

Supplementary Planning Document 1: Sustainable Design Guide

Consultation Statement

Introduction

1. The Supplementary Planning Documents (SPDs) provide guidance on local planning matters. The Sustainable Design SPD specifically aims to provide advice and guidance on improving the design standards and sustainability of new developments. The SPD also provides greater detail on policies within the adopted Core Strategy that aim to reduce the environmental impacts of development and to encourage the provision of renewable energy generating technologies within major developments.
2. In accordance with the relevant regulations, the SPD was subject to a public consultation. This Consultation Statement sets out how this was undertaken, the comments that were received and what changes have been made to the document as a result.

Consultation Period

3. Consultation on the Sustainable Design Guide was undertaken alongside two other Local Development Framework Documents. These were Supplementary Planning Document 3: Parking Provision for Developments and the Issues and Options stage of the Environment DPD. The SPD was prepared and consulted on in accordance with regulations 16, 17 and 18 of the Town and Country Planning (Local Development) (England) Regulations (2004), as amended by the Town and Country Planning (Local Development) (England) (Amendment) Regulations (2008).
4. In accordance with Regulation 17, the following steps were undertaken:
 - Copies of the SPD and a statement setting out how comments could be made (the 'SPD matters') were made available during normal office hours at the Council's Planning Office at:

Gloucester House
72 Church Road
Stockton on Tees
TS18 1TW
 - Copies of the SPD and the Statement of SPD matters were also made available at all libraries within the Borough.
 - Copies of the SPD, the Statement of SPD matters and details of physical locations where the documents were available to view were also made available on the Council's website.
 - A statutory notice was placed in the Herald and Post newspaper on 27 January 2011 (See Appendix 1)
5. In addition, letters were sent to organisations and individuals included on the Council's consultation database informing them of the consultation period, the locations where the documents were available to view and the procedure for making comments. This included both specific and general bodies included in Regulation 17(3). A list of the organisations consulted is included at Appendix 2.
6. A presentation on the SPD was given to the following bodies:
 - Parish Council Liaison Forum
 - Central Area Partnership (Stockton Renaissance Local Strategic Partnership)

- Eastern Area Partnership (Stockton Renaissance Local Strategic Partnership)
- Northern Area Partnership (Stockton Renaissance Local Strategic Partnership)
- Western Area Partnership (Stockton Renaissance Local Strategic Partnership)
- Environment Partnership (Stockton Renaissance Local Strategic Partnership)

The presentation was followed by an opportunity for discussion and to ask questions.

7. A short article was included in Stockton News, a community magazine published by Stockton Council and delivered to all households within the Borough. A copy is included at Appendix 3.
8. As a result of a press release issued by the Council, a short article was published in the Middlesbrough Evening Gazette. A copy is included at Appendix 4.
9. A Habitat Regulations Assessment Screening Report was prepared for the SPD and the consultation period for this document was 11 July 2011 to 8 August 2011. Consultation on this document followed the steps outlined above in paragraphs 5 and 6, with the exception that the advert was placed in the Herald and Post on 6 July 2011 (see Appendix 5)

Comments Received

10. Nine responses were received in response to the consultation on the SPD and one response in relation to the consultation on the Habitat Regulations Assessment report
11. Four of the respondents had no comments to make, however, others expressed support for the contents of the SPD and there were also comments on the text and suggested changes. Due to the number of comments received, a schedule of these comments and the Council's response is included at Appendix 6.
12. In relation to the Habitat Regulations Assessment accompanying the SPD, Natural England stated that they were "satisfied that the assessment has been carried out using an appropriate methodology and we would agree with the screening conclusion that the Sustainable Design Guide SPD is not likely to have a significant effect on any Natura 2000 sites".

Thursday, January 27, 2011

Herald & Post

STATUTORY NOTICES

**Stockton-on-Tees Borough Council
NOTICE OF CONSULTATION ON THE ENVIRONMENT DEVELOPMENT
PLAN DOCUMENT ISSUES & OPTIONS, SUSTAINABLE DESIGN GUIDE
SUPPLEMENTARY PLANNING DOCUMENT & PARKING PROVISION FOR
DEVELOPMENTS SUPPLEMENTARY PLANNING DOCUMENT
Planning and Compulsory Purchase Act 2004
Town and Country Planning (Local Development) (England) Regulations 2004
Town and Country Planning (Local Development) (England) (Amendment)
Regulations (30) 2008**

In 2004, the Planning and Compulsory Purchase Act introduced major changes in the way decisions about the long term planning and development of areas are made. The Act requires local authorities to prepare and maintain a 'Local Development Framework' (LDF), to replace existing local plans.

The LDF comprises of a number of planning documents otherwise called 'Local Development Documents' (LDD) which together will set out the Council's long term planning policies and Supplementary Planning Documents (SPD). Stockton-on-Tees Borough Council has prepared an Environment Development Plan Document (DPD) Issues and Options, a Sustainable Design Guide SPD and a Parking Provision for Developments SPD as part of the LDF.

Environment DPD

The Environment DPD will provide site-specific designations and guidance regarding the natural, historic and rural environment. The Environment DPD will add more detail to the strategic policies set out in the Core Strategy.

