



**Stockton-on-Tees**  
BOROUGH COUNCIL

**Stockton-on-Tees Local Plan**

**Seventh Revised Local Development Scheme**

**Effective from 3 September 2013**

## **Preface**

This document comprises the seventh revision to Stockton-on-Tees' Local Development Scheme (LDS), which was first adopted in March 2005.

The LDS sets out the timetable for the preparation of local development documents that will collectively comprise Stockton-on-Tees Local Plan.

The Council has formally adopted this Seventh Revised Local Development Scheme, through delegated procedures, which replaces the January 2012 version.

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## 1. Background to the Planning System

- 1.1. 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,” to replace existing local plans. This was an umbrella term and the intention was that the LDF would comprise a number of Local Development Documents (LDD) which would set out the Council’s long term planning policies and proposals.
- 1.2. The new development plans system was intended to give greater flexibility in the preparation of policy documents, greater stakeholder involvement, an improved emphasis on sustainable development by the introduction of formalised sustainability appraisals; greater attention to monitoring in relation to the impact of policies and strategies and the plan preparation process itself ;greater soundness with strategies and policies being based on a robust and credible evidence base and an emphasis on the deliverability of the plan and any supporting infrastructure.
- 1.3. Additional changes were made to the development plan system in the Planning Act 2008, which no longer required the Statement of Community Involvement (SCI) to be subject to examination or listed in the Local Development Scheme; Supplementary Planning Documents were no longer required to have a sustainability appraisal or to be listed in the Local Development Scheme and powers were granted to the High Court to return all or part of a plan subject to High Court Challenge to an earlier stage in its preparation.
- 1.4. The election of a Coalition government in May 2010 heralded another period of change for policy planning in England with the announcement of proposals for radical change to the development plan system. The Localism Act (November 2011) provides the statutory framework for a number of these changes:
  - the abolition of regional planning and regional strategies;
  - the introduction of a Duty to Cooperate in relation to the planning of sustainable development;
  - changes to the role of Local Development Schemes (LDS); now no longer to be submitted to the Secretary of State (SoS) but Local Planning Authorities (LPAs) are now required to publish up-to-date information on progress on plan preparation direct to the public on the scheme including their timetable for the preparation or revision of development plan documents (DPDs). The Localism Act 2011 requires the LDS to be brought into effect by a resolution of the Council and to specify the date it comes into effect. In 2008, the Council delegated this procedure to the Head of Planning and the Chairperson of the Local Development Framework Members’ Steering Group;
  - removal of the binding inspector’s report and greater discretion for the LPA to make modifications to development plan documents after the examination;
  - LPAs will be able to withdraw DPDs at any time before its adoption without the recommendation from the person carrying out the examination or a direction from the Secretary of State; although he retains his power to direct withdrawal;
  - There is no longer a requirement for Annual Monitoring Reports to be sent to the SoS but monitoring information is to be published direct to the public at least yearly;
  - Examiners of Community Infrastructure Charging Schedules will consider if the LPA has complied with drafting requirements, in particular that they have used appropriate available evidence to inform the charging schedule; there are also

provisions which extend the permitted uses of Levy receipts, to prevent its imposition so that it will not make development in an area unviable and to pass funds raised by the Levy on to other bodies to spend;

- Parish Councils and neighbourhood forums are empowered to initiate neighbourhood development orders;
- LPAs may also consider designating neighbourhood areas as business areas where they consider an area is wholly or predominantly business in nature;
- There are provisions for a particular type of neighbourhood development order, a community right to build order;
- Parish Councils and Neighbourhood forums are empowered to propose neighbourhood development plans, which will become part of the development plan for the area.

