

Item 8

REPORT TO CABINET

14 February 2008

REPORT OF DEPUTY CHIEF EXECUTIVE

Portfolio: Planning and Development

Sedgefield Borough Local Development Framework – Local Development Scheme 2006 (Amended January 2008)

1 SUMMARY

- 1.1 The Planning and Compulsory Purchase Act 2004 represents a major reform of the planning system. The Government's objective is to produce a more flexible plan-making system, the Local Development Framework. The Local Development Framework will comprise of a Local Development Scheme which sets out the work programme; a Statement of Community Involvement; a range of Development Plan Documents; Supplementary Planning Documents; and, Annual Monitoring Reports. In terms of the preparation of documents, the Statement of Community Involvement, Development Plan Documents and Supplementary Planning Documents are known as Local Development Documents.
- 1.2 The Local Development Scheme explains the work programme for the preparation of Local Development Documents that will form part of the Local Development Framework. The Local Development Scheme also provides a written and diagrammatic description of the documents to be produced and their own key 'milestones'.
- 1.3 This report amends the existing Local Development Scheme to include an Area Action Plan for Spennymoor Town Centre and a Supplementary Planning Document concerning the re-development of Windlestone Hall.

2 RECOMMENDATION

- 2.1 That Cabinet endorses the attached Local Development Scheme. Following the endorsement, the Local Development Scheme will then be formally submitted to the Secretary of State (represented by Government Office for the North East) for approval.

3 THE LOCAL DEVELOPMENT SCHEME (AMENDED)

- 3.1 There is a need to amend the current Local Development Scheme to accommodate the preparation of two documents. The Supplementary Planning Document will be prepared to guide the redevelopment of Windlestone Hall so that it respects the intrinsic value of the Grade II* Listing Building, its setting and other constituent elements that are currently being offered for sale by the County Council.
- 3.2 The Area Action Plan is being prepared to help direct investment and new development into Spennymoor Town Centre thus helping to improve the vitality and viability of the Town Centre. The Area Action Plan will provide a comprehensive regeneration framework that challenges existing use, target change and inspire action to guide future investment and activity in Spennymoor Town Centre. The preparation of this Area Action Plan has been commissioned to DTZ planning consultants in association with Llewelyn Davies Yeang.

4 RESOURCE IMPLICATIONS

- 4.1 In terms of this amendment, there will be resources required from the Local Development Framework Budget for printing and publishing. There will also be staff resources necessary to deal with consultation exercises and their responses.
- 4.2 The preparation of the Area Action Plan is being resourced through Local Authority Business Growth Incentive Funding as approved by Cabinet on the 27th September 2007.

5 CONSULTATIONS

- 5.1 Informal discussions have taken place with Government Office for the North East. There is no formal requirement for public consultation on the Local Development Scheme.
- 5.2 English Heritage and Durham County Council are aware of the Windlestone Hall Supplementary Planning Document.

6 OTHER MATERIAL CONSIDERATIONS

Links to Corporate Objectives / Values

- 6.1 The delivery of the Local Development Scheme will help the Council to meet Corporate Plan Aim 25.

Legal Implications

- 6.2 Regulations 6 to 12 of the Town and Country Planning (Local Development) (England) Regulations 2004 places obligations on the Local Planning Authority in terms of the format, content and availability of the Local Development Scheme.

Risk Management

- 6.3 Risk management issues are covered within Section 4 and Appendix 3 of the Local Development Scheme. A Risk Assessment Update is undertaken on a regular basis.

Health and Safety Implications

6.4 No additional implications have been identified.

Sustainability

6.5 There are no sustainability issues associated with this report. However, a Sustainability Appraisal Report will have to accompany the preparation of the Area Action Plan and Supplementary Planning Document.

Equality and Diversity

6.6 There are no equality and diversity issues associated with the report.

Social Inclusion

6.7 The Local Development Scheme sets out when there will be community engagement in the preparation of documents.

Procurement

6.8 No additional implications have been identified.

7 OVERVIEW AND SCRUTINY IMPLICATIONS

7.1 None.

8 LIST OF APPENDICES

Appendix 1 – Windlestone Hall Supplementary Planning Document Profile, Spennymoor Town Centre Area Action Plan Profile

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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

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"/>

Appendix1 – Document Profiles

Windlestone Hall SPD	
Overview	
Role & Subject	The Windlestone Hall SPD sets out detailed guidance for developers relating to the redevelopment of Windlestone Hall and its grounds
Coverage	Windlestone Hall
Status	Supplementary Planning Document
Conformity	In general conformity with national PPSs, the RSS and the Core Strategy DPD
Timetable	
Milestones	Dates
Evidence gathering and pre-production	September 2006 – December 2007
Consultation on draft SPD	March – April 2008
Consideration of Representations and finalise SPD	May – August 2008
Estimated Date For Adoption	September 2008
Arrangements for Production	
Project Manager	Forward Planning Manager
Management Requirements	The Borough's Cabinet
Evidence Required	Windlestone Conservation Area
Resources Required	Forward Planning Team, Development Control Team, Design and Conservation and administrative support.
Community and Stakeholder Involvement	Informal and formal consultations with specific groups will take place throughout the production of the SPD, in accordance with the advice set out in the Borough SCI.
Monitoring	
The Windlestone Hall SPD will be monitored through the AMR and subject to review if this highlights a need.	

Spennymoor Town Centre Area Action Plan

Overview

Role & Subject	The Spennymoor Town Centre Area Action Plan will seek to provide a comprehensive regeneration framework that will challenge existing use, target change and inspire action to guide future investment and activity in the Town Centre.
Coverage	Spennymoor Town Centre
Status	Area Action Plan
Conformity	In general conformity with national PPSs, the RSS and the Core Strategy DPD

Timetable

Milestones	Dates
Informal consultation and evidence gathering (leading to release of Issues and Options Paper)	Up to September 2008
Preferred Options Consultation	January – February 2009
Submission of DPD to Secretary of State and DPD Consultation	July 2009
Examination	February 2010
Estimated Date For Adoption	September 2010

Arrangements for Production

Project Manager	Forward Planning Manager
Management Requirements	The Borough's Cabinet
Evidence Required	EDAW Study, Town Centre Retail Gap Study, Spennymoor Annual Town Centre Survey
Resources Required	Forward Planning Team, Strategy and Regeneration, DTZ and Llewelyn Davies Yeang
Community and Stakeholder Involvement	Informal and formal consultations with specific groups will take place throughout the production of the AAP, in accordance with the advice set out in the Borough SCI.

Monitoring

An Implementation and Monitoring Framework will be developed alongside the AAP. The AAP will be monitored through the AMR and will be subject to review if deemed necessary.