Issues and Options is the first stage of the consultation process. The Issues and Options report details issues affecting the natural, historic and rural environment of Stockton-on-Tees Borough and invites the public and stakeholders to make comments on which options they feel are most appropriate for dealing with these issues. The Issues and Options paper presents the chance to consider how different policy options might deliver or hinder those broader local community priorities and test whether those choices fit well with national policy and guidance.

Sustainable Design Guide SPD

The purpose of the Sustainable Design Guide SPD is to amplify policies contained in the adopted Core Strategy and assist the Council in the determination of planning applications and provide guidance to the public and developers on improving the design standards and sustainability of new developments. It will encourage attractive and inclusive residential neighbourhoods and promote high quality design, energy efficiency and environmental sustainability.

Parking Provision for Developments

The original Supplementary Planning Document 3: Parking Provision in New Developments was adopted by the Council in 2006 to provide guidance on the parking standards required for various types of development within the Borough. In response to changes to Government guidance and the adoption of the Council's Core Strategy, the SPD has been revised, updated and renamed '*Parking Provision for Developments*'.

The documents have been approved for public consultation purposes by the Council. Copies of the documents are available for public inspection free of charge at:

- Planning Department, Gloucester House, Church Road, Stockton (between the hours of 08:30 and 17:00 Monday to Thursday inclusive, and 08:30 and 16:30 Friday)
- Billingham Branch Library, Bedale Avenue, Billingham
- Eaglescliffe Library, Butterfield Drive, Eaglescliffe
- Fairfield Library, Fairfield Road, Stockton
- Ingleby Barwick Library, Community Campus, Blair Avenue, Ingleby Barwick
- Norton Branch Library, High Street, Norton
- Ragworth Neighbourhood Centre, St Johns Way
- Roseberry Library, The Causeway, Billingham
- Roseworth Branch Library, Redhill Road, Roseworth
- Thornaby Branch Library, Westbury Street, Thornaby
- Thornaby Central Library, Thornaby Pavillion, Thornaby
- Stockton Central Library, Church Road, Stockton, and
- Yarm Library, High Street, Yarm (during normal opening hours).

Consultation commences on **Monday 31st January 2011**; comments in respect of these documents must be received by the Council before 5pm on **Monday 14th March 2011** and should be sent;

- in writing to, Spatial Planning Manager, Spatial Planning Section, Gloucester House, Church Road, Stockton, TS18 1TW;
- by e-mail to, spatialplans@stockton.gov.uk

Comments should state the specific document and matters to which they relate. Any representations submitted to the Council may be accompanied by a request to be notified of the adoption of the documents.

Further information and copies of the documentation are available from the Council's website www.stockton.gov.uk/spatialplans. Alternatively, copies can be obtained from the Planning Department during the hours specified above, or by telephoning (01642) 526197.

Appendix 2:

Accent North East
Age Concern - Teesside
Airport Operators Association
Aislaby & Newsham Parish Council
Appletons Chartered Surveyors
Avecia
B. T. Group plc
B.T.C.V.
Baines Goldston
Banks Developments
Barclays Bank
Barratt Homes
Barton Willmore
Bede Sixth Form College
Bellway Homes
Big Tree Planning Ltd
Billingham Town Council
Bishopton Parish Council
Blackett Hart and Pratt
Blue Sky Planning Ltd
BOC Gases
bpi. Industrial
British Gas (Northern)
British Geological Survey
British Land
British Telecom
British Toilet Association
British Waterways
British Waterways
Building Design Consultant
Business & Resident Action Group -
Norton High Street
CABE
Carlton Parish Council
Castlegate Shopping Centre
Catalyst
Caterpillar Stockton
CB Richard Ellis Ltd
Centre for Ecology and Hydrology
Charles Church
Chemical Business Association
Childrens Society
Chris Thomas Ltd
Church Commissioners
Civil Aviation Authority
Cleveland Fire Brigade
Cleveland Police Headquarters
Commission for Racial Equality
Conaco Phillips Petroleum Co. UK Ltd
Concept Town Planning Ltd
Corporate Real Estate
Council for British Archaeology
Country Land and Business Association
(NE)
CPRE
CPRE
Crathorne Parish Council
Crown Estate Office
Dalton Warner Davis
Dalton Warner Davis Chartered Surveyors
Darlington Borough Council
David Kitchen Associates
Davis Planning Partnership
DEFRA
Department for Education and
Employment
Department for Transport
Development Planning Partnership
Disability Rights Commission
DKS Architects
DPDS Consulting Group
Dr Malcolm Bell Ltd
Drivers Jonas Chartered Surveyors
DTZ
DTZ Debenham
Durham County Council
Durham Diocesan Secretary
Durham University
E A Clayton
Eaglescliffe Preservation Action Group
East and West Newbiggin Parish Meeting
Eastern Area Partnership Board
Egglecliffe & Eaglescliffe Parish Council
Egglecliffe Youth Group
Elwick Parish Council
Emolior
Endeavour Housing Association
Endeavour Partnership
Energy Management Section
England and Lyle
English Heritage
English Partnerships
Entec UK Ltd on behalf of National Grid
Environment Agency
Equality and Human Rights Commission
Esh Developments
Farming and Wildlife Group
FFT Planning