- 1.5. These are significant changes to the development plan system but a number of the principles established in the Local Development Framework system are retained; early and meaningful public engagement, policy based on relevant and up-to-date evidence and the importance of sustainability appraisal in preparing plans.
- 1.6. In April 2012, the Town and Country Planning (Local Planning) (England) Regulations 2012 came into force. These regulations provide definitions of local development documents and local plans and explain that the terms are interchangeable. They prescribe the bodies subject to the duty to cooperate, the form and content of local plans and supplementary planning documents and the processes for preparing them, the provisions for the withdrawal or revocation of local plans and the requirements for authorities' monitoring reports. Essentially the regulations streamline existing requirements for the duty to cooperate and require the views of local enterprise partnerships to be taken into account. They provide a simple definition of a development plan document and make changes to the requirements for local development schemes to give councils the freedom to report the information they think is most relevant to local people whilst maintaining the requirement to keep the public informed about the status of planning documents. Annual Monitoring Reports are re-named Authorities Monitoring Reports and are no longer required to be submitted to the Secretary of State, instead the monitoring reports are to be made available for local people on key issues and the information is to be provided as soon as it is available to the Council. It is not necessary to wait to publish it in an annual report. The basic process of plan preparation is unchanged and comprises an engagement stage and one formal consultation stage before submission to the Secretary of State for examination-in-public.
- 1.7. The National Planning Policy Framework (NPPF) was published in March 2012. The NPPF is a radical streamlining of existing planning policy and some circulars and its aim is to provide a user friendly and accessible document which can be understood by everyone with an interest in planning. The NPPF does not contain planning policy for travellers, which remains in a separate policy document nor are there any policies on waste which are to be published as part of the National Waste Management Plan for England.
- 1.8. The NPPF is intended to create a much more flexible planning system and:
  - Confirms that the purpose of planning is to deliver sustainable development and that planning has an economic, social and environmental role and that these components should be pursued in an integrated way to achieve multiple benefits.
  - Uses the original Brundtland definition of sustainability; "meeting the needs of the present without compromising the ability of future generations to meet their own needs," but there is a heavy emphasis on the economic role of planning.

- It is pro growth, pro economic recovery and makes it clear that the government expect planning to deliver growth and not prevent or delay it.
- In deciding planning applications, it advises local planning authorities to attach significant weight to the benefits of economic and housing growth.
- NPPF continues to support a plan led approach but the plans must be up-to-date and in conformity with the NPPF and should be aspirational but realistic. Where a plan is silent, out of-date or indeterminate, there is a default presumption in favour of development.

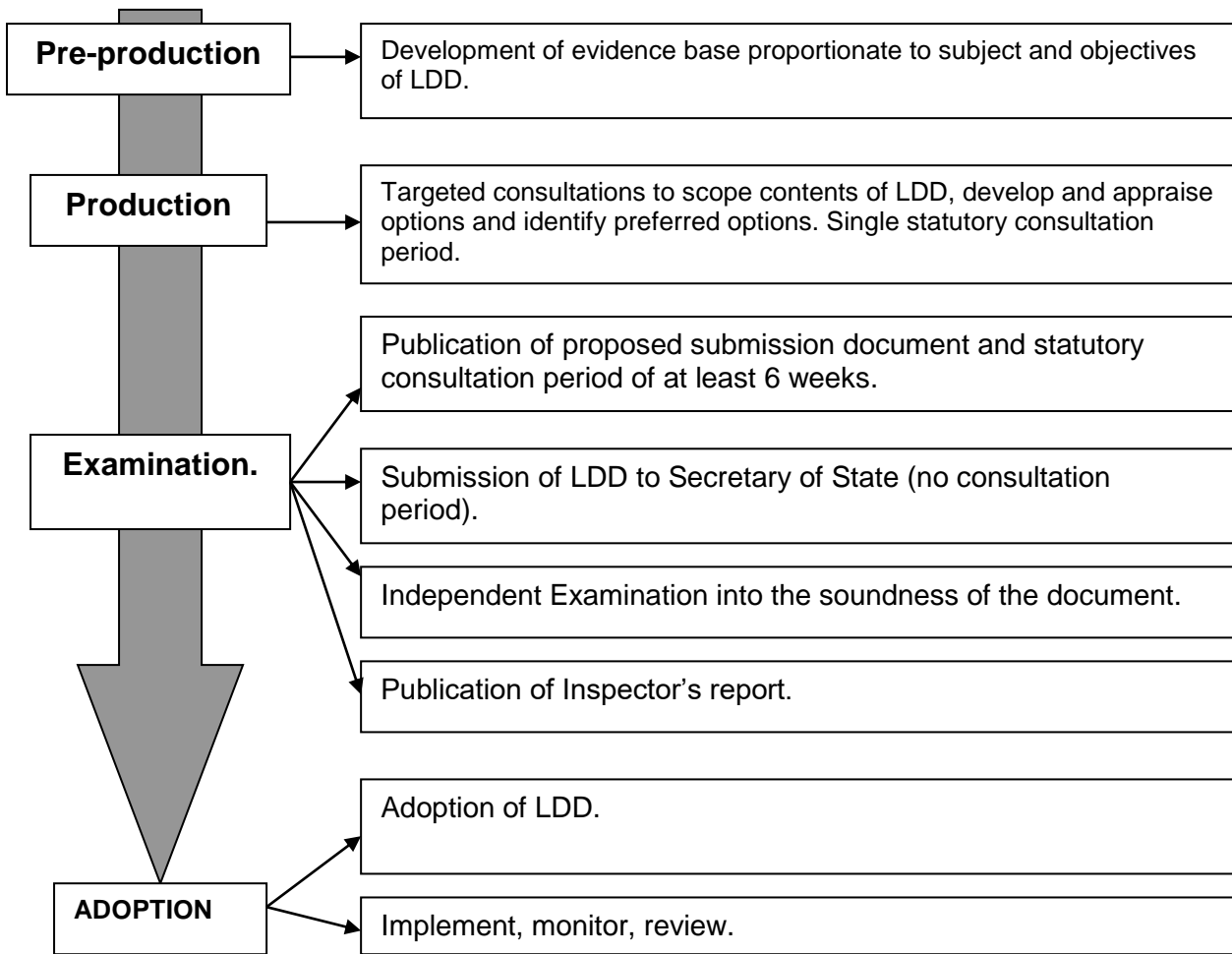
1.9. Some important changes to the Planning system are contained in the NPPF:

- To significantly increase the housing supply; currently LPAs must have a 5 year rolling supply of land for housing but the NPPF requires an additional buffer of 5% to be identified and where there has been persistent under delivery this must be increased to 20%;
- The Brownfield housing target has been abolished.
- Caps on parking provision for major development have been removed.
- A duty to cooperate between LPAs and other public bodies has been introduced.
- There is an emphasis on ensuring development is viable. Planning policies and decisions will have to respond to market signals and development should not be overburdened with policy requirements. Councils must assess the cumulative impact of policy burdens on development to ensure they are not preventing development by making it unviable.
- Offices are removed from the definition of a town centre use.
- A new Local Green space designation is to be introduced.
- Neighbourhood plans can be prepared but must be in general conformity with the strategic policies in the local plan.

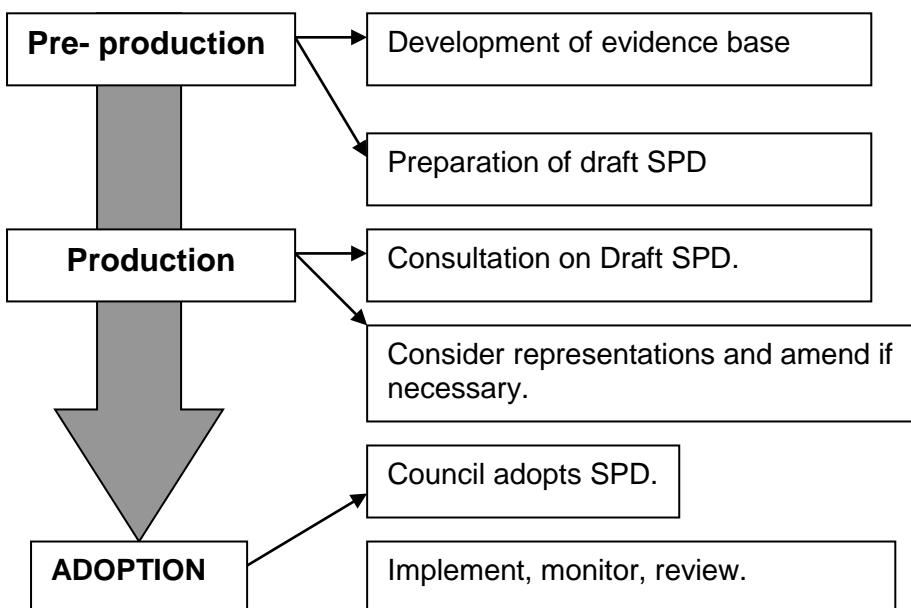
1.10. The Local Plan regulations support a drive towards simplifying the plan preparation process, in particular the government wishes to see Councils producing fewer plans and there is a move to return to the use of the term “local plan” for development plan documents. This revised Local Development Scheme reflects some of those changes.

