeting of Labour MPs is being arranged for November in London. Press statements have been prepared.
6. In addition the County/District Planning and Economic Development Officers group has commenced work in preparation to present the case for the County when Government Office reconsult on the alterations to RSS in the New Year.

considerations

7. There are no financial; legal; human resource (other than staff time involved); health and safety; IT or crime and disorder implications or implications in relation to risk assessment/option appraisal, value for money or equality and diversity/access to services.

monitoring

8. The RSS is monitored through the RSS Management Group on which the Director represents all the Durham Districts.

conclusion

9. The RSS is an extremely important policy document for all local authorities in the region. It is important that its content does not unduly constrain the future economic and social prospects of the County. The issues raised in the attached report are considered a very real threat to the future development of County Durham. It is important that collectively local authorities in the County work to achieve a more positive output from RSS.

- | | | |
|--------------------|---|---|
| RECOMMENDED | 1 | Members note the content of the attached report and endorse the action identified to raise awareness of the issues. |
|--------------------|---|---|

Officer responsible for the report

Robert Hope
Strategic Director for Environment and
Regeneration
Ext 264

Author of the report

Bob Hope

REGENERATION COMMITTEE

1 NOVEMBER 2006

**Report of the Strategic Director for Environment and Regeneration
2ND QUARTER MONITORING UPDATE**

purpose of the report

1. To provide 2nd quarter monitoring information and to update Members on activity within the department during the period April to September 2006 on progress against the Department Service Plan for 2006/07.

background

2. The Regeneration Committee endorsed the Service Plan on 24 May 2006. In order to inform Members a quarterly review has been undertaken on implementation of the plan in respect of the three main service areas of the department: development and building control; planning and environmental policy; and economic regeneration. Summarised in Annex 2 to this report are measures of our performance against key targets and indicators. The indicators show performance against target (where this can be measured) in the quarter and an indication of service improvement.
3. Attached in Annex 3 is a review of planning appeals and complaints received in the quarter.
4. Attached in Annex 4 is a six monthly update of the Service Plan.

development and building control

development control

5. All three key performance indicators have been exceeded in the second quarter of the Service Plan Period (1 July 2006 – 30 September 2006) and for the first quarter of the Planning Delivery Grant (PDG) period (1 July 2006 – 31 March 2007).
6. Workloads for the planning officers remain very high. 231 applications were determined in the quarter. Over a 12 month period the average number of applications processed by one case officer is 213 the recommended workload is 150 applications per case officer. We continue to employ agency staff to help with the processing of applications. In my last report I informed Committee that to satisfy the Service Plan a staff recruitment/retention policy is to be prepared.

7. The performance is as follows:-

	2006/7 Q1	Q2	Q1/Q2	Target (set nationally)	July 06-31 March 07 Delivery Grant period
Major	92%	67	84	60% in 13 weeks	67%
Minor	78%	86	81	65% in 8 weeks	86%
Other	93%	88	90	80% in 8 weeks	88%

8. The percentage of applications determined through delegation to officers was 91%.

appeals

9. During Q2, 7 appeal decisions were received (see Annex 2). 4 appeals were allowed and 3 were dismissed.

enforcement

10. During the quarter a total of 121 complaints were received. 79 complaints received in the quarter were resolved (65.3%). 100% of all complaints were responded to within 15 working days. 1 listed building enforcement notice was served (Annex 1).

complaints

11. 6 Stage 1 complaints were received in the quarter. One of these has gone on to a stage 3 complaint, which is awaiting a response from the Chief Executive. Details of the complaints are provided in Annex 3.

ombudsman cases

12. In Q2 one Ombudsman decision was received. This is detailed in Annex 3 and reports no or insufficient evidence of maladministration.

building control

13. In Q2 the building control team determined 144 full applications.
14. 53.5% of full plans applications were vetted and approved within 5 weeks (target 75%).
15. The percentage of inspections undertaken in one working day was 100% (target 100%).

economic regeneration

16. LOW WILLINGTON - following the approval of £1m One NorthEast 'Single Programme' and £568K ERDF funding, work started on site on 3 April but completion has been delayed after builder went into administration.
17. INNOVATION HOUSE - work on the £1.4m extension to Innovation House to create a further 26 'start-up' office units was due to complete by the end of June 06 but finishing off work has been delayed after builder went into administration.
18. SETTLEMENT RENEWAL INITIATIVE & MARKET TOWNS INITIATIVE - funding had been approved by One NorthEast for a final year of funding for the Coundon SRI and Crook MTI and two years for Stanhope MTI. Steve Martin has been appointed as Market Town Officer for Stanhope and recruitment of the Market Town Manager to replace Tisha Kalmanovitch is underway.
19. WOLVES' LAIR – The first event of an new annual competition designed to teach young people more about business took place on 23 March 06 at Auckland Castle. Schools have now been invited to participate in the second competition, which aims to involve even more children.
20. The second stage of the WEAR VALLEY ECONOMIC FUTURES project is now underway with consultants Shared Intelligence. A stakeholder event was held at Auckland Castle on 21 September. A final report will be available in November 2006.
21. A WEST DURHAM RURAL PATHFINDER best practice event was held at Auckland Castle on 28 September 2006 with workshops considering community engagement, delivery services, enterprise and entrepreneurship in rural areas, and linking policies and practices.

brownfield land

22. During the quarter 101 houses were completed. 62.38% of these were built on previously developed land (target 65%).

conservation areas

23. An application has been submitted to English Heritage regarding part funding for an in-house Conservation Officer. The outcome is awaited. A draft consultation brief relating to the commissioning of 3 Conservation Area Appraisals has been prepared.

private sector housing

24. BVPI 64 is now monitored on a quarterly basis to ensure targets are being met. The scheme was previously an NRF funded scheme with 2 dedicated officers focussing all of their time in bringing empty properties back into use. Over the first quarter of the year we achieved 13 properties back into use, some of this success was due to work completed in the previous year by the dedicated officers. Since the bid to mainstream the scheme was unsuccessful we have brought no properties back into use in quarter 2. However, we envisage that over the next 6 months we will have a focus on empty properties, staff resources is a major implication in the success of this project.
25. To date we have spent 56% of our budget for Major Repair Grants and Public/Private Disabled Facility Grants. This is a good position to be entering into Quarter 3, the budget for the rest of the year is now fully committed. The customer need for Major Repair Grants and Disabled Facility Grants over the last year continues to increase at a rapid pace.
26. The Renewal Scheme at Eldon Lane has seen the completion of a property improvement scheme at the High Street. This had dramatically improved not only the appearance but has also ensured that the long term viability of the properties have been secured through remedying defects.
27. A Housing Strategy has been developed which has achieved the highest classification by Government Office as being 'Fit For Purpose' this is an excellent achievement and one of the first in the North East to be given this high classification.
28. In the past LP-ES10 has been a vague indicator, it reads 'Number of Private Sector Housing Adaptations Awarded' to firm up the meaning of this and to reflect the change in public sector customers now applying for Disabled Facility Grants and the focus on meeting the Decent Homes Standard the indicator will be broken down into two separate figures. The 2 indicators will now read:-
 - 'Number of Disabled Adaptations Completed within the Public Sector'
 - 'Number of Disabled Adaptations Completed within the Private Sector'
 - 'Number of Major Housing Repair Grants Completed'.

RECOMMENDED

1

Members note the progress towards meeting the BVPI's.

Officer responsible for the report

Robert Hope
Director of Regeneration
Ext 264

Authors of the report

David Townsend, Sue Dawson,
Richard Roddam, Carole Dillon
Ext 270; 305; 514; 538

REGENERATION COMMITTEE

1 NOVEMBER 2006

Report of the Strategic Director for Environment and Regeneration
PROPOSED MEMBER TRAINING

purpose of the report

1. To agree funding for proposed training for Members.

background / policy context

2. The Planning Protocol requires Members who sit on the Development Control Committee to attend training.

proposal

3. Trevor Roberts Associates have been invited to provide further training for Members. On 14 November 2006 it is proposed to provide Members with a review of current and proposed Government planning policy statements.
4. On 29 November 2006 the training will focus on sustainability appraisal and sustainable development.
5. Both training events will last 3 hours and Members will have a choice of attending between 1.30pm-4.30pm or 5.30pm-8.30pm.

considerations

financial implications

6. The cost of the training will be £3950+VAT. It is proposed to pay for this using Planning Delivery Grant.
7. All other implications have been considered. There are none.

RECOMMENDED

- 1 That Members agree to the cost of the training being paid for using Planning Delivery Grant.

background information

Planning Protocol, Training Programme received from Trevor Roberts Associates 17 October 2006.

Officer responsible for the report

Robert Hope

Strategic Director for Environment and
Regeneration

Ext 264

Author of the report

David Townsend

Head of Development & Building Control

Ext 270

REGENERATION COMMITTEE

1 NOVEMBER 2006

**Report of the Strategic Director for Environment and Regeneration
CAPITAL PROGRAMME 2006/7**

purpose of the report

1. To update Members of the progress made in the delivery of the Capital Programme 2006/7 during the first half of the year and seek agreement to some minor changes to the programme.

introduction

2. The regeneration department has a substantial capital programme for 2006/7. Below is the progress made on each scheme during quarters 1 and 2. For each of the projects the revised budget is shown, progress towards securing additional external resources to deliver the scheme (were appropriate) and finally the risk of the deliverability of project during 2006/7.

C001 – Renovation Grants

Richard Roddam

Partly externally funded	N	2006/7 Budget Total	£200,000
External funding secured	n/a	2006/7 Budget WVDC	£200,000
2006/7 Risk	M	Duration of scheme	On-going
		Net Spend @ 30.09.06	£116,948

3. In the past years the Council have delivered Major and Minor repair grants. With the introduction of the 2004 Housing Act Committee agreed to focus on ensuring properties are brought up to the Decent Homes Standard. We are now focussing on applying these changes and are working towards our Government Targets.