Fields in Trust
Firstplan
Forest Enterprise
Forestry Commission (County Durham)
Forestry Commission (Morpeth)
Freight Transport Association
Friends of Tees Heritage Park
Friends of the Earth - Middlesbrough & Redcar
Fusion on Line Ltd
G and I Developments
George F White (Estate Agent)
George Wimpy - Strategic Land
Girsby Parish Council
GL Hearn Property Consultants
GO Northern
Government Office for the North East
Great Stainton Parish Meeting
Greatham Parish Council
Grindon Parish Council
Groundwork Trust
GVA Grimley
GVA Lamb & Edge Planning Development and Regeneration Unit
H J Banks & Co. Ltd.
Habinteg Housing Association
Halcrow Group Limited
Hambleton District Council
Hanover Housing Association
Hart Properties
Hartburn Residents Association
Hartlepool Borough Council
Hartlepool Water
Health and Safety Executive
Health and Safety Executive, North East Area
Help the Aged
High and Low Worsall Parish Council
Highways Agency - Northumberland & Durham
Highways Agency Tees Valley
Highways Agency Tyne & Wear
Hilton and Seamer Action Group
Hilton Parish Council
Historic Towns Forum
HJ Banks & Co Limited
HM Prison Service Estates
Hobson 7 Smith, Builders
Home Builders Federation
Home Housing Association
Home Office

Homes and Communities Agency
Housing Corporation (London)
How Planning
Ian Derby Partnership
Industry Nature Conservation Association
Ingleby Barwick Town Council
Jackson Plan
Jayline Travel
Jeffrey Tarren & Associates
JG Eaglescliffe (Holdings) Ltd
John Potts Limited
Jomast Developments
Jon Tweddell Planning
JWPC Limited
Kirklevington & Castle Levington Parish Council
Lafarge Aggregates Ltd
Lambert Smith and Hampton
LaSalle Investment Management
Learning and Skills Council Partnership
Director - Stockton-on-Tees
Long Newton Parish Council
Lovell
Lovell Johns
Maltby Northern Edge Resident's Group
Maltby Parish Council
Marine Management Organisation
Matthew Trotter & Miller Architects
McInerney
Metropolis PD
Middlesbrough Borough Council
Middleton St George Parish Council
Miller Homes
Miller Homes
Ministry of Defence
Mobile Operators Association C/o Mono Consultants Limited
Montague Evans
Mordon Parish Meeting
Nathaniel Lichfield and Partners
National Farmers Union
Natural England
Network Rail
Network Rail Property
Newby Parish Council
NG Bailey
North British Housing
North East Chamber of Commerce
North East Civic Trust
North East Community Forests
North Star Housing Group

North Tees NHS Transitional Care Office
North Tees NHS Trust
North Yorkshire County Council
Northern Consortium of Housing
Northern Electric and Gas
Northern Gas Networks
Northumbrian Water
Npower Renewables
One North East
Openreach
Peacock and Smith
Persimmon Homes
Persimmon Homes Teesside
Peter Wigglesworth Planning Ltd
Philips Petroleum
Picton Parish Council
Planning Prospects
Planning Team, Dickinson Dees LLP
Preston Farm Developments
Preston on Tees Parish Council
Primeland Consultants Limited
Prism Planning
Property Search Group
Property Services Agency (Crown Property)
Railtrack Plc
Railway Housing Association
Ramblers Association, Stockton
Redcar and Cleveland Borough Council
Redmarshall Parish Council
Regional Director of Planning
RenewableUK
RGB Ltd
Richard Burt Design
Road Haulage Association - Northern Office
RPS Group Plc
RSPB
Rudby Parish Council
Sadberge Parish Council
Sanderson Weatherall
Sanderson Weatherall for Inbond and Royal Mail Property Holdings
Sanderson Weatherall on behalf of Lidl UK
Satnam Group
SAVE
Savills L&P Ltd
School of Architecture, Planning & Landscape
Scott Wilson
Seamer Parish Council
Sedgefield Parish Council
Shuttleworth Picknett & Associates LLP
Signet Planning
Sita UK
Smiths Gore
Society for the Promotion and Advancement of Romany Culture
Society for the Protection of Ancient Buildings (SPAB)
Solutions Northern
sp&architects
Spawforths
Sport England
Stagecoach Transit
Stainton and Thornton Parish Council
Sted Construction Design
Stewart Ross Association
Stillington & Whitton Parish Council
Stockton Business Forum
Stockton Renaissance
Stockton Residents' Association
Stockton Retail Park
Stockton Riverside College
Stockton Sixth Form College
Stockton Western Area Partnership Board
Stockton-on-Tees Teaching PCT
Storeys:ssp
storeys:ssp
Strutt and Parker
Taylor Wimpey UK Ltd
Tees and Hartlepool Port Authority Ltd.
Tees Archaeology
Tees Barrage
Tees East and North Yorkshire Ambulance NHS Trust
Tees Valley Biodiversity
Tees Valley Housing Association
Tees Valley Living
Tees Valley Partnership
Tees Valley Regeneration
Tees Valley Rural Community Council
Tees Valley Unlimited
Tees Valley Wildlife Trust
The Ancient Monuments Society
The Billingham Partnership
The Coal Authority
The Co-operative Group
The Council for British Archaeology
The Garden History Society
The Georgian Group
The Gypsy Council UK Office

