

Item 7

REPORT TO COUNCIL

28 July 2006

REPORT OF DIRECTOR OF NEIGHBOURHOOD SERVICES

Portfolio: Planning and Development

Sedgefield Borough Local Development Framework – Core Strategy Alternative Options Report

1 SUMMARY

- 1.1 The Core Strategy Development Plan Document will provide the overall strategic spatial planning policies for the Borough up to 2018. Regulation 25 of the Town and Country Planning (Local Development) (England) Regulations 2004 states that in order to take forward this Document, the Borough Council must undertake an early consultation exercise to identify what are the planning issues and options that the document will seek to address.
- 1.3 The Key Issues Paper was published last year, alongside the Sustainability Appraisal Scoping Report. Following an assessment of the responses received, the Alternative Options document has been developed. The Alternative Options Document builds upon the key issues raised by the community during the consultation period and proposes a series of alternative options to address these issues. The responses received to this round of consultation will feed into the Preferred Options Report that is due to publication in February 2007.

2 RECOMMENDATION

- 2.1 That Council endorses the attached Core Strategy Alternative Options Document, so that the document can be published.

3 THE ALTERNATIVE OPTIONS DOCUMENT

- 3.1 Paragraphs 4.1-4.3 of Planning Policy Statement 12 states that the key to the success of the new system is the early identification of all issues in the preparation of a Development Plan Document. Local authorities should “front-load” the preparation of Development Plan Documents by facilitating early involvement and securing input from

its community. This is to ensure that there is full community involvement before significant decisions are taken.

- 3.2 As part of the continuing pre-production work that the Borough Council is undertaking, we are providing an additional opportunity for consultees to influence the process as early as possible. The release of this Options document will further this process. The Town and Country Planning (Local Development) (England) Regulations 2004 states that Local Planning Authorities (LPAs) should consult and engage with specific consultation bodies to identify the emerging planning issues that should be considered in Development Plan Documents. This consultation will provide the opportunity for the community to consider alternative options and identify which is their preferred option and help provide evidence for the LPA to ensure that Development Plan Documents are sound when they are submitted for examination.
- 3.3 The Alternative Options Document follows a similar approach to the Key Issues Paper. The document is formatted in a way that firstly identifies the issues and responses that were raised by the Key Issues Paper, and then considers how these issues can be addressed.

Key Spatial Issues

- 3.4 The Core Strategy will provide the strategic planning framework for the Borough. Overall, we are asking the community's views on 19 different spatial planning issues, and providing them with a range of options to address these. It is important that the community are given a chance to fully take part in the future spatial strategy of the Borough and be able to suggest different options to address these issues.
- 3.5 For example, one of the key matters to be addressed at this stage is what criteria should be used to assess how a proposal contributes to a sustainable community. The Options Report puts forward 22 criteria to assess the sustainable virtues of development proposals. The consultation exercise will be used to assess whether the community believe that we have identified the broad range of issues.
- 3.6 All these policy options will be fully appraised against the Sustainability Appraisal Framework when the Core Strategy Preferred Options Report is prepared later in the year.

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 Key Issues Paper, that was published last year, invited comments regarding the key strategic spatial issues affecting the Borough. During the six-week period of public consultation, we received 547 comments regarding the Key Issues Paper and 110 comments regarding the Sustainability Appraisal Scoping Report.

5.2 The consultation exercise on the Core Strategy Alternative Options Report will be undertaken with the consultation bodies, 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

The document must be published in accordance with the Town and Country Planning (Local Development) (England) Regulations 2004.

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 further requirement to undertake Sustainability Appraisal.

6.5 Equality and Diversity

The Core Strategy Alternative Options document 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 discussed with the document.

6.7 Procurement

There are no procurement issues.

7 OVERVIEW AND SCRUTINY IMPLICATIONS

7.1 None.

8 LIST OF APPENDICES

8.1 Core Strategy Alternative Options Report

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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

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"/>