

Item 5

KEY DECISION

REPORT TO CABINET

5 October 2006

**REPORT OF DIRECTOR OF
NEIGHBOURHOOD SERVICES**

Portfolio: Planning and Development

Sedgefield Borough Local Development Framework – Major Allocations Draft Search Sequence and Detailed Assessment

1 SUMMARY

- 1.1 The Major Allocations Development Plan Document will set out the location for major housing and employment development to 2021 in accordance with national and regional planning policy. Paragraphs 4.8 - 4.11 of Planning Policy Guidance Note 12: Local Development Frameworks advocates the importance of a sound evidence base to ensure the delivery of housing is not compromised by unrealistic expectations. The Council is also expected to involve relevant groups and organisations in the development of the evidence base.
- 1.2 The draft Search Sequence and Detailed Assessment has been developed in order to assess all potential housing sites against the aims of the Local Development Framework as documented within the emerging Core Strategy Development Plan Document. It is proposed to undertake an additional round of informal consultation in order to define the assessment process. Issues identified during the actual assessment process will be documented in the Major Allocations' Issues and Alternative Options Report that is due for publication in May/June 2007.

2 RECOMMENDATION

- 2.1 That Cabinet endorses the attached draft Search Sequence and Detailed Assessment, so that the document can be published for consultation.

3 THE DRAFT SEARCH SEQUENCE AND DETAILED ASSESSMENT

- 3.1 Paragraph 2.15 of Planning Policy Statement 12: Local Development Frameworks states that the identification of sites should be founded on a robust and credible assessment of the suitability, availability and accessibility of land for the particular use. In addition, Policy 24 of Submission Draft Regional Spatial Strategy (2005) seeks local planning authorities to create sustainable communities by having regard to a range of criteria. These have been transposed into the draft Search Sequence and Detailed

Assessment. Paragraph 1.3 of draft Planning Policy Statement 3: Housing stipulates that site allocations within development plan documents should always include at least 5 years supply of land for development and should be considered developable by being available, suitable and viable.

- 3.2 As part of the continuing pre-production work that the Borough Council is undertaking, we are providing an opportunity for the public, key consultees and the development industry to comment on how the Council proposes to assess all housing sites that have been put forward for consideration.
- 3.3 This round of consultation is not a statutory requirement although it is hoped that this additional round of consultation will help to streamline the actual assessment process by using an agreed methodology. This round of consultation will also help to provide evidence for the Council to ensure that Major Allocation Development Plan Document is sound when it is submitted for Examination.
- 3.4 The Major Allocations Development Plan Document will set out the location of new major housing and employment allocations up to 2021. To date the Council has received 112 representations for sites to be considered for housing development. It is important that consultees are given the opportunity to fully engage in the location of future development and be able to suggest additional criteria against which potential sites may be determined and sustainable communities created.
- 3.5 Once the draft Search Sequence and Detailed Assessment has been finalised all findings for each site option will be fully documented within an Issues and Alternative Options Paper for consultation. These options will be appraised against the Sustainability Appraisal Framework when the Major Allocations Development Plan Document Preferred Options Report is prepared in 2008.

4 RESOURCE IMPLICATIONS

- 4.1 Whilst there will not be any direct resource implications, apart from publication costs, there will indirect cost implications in terms of Officer time spent on this consultation exercise.

5 CONSULTATIONS

- 5.1 The draft Search Sequence and Detailed Assessment was produced by a small working group of staff from the Forward Planning Team and Sustainable Communities. In addition, an afternoon workshop event was held on the 7th August 2006 that invited all Council employees from a broad range of disciplines for their input. A total of twelve representatives attended and all constructive feedback was fed into the current draft of the Search Sequence and Detailed Assessment.
- 5.2 An informal consultation exercise on the draft Search Sequence and Detailed Assessment will be undertaken with the statutory consultation bodies and development industry, in accordance with the consultation methods outlined in the Statement of Community Involvement. The consultation period will last for six weeks.

6 OTHER MATERIAL CONSIDERATIONS

Links to Corporate Objectives / Values

The publication of the document will help meet Corporate Aim 25, which is to provide a high quality, efficient and customer focussed Planning Service that supports sustainable improvement of the built and natural environment of the Borough.

6.1 Legal Implications

There are no legal implications.

6.2 Risk Management

There are no risk management issues.

6.3 Health and Safety Implications

No additional implications have been identified.

6.4 Sustainability

At this stage, there is no requirement to undertake Sustainability Appraisal.

6.5 Equality and Diversity

The Draft Search Sequence and Detailed Assessment will be made available in alternative languages, Braille or in audio format where requested, and will be placed on the website in pdf format.

6.6 Social Inclusion

Social inclusion issues are included within the document.

6.7 Procurement

There are no procurement issues.

7 OVERVIEW AND SCRUTINY IMPLICATIONS

7.1 None.

8 LIST OF APPENDICES

8.1 Draft Search Sequence and Detailed Assessment

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Ward(s): All

Key Decision Validation: This is a Key Decision as a decision made by Cabinet in the course of developing proposals to Council to amend the **policy framework**.

Background Papers

Planning Policy Statement 12: Local Development Frameworks
Town and Country Planning (Local Development) (England) Regulations 2004
Draft Planning Policy Statement 3: Housing
Submission Draft Regional Spatial Strategy (2005)
Sedgefield Borough Council, Statement of Community Involvement (2006)

Examination by Statutory Officers

	Yes	Not Applicable
1. The report has been examined by the Councils Head of the Paid Service or his representative	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. The content has been examined by the Councils S.151 Officer or his representative	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. The content has been examined by the Council's Monitoring Officer or his representative	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. The report has been approved by Management Team	<input checked="" type="checkbox"/>	<input type="checkbox"/>