The National Federation of Gypsy Liaison
Groups
The Tees Forest
The Theatres Trust
The Twentieth Century Society
The Victorian Society
The Woodland Trust
Thornaby on Tees Town Council
Thoroughbred Homes Ltd
Thorpe Thewles Residents Association
Transco
Traveller Law Reform Coalition
Tristar Homes
Turley Associates
Turley Associates on behalf of Tees
Valley Airport
U.K Land Estates
UK Association of Gypsy Women
University of Durham
Vernon and Co
Viewpoint
Ward Hadaway
Wellington 2004 Estate Company
Wellington Square
Wimpey Homes
Wolviston Parish Council
Women's National Commission
Woodsyde, Thorntree farm
Wright Construction (Durham) Ltd.
Wynyard Estates
Wynyard Park
Yarm and Willie Flats Residents Group
Yarm Chamber of Trade
Yarm Civic Society
Yarm Civic Society
Yarm Residents Group
Yarm Town Council
York Diocesan Society
Yorkshire Forward
Yuill Homes
Zero Waste Ltd



Planning ahead

The Stockton-on-Tees Local Development Framework determines planning applications, which could affect everyone in the Borough.

Soon the Council will be seeking your views on three new documents:

The Environment Development Plan document will set out Borough-wide policies for natural, historic and rural environments such as nature conservation sites, open spaces and the historic environment.

Supplementary Planning Documents (SPDs) give

applicants advice and guidance on how planning policies will be interpreted.

The Sustainable Design Guide SPD will provide advice on energy efficiency and environmental sustainability, as well as encouraging high quality design standards.

There will also be a revision of car parking to take account of Government guidance and ensure the standards it contains are right for the Borough.

The Council will welcome comments on these in February and March – for information call (01642) 526197 or email spatial.plans@stockton.gov.uk

INBRIEF

Have your say on town topics

STOCKTON Council is inviting members of the public to have their say on future developments across the borough.

Three documents, which cover a number of topics including designations for play areas and green spaces, planning applications and parking, will be available to comment upon during the six-week consultation period starting on January 31. The documents can be viewed at all libraries across the borough, at Gloucester House reception and online at stockton.gov.uk/spatialplanning

Cuppa for heroes

A COFFEE morning with stalls including cake, nearly new clothes, bric-a-brac and a tombola is being held by the Stockton South Constituency Labour Party on February 5 at Grays Road Institute, Grays Road, Grangefield Stockton. The event is in aid of Help for Heroes.

Join heritage walk

TO celebrate Local History Month, a two hour walk through Norton's industrial heritage will take place, on Tuesday, May 10, starting from Norton Library, at 10.30am. Refreshments will be available afterwards at the library. To book a place, call 01642 528019.

Appendix 5: Local Advertisement for Habitat Regulations Assessment

Stockton-on-Tees Borough Council

NOTICE OF CONSULTATION ON THE CORE STRATEGY REVIEW ISSUES & OPTIONS DOCUMENT AND HABITAT REGULATIONS ASSESSMENTS FOR THE SUSTAINABLE DESIGN GUIDE & PARKING PROVISION FOR DEVELOPMENTS SUPPLEMENTARY PLANNING DOCUMENTS

Planning and Compulsory Purchase Act 2004

Town and Country Planning (Local Development) (England) Regulations 2004

Town and Country Planning (Local Development) (England) (Amendment) Regulations 2008

In 2004, the Planning and Compulsory Purchase Act introduced major changes in the way decisions about the long term planning and development of areas are made. The Act requires local authorities to prepare and maintain a 'Local Development Framework' (LDF), to replace existing local plans. The LDF comprises a number of planning documents otherwise called 'Local Development Documents' (LDD) which together will set out the Council's long term planning policies and Supplementary Planning Documents (SPD).

Stockton on Tees Borough Council is in the process of producing several documents as part of the LDF. These documents are LDDs and accompanying documents, which support Development Plan Documents (DPDs) and Supplementary Planning Documents (SPDs). This consultation concerns three documents.

PLANNING FOR HOUSING CORE STRATEGY REVIEW ISSUES AND OPTIONS

Stockton on Tees Core Strategy was adopted in March 2010 and contains policies requiring new housing to be located on sites in the Core Area of the Borough, along the riverside and in the urban area. Monitoring has identified that potentially there are insufficient sites in these locations to deliver all of the Borough's housing requirements to 2028 and that additional sites are needed to accommodate approximately 2800 dwellings for the plan period. Therefore, the Council has decided to undertake a partial review of the Core Strategy in connection with the location of housing sites.

The Core Strategy Review Issues and Options Consultation sets out the background and context and identifies potential housing site options. The document includes explanatory maps and details. A short questionnaire has been produced to accompany this document, which can be downloaded from the Stockton Borough Council website www.stockton.gov.uk/planningforhousing or by telephoning the Planning for Housing Hotline on (01642) 526050. These documents are available for comment between 11th July and 19th September 2011.

HABITAT REGULATIONS ASSESSMENTS FOR THE SUSTAINABLE DESIGN GUIDE SPD & PARKING PROVISION FOR DEVELOPMENTS SPD

A Habitat Regulations Assessment (HRA) assesses the impact of all plans and projects on sites designated as of European Importance for their nature conservation value as required by the European Habitats Directive. Two HRA documents have been produced for the Sustainable Design Guide SPD and Parking Provision for Developments SPD. These documents are available for comment between **11th July and 8th August 2011**.