1.11. The process for the production of Local Development Documents (LDDs) and Supplementary Planning Documents (SPDs) is illustrated in Figures 1 & 2 taking into account the changes introduced by the Localism Act 2011.

**Figure 1 Preparing a Local Development Document**



**FIGURE 2 Preparing a Supplementary Planning Document (SPD).**



## 2. Background and Role of the Local Development Scheme

- 2.1. The Local Development Scheme sets out the detailed arrangements for the production of those Local Development Documents that will comprise the Council's Local Plan.
- 2.2. The Local Development Scheme is the first place that anyone interested in the preparation of development plan documents should refer to as it sets out:
  - A schedule of the local development documents that the Council is preparing;
  - Timetables for the commencement and preparation of other local development documents;
  - Detailed timetables for the production of each development plan document with the various stages that each document will reach by certain dates
  - The various stages of public consultation to ensure that all residents have a real opportunity to say how the Borough should be shaped;
  - A brief description of the subject matter of each local development document to be prepared and the geographical area it will cover;
  - The processes and resources required to prepare each document and the milestones to measure progress on each document and the need for review.
- 2.3. Until 2009, the Local Development Scheme was referred to Cabinet and Council for approval before being forwarded to Government Office for the North East and the Planning Inspectorate for their agreement. However, in 2008, the Council agreed to delegate the adoption of future Local Development Schemes the Head of Planning in consultation with the Chair of the Local Development Framework Members' Steering Group.
- 2.4. Local Development Schemes coming into effect after 15<sup>th</sup> January 2012 no longer have to be referred to the Secretary of State for approval, although Councils are still be required to prepare and maintain a Local Development Scheme but there is flexibility to decide how best to present this information to the public.
- 2.5. At the current time, to ensure maximum availability, this Seventh Revised Local Development Scheme will be made available on the Council's website [www.stockton.gov.uk](http://www.stockton.gov.uk), where a summary timetable may also be found. Alternatively it may be obtained from:

The Spatial Planning Manager  
Planning Services  
Stockton-on-Tees Borough Council.  
Development and Neighbourhood Services.,  
Gloucester House,  
Church Road,  
Stockton-on-Tees.  
TS18 1TW.  
Telephone: 01642 526054 or by email to [spatialplans@stockton.gov.uk](mailto:spatialplans@stockton.gov.uk)



### **3. The Annual Monitoring Report and Development Plan Progress since 1 April 2011**

- 3.1. In December of each year, the Council is formally required to prepare and publish an Annual Monitoring Report to assess:
- The Council's progress in meeting its commitments set out in the Local Development Scheme, and if there has been a delay, the reasons why. It may also be necessary to decide whether there is a need to defer or bring forward additional development plan documents ahead of the scheduled programme;
  - The success of individual policies' implementation in making day to day decisions in accordance with the most up-to-date information, whether allocated sites are actually being delivered and if not, the reasons why and whether there is a need to amend policies or proposals to reflect these assessments.
- 3.2. In January 2013 the Council published its Authority Monitoring Report for the period 1 April 2011 to 31 March 2012. During that time the following progress was made:
- A review of the housing spatial strategy of the Core Strategy was begun and a consultation entitled "Planning for Housing " was undertaken from July to September 2011;
  - The Regeneration and Environment Local Plan LDD was created by amalgamating the results of the Planning for Housing consultation and three other documents; the Regeneration DPD, the Environment DPD and the Yarm and Eaglescliffe Area Action Plan, which were originally to be separate documents;
  - Regeneration and Environment Local Plan LDD Preferred Options was subject to a period of public consultation from July to September 2012 and received over 300 responses;
  - Initial work has commenced on a separate Gypsy and Traveller Site Allocations LDD;
  - Sustainable Design Guide Supplementary Planning Document (SPD) was published in October 2011
  - A Parking Provision for Developments SPD was published in October 2011;
  - A Shop Fronts and Advertisement SPD was the subject of public consultation from July to September 2012.
- 3.3. Whilst not formally part of the Local Development Framework, it is important to note that in parallel with the preparation of the development plan, the Council is working on the production of a Charging Schedule with the intention of introducing a Community Infrastructure Levy for development in the Borough. The Community Infrastructure Levy introduced by the Community Infrastructure Levy Regulations 2010 came into force on 6 April 2010. It allows local authorities to raise funds from developers undertaking new building projects in their area. The money can be used to fund a wide range of infrastructure needed as a result of development. This includes transport schemes, flood defences, schools, hospitals and other health and social facilities, parks, green spaces and leisure centres.
- 3.4. In summary the Local Development Scheme 2013 focuses on the completion of the two remaining documents of the Local Plan; the Regeneration and Environment Local Plan LDD and the Gypsy and Traveller Site Allocations LDD.