C003 – Disabled Facilities Grants

Richard Roddam

Partly externally funded	Y	2006/7 Budget Total	£204,000
External funding secured	Y	2006/7 Budget WVDC	£82,000
2006/7 Risk	M	Duration of scheme	On-going
		Net Spend @ 30.09.06	£52,993

4. The demand for Disabled Facility Grants over the past 2 years has increased dramatically. We continue to make good progress by working alongside the Home Improvement Agency and Social Care and Health in assisting our customers most in need of disabled adaptations to their home.

5. There are some proposed adjustments to the financial profile of this scheme (see separate report).

C014 – Eldon Lane Renewal Area

Richard Roddam

Partly externally funded	N	2006/7 Budget Total	£200,000
External funding secured	n/a	2006/7 Budget WVDC	£200,000
2006/7 Risk	M	Duration of scheme	On-going
		Net Spend @ 30.09.06	£133,755

6. The Scheme focussed around the High Street at Eldon Lane is now completed, customers and home owners have praised the scheme and the focus and commitment of the Council in making changes to the area. The next phase of work will focus on Spencer Street and will see these properties modernised and increase the long term viability of our customers homes.

C059 – Contaminated Land

Ian Bloomfield

Partly externally funded	N	2006/7 Budget Total	£96,000
External funding secured	n/a	2006/7 Budget WVDC	£96,000
2006/7 Risk	M	Duration of scheme	Yr 1 of 3
		Net Spend @ 30.09.06	£560

7. Resources are allocated for the investigation and remediation of contaminated sites after land prioritisation. Earlier delays due to staffing resources and specific software problems have now been resolved. £6,648 has just been committed for site investigation at Woodhouse Close, Bishop Auckland.

C065 – Wolsingham Business Park

Sue Dawson

Partly externally funded	Y	2006/7 Budget Total	£1,100,000
External funding secured	N	2006/7 Budget WVDC	£50,000
2006/7 Risk	H	Duration of scheme	Yr 1 of 3
		Net Spend @ 30.09.06	£0

8. There are still issues to be resolved prior to this project being implemented. A planning application has only recently been submitted for the redevelopment of the Wolsingham steel works site which proposes space for new industrial and commercial development and access to the adjacent allocated industrial land.
9. This planning application needs to be considered, and the implications considered prior to decisions being taken about this project. The lack of available workspace for business is constraining economic development and there still remains the need for developing a business park. However, there is a significant risk that this cannot be achieved this year.

C066 – Bracks Farm**Sue Dawson**

Partly externally funded	N	2006/7 Budget Total	£145,000
External funding secured	n/a	2006/7 Budget WVDC	£145,000
2006/7 Risk	M	Duration of scheme	Yr 1 of 1
		Net Spend @ 30.09.06	£0

10. This resource has been proposed for helping to facilitate the first phase of development on the Bracks Farm Office Park site. However, as with the Wolsingham project, delays on starting this project have been due to awaiting firm proposals from the private sector developer.

11. A planning application has now been approved for the proposed development on the site development is expected on site.

C077 – Car Park Improvement Programme**Peter Dunn**

Partly externally funded	N	2006/7 Budget Total	£92,000
External funding secured	n/a	2006/7 Budget WVDC	£92,000
2006/7 Risk	M	Duration of scheme	Yr 1 of 3
		Net Spend @ 30.09.06	-£1,981

12. Contracts have now been let for the work to improve both the West Road and New Road car parks in Crook. It is proposed that the work will start early October and be completed in November.

C082 – Innovation House Extension**Alan Weston**

Partly externally funded	Y	2006/7 Budget Total	£457,760
External funding secured	Y	2006/7 Budget WVDC	£58,006
2006/7 Risk	L	Duration of scheme	Yr 2 of 2
		Net Spend @ 30.09.06	£140,341

13. As reported previously, although substantially complete there has been a significant delay with this project due to the contractor being placed into administration prior to the final completion of construction. Currently, this means that the building has not been able to achieve either fire certification or building regulations completion and is therefore unavailable for letting with implications on the revenue budget.

14. Progress is being made on finding contractors willing to complete the small outstanding works and it is currently anticipated that the building will be completed and available to let by November. The current net budget reflects the nature of retrospective funding claims.

15. Revised budget estimates are that in 2006/7 total expenditure on this project will be £464,000, although the majority of this will be claimed from external funding and currently it is anticipated that the project will be completed in 2006/7 on budget.

C083 – Eastgate Geothermal Assessment**Sue Dawson**

Partly externally funded	Y	2006/7 Budget Total	£623,000
External funding secured	N	2006/7 Budget WVDC	£48,000
2006/7 Risk	M	Duration of scheme	Yr 1 of 3
		Net Spend @ 30.09.06	£0

16. As outlined in the separate report, progress is being made on this project with tenders currently being sought for the elements of work and progress being made to secure the external funding to enable this project to commence. It is anticipated that that this will be completed and the project will commence delivery in November.
17. The current revised total cost is estimated at £400,000 in 2006/7 and £600,000 in 2007/8. The funding for this phase of work is to be £96,000 from WVDC with the balance from ONE North East Single Programme. Although to maximise the external funding available it may be necessary to defer all of WVDC's contribution into 2007/8. This will be confirmed when the Single Programme is approved and reported accordingly.

C087 – Crook Commercial Renaissance**Alan Weston**

Partly externally funded	Y	2006/7 Budget Total	£100,000
External funding secured	Y	2006/7 Budget WVDC	£100,00
2006/7 Risk	L	Duration of scheme	Yr 3 of 3
		Net Spend @ 30.09.06	-£70,780

18. Starting in 2004/5 and finishing in 2006/7, this project has invested over £1,000,000 in improvements to the streetscape environment and premises of Crook Green, North Terrace, Hope Street and other parts of the town to bring about improvements to the economy of the town.
19. Working in partnership with Durham County Council, this project is now substantially complete, although as yet the final bill for the work has not been paid. Once this is agreed some small scale additional works are proposed. The scope and extent of this will be dependent upon the resources remaining. Net spend figure reflects an outstanding creditor not yet paid.
20. There is a need to consider finding additional funding for delivering the final phases of the masterplan in 2007/8 and beyond. However, at this time there are no obvious or apparent sources of external funding available to Wear Valley District Council to fund this.

C088 – Low Willington Business Park**Alan Weston**

Partly externally funded	Y	2006/7 Budget Total	£51,615
External funding secured	Y	2006/7 Budget WVDC	£51,615
2006/7 Risk	H	Duration of scheme	Yr 2 of 2
		Net Spend @ 30.09.06	-£46,907

21. This project is a partnership scheme between Wear Valley District Council and Durham County Council to build new office space on land jointly owned by the two authorities. In total, over the life of the project, Wear Valley District Council has agreed a total contribution of £425,000 including £150,000 from WVDC. Current net spend reflects the result of a resolved query over previously paid invoices.
22. However, unfortunately as with Innovation House, the contractor being placed into administration has caused major delays to this project. Having taken advice from the respective funding partners it has been necessary for DCC (as the project lead) to call for tenders to complete the project.
23. At the time of writing the result of this process is known and these new tenders are around £360,000 above the original contractor's price and current funding available. This reflects inflation in the construction industry, the difficulty of completing the job and additional costs incurred as a result of the delay and re-tendering process.
24. Every effort is being made to attempt to secure additional resources from the respective funding partners to achieve the completion of this project. However, at the time of writing it is not possible to confirm this is possible and a further update on the project will be given at Committee.

C089 – South West Crook Industrial Extension			Sue Dawson
Partly externally funded	N	2006/7 Budget Total	£249,406
External funding secured	N	2006/7 Budget WVDC	£249,406
2006/7 Risk	H	Duration of scheme	Yr 1 of 1
		Net Spend @ 30.09.06	£0

25. The proposed completion of the section 106 agreement and the securing of additional NRF money has enabled initial work to start for this project with the call for consultants to tender for the required site investigation and master-planning work and the instruction for a valuation of the land.
26. Progress is being made to acquire the land with a view to facilitating investment in site servicing and infrastructure. This will provide land to be sold for bespoke development for existing businesses and opportunities for speculative build by developers. This will be supplemented by the NRF which provides an opportunity to support the development of a first phase of new office development.

C092 – Bishop Auckland Tourism Renaissance			Alan Weston
Partly externally funded	Y	2006/7 Budget Total	£1,187,000
External funding secured	N	2006/7 Budget WVDC	£12,000
2006/7 Risk	H	Duration of scheme	Yr 3 of 3
		Net Spend @ 30.09.06	£-1,166

27. Significant progress has been made with this project but hold-ups with completing the feasibility work required, together with changes in funding regimes, have led to significant delays in delivering this project. Current net spend reflects an outstanding creditor not yet paid.
28. Current estimations are that the feasibility work will be completed in late 2006, which will enable public consultation to be held on the proposals for the park. It is anticipated that a first stage application can be made for funding for Lottery Funding in March. This will be a large funding application and as the main funding partner the Lottery money is essential to the delivery of this project.

C093 – West Auckland Improvement Scheme			Carole Dillon
Partly externally funded	Y	2006/7 Budget Total	£300,000
External funding secured	Y	2006/7 Budget WVDC	£40,000
2006/7 Risk	L	Duration of scheme	Yr 1 of 3
		Net Spend @ 30.09.06	£0

29. As reported to the last committee, this project is a partnership with Durham County Council acting as the lead partner. The external funding has been secured and a project officer commenced work during early October. Arrangements for the release of WVDC's contribution to the scheme are to be agreed but it anticipated that the profiled expenditure will be achieved in 2006/7.

C124 – Fieldon Bridge Development – Phase 1			Sue Dawson
Partly externally funded	N	2006/7 Budget Total	£20,000
External funding secured	n/a	2006/7 Budget WVDC	£20,000
2006/7 Risk	H	Duration of scheme	Yr 1 of 3
		Net Spend @ 30.09.06	£0

30. No start has been made on this project as the private sector developer has recently submitted a planning application for site infrastructure. Therefore, given this interest in the site it is proposed that consideration be given to re-directing this resource towards a site at West Auckland.
31. The commencement of work on the West Auckland bypass creates the opportunity to access a site allocated for industrial and commercial development. This site occupies a key location on a major transport intersection in Wear Valley and is a key opportunity which can now be progressed as a viable option. Approval is sought to invest the resource identified into feasibility work to progress this proposal.