During the consultation periods, copies of these documents are also available for public inspection free of charge at:

1. Planning Department, Gloucester House, Church Road, Stockton (between the hours of 08:30 and 17:00 Monday to Thursday inclusive, and 08:30 and 16:30 Friday)
2. Billingham Branch Library, Bedale Avenue, Billingham
3. Eaglescliffe Library, Butterfield Drive, Eaglescliffe
4. Fairfield Library, Fairfield Road, Stockton
5. Ingleby Barwick Library, Community Campus, Blair Avenue, Ingleby Barwick
6. Norton Branch Library, High Street, Norton
7. Ragworth Neighbourhood Centre, St John's Way, Stockton
8. Roseberry Library, The Causeway, Billingham
9. Roseworth Branch Library, Redhill Road, Roseworth
10. Thornaby Branch Library, Westbury Street, Thornaby
11. Thornaby Central Library, Thornaby Pavillion, Thornaby
12. Stockton Central Library, Church Road, Stockton, and
13. Yarm Library, High Street, Yarm (during normal opening hours).
14. Mobile Library Service, in accordance with published timetable.

Any comments in respect of these documents should be sent during the appropriate consultation period and clearly marked with the title of the relevant document using the following methods:

- In writing to The Spatial Planning Section, Stockton on Tees Borough Council, Gloucester House, Church Road, Stockton, TS18 1TW
- By email to planningforhousing@stockton.gov.uk for the Core Strategy Review - Planning for Housing consultation.
- By email to spatialplans@stockton.gov.uk for the Habitat Regulations Assessment consultation.

Further information and copies of the documentation are available from the Council's website www.stockton.gov.uk/spatialplans. Alternatively, copies can be obtained from the Planning Department during the hours specified above, or by telephoning (01642) 526197.

Appendix 6: Schedule of Comments Received

Organisation	Comment	Page	Paragraph	Comment	Response
Yorkshire Forward	1/1			We welcome the opportunity to comment on emerging planning policy within neighbouring local authorities, however, in this instance we do not have any comments to make in relation to these documents.	Response noted
Ministry of Defence	2/1	0		The MoD has no safeguarding objections to the ..Sustainable Design Guide Supplementary Planning Documents. It should be noted however that the erection of wind turbines can affect military aviation and radar establishments that are located both within and without Stockton on Tees. The above documents have identified that there is potential for the development of wind turbines within the Borough. Defence Estates Safeguarding can therefore complete a technical assessment of windfarm development proposals prior to the submission of formal planning applications.	Comments noted.
The Coal Authority	3/1	0		Having reviewed your document, I confirm that we have no specific comments to make on this document at this stage.	Response noted.
Highways Agency	4/1	9	3.1.1	We support the policies in 3.1 and 4.3 to locate development on sites well served by public transport, cycleways and footpaths and to ensure that they are well connected to these networks.	Support welcomed.
	4/2	11	4.13	We also support the policies at 4.13, requiring the provision of cycle parking, and 4.14, encouraging the use of travel plans to encourage the use of sustainable modes. The policies will help to reduce the potential for future development to adversely affect the operation of the Strategic Road Network.	Support welcomed.
Homes and Communities Agency	5/1	0		We have noted the contents of these documents and have no comments to make at this time.	Response noted..
Environment Agency	6/1	11	4.11.1	Overall, we feel this is an excellent document and covers most of the issues which we would wish to see in such a guide. In particular, we support the following sections - 4.11 on Green Infrastructure, 4.16 on Waste Storage and 5.5 of water efficiency and sustainable drainage.	Support welcomed.
	6/2	38	5.5.1	With regards to section 5.5 however, we would advise the Council to consider having more specific requirements for certain developments to utilise SuDs. We would suggest making a specific requirement for SuDs in certain developments, for example within critical drainage areas, or in areas where green infrastructure provision is a priority and then showing these areas on a map.	Comments noted. However, the Council wishes to encourage SuDs to be utilised within all possible developments. It is considered that providing a map of critical areas will allow developers outside of those zones to avoid the use of SuDs techniques.
	6/3	7	2.4.1	We also suggest you refer to your Strategic Flood Risk Assessment in section 2.4.	Agreed - Information on the Strategic Flood Risk Assessment has been added to section 2.4.
	6/4	28	4.17.1	With regards to section 4.17 on Backland developments, we would specifically hope to discourage such developments where they fall within flood zones 2 or 3. These developments are very unlikely to pass the sequential test, as required in PPS25, and are generally considered to be in unsustainable locations with regards to flood risk and climate change. We would support a statement in this section making reference to this point.	Agreed- Reference to this point has been added to section 4.17.