## **4. The Timetable for Stockton-on-Tees Local Development Scheme**

- 4.1. This section sets out in more detail the key stages which must be reached in preparing local development documents over the next three years, when they will be produced and the main stages that must be reached.

### **How the Local Plan fits together.**

- 4.2. The statutory development plan for the Borough currently comprises;
- Stockton-on-Tees Core Strategy (adopted March 2010);
  - The saved policies of Stockton-on-Tees Local Plan (adopted 1997) and Alteration Number 1 to Stockton-on-Tees Local Plan (adopted 2006);
  - Minerals and Waste Core Strategy and Policies and Sites DPDs (adopted 2011)
  - Guidance contained in Supplementary Planning Documents and Supplementary Planning Guidance adopted by the Council.
- 4.3. The saved policies of the local plan will gradually be replaced as each new development plan document is adopted. Currently there is only a Strategic Diagram to accompany the adopted Core Strategy but once the Regeneration and Environment Local Plan is adopted a Proposals Map will be produced and amended as subsequent policy documents are also adopted.

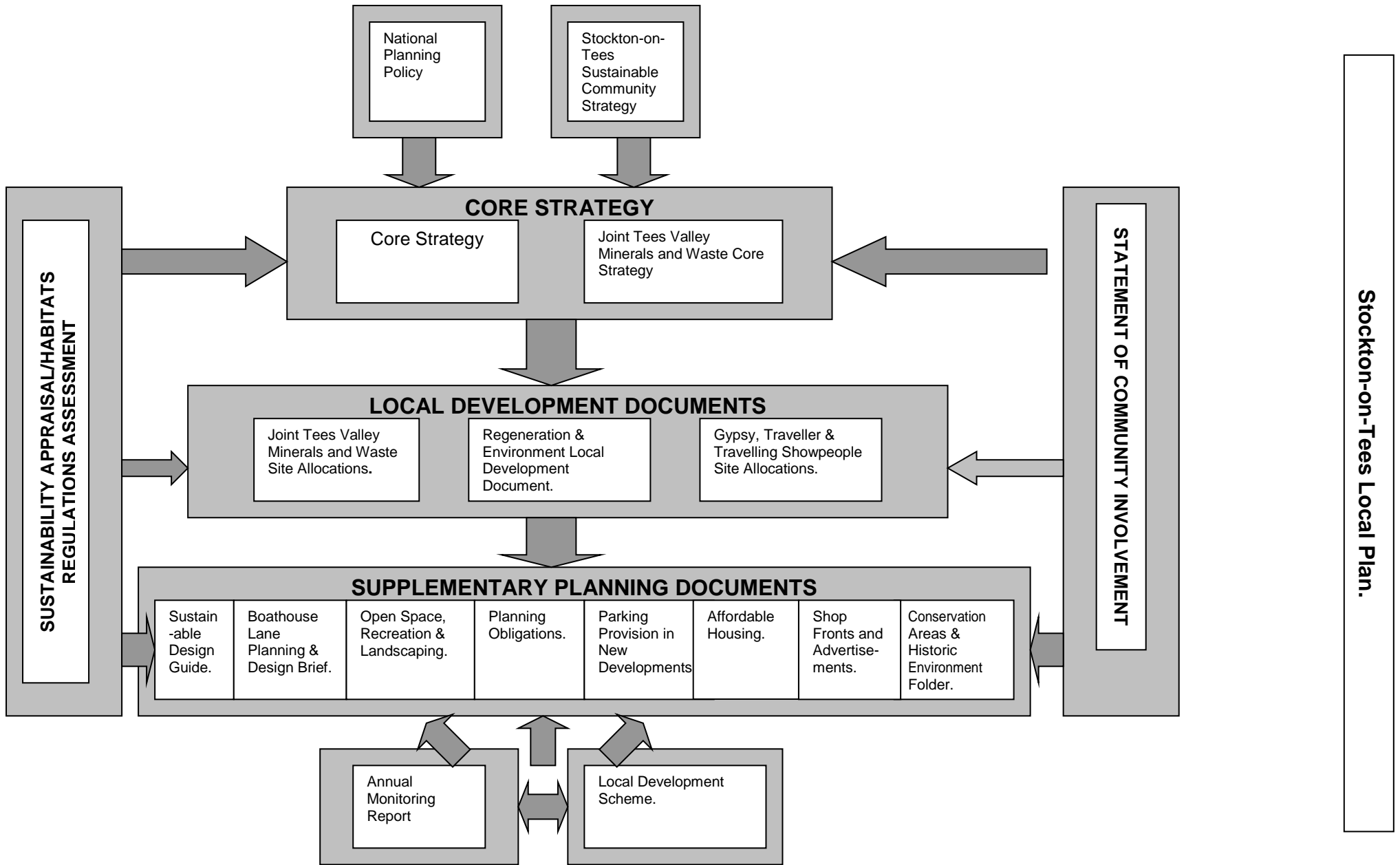
### **Setting Our Priorities**

- 4.4. Tables 1 & 2 respectively set out a brief description of the Local Development Documents and illustrative time chart of the documents the Council is preparing. Appendix 2 provides more detailed profiles and timetables of each Local Development Document and the dates by which each stage will be reached. The decision to prepare these documents is based on:
- Key spatial issues in the Sustainable Community Strategy;
  - Emerging evidence base and monitoring;
  - Recent national policy guidance;
  - New legislation and regulations;
  - Known developer and environmental interests.

### **What will happen while the new documents are being prepared?**

- 4.5. In 2007, the Council undertook an exercise to delete out-of-date policies from its existing documents; Stockton-on-Tees Local Plan (1997) and Alteration Number 1 (2006). This resulted in two lists of “saved” policies. The adoption of the Core Strategy meant that some of those “saved” policies were superseded and could be deleted and, as further policy documents are adopted more of these “saved” policies will be replaced. However for the meantime, the remainder of the “saved” policies together with the eleven Core Strategy policies form the basis for the determination of planning applications. (Appendix 3 Schedule of List of Remaining (extant) Stockton-on-Tees Local Plan and Alteration Number 1 Policies).
