

ITEM NO

REPORT TO COUNCIL

29 June 2007

REPORT OF DIRECTOR OF NEIGHBOURHOOD SERVICES

Portfolio: Planning and Development

Sedgefield Borough Local Development Framework – Major Allocations Alternative Options Report

1 SUMMARY

- 1.1 The Major Allocations Development Plan Document will allocate new employment and housing sites across the Borough up to 2021. 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 the key issues that the document will seek to address and a series of possible options.
- 1.2 A draft Search Sequence and Detailed Assessment was also published in October 2006 which sought to develop a methodology which would help to determine which potential development sites are the most sustainable, viable and deliverable. Following an assessment of the responses received, the Alternative Options Report has been developed. This report considers the merits of each of the sites that have been submitted for consideration. The responses received to this round of consultation will feed into the Preferred Options Report that is due for publication in July 2008.

2 RECOMMENDATION

- 2.1 That Council endorses the attached Major Allocations Alternative Options Report, so that the document can be published.

3 THE MAJOR ALLOCATIONS ALTERNATIVE OPTIONS REPORT

- 3.1 Paragraphs 4.1 – 4.3 of Planning Policy Statement 12: Local Development Frameworks, states that the key to the success of the new system is the early identification of all issues in the preparation of the 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 Continuing the pre-production work that the Borough Council has already undertaken by the Key Issues Paper and Sustainability Appraisal Scoping Report and the Search Sequence and Detailed Assessment, we are providing an additional opportunity for consultees to influence the process as early as possible through the publication of this Alternative Options Report. 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 the 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 Major Allocations Alternative Options Report firstly considers future employment sites and then future housing sites. These sites have been put forward through a range of sources including the existing Local Plan, the Urban Capacity Study (2003), Coalfield Housing Market Renewal Strategy (2006) landowners and other interested parties.

Employment Land

- 3.4 As set out in the Core Strategy Preferred Options Paper, employment development will be prioritised at Green Land Industrial Estate, Spennymoor; Aycliffe Industrial Estate, Newton Aycliffe; and NetPark, Sedgefield. There will be a need to develop additional employment land in order to meet the requirements of the Regional Spatial Strategy. This will strengthen the Borough's employment land portfolio. Consultees will be asked to comment on which employment sites should be included within this portfolio.

Housing Land

- 3.5 In accordance with Planning Policy Statement 3: Housing, Regional Spatial Strategy for the North East and the Core Strategy Preferred Options Paper, future housing development should be directed to the most sustainable locations, using previously developed land where appropriate. The Borough Council has developed its Search Sequence, which prioritises development to the most sustainable locations first. Alternative housing sites that have put forward to the Borough Council for consideration have been placed in their particular Search Sequence category.

6 OTHER MATERIAL CONSIDERATIONS

6.1 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.

6.2 Legal Implications

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

6.3 Risk Management

If the Major Allocations Development Plan Document is not produced, the deliverability of sustainable economic and housing development across the Borough may be hindered and this could have a negative effect upon the successful regeneration of the Borough's economy.

6.4 Health and Safety Implications

No additional implications have been identified.

6.5 Sustainability

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

6.6 Equality and Diversity

The Major Allocations Alternative Options will be made available in alternative languages, Braille or in audio format where requested, and will be placed on the website in pdf format.

6.7 Social Inclusion

Social inclusion issues are discussed with the Document.

6.8 Procurement

There are no procurement issues.

7 **OVERVIEW AND SCRUTINY IMPLICATIONS**

7.1 None.

8 **LIST OF APPENDICES**

Major Allocations Alternative Options Report
Local Development Framework: Statement of Consultation

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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 type="checkbox"/>	<input type="checkbox"/>
2. The content has been examined by the Councils S.151 Officer or his representative	<input type="checkbox"/>	<input type="checkbox"/>
3. The content has been examined by the Council's Monitoring Officer or his representative	<input type="checkbox"/>	<input type="checkbox"/>
4. The report has been approved by Management Team	<input type="checkbox"/>	<input type="checkbox"/>