Organisation	Comment	Page	Paragraph	Comment	Response
Natural England	7/1	2	2.1	Please note that PPS9 paragraph 14 should also be taken into consideration.	Comments noted, however outlines of individual Planning Policy Statements have been removed from the document in light of proposed changes to the planning system. It is made clear that all national planning policy documents need to be considered.
	7/2	4		The following document, produced by the Town and Country Planning Association, sets out practical measures that can be taken to enhance/improve biodiversity through better design. The document can be found at the following web address (http://www.tcpa.org.uk/data/files/bd_biodiversity.pdf).	Comments noted.
	7/3	9		The use of Concept Statements should be considered for major housing development sites.	Comments noted. In light of anticipated changes to the regulations surrounding community involvement in planning, the Council intends to review its Statement of Community Involvement and this suggestion will be considered there.
	7/4	9	3.2.2	The site appraisal should also take into account the characteristics of the landscape character area in which the development is located (using the Stockton LCA and Natural England National Character Area 23 Tees Lowlands), and any proposed landscape conservation, management or enhancement objectives.	Comments noted- It is considered that the stated considerations for the site appraisal are sufficient to ensure that the landscape setting of the site is taken into account. It is not considered appropriate to specifically refer to landscape character areas as these do not cover any of the areas within the Borough's limits to development.
	7/5	9	3.2.2	In addition to wildlife habitats and any environmental designations, the presence of protected species should also be assessed and their requirements recognised. This is most likely to relate to the presence of protected species on development sites or in properties subject to extension or regeneration. Those most likely to be involved are great crested newts in space to be developed, either green or brown field, and bats and their roosts in existing properties.	Agreed - The presence of protected species has been added to the list of considerations for site appraisals.
	7/6	9	3.2.2	Any development must meet the legislative requirements, as set out in PPS9 , ODPM circular 06/2005 and the Habitats Regulations, as amended 2010. The requirements are set out on our website	Comments noted - However it is not considered necessary to specifically refer to all of the legislative requirements placed upon developers.
	7/7	11	4.1.2	This should refer to connectivity and accessibility of the development in particular to public transport, cycling, and walking networks including rights of way and in relation to the green infrastructure network. It should also refer to the landscape setting of the area, and also consider opportunities for biodiversity creation, protection and enhancement.	Comments noted- However, previous paragraphs refer to the need to consider these issues.
	7/8	13	4.5.2	We agree that the layout of the proposed developments should ensure use and retention of natural features. This should also take into account any other landscape and/or ecological features on the site including for example hedgerows, ponds, tree lines, streams, protected species, other priority BAP habitats. These all add to an area's biodiversity but also provide linear features along which access routes can be created.	Comments noted - The need to take into account all natural features is included elsewhere within the document. Paragraph 4.5.2 refers to specifically to trees and the issues caused by future root and canopy spread.
	7/9	18		We welcome recognition of the need for green infrastructure in designing new development and the detailed guidance provided. (Additional examples of best practice guidance for developers which could be incorporated into this section were suggested).	Comments noted.

Organisation	Comment	Page	Paragraph	Comment	Response
Natural England	7/10	18	4.11.1	The definition adopted for the Stockton Green Infrastructure Strategy and Stockton Environment DPD should be used here for consistency of approach. We suggest using the terms open and green spaces.	Agreed- The terms open and green spaces have been included within the paragraph and a further explanation of green infrastructure, using terms from the Green Infrastructure Strategy has been added to section 3.
	7/11	19	4.11.2	We suggest that this paragraph also refers to the design requirements of green infrastructure working at different spatial scales. Green infrastructure needs to be designed at the following scales (scales were suggested)	Agreed- Comments relating to the requirements of green infrastructure at differing scale have been included within section 3.
	7/12	19	4.11.2	Some of the design features represent functions of multifunctional Green Infrastructure. Rather than asking for all of these everywhere, they could be targeted and prioritised via planning condition or otherwise encouraged where the benefits that the functions bring are most needed e.g. water retention through water barrels, green roofs, green facades should be encouraged in areas with high risk of flooding and visual screening should be particularly encouraged near noisy & polluting roads.	Comments noted - It is considered that the document encourages developers to devise individual schemes for individual sites. Section 3.2 requires a scheme to respond to its setting and be of a sympathetic design that takes into account the site and its context. It is considered that the document already includes the message that any design feature should be used where it can provide most benefit to a scheme.
	7/13	19	4.11.2	The Green infrastructure elements of new development should also be designed to: <ul style="list-style-type: none"> ·be adapted to climate change (e.g. not water hungry) and ·low maintenance cost (e.g. to be managed at low cost via low-frequency mowing regime) ·with consultation of existing community to ensure community cohesion, securing buy-in; future management by community ·reduce anti-social behaviour & crime 	Comments Noted - Text has been included within 4.11.3 to acknowledge the need for open space and landscaping to be adapted to climate change. Section 4.11 already includes references to designing schemes that are easily maintained and that do not provide opportunity for anti-social behaviour.
	7/14	22	4.11.17	This section needs to be cross referenced to the section on ecology.	Agreed - Reference to the guidance within the section on Ecology has been included.
	7/15	23	4.11.24	Suggest amend to read landscape conservation, management and enhancement measures.	Agreed - Change made.
	7/16	23	4.11.27	Alongside ecology/biodiversity the need to protect any geological features should also be considered.	Agreed - Reference to geological features has been included within 3.2.2 to ensure that any features are considered early in the design stage.
	7/17	24	4.11.27	On some development sites there may be opportunities to enhance BAP habitat such as wetlands, species rich grassland etc appropriate to the local area, and encourage BAP species through appropriate measures such as gardens, green roofs, nest bricks, reed beds, paving with sustainable drainage, green spaces roosting boxes etc. The Tees Valley Biodiversity Action Plan should be used to identify appropriate habitat creation as part of the design of new developments. We also recommend that developers adopt careful working practices detailed in a method statement to secure biodiversity benefits.	Comments noted. Developers are advised to refer to the Tees Valley Biodiversity Action plan within section 4.11.
	7/18	36	5.2.17	There is also a need to consider the impact of wind turbines on any protected species requirements.	Agreed - reference to protected species has been added.
	7/19	37	5.4	Welcome inclusion of detailed guidance on green and brown roofs and on water efficiency and sustainable drainage.	Support welcomed
	7/20	37	5.53	This should make reference to its contribution to the green infrastructure network.	Agreed - Change made.