C125 – Wear Valley Building Enhancement Scheme			Sue Dawson
Partly externally funded	Y	2006/7 Budget Total	£318,000
External funding secured	Y	2006/7 Budget WVDC	£48,000
2006/7 Risk	M	Duration of scheme	Yr 1 of 2
		Net Spend @ 30.09.06	£0

32. Work has been on-going to secure the NRF funding to provide additional resource allow effective implementation this scheme. This has now been approved and delivery has started.
33. There are two elements to this project, funding to support the development by the private sector of additional business workspace and also encouragement and investment to improve the attractiveness of industrial estates.
34. The NRF has been secured on the basis of the contribution WVDC is making over the period to March 2008 however, given the delayed start to the scheme there may be a need to maximise the NRF resource in 2006/7 and utilise the WVDC resource in 2007/8.

C126 – Positional Accuracy Tool

Carole Dillon

Partly externally funded	N	2006/7 Budget Total	£20,000
External funding secured	n/a	2006/7 Budget WVDC	£20,000
2006/7 Risk	L	Duration of scheme	Yr 1 of 1
		Net Spend @ 30.09.06	£0

35. This project seeks to purchase a computer software tool to adjust information contained in map form to meet changes as a result of adjustments made by Ordnance Survey.
36. Having concluded the options analysis and established the preferred software supplier, the impact on staff resources to implement are being evaluated. An implementation plan is being developed and it is still anticipated that the capital purchase can be achieved by the end of 2006/7.

C127 – Economic Development Fund

Bob Hope

Partly externally funded	N	2006/7 Budget Total	£30,000
External funding secured	n/a	2006/7 Budget WVDC	£30,000
2006/7 Risk	L	Duration of scheme	On-going
		Net Spend @ 30.09.06	£0

37. This fund currently provides a contingency for any opportunities or needs which present themselves during the year. Currently there has been no expenditure incurred and there aren't any proposals immediately forthcoming.

C128 – Bishop Auckland Town Centre Management

Alan Weston

Partly externally funded	Y	2006/7 Budget Total	£100,000
External funding secured	N	2006/7 Budget WVDC	£100,000
2006/7 Risk	M	Duration of scheme	Yr 1 of 3
		Net Spend @ 30.09.06	£0

38. Over the period 2006/7 to 2008/9, a proposed investment programme of £4,000,000, is proposed with the majority of this from ONE North East. The process of securing this funding has commenced, based upon the masterplan for Bishop Auckland which has recently been finalised by the consultants.
39. Revised estimates are that £100,000 of expenditure will be incurred during 2006/7, although to maximise the external funding available it may be necessary to attribute all of this expenditure to ONE North East and delay Council funding for 2007/08. This situation will be clearer upon approval of the funding.

C527 – Public Sector Adaptions

Richard Roddam

Partly externally funded	Y	2006/7 Budget Total	£189,000
External funding secured	Y	2006/7 Budget WVDC	£174,000
2006/7 Risk	M	Duration of scheme	On-going
		Net Spend @ 30.09.06	£112,407

40. Making adaptations to our customers who have a disability continues to be a major commitment of Wear Valley District Council. We are working with Durham County Council Social Care and Health Department to target our resources to those that are in most need.

conclusion

41. Overall, significant progress has been made in delivering the capital programme for 2006/7, however delays in confirming both NRF and other funding have led to a delayed start on a number of projects including South West Crook, Wear Valley Building Enhancement Scheme, Eastgate Phase 3, Bishop Auckland Town Centre and West Auckland.
42. Two schemes, Wolsingham and Bracks Farm, are dependent upon private sector developers and progress is being made but this is dependent upon their speed of progress.
43. The placing into administration of MMP has caused delays to both the Innovation House Phase 2 and joint WVDC / DCC Low Willington project. This is an unusual situation and out of our control, with knock-on effects for revenue budgets for 2006/7.
44. At the halfway stage of the year good progress is being made with all the other elements of the capital programme and no major problems are anticipated with delivering the projects on time and budget. Significant changes will be reported in separate reports to members.

financial implications

45. Financial implications are included within the report.

other considerations

46. There are no legal, human resource, IT or crime and disorder implications.

monitoring

47. Monitoring of the capital programme will be made on a quarterly basis.

RECOMMENDED

1. That Members note the report and continue to receive an update report at the end quarter 3 on further progress.
2. That Members agree the transfer of £20,000 identified for work at Fieldon Bridge to carry out similar work at West Auckland.
3. That Members agree to the re-profiling of the WVDC contribution to the Eastgate Phase 3 and Bishop Auckland Town Centre proposals, as necessary, to maximise the external funding available and enable efficient delivery.

Officer responsible for the report

Robert Hope
Director of Regeneration
Ext 264

Author of the report

Alan Weston
Principal Regeneration Officer
Ext 387

REGENERATION COMMITTEE

1 NOVEMBER 2006

**Report of the Strategic Director for Environment and Regeneration
DENE VALLEY HOUSING RENEWAL AREA**

purpose of the report

1. The purpose of this report is to seek Committee Approval to carry forward £230,000 from 2005/06 budget into the current financial year.

background

2. In March 2006 as part of the Dene Valley Renewal Area, the Council entered into a contract to carry out a property enhancement scheme to the High Street at Eldon Lane. Regeneration Committee agreed in February 2006 to waive standing orders and the contract was awarded to Vest Construction.
3. This work has now been completed to a high standard, this has been a benefit to our customers and the area as a whole. These properties now have a longer lease of life and improved living conditions for the customers who reside in these homes.
4. As part of the annual audit, our External Auditors disallowed a contract commitment of £230,000 as chargeable into the 2005/06 financial year. Consequently, this cost was charged in the 2006/07 financial year. Although we had entered into a contract, materials ordered and the site was fully set up in March 2006, the work did not fully begin in that financial year.
5. It is proposed to increase the 2006/07 capital budget for the Dene Valley Renewal Area by £230,000 to compensate for this cost. This can be financed by a corresponding underspend on the capital budget for the previous financial year. In short, the resource is being transferred from 2005/06 to 2006/07 financial year with no additional planned net cost to the Authority. Financial regulations require such a transfer to be subject to member approval.

proposal

6. It is proposed that the money that was committed in 05/06 be carried forward into the current 06/07 financial year.

7. By carrying this money forward it will ensure that the current scheme can be honoured and the proposed next phase at Spencer Street can go ahead as scheduled and as agreed by customers.

financial implications

8. The budgeted capital expenditure for the authority increases by £230,000 in 2006/07. This can be financed by a corresponding underspend from the previous financial year.

legal implications

9. There are no legal implications.

human resource implications

10. There are no human resource implications.

information technology

11. There are no I.T. implications

crime and disorder and other implications

12. There are no crime and disorder implications

monitoring

13. It is the responsibility of the Principal Housing Strategy Officer to ensure the Eldon Lane Scheme is monitored.

conclusion

14. It is concluded that to ensure the Dene Valley Renewal Scheme continues and to ensure we can honour our contract with our contractors, committee agree to carry forward £230,000 from 05/06 into the current financial year.

RECOMMENDED

That the Committee agrees to increase the Dene Valley renewal budget by £230,000 in 2006/07 by carrying forward unspent funds of an equivalent amount from the previous financial year.

Officer responsible for the report

Robert Hope
Strategic Director for Environment and
Regeneration
Ext 264

Author of the report

Richard Roddam
Principal Housing Strategy
Officer
Ext 514

REGENERATION COMMITTEE

1 NOVEMBER 2006

Report of the Strategic Director for Environment and Regeneration
**TEES VALLEY CITY REGION BUSINESS CASE AND CITY REGION
DEVELOPMENT PROGRAMME**

purpose of the report

1. To inform Members about the development and governance arrangements relating to the Tees Valley City Region Business Case and City Region Development Programme.

background

2. In May 2006 the Secretary of State (DCLG) invited the Tees Valley Authorities to prepare a business case based on the City Region Development Programme (produced in 2005). The business case was required to:-
 - Analyse economic performance.
 - Identify where performance could be improved.
 - Identify how governance arrangements could deliver improvement.
 - Identify how Government could help.
3. The City Region as identified through the Northern Way is largely based on the 5 Tees Valley local authorities and Sedgefield Borough. The business case now identifies a wider sphere of influence which includes parts of North Yorkshire and much of South Durham. The latter has been confirmed in the Panel report on the RSS EiP which places both Teesdale and Wear Valley in the Tees Valley City Region.
4. The Tees Valley Joint Strategy Unit, who have developed the business case, have now included reference to the development and opportunities of the wider area. Whilst the business case is still very much focussed on the 5 Tees Valley authorities the strategic importance of the Darlington-Bishop Auckland corridor, Netpark and the A19 Coundon to Peterlee (as well as the importance of Catrick Garrison developments) is included.

relevant context

5. The business case seeks to explain the functional relationship between the wider City Region and the core areas of the Tees Valley. It explains the importance of the Darlington Gateway, previously restricted to include Newton Aycliffe, now defined as Darlington to Bishop Auckland as a strategic corridor of employment and commercial opportunity and as link between the City Region and the wider rural hinterland.
6. The document refers specifically to key initiatives as follows:-
 - Major commercial developments and environmental enhancement to create an urban renaissance in Bishop Auckland town centre, including proposals for approximately 200,000 sq. ft. of new retail floorspace;
 - Enhancements to the strong network of strategically important employment sites including providing new opportunities at Heighington Lane; revitalisation/refurbishment of the well established Newton Aycliffe industrial park, and the development of new business space at Bracks Farm, Bishop Auckland;
 - Proposals to create a high level technology network to link these sites with Netpark;
 - The creation of a strategic tourist zone along the Darlington to Bishop Auckland branch railway, linking up Darlington Railway Museum, Locomotion Shildon and the re-opened Weardale Railway, providing an integrated visitor attraction of regional significance;
 - Further development of the Weardale Railway to provide a through route to the Eastgate Renewable Energy Village in Weardale;
 - A major landscape restoration programme to the historic parkland of Auckland Castle, the home of the Bishop of Durham, as a major historic tourism attraction.
7. The inclusion of such developments is welcomed.