Organisation	Comment	Page	Paragraph	Comment	Response
One North East	8/1	0		One North East welcomes and endorses the Council's proposals to provide additional planning guidance on the sustainable design in the form of a Supplementary Planning Document (SPD). Together with national, regional and local policy, once this document is adopted it should contribute to the creation of a high quality, sustainable built environment in the Borough.	Support welcomed
	8/2	0		The Agency welcomes the Council's recognition of the value of good quality design and the emphasis that has been given to promoting it through the Local Development Framework. As you may be aware, One North East has been undertaking a Quality of Place Longitudinal Study which seeks to capture the impacts of quality of place investments. The study, which consists of 8 case studies, seeks to link – conceptually – quality of place improvements to key economic issues for the region. Whilst the study does not include a specific residential case study, the findings may be a useful source of evidence for the Local Authority to inform policy and investment decisions.	Comments noted.
	8/3	0		One North East support's the identification of Design Principles including in respect of securing the highest possible standards of environmental sustainability.	Support welcomed
	8/4	33	5.2.1	It is noted that the guidelines emphasise that priority must be given to finding ways of minimising energy use and that at least 10% of a major development's total energy requirements should be from renewable sources. One North East supports this approach, however would suggest the Council considers a more aspirational target in relation to renewable energy supply of perhaps 15%, with 10% being the minimum requirement.	Support welcomed. Further comments are noted, however, it is considered that it is made clear that the 10% requirement is the minimum acceptable.
	8/5	0		A further factor which the Agency would recommend is included in the SPD is the provision of electric vehicle charging infrastructure...The Council should require appropriate deployment of charging points, including within residential developments, which will become an increasingly important component of the network.	Agreed - Reference has been made to electric vehicle charging points within the document.
	8/6	53		One North East welcomes the SPD's reference in the appendices to the various incentives for renewable energy generation. It is important that advantage is taken of the opportunities that currently exist and likely future initiatives. The Council may also wish to consider referring to the Green Deal scheme.	Support welcomed and comments noted. The Green Deal is focused upon the occupiers of existing properties and is less relevant to the SPD.
English Heritage	9/1	1	1.0.2	We are advised that the principles in the document can be applied to any new development. It would be helpful for the document to make it clear that the principles would also apply to sites where the challenge is to secure the conversion of pre-existing buildings.	Agreed - Text added to introduction.
	9/2	2	2.1.2	PPS1 also references By Design-urban design in the planning system DETR/CABE 2000, and By Design-better places to live DTLR 2001, both of which provide useful guidance on delivering good design.	The two suggested documents have already been referenced on page 4 of the SPD.
	9/3	2	2.1.2	Consideration of the historic environment of the Borough is an important sustainability issue. PPS5: Planning for the Historic Environment at Policy HE1 and Policy HE3 confirms this, and should therefore be referenced in this section of the document.	Comments noted, however outlines of individual Planning Policy Statements have been removed from the document, in light of proposed changes to the planning system. It is made clear that all national planning policy needs to be considered.
	9/4	5	2.2	PPS5 also makes the case for the prudent use of existing built fabric as a means of minimising waste and energy consumption. In considering the development of a site, the potential for existing buildings to be repaired, adapted, converted should be assessed in the first instance, and only dismissed if found to be physically or financially non-viable before the option to demolish and rebuild is agreed upon. This sequential approach responds to the desirability of making best use of existing building materials, reducing waste and energy consumption.	Agreed - Text encouraging the repair and adaptation of any existing buildings, as a means of reducing waste and resource use has been added to 5.1.7.

Organisation	Comment	Page	Paragraph	Comment	Response
English Heritage	9/5	5	2.2.2	Paragraph 2.2.2 onward deals with Green Infrastructure. The historic environment is a component of Green Infrastructure but this is not recognised in the text.	Agreed- Reference has been made to historic parks and gardens also being a component of Green Infrastructure.
	9/6	5		I am pleased to note reference to Building-in Sustainability, the basic principles of which still remain firm.	Support welcomed
	9/7	6	2.3.1	The Council's own Environment DPD ought to be included in the list of local policy documentation and guidance which deals with sustainability issues.	Comments noted. However, DPD documents that are not adopted have been removed from the SPD.
	9/8	8	2.4.3	I am pleased to note the inclusion of the Historic Landscape Characterisation Study for the area which provides a more informed understanding of the historic character of development sites as a means of helping to avoid unnecessary harm to or loss of finite heritage assets through development and thereby making such development more sustainable.	Support welcomed.
	9/9	9	3.2.1	English Heritage welcomes reference to the need for development to have regard to its context. Such an approach requires developers to provide a description of the significance of any heritage assets affected by a proposal and the contribution of their setting to that significance. PPS5 Policy HE6 refers. Developers should also provide an analysis of the extent to which that significance would be harmed or lost as a consequence of the scheme.	Agreed- A requirement to consider the harm to any heritage assets and their setting has been included.
	9/10	10	3.2.3	Paragraph 3.2.3 advises that the extent to which, amongst other matters, the heritage value of a site needs to be taken into account is dependent upon the scale of the proposal and its location. This implies that some proposals on some sites do not need to have much regard to any historic importance they may have. Some small sites may be possessed of hugely significant heritage value – some large sites may be possessed of none.	Comments noted - Paragraph 3.2.3 advises developers to pay attention to the individual nature of the site. Some sites may have important characteristics that are not included on the list, others may be in less sensitive locations. To avoid misunderstanding reference to scale and location have been removed.
	9/11	9	3.2.2	It should be acknowledged that in safeguarding some of the features listed in paragraph 3.2.2 it may be necessary in some circumstances for a site to be disregarded for the purposes of development, and any planning application for it refused.	Comments noted. It is stated within 1.1 that the SPD is a material planning consideration when assessing planning applications.
	9/12	12	4.4.1	Where they exist, conservation area character appraisals should inform the appropriateness of developing sites and the densities to be achieved if considered acceptable in principle.	Agreed - Reference to conservation area appraisals has been included in the text.
	9/13	12	4.5.1	Contains helpful guidance regarding the need to work with the grain of an area, and to have regard to the setting of existing built forms. It is important to bear in mind, however, that existing buildings, where they are empty and in need of repair should if at all possible be incorporated into the scheme and not just worked around.	Comments noted and support welcomed. Additional reference to existing buildings has been included within 4.5.1.
	9/14	13	4.5.3	English Heritage supports this principle.	Support welcomed
	9/15	14	4.5.5	All too often schemes are designed with unusable and hard to maintain landscaped strips to the highway. There is nothing inherently wrong with building at the back of footway in locations that are essentially urban in character. It is also a better use of precious land. The photograph in paragraph 4.7.6 illustrates this point well	Comments noted - It is acknowledged that building immediately adjacent to highways can prevent wasted land and contribute to the character of a development. The intention of paragraph 4.5.5 is not to prevent building adjacent to footpaths but instead to seek to encourage highways to be lined by strong active frontages rather than blank walls in order to increase security and a sense of place.
	9/16	14	4.6.1	English Heritage supports this principle.	Support welcomed

Organisation	Comment	Page	Paragraph	Comment	Response
English Heritage	9/17	15	4.7.1	English Heritage supports these principles, but would argue that responding to context needs to be more fine-tuned than simply respecting the character of the 'sub-location'. This may be acceptable as a starting point, but site specific circumstances must be allowed to prevail where they dictate otherwise.	Agreed - Changes made to 4.7.1 to take into account comments made.
	9/18	15	4.7.2	English Heritage is welcoming of contemporary design solutions in historic places. To evidence this I refer you to Shared Interest, and English Heritage document which shows that with imagination and skill, old buildings can be given a new and positive future.	Comments noted.
	9/19	15	4.7.4	Dormers should not be employed to enliven a design if there is no precedent for them in the locality. Rooflines can often be articulated by the use of chimneys if the design solution chosen is a more traditional one.	Agreed - Reference to dormer windows has been removed and the recommendations relating to the use of chimneys has been included.
	9/20	33	5.2.1	The Council requires at least 10% of the energy requirements of major developments to come from renewable sources. It is not stated unequivocally here whether the energy source has to be on site, although it does so in paragraph 5.2.1. Where a large scheme involves an element of building adaptation, and especially where the buildings in question are of heritage importance, it may be difficult to meet the target on site. Elsewhere I understand that some authorities offset their on-site renewable energy quota by allowing energy savings over and above the Building Regulations minima to be taken into account in the calculation. Might this be something your Council would be willing to consider?	Comments noted - The document prioritises the use of energy efficiency measures, which will reduce the level of energy production required under the 10% policy. It is also understood that some developments will be unable to provide sufficient renewable energy generation on site. Paragraph 5.3.3 allows for this provide developers justify their approach.
	9/21	33	5.2.1	Section 5.2 deals with energy generation and renewables technologies. Where existing buildings form part of a development scheme priority should be given in the first instance to non-intrusive measures, such as better insulation and more efficient heating and lighting systems before turning to energy producing solutions that might have a detrimental effect upon the character and appearance of the host buildings or the amenity of nearby occupants.	Comments noted- It is Agreed that priority should be given to improving energy efficiency above energy producing solutions. However, paragraph 5.1.2 already encourages developers to prioritise energy efficiency in all developments.
	9/22	33	5.2	Any proposal requiring groundworks, either in construction or in order to provide green heating and drainage schemes should be preceded by an archaeological assessment if the Council's Archaeologist deems it appropriate.	Comments noted. The Council considers the requirement for an archaeological assessment for applications and, where appropriate, will place a condition requiring such an assessment.
Natural England	10/1	0		Natural England is satisfied that the (Habitat Regulation) assessment has been carried out using an appropriate methodology and we would agree with the screening conclusion that the Sustainable Design Guide SPD is not likely to have a significant effect on any Natura 2000 sites, as it does not allocate any new development and proposes measures to reduce environmental impacts.	Comments noted.