governance arrangements

8. The Business Case is supported by a proposal to establish new Governance arrangements in the Tees Valley. In this respect there is a proposed destination between decision working within the core area and that in the wider city region.
9. Within the core, i.e. the 5 Tees Valley authorities, it is proposed to establish Tees Valley Unlimited which will embrace the current activities of the Joint Strategy Unit, Tees Valley Partnership, Tees

Valley Living and the Urban Regeneration Company. This body will be responsible for:-

- All strategic decisions relating to economic performance;
 - Approval of spatial, economic development, transport and housing policies and programmes at the Tees Valley level;
 - Reflecting Tees Valley in all required and national policies and programmes;
 - Monitoring city region programmes; and
 - Liaison with MP's on economic development issues.
10. The Board will be responsible for all investment decisions and will require ONE funding (for example) to be delegated for use to themselves and the development of a Metropolitan Area Agreement with GONE. The whole process seeks to provide leadership and co-ordination in Tees Valley. A structure of thematic boards will support Tees Valley Unlimited.
11. To engage the wider city region, it is proposed to establish a Tees Valley City Region Policy Forum. This will involve all local authorities within the city region in County Durham and North Yorkshire (including Wear Valley). This will provide an opportunity for economic policy in south County Durham and Tees Valley to be co-ordinated and become complimentary. The investment decisions to be made within South Durham will remain within County Durham but it potentially allows for greater alignment of economic strategy and policy and crucially investment decisions to reflect the city region agenda (it is not clear at present whether similar arrangements may be promoted in the north of County Durham).

human resource implications

12. Participation in City Region Wide Policy Forum.

other considerations

13. There are no financial; legal; IT or crime and disorder implications.

timescale

14. On-going.

monitoring

15. Monitoring arrangements are to be determined.

conclusion

16. The Business Case will be presented to Government by 30th September. The investment plan seeks a 10 year programme of support for projects/programme to be implemented within the Tees Valley.
17. The Council have not formally been asked for its endorsement or for out commitment to participate in the City Region Policy Forum. The general direction of the proposals, however, provide us with an opportunity to participate more in the City Region process and allows South Durham a more strategic role.

RECOMMENDED

- 1 That the report be endorsed.
- 2 That the Council support the establishment of the Business Case and to agree to participate in the City Region Policy Forum.

background information

Executive Summary Tees Valley City Region Business Case and Development Programme.

Officer responsible for the report

Robert Hope
Strategic Director for Environment and
Regeneration
Ext 264

Author of the report

Robert Hope

Performance against Best Value Performance and Local Indicators

Development and Building Control

Indicator	Description	Target 06/07	Performance		Achievement 2006/07				Variance from target/comment	
			2004/5	2005/6	Q-1	Q-2	Q-3	Q-4		
BV109(a)	Major applications determined within 13 weeks	60	64.71	60.71	92.30	66.67				😊
BV109(b)	Minor applications determined within 8 weeks	70	57	72.42	78.13	86.42				😊
BV109(c)	All other applications determined within 8 weeks	80	73	88.35	92.64	88.19				😊
BV111	Percentage of applicants/agents satisfied with the service received	75	No survey undertaken	66	No survey undertaken	No survey				😞
BV204	% of appeals allowed against the authority's decision to refuse planning applications	25	43	44.44	0	57.14				
BV205	Quality of service check list	88	83	88	88	88				
LP-R5	Percentage of householder applications determined within 8 weeks	85	77	90.67	93.80	91.13				😊
LP-R8	Percentage of industrial/economic applications determined within 8 weeks	80	65	77.78	78.57	77.78				😊
LPI 6	Percentage of applications vetted and approved within 5 weeks	75	56	59	70.1	53.5				😞
LPI 7	Percentage of inspections undertaken in 1 working day	100	100	100	100	100				😊
LP-R12	Percentage of alleged breaches responded to within 15 working days	100	69	83.47	100	100				😊

Economic Regeneration

Indicator	Description	Target 06/07	Performance		Achievement 2006/07				Variance from target/comment	
			2004/5	2005/6	Q-1	Q-2	Q-3	Q-4		
BV-EC2	Proportion of the working population who are unemployed and claiming benefit	2.8%	3.1%	3.3%	-	-	-		Reviewed Annually	
BV-EC17(a)	Total number of investment enquiries dealt with per annum	120	107	158	27	36				😊
BV-EC17(b)	Number of re-locations and re-investments annually as a result of "inward investment"	10	8	8	1	1			Ongoing discussions with 3 potential inward investors	
BV-EC17(c)	Number of jobs created and safeguarded from firms moving to or re-locating within the area following "inward investment" enquiries	60	37	78.5	4	14			Potential inward investors could realise 50 jobs.	
BV-EC19	Number of new business start-ups assisted/receiving financial assistance	16	8	20	3	1			NRF funding secured Sept.	😊
LPI 1	Responded to workspace enquiries within 3 working days	100%	90%	100%	100%	98%				😊
LPI 2	Process grant applications within 8 weeks	100%	100%	100%	100%	100%				😊
LPI 3	Jobs created through business grants and other assistance	60	217	110.5	44	2				😊
LPI 4	Occupancy rates of WVDC (or jointly owned) factory units & workshops	90%	85%	85%	85%	85%				😊
LPI 5	Issue at least 10 press releases	18	16	23	11	4				😊

Planning and Environmental Policy

Indicator	Description	Target 06/07	Performance		Achievement 2006/07				Variance from target/comment	
			2004/5	2005/6	Q-1	Q-2	Q-3	Q-4		
BV64	Number of private sector dwellings that have been vacant for more than six months as at 1 st April 2006 that are returned to occupation during 2006/07 as a direct result of action by the local authority.	30	56	53	13	0			Reviewed Annually	
BV106	Percentage of new homes built on previously developed land.	65%	48.5%	55%	50%	62.38 %				😊
BV200(a)	Has a development plan been adopted in last 5 years or proposals on deposit to adopt in next 3 years?	No	No	No	No	No				
BV200(b)	If 200(a) is "no" are there proposals on deposit for an alteration or replacement, with a published timetable for adopting those alterations or the replacement plan within three years?	Yes	Yes	No	No	No				
BV200(c)	Did the local planning authority publish an annual monitoring report by December of the last year?	Yes	No	Yes	Yes	Yes			New indicator 2006/07	
BV216(a)	Number of 'sites of potential concern' within the local authority area, with respect to land contamination.	534							New indicator 2006/07	
BV216(b)	Number of sites for which sufficient detailed information is available to decide whether remediation of the land is necessary, as a percentage of all 'sites of potential concern'.	0								
BV219(a)	Total number of conservation areas in the local authority area.			20	20	20				
BV219(b)	Percentage of conservation areas in district with an up-to-date character appraisal.			0%	0%	0%				
BV219(c)	Percentage of conservation areas with published management proposals.			0%	0%	0%				
LP-ES9	Private sector housing adaptation expenditure as at 31 March 2005 as a proportion of the Council's budget for the service.	100	109.92	100	19	55				
LP-ES10 (old)	Number of private sector housing adaptations awarded.	100	70.27	69	34					
LP-ES10 (a) (new improved definition)	Number of Disabled Adaptations Completed within the Public Sector	80				64				
(b)	Number of Disabled Adaptations Completed within the Private Sector	40				26				
(c)	Number of Major Housing Repair Grants Completed	30				15				

QUARTER TWO PERFORMANCE MONITORING

APPEALS

Appeal	Decision	Reason
3/2005/0624 Land adjacent to 36 Lambton Drive, Bishop Auckland. Proposed erection of detached dormer bungalow and garage.	Dismissed	The Inspector agreed the proposed bungalow would be detrimental to the character and appearances of the area and thus contrary to policies GD1 and H24 of the WVDLP. The proposed screen fence along Lambton Drive and Berkeley Grove would be detrimental to the character and appearance of the area contrary to policies GD1 and H24 of the Wear Valley District Local Plan.
3/2005/0825 Site at 1A Co-operative Terrace, Hunwick. Extension to existing stable block consisting of passage/drying room and large storeroom.	Allowed	The Inspector considered the extension would be in keeping with the character and appearance of its immediate surroundings. It would not have a detrimental effect on the living conditions of the occupiers of nearby properties. The proposal is not contrary to policy GD1 of the Wear Valley District Local Plan.
3/2004/0997 Site at Hilltop Cottage, Heatherycleugh, Lanehead. Proposed construction of single storey link sun lounge and rebuild old derelict cottage to form 2 no. bedrooms and study.	Dismissed	The Inspector considered that given its size, layout and prominence, the proposed "L" shaped dwelling would be detrimental to the character and appearance of this part of the AONB and is thus contrary to policies H13, GD1 and ENV2 of the Wear Valley District Local Plan. The derelict cottage has only one wall intact. The proposed conversion represents the re-creation of the building rather than its preservation. The proposal is contrary to policy BE20 of the Wear Valley District Local Plan.
3/2005/0938 Site at 28 Kirkham Way, Auckland Park. Proposed erection of garden fence to 1.8 metres (retrospective).	Dismissed	The Inspector was of the opinion that the fence is out of keeping with the open character and varied appearance of the area. The fence does not reflect favourably the generally high standard of open and well landscaped land next to highways in the surrounding area. The proposal detracts from the character and appearance of the streetscene and is contrary to Policy GD1 of the Wear Valley District Local Plan.
3/2005/0592 Plot adjacent to Two Oaks of Hunwick Lane, Willington. Proposed erection of one 2 storey dwellinghouse with garage and garden.	Allowed	The Inspector did not think the development would harm highway safety. The private shared drive would be adequate to serve the development proposed, in addition to the existing and proposed dwellings. The Inspector considered the site would be of a sufficient size to successfully accommodate the proposed dwelling without it appearing cramped.

Appeal	Decision	Reason
3/2005/0609 67 Hope Street, Crook Proposed change of use to wine bar (Class A4).	Allowed	The Inspector did not think that by allowing the use it would lead to a significant increase in disturbance at the rear. The Inspector did not consider it necessary to impose a condition restricting the hours of public entertainment as this would be dealt with by licensing legislation. He restricted the hours of opening to 11.00 to 00.30 (Mondays to Saturdays) and 12.00 to 23.30 (Sundays).
3/2005/1020 27 Westerton Village, Westerton. Variation of condition attached to planning permission for 2 dog pens.	Allowed	The Inspector varied the condition to allow the "dog pen" to be used for purposes incidental to the use and occupation of 27 Westerton Village, and it cannot be used for any business or commercial purposes. The original condition was too restrictive (restricted the use to the keeping of domestic animals). The Inspector considered that to allow other uses associated with the occupation and enjoyment of a dwelling would not be harmful to the amenities of nearby residents.

COMPLAINTS

Origin of Complaint	Allegation	Response
1. By resident	Alleged that officers had acted negligently. A neighbouring development has not been carefully monitored. In spite of major discrepancies from what was approved the development was allowed to continue. Eventually a revised application was received. However, since the garage was refused the complainant has had to pester the officers to be kept informed.	It was not accepted that officers had been negligent. There had been significant officer involvement. The planning officer and the enforcement officer had visited the site and the complainant's property on several occasions. They had maintained a dialogue with the complainant.
2. By 2 residents This complaint has now gone to Stage 3 of the Complaints Procedure	<ul style="list-style-type: none"> A planning application was processed in spite of the fact that not all the relevant information had been received. The application was reported to Committee even though the plans were inaccurate and contained conflicting information. Relevant history was not presented to Committee. 	<ul style="list-style-type: none"> The application was made valid on 9 February 2006 and the Council had 8 weeks to determine the application. Apologised for reporting the application to Committee without all the necessary information. The Committee deferred making a decision. When the application was returned to Committee Members were satisfied they had enough information to assess the impact of the development on neighbouring properties. It was not necessary to provide the Committee with full details of the planning history.

Origin of Complaint	Allegation	Response
3. By resident	The submitted plans were not clear. The complainant was unable to judge the impact of the development. The application was approved before the complainant was made aware that further details had been submitted.	<ul style="list-style-type: none"> The application was approved some time after the expiry of the statutory consultation period. The complainant's observations were taken into account when the application was being considered. The proposals do address privacy concerns.
4. By applicant	Prior to purchasing the land the complainant consulted DCC (Highways). The complainant sought guidance from the district council. An application for a garage was refused. The complainant submitted a second application which fully addressed the reasons for refusal. The complainant had difficulty contacting the case officer. There was a long delay before the second application was refused. The complainant had incurred unnecessary costs as the result of incorrect advice and guidance.	An apology was made for the length of time taken to determine the second application. There was no evidence that an officer had given advice about the removal of soil. The complainant bought the land without the benefit of planning permission. Officers would advise anyone proposing to buy land to make an offer subject to obtaining planning permission. Any pre-application advice is given without prejudice. Any work undertaken was done without planning permission at the complainant's own risk. The Council could not accept the complainant's request for reimbursement of the costs incurred.
5. By neighbour	Was concerned about impact of proposed development. Requested visited by case officer. Only one letter received informing us the plans had been passed. Do not think our concerns were fully considered. We have no objection to a smaller extension	The proposal was considered very carefully. It was judged that the extension would not extend fully in front of the complainant's windows. Due to the orientation there would be no loss of direct sunlight. The case officer did try to speak to the complainant when he did his site visit but no one was at home. There was no planning justification to refuse the application.
6. By neighbour	Lack of action to remove signs. Lack of communication and so had to do the running to get any information about what the Council is doing about the unauthorised signs.	This complaint was received a few days after an enforcement notice had been issued. The signs have been removed. The enforcement officer has contacted the complainant to explain the procedures followed before issuing the notice.

OMBUDSMAN COMPLAINTS

1. 2 residents of Middlehope Grove, Bishop Auckland. Alleged that the Council had not adequately assessed the effect of a development on the amenity of the complainants' homes.	Decision : "no or insufficient evidence of maladministration".
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ACTION PLAN FOR THE YEAR AHEAD

ECONOMIC REGENERATION 2006/07

OBJECTIVE 3: ECONOMY - **The Council will enable the development of a continuously improving economic infrastructure and environment in Wear Valley.**

Priorities	Lead	Key Tasks in next 3 Years	Timescale	Resources	Progress
To develop a longer-term District Economic (Futures) Strategy based on analysis of economic prospects and economic attractiveness of Wear Valley.	Director of Regeneration	Stage 1-baseline assessment of the district; mapping of future scenarios with a preferred option; broad guidance of future investment projects – complete. Stage 2-preparation of a vision; overall development of strategy and investment programme. Awaiting outcome of LEGI bid.	Unemployment rate Economic activity rate Business formation and survival rates	Within budget	Shared Intelligence appointed to undertake Ph II due for completion November 06.
	Sue Dawson	Continue to work with 'Forum for Business' to develop new products, services & strategies	Ongoing	Staff resources	On-going. Bi-monthly meetings held.
To deliver economic aspects of rural pathfinder	Sue Dawson	Continue to work with WDRP Steering Group to develop and implement the Rural Pathfinder pilot project in SW Durham	Pathfinder Programme 2005/07	Staff resources	Work on Pathfinder Case Studies progressing well. ADIT appointed to do Broadband Mapping for West Durham.
To ensure that sufficient premises and land are readily available for business development	Project team to develop secure resources, manage and monitor delivery of projects.	Identify future development sites to be developed in the medium term Investigate the potential of public/private sector partnerships for speculative build on serviced sites	Ongoing	Within budget	On-going work to develop sites at SW Crook, Bracks Farm, South Church and Low Willington.

Key Actions	Lead	Key Tasks in next 3 Years	Timescale	Resources	Progress
		Bracks Farm	Phase 1 (20,000 sq ft B1 office accommodation and 50 jobs). Ongoing – start on site Q1 2006/7	Priority Sites development	Work with private sector developer to support submission of planning application.
		Low Willington	1,547 m ² of office accomm. (joint project with DCC). Start on site March 06	£2m WVDC £50K NRF £250K	Completion delayed following construction company going into administration. Re-tendering exercise underway.
		Innovation House Extension	1,508 m ² of office accommodation. Completion end July 06.	£1.5m WVDC £100K	Final completion delayed because of construction company going into administration. Small contracts being awarded to complete.
		Wolsingham Business Park – acquisition of land, site clearance & provision of infrastructure, opening up 1.833 hectares of employment land. Development options being explored with private sector.	Ongoing – Mar 07	Final costs to be determined (NRF, ERDF, Single Prog). Industrial Development Grant.	Private sector developer submitted planning application. Awaiting outcome.
		South West Crook Business Park - Investigate the options of developing office accommodation.	Ongoing	Final costs to be determined.	NRF funding secured and tenders issued for site investigation works.
		Continue to work with landowner and explore funding opportunities to invest in infrastructure development on the Fieldon Bridge site.	Ongoing	External funding resources being sought to facilitate this.	Private sector developer submitted planning application. Now approved for proposed site development. Being delivered by market, query continuing WVDC involvement.

Key Actions	Lead	Key Tasks in next 3 Years	Timescale	Resources	Progress
	John Parnell	Speculative Workspace Development Programme to encourage development of programmes identified in the floorspace study and those falling outside mainstream funding.	March 07	Funding to be secured	NRF funding secured.
	John Parnell Graham Jonsson	Industrial Estate Enhancement Scheme including broadband provision at key sites.	March 07	Funding to be secured	NRF funding secured.
	Graham Jonsson	Site investigation, West Auckland to open up employment land	March 07	Funding to be secured	NRF funding secured. Discussions held with DCC Highways.
To encourage business investment in the District	John Parnell/ Graham Jonsson	Improve marketing and promotion of Wear Valley as business location using findings from economic futures research Full integration of Area Brokerage Model into business support activities in Wear Valley	On-going	Within budget	Stage II of Economic Futures Study to report in Nov'06.
	John Parnell/ Graham Jonsson	Continue 'Property Liaison Group' to ensure flow of information with Commercial Agents and Developers.	Ongoing. Quarterly meetings	Staff resources	Further meetings planned in Quarters 3 and 4.
	Graham Jonsson	Further develop marketing strategy, using new promotional materials, to attract investors to the District capitalising on the "quality of life" the district has to offer.	Ongoing	WVDC/NRF/staff resources	To target Estate Agents and following outcome of ONE NorthEast's Rural Entrepreneurs Study to raise awareness of the district as a business location.
	Graham Jonsson	<ul style="list-style-type: none"> Promote development site availability Use new enquiry system and develop proactive marketing strategy 	Ongoing	Part of marketing strategy (WVDC/NRF)	On-going. Discussions held to implement Evaluative System across county.

Key Actions	Lead	Key Tasks in next 3 Years	Timescale	Resources	Progress
	John Parnell/ Graham Jonsson	Work with other agencies such as CDDC and ONE to promote Wear Valley as a destination for 'quality of life' businesses.	Ongoing	Staff resources	Closer working relationships established with new structures at ONE and CDDC/ATP. Presentations given to ONE Inward Investment Team.
To improve Business Birth rate survival rates and the competitiveness of existing business	John Parnell	Monitor the effectiveness of the Business Support Network for County Durham, to ensure the service offers a high quality, comprehensive and accessible programme of business support for all industry sectors including tourism throughout the District	Ongoing	Monitor Business Support Programme in Wear Valley. Resources available through WVDA.	Participated in BL review of services and development of area based plans with the Enterprise Agency.
	John Parnell	In conjunction with WVDA continue to offer a tailored package of financial support to encourage Start-ups, improve the competitiveness of existing businesses and to encourage business investment and relocation into WV.	Ongoing	Monitor & approve applications from the WV Business Support Prog. NRF/WVDC/Single Programme	NRF Funding secured Sept 06. Scheme to be launched and implemented in Q3.
	John Parnell	Develop 'Biz Fizz' initiative, which has operated successfully in other parts of the region, into WV to encourage Community Enterprise and Business Start-up.	March 07	Secure funding LEGL funding	NRF funding secured to roll out the programme into SOA's.
	John Parnell	Promote and encourage the sharing of best practice and supply chain development (LSP 4.3)	March 07	Secure funding	NRF funding secured. To be delivered by the Enterprise Agency.

Key Actions	Lead	Key Tasks in next 3 Years	Timescale	Resources	Progress
	John Parnell	Encourage better take up of the Modern Apprenticeship Scheme throughout the district Encourage existing providers of 'Young Enterprise' & 'Graduates into Enterprise' to be more pro-active within the District. Following completion of Skills Audit, Action plan for improvement being developed between Economic and Learning thematic groups.	Ongoing	Staff resource	Round II of Wolves Lair Schools/Enterprise competition launched. Action Plan delivered from Skills Audit and presented to joint meeting of the Forum for Business and Learning & Skills Group.
To increase entrepreneurial activity in deprived communities to increase economic development and growth.	Sue Dawson/ Alan Weston	Implement LEGI proposals. Develop delivery plan and agree proposals for workstreams.	3 year programme	LEGI resources secured	Delivery Plan agreed and 12 workstreams being developed for implementation. WVDC leading the development of 3 workstreams.
To develop Tourism potential throughout the District	Mike Richardson	Improve marketing and promotion of WV as a visitor destination. Develop and implement a programme of promotion & marketing; including internet marketing; promotion of local attractions, events. <ul style="list-style-type: none"> Update and reprint "Visit Wear Valley" guide Update & reprint Walking/Cycling leaflet Continue successful events calendar at Tourist Information Points.	Ongoing – March 06 March 07	WVDC/NRF Staff resources	Guide and leaflet rebranded under Durham Dales. Events programme circulated. Development work underway for 07/08.
		Evaluate performance of pilot project to improve the quality of the District's Tourism Product- 'Mine Host'. After which determine continuance	March 07	Within budget	Evaluation underway and development work for new programme.
	Mike Richardson	Evaluate performance of <ul style="list-style-type: none"> Promote and support 'supply chain' developments; Farmers Markets; Local Food Links project underway. Farmers Markets on-going. After which determine continuance 	March 07	Within budget	Farmers Market Evaluation underway which will inform future development options. Event Programme introduced.

Key Actions	Lead	Key Tasks in next 3 Years	Timescale	Resources	Progress
	Mike Richardson	Encourage and support new tourist developments and attractions.	Ongoing	Staff resources	On-going support for private sector investments. Development of Harperley encouraged through development of Business Plan and review of legal structure.
	Mike Richardson	Work with other bodies such as One NorthEast and DCC to feed into and fit with County Durham Tourism Strategy and Regional Tourism Framework and development of ATP.	March 07		Links established with ATP and new Chief Exec and Board who have visited the District.
To implement area based regeneration programmes	Avril Hamilton	To implement Coundon & Leeholme Initiative (SRI). Yr 5 of 5 year initiative to reverse the effects of high levels of economic deprivation in partnership with the local community and assist in establishing a vibrant and sustainable community.	Ongoing -March 07	Core funding from ONE NorthEast Single Programme.	Officer salary funding and project delivery funding approved until March 2007.
	Tisha Kalmanovitch	To implement the Market Towns Initiative in Crook & Stanhope (Year 4) to help restore the market towns as sustainable, economically viable service centres for their hinterland communities and to develop potential economic drivers (e.g. tourism in Weardale) within the target area.	Ongoing - March 07	Core funding from ONE NorthEast Single Programme.	Single programme funding secured for both officer salaries and programme delivery. Preparatory work undertaken e.g. Mine Host; Farmers Market review; Weardale Visitors Network. Steve Martin appointed as MT Project Officer. Recruiting for Manager.
To implement the North of England European funding Programme to assist the economic, social and environmental regeneration.	Ross Cowling	To continue to develop and assist with the implementation of the prioritised Community Economic Development	Ongoing	Staff resources	Work diminishing as 2000-2006 Programme closing. Awaiting new programme.

Key Actions	Lead	Key Tasks in next 3 Years	Timescale	Resources	Progress
	Dawn Egglestone Mark Rowland Ross Cowling	To continue to access European resources to assist in economic activity within the District.	Ongoing	Staff resources	2000-2006 Programme closing. Awaiting new programme.
To implement the Neighbourhood Renewal Strategy – Action Plan, in Partnership with other agencies and local communities.	Alan Weston (In association with the LSP Manager & Chairs of the respective thematic groups)	To continue to manage and administer the NRF Programme to ensure that WVDC as 'Accountable Body' meets all its requirements and commitments to the LSP in relation to service delivery and to GO-NE in relation to monitoring and audit trails.	Ongoing	NRF/Staff resources	Awaiting clarification of role in changed arrangements.
	Alan Weston	To continue to assist with the development, appraisal and implementation of projects within the NRF Programme.	Ongoing	NRF/Staff resources	Awaiting clarification of role in changed arrangements.
	Dawn Egglestone Mark Rowland	To continue to assist with the implementation and monitoring of existing projects within the Programme.	Ongoing	NRF/Staff resources	Awaiting clarification of role in changed arrangements.
	Alan Weston	To continue to assist the development of the LSP and prepare and begin to implement the exit and succession strategy for NRF	Ongoing	NRF/Staff resources	Awaiting clarification of role in changed arrangements.
To maximise the opportunities for public sector regeneration investment.	Economic Regeneration Team	To continue to work with funding partners to identify and develop new projects, and maximise the funding opportunities to bring about regeneration initiatives in the area.	Ongoing	Staff resources	Supporting delivery of: LEGI SRI Programme MTI Programme ERDF Priority 4 Co-ordinator
	Economic Regeneration Team	To identify new funding opportunities as successors to SRB/SRI/MTI etc and ensure that Wear Valley is in a position to capitalise upon these opportunities.	Ongoing	Staff resources	Funding secured for SRI to continued for 1 year in Coundon & Leeholme & MTI to continue in Crook for 1 year and 2 years in Stanhope.

Key Actions	Lead	Key Tasks in next 3 Years	Timescale	Resources	Progress
	Dawn Egglestone Mark Rowland Ross Cowling	To continue to assist with the implementation and monitoring of existing projects funded through Single Programme and any other funding sources successfully brought to the area to undertake regeneration activity.	Ongoing	Staff resources	Support the ongoing implementation of Eastgate Ph2, Crook Commercial Renaissance and Harperley POW through claim and funding administration roles.
	Economic Regeneration Team	To continue to work in partnership with other stakeholders to influence service delivery and ensure that maximum benefit can be derived from other projects being implemented in the district eg Leader+, North Pennines Partnership, Mineral Valleys etc.	Ongoing	Staff resources	Active representation on formal structures supporting the delivery of LEGI SWDHC (South West Durham Heritage Corridor) Pathfinder CDEP DCC
	Sue Dawson	YR3 of 3 Continue to support the work of North Energy Associates and the Energy for Enterprise Scheme and encourage the take up of this initiative in the district.	Ongoing	Staff resources	WITHDRAWN

OBJECTIVE 4: ENVIRONMENT - *The Council will aim to secure new public and private investment to improve the built and natural environment.*

Key Actions	Lead	Key Tasks in next 3 Years	Timescale	Resources	Progress
Review Bishop Auckland Town Centre Strategy	Bob Hope Project team to be established to develop, manage and monitor delivery of projects.	Review existing strategy and integrate Council led activities including: <ul style="list-style-type: none"> Identifying new development opportunities and planning policies environmental enhancements measures to prevent anti-social behaviour street cleansing promotion and marketing Urban Renaissance activities Traffic and parking improvements (Review activities Mar 06 and produce new plan to deliver improvements) Bishop Auckland Renaissance – to seek significant improvement to the environmental quality of public spaces & buildings & to identify & promote critical development opportunity proposals. Two elements.	Integrated approach with clear activities, responsibilities, timescales and resources developed by target date Town centre “health check” to be formulated from retail consultancy Ongoing – Mar 08	Capital programme	Process for securing funding commenced.
	Alan Weston	<u>Tourism Renaissance</u> Stage 2 – 2006 and beyond – implement tourism renaissance project. <u>Urban Renaissance</u> 2006 – 2008 Develop projects to implement Urban Renaissance Action plan	Phase 1 HLF bid 2006/07	Potentially £5.1m - £2.1m Heritage Lottery Funding, £0.7m Single programme & £2m Single Prog Urban Renaissance. WVDC £300K.	Progressing. Delayed due to changes to the funding processes for HLF.
Deliver the Weardale Strategy	Director of Regeneration	Deliver and monitor key flagship projects. Priority progress the re-development of the Eastgate Cement Works Stanhope : continue to implement the MTI programme on behalf of the Stanhope MTI Steering Group in order to revitalise the area, both economically and socially.	Projects delivered to timescale and budget according to project plans Planning application submitted by Autumn 2006.	Capital programme	Eastgate – revised masterplan due for completion Oct 06, following pre-planning consultation. OJEU tender process commenced for EIA & Renewables, planning application services. Consultants to be appointed mid November.

PLANNING AND ENVIRONMENTAL POLICY 2006/07

OBJECTIVE 1: POPULATION - *The Council will use its statutory powers, resources and influence to help create a balanced, vibrant and growing population across the whole of Wear Valley District.*

Priorities	Lead	Key Tasks in next 3 Years	Timescale	Resources	Progress
To produce a new plan (LDF) to cover period 2006-2021.	C Dillon	<ul style="list-style-type: none"> Preparatory work for the Local Development Framework "Core Strategy" (Development Plan Document) including housing/leisure/commercial/transport needs. Preparation of Core Strategy Document (Development Strategy) Preparation of Proposals Map Preparation of Statement of Community Involvement Produce "Development Control" DPD, Housing DPD and Action Area Plan for South and East Bishop Auckland Sustainability Appraisal/Environmental Assessment of DPD documents. 	In accordance with LDS timetable for individual LDF documents	Local Plan budget / Staff resources	<ul style="list-style-type: none"> - Draft Sustainability Appraisal objectives developed through workshop events. - Sustainability Appraisal Scoping Report under preparation. - Draft Issues and Options Reports for Core Strategy & DC Policy DPD, under preparation. - Statement of Community Involvement formally adopted.
To monitor the implementation and effectiveness of planning policies and development land availability.	C Dillon C Dillon R Roddam C Dillon C Dillon	<ul style="list-style-type: none"> To develop and implement a monitoring framework and prepare an Annual Monitoring Report. Monitor the National Land Use Database on brownfield land development opportunities. Review, update and publish housing and industrial land availability and housing completion schedules. Provide data to input into the Council's Housing investment Programme. Monitor the Housing Land Availability. Review of Urban capacity Study 	Base date 31 March for publication in December (annually)	Salary costs	<ul style="list-style-type: none"> - NLUD update completed - Annual Monitoring Report under preparation including housing and employment land availability and completion. - HIP data provided - Review of UCS underway.

Priorities	Lead	Key Tasks in next 3 Years	Timescale	Resources	Progress
	C. Dillon	To prepare development briefs and concept statements for important housing and employment sites. <ul style="list-style-type: none"> Development brief for 'The Hollow' Other sites as required 	2006/07	L. P. budget	
To make full representations on the Regional Spatial Strategy for the North East of England	B Hope/ C. Dillon	<ul style="list-style-type: none"> Contribute/engage with Regional Spatial Strategy Working Groups. Contribute to Structure Plan Monitoring Group 	Continuing 2006/7	Salary costs	Further representation being made.

OBJECTIVE 2: ENVIRONMENT - *The Council will aim to secure new public and private investment to improve the built and natural environment.*

Priorities	Lead	Key Tasks in next 3 Years	Timescale	Resources	Progress
To make full representations to the County Council during any revision of the Minerals and Waste Local Plans and comment on any other Plans of neighbouring authorities on Policies which may affect the District.	C Dillon	<ul style="list-style-type: none"> Comment and assist when necessary Durham County Council with revision production of the Waste Local Plan. Comment on the Local Development Frameworks neighbouring authorities when consulted. 	Ongoing 2006/7	Salary costs	
To work with Durham County Council in partnership to produce and monitor the implementation of the Annual Local Transport Plan and the Local Transport Partnership.	C Dillon/ P Dunn	<ul style="list-style-type: none"> Mapping of transport issues in the District to inform LDF and LTP. Promote the implementation of District schemes agreed within the Local Transport Plan. Facilitate the Council's involvement in the Local Transport Partnership. 	Ongoing 2006/7	Salary costs Local transport plan budget via County Council and Local transport Partnership	Ongoing. Discussions regarding monitoring requirements.
	C Dillon	<ul style="list-style-type: none"> To contribute to the implementation of the West Durham Rural Transport Development Fund. 	Ongoing 2006/7	Contribution to Rural Transport Partnership (£2,000)	

Priorities	Lead	Key Tasks in next 3 Years	Timescale	Resources	Progress
To lobby and respond to Government and other agencies when consulted on draft strategies, advice and consultation	C Dillon	<ul style="list-style-type: none"> Consider and comment upon consultations received. 	Ongoing 2006/7	Salary costs	Response made to consultation on proposed PDG changes.
To work with other Departments to assist in meeting corporate goals.	C Dillon R Roddam	Assist in the preparation of <ul style="list-style-type: none"> the Housing Investment programme, Economic Development Strategy, Coalfield Housing Study Open Space strategy and Sports Action Strategy. Development and maintenance of departmental IT systems and e-gov agenda. 	Ongoing 2006/7	Salary costs	<ul style="list-style-type: none"> Maintenance of Public Access System ongoing. Options for Positional Accuracy solution under investigation. Development of system for monitoring planning applications. Area Development Frameworks for Tow Law & Coundon completed. Input into preparation of Economic Strategy & Open Spaces Strategy ongoing.
To contribute to the Councils Community Strategy.	C Dillon	<ul style="list-style-type: none"> To assist in the preparation of the Council's Community Strategy. To assist in transforming the Council's community strategy into a sustainable Community Strategy and link it to the emerging LDF 	Ongoing 2006/7	Salary costs	
Implement the Councils environmental protection policies and monitor adherence.	D Townsend	<ul style="list-style-type: none"> Monitor number of planning applications approved consistent with Local Plan Policies. Monitor number of applications approved contrary to Local Plan Policies. (Measurement to be included in Development Control Annual Report. 	Ongoing 2005/6	Salary costs	

Priorities	Lead	Key Tasks in next 3 Years	Timescale	Resources	Progress
Wear Valley District Local Action 21 Strategy.	I Bloomfield	<ul style="list-style-type: none"> Implement Local Action 21 strategy and monitor Council's environmental performance with aim of significantly improving performance by 2006. Contribution to the Liveability Strategy Production of Local Action 21 Monitoring Report. Production of revised strategy 	Mid 2006 Ongoing Mid 2005	Salary costs; LA 21 Budget	<ul style="list-style-type: none"> Extend to end 2006. Environmental performance improving. More detail following staffing restructure. On-going. In line with Climate Change Strategy.
	C Dillon/ B Hope	<ul style="list-style-type: none"> To assist in the review and implementation of the North Pennines AONB Management Plan Attendance on North Pennines AONB Partnership. Assist in the preparation of a North Pennines AONB Supplementary Planning Document. 	Ongoing 2005/6 2006	Salary costs	<ul style="list-style-type: none"> Ongoing attendance of partnership meetings. No progression of SPD to date.
To facilitate environmental improvement within the District.	P. Dunn	<ul style="list-style-type: none"> To manage Environmental Improvement Budget to implement improvement scheme. Monitor total financial assistance received from external sources. To work with GWD to achieve 5 environmental improvement a year 	March 2006	Environmental improvement budget/assistance from external sources	Programme of projects continuing.
To develop HLF bid for Auckland Palace Park	A. Weston	<ul style="list-style-type: none"> Assist in the implementation of the Bishop's Park management plan over a 5 year period. Submit Heritage Lottery Fund bid for the implementation of the Bishop's Park Landscape Restoration Management Plan in conjunction with the Church Commissioners. 	Ongoing; formal bid mid 2005	External funding (English Heritage/European Funding) plus Council owned buildings and salary costs. Capital budget approval.	Progressing for completion of study in January.
To implement programme of reclamation of derelict land.	P. Dunn/ I. Bloomfield	<ul style="list-style-type: none"> Preparation of identification and remediation stages of Contaminated Land Strategy Production of Reclamation Strategy and implementation of reclamation programme. Maximise grant available to derelict land scheme. 	Mid 2006 From early 2006	Salary costs; Capital programme allocation; Government grant	Identified areas of contamination. At prioritisation stage.

Priorities	Lead	Key Tasks in next 3 Years	Timescale	Resources	Progress
To develop and implement projects under the Minerals' Valley Project.	P Dunn/ C Dillon	<ul style="list-style-type: none"> To work in partnership with English Nature and Groundwork West Durham in the implementation of projects related to the Mineral Valleys Project. Liaison on implementation of individual schemes 	Continuing 2005/6	Salary costs; capital programme allocation	Jubilee Meadows and Willington Town Green complete, other projects under consideration.
To ensure that the Council's policies, particularly with respect to Listed Building and Conservation Areas, are adhered to.	D Townsend V Robson/ C Dillon	<ul style="list-style-type: none"> Monitor number of listed building and conservation area consents granted and endorsed by GONE (measurement in Development Control Annual Report). Commence programme of Parish Plans. 	Annual return (early 2006) Continuing. Aim to complete 1 plan in 2005	Salary costs Local Plans Budget	<ul style="list-style-type: none"> Liaison with groups in relation to West Auckland. Input into Witton Park Village appraisal.
To develop Urban Renaissance proposals for Bishop Auckland Town Centre	R Hope D Toon B Harris B Harris via County Council	Implement Comprehensive Improvements in Bishop Auckland Town Centre. <ul style="list-style-type: none"> Review and consult on a Town Centre Strategy Plan. Continue the North Bondgate/Market Place building improvement grants. Under take public realm improvements to North Bondgate and Newgate Street. Continue North Bondgate/Market Place building improvement grants. Continue shop front improvement grants elsewhere in the town centre. Continue Newgate Street improvements. Implement town centre gateways improvements.	April 2005 Continue 2005/6 Continue 2005/6 " " " " " "	Capital budget via Urban Renaissance budget	Funding processes started.

PLANNING AND ENVIRONMENTAL POLICY 2006/07

OBJECTIVE 2: ENVIRONMENT - *The Council will aim to secure new public and private investment to improve the built and natural environment.*

Priorities	Lead	Key Tasks in next 3 Years	Timescale	Resources	Progress
To improve housing quality in the District	R. Roddam	<p>To collect and maintain information to assist area improvement.</p> <ul style="list-style-type: none"> Carry out phased works to High Street, Eldon Lane. Implement Council's obligations under the Eldon Lane declared renewal area. Carry out risk assessment of houses in multiple occupation <ul style="list-style-type: none"> Desk top study Fieldwork period Implementation period. <p>Collate statistics for assessing the proportion of long-term vacant properties brought back into use resulting from Council action.</p>	<p>Complete early 2005 Mid 2005</p> <p>Quarterly/Annually</p> <p>Quarterly/Annually</p>	<p>Capital allocation/salary costs</p> <p>Continuation of empty property scheme.</p>	<ul style="list-style-type: none"> High Street phased works completed HMO policy under development, however 5 HMO's surveyed
	R Roddam	<p>To fully implement the 2004 Housing Act. Introduce:</p> <ul style="list-style-type: none"> Houses in multiple occupation licensing Housing Health & Safety rating system. 	Introduce early April 2006	Capital Programme Allocation.	<ul style="list-style-type: none"> HMO policy to be presented to November Committee HHSRS now fully implemented
To carry out phased property improvements to target areas.	R. Roddam/ S. Wild	<ul style="list-style-type: none"> Carry out group repair schemes in the Eldon Lane, Coundon Grange and Bridge Place Renewal Area. Carry out demolition of properties in renewal area if required. <ul style="list-style-type: none"> Declare clearance areas Acquire properties and/or instigate compulsory purchase powers. Demolition of properties and restoration of land. Subject to outcome of study report. 	Spring 2006	Capital allocation	<ul style="list-style-type: none"> Next phase of work at Eldon Lane currently being developed
To provide financial assistance by way of grants to eligible household to repair, adapt and improve their homes.	R. Roddam/ S. Wild	<ul style="list-style-type: none"> Provide Disabled Facilities Grants Provide grants in line with RRO and Housing Act 2004. 	Ongoing	Capital allocation	DFG budget fully committed for 06/07

Priorities	Lead	Key Tasks in next 3 Years	Timescale	Resources	Progress
To develop and support the Home Improvement Agency and to operate an effective and efficient in-house agency service for potential grant applicants.	S. Wild R Roddam	<ul style="list-style-type: none"> Set up fully functioning unit. Develop ancillary services i.e. handyperson service. 	Continuing	Capital Allocation	Report agreed at Committee on 12 th July, currently being implemented with intention of being fully implemented by 1 st December 2006
	R. Roddam	To respond to complaints. Investigate initial response to complaints within 5 working days	Continuing	Salary costs	Meeting Target
	M. Mallen R Roddam	Facilitate a vibrant private rented sector by encouraging responsible landlords. <ul style="list-style-type: none"> Continue to facilitate and encourage Wear Valley Landlords Association. Arrange 6 no. meetings per annum.	Continuing	Capital allocation/NRF	6 no. meetings per annum arranged, officer dedicated to attending all meetings.
	R Roddam	Fully implement and monitor the powers outlined through the Regulatory Reform Order.	Continuing	Salary costs	Implemented through revised Housing Grants Policy
	R Roddam	Carry out and fully implement a Sustainability Index mapping exercise to better inform future policies.	August 2006 On-going. Review Sept 2006	Salary costs	Underlying data collection underway, it is now envisaged the full report will be completed by February 2007.
	R Roddam	Introduce Landlord Accreditation Scheme to further promote responsible landlords.	December 2006		Landlord Accreditation scheme underway, initial test surveys completed, however due to non success of mainstreaming of NRF post this function may not be achieved

DEVELOPMENT AND BUILDING CONTROL 2006/07

STATUTORY FUNCTIONS

Priority Outcome	Lead	Key Tasks in next 3 Years	Timescale	Resources	Progress
To deal with planning applications as speedily as is compatible with ensuring that the correct decision is made.	Principal Planner DC Officers DC Support Team Head of Dev & Build Control	To continually monitor the procedures carried out within the Department and to bring forward improvements to the service, where necessary, in dealing with applications in order to minimise delays in the process. To choose according to criteria when to negotiate and when not. To have strict checks before validating applications.	In 2006–7 achieve the following percentages of applications determined:- Major 60% BVPI 109 (within 3 weeks) Minor 65% BVPI 109 (within 8 weeks) Other 80% BVPI 109 (within 8 weeks) Householder 80% LP1 P1 (within 8 weeks)	Salary costs.	67 86 88
	S Harris/B Magraw Principal Planner DC Officers DC Support Team Head of Dev & Build Control	To use Crystal Report and iPlan to monitor the performance of the service.	Throughout 2006/07.	Salary costs. Capital budget through PDG.	Diane/Joanne have been trained to write Crystal reports. BVPI 109 now calculated using Crystal report.
	Head of Dev & Build Control	To review implementation of scheme of delegation.	On-going.	Salary costs	On-going
	Principal Planner DC Officers	To provide opportunities for pre-application discussions with applicants to ensure compliance with planning standards and policies, and to encourage good design and high standards of development.	On-going	Salary costs	On-going
	Principal Planner DC Officers	To continue to give priority to applications when jobs or inward investment into the District are involved.	On-going	Salary costs	On-going

Priority Outcome	Lead	Key Tasks in next 3 Years	Timescale	Resources	Progress
	Principal Planner DC Officers DC Support Team Head of Dev & Build Control	To carry out customer satisfaction survey by means of questionnaire to be sent to all applicants/agents. To carry out customer satisfaction survey by means of questionnaire to be sent to all consultees. To carry out customer satisfaction survey by means of questionnaire to be sent to all objectors. To carry out survey by means of questionnaire to be sent to non-respondents. To improve service in response to comments received.	On-going	Salary costs	Triennial Survey underway for period 1 April to 30 Sept. Ongoing
	Principal Planner DC Officers Head of Dev & Build Control	To establish a stakeholder user panel. To identify areas of the service in need of improvement and make changes accordingly.	Throughout 2006/7	Salary costs	Focus groups being set up. Agents *** to be arranged.
	Principal Planner	To undertake a benchmarking exercise with good performing district planning authorities. To identify areas of the service in need of improvement and make changes accordingly.	On-going	Salary costs	Attended PAS Workshops to identify areas for improvement.
	Philip Lewis Diane Bowron Joanne Grant Andrea Lee	To maintain procedure manual	Throughout 2006/7	Salary costs	Ongoing
	Head of Dev & Build Control	Produce an Annual Development Control Report.	End of June each year	Salary costs	Not arranged
	Head of D&BC Planning Info Officer	To develop and maintain Public Access SX3 so that the public can view and comment on planning applications, and find useful planning information, on-line.	Throughout 2006/7	Salary costs/capital budget through PDG	Ongoing
	Head of Dev & Build Control	To carry out annual tour by Committee.	June each year	Salary cost	Not arranged
To maintain and where possible improve the quality of the Building Control Service	Principal Building Control Officer BC Officers	To continually monitor the procedures carried out within the Department and to bring forward improvements to the service where necessary, to ensure a quality and speedy service is provided.	Throughout 2006/07	Salary cost	Ongoing

Priority Outcome	Lead	Key Tasks in next 3 Years	Timescale	Resources	Progress
	Administrative Technician	Continue to develop use of the iBuild system, to enable improvements to be made to the administrative procedures and to monitor performance of the plan vetting/inspection services.	Throughout 2006/7.	Salary cost/capital budget through PDG	Ongoing
	Principal Building Control Officer	To keep a Procedure Manual up to date. To ensure correct procedures are followed. To ensure consistency of approach at all stages.	Throughout 2006/7.	Salary cost	Ongoing
	BC Officers	To carry out all statutory inspections within the prescribed period.	Within one working day.	Salary cost	Ongoing
	Administrative Technician	To carry out customer satisfaction surveys by means of a questionnaire to be sent to all applicants/agents, and builders for both the plan vetting and site inspection services.	Throughout year	Salary cost	Ongoing
	Principal Building Control Officer BC Officers	To provide opportunities for pre-application advice on Building Regulations, Means of Escape and Access for the Disabled.	Throughout year	Salary cost	Ongoing
	BC Officers	To revisit sites within 3 months of last inspection.	On-going	Salary cost Monitoring	Ongoing
To ensure that the Planning and Building Control legislation is complied with in the District.	Planning Enforcement Officer Principal Planner Principal Building Control Officer	To investigate speedily alleged breaches in planning or building control and in accordance with agreed procedures.	On-going	Salary cost	Ongoing

Priority Outcome	Lead	Key Tasks in next 3 Years	Timescale	Resources	Progress
	Planning Enforcement Officer Principal Planner Head of Dev & Build Control	To continually monitor and review the planning enforcement procedures and bring forward improvements where necessary to ensure a speedy service.	Throughout 2006/7.	Salary cost	Ongoing
	Planning Enforcement Officer Principal Planner Support Officers	To develop and make full use of iPlan (Complaints) to assist in the administration and monitoring of the enforcement service.	Throughout 2006/7	Salary cost/capital budget through PDG	Ongoing
	Administrative Technician Principal B C Officer	To develop and make full use of iBuild to assist in the administration and monitoring of the enforcement service.	Throughout 2006/7	Salary cost	Ongoing
	Planning Enforcement Officer Principal Planner DC Officers Principal Build Control Officer BC Officers	To exploit opportunities for the development and building control sections to assist one another in the investigation of enforcement cases. To promote closer working links with the Environmental Health Enforcement Officer. List of plans approved.	Throughout 2006/7	Salary cost	Ongoing
	Planning Enforcement Officer Principal Planner Principal Build Control Officer	To serve appropriate notices, following up where necessary with prosecution.	On-going	Salary cost	Ongoing
	Planning Enforcement Officer Principal Planner	To keep Members informed on planning enforcement cases.	Weekly list to be sent to all Members.	Salary cost	Ongoing

DEPARTMENTAL MANAGEMENT

To provide for staff development and effective internal communication

Priorities	Lead	Key Tasks in next 3 Years	Timescale	Resources	Progress
To assess, provide and monitor staff training and development of all staff	Heads of Service	Undertake Departmental Service Plan/Personal Development Plans. <ul style="list-style-type: none"> Develop Training Plan Introduce mentoring programme for new/in-experienced staff Support training programmes for staff including personal and professional training) Develop team approach to major developments 	Annual	Within budget	
To continue to monitor and develop progress at Business Unit level	Heads of Service	Departmental Service Plan	Annual	Within budget	
To monitor and evaluate sickness absence	Heads of Service	<ul style="list-style-type: none"> Implement sickness policy Set sickness target 	Annual	Within budget	