- 4.6. In addition, the Council has a number of adopted Supplementary Planning Guidance and Supplementary Planning Documents which provide guidance on the implementation of these policies or amplify the policies themselves. This guidance will be retained for as long as the relevant saved policy exists and additional SPD may be prepared.

- 4.7. Monitoring of national guidance and the effectiveness of adopted policies will continue and, where appropriate, the Local Development Scheme will be amended to bring forward new local development documents.



## 5. The Key to Delivering the Local Development Scheme – Resource and Information Management

5.1. This section explains and justifies the approach set out in the Local Development Scheme and explains how resources and the evidence base will be managed across the programme.

### Resources

5.2. The management responsibilities for each development plan document will be:

- Head of Planning (programme overview);
- Spatial Planning Manager (day-to-day programme, staff and resource management);
- Head of Performance and Business Services (Development and Neighbourhood Services) (process auditing);
- Head of HR and Communications (Statement of Community Involvement, stakeholder and community engagement, links to Sustainable Community Strategy).

5.3. Preparing and reviewing development plan documents is highly resource intensive. In addition to full budgetary provision for the three year programme, the following key “in-house” resources (in officer time) will be made available:

Head of Planning .....	10%
Spatial Planning Manager .....	75%
1 and a half Principal Planning Officers.....	100%
4 Planning Officers.....	100%
Environmental Policy Manager.....	10%
Development Services Manager.....	10%

5.4. Preparing development plan documents draws on the wider resources and responsibilities of the following service groupings within the Council:

Service Group	Service Responsibilities	Specific Development Plan Document assistance
Regeneration & Economic Development	Social and economic regeneration, employment opportunities, landscaping.	Regeneration and Environment Local Plan DPD
Technical Services	Local Transport Plan and all highways related aspects.	Regeneration and Environment Local Plan DPD
Care for Your Area	Parks & Countryside, waste management and collection	Regeneration and Environment Local Plan DPD
Children, Education and Social Care	Council owned informal recreational areas. Responsibilities for public health and educational and other social service facilities.	Regeneration and Environment Local Plan DPD, Gypsy, Traveller and Travelling Showpeople Site Allocations DPD
Policy, Performance and Participation.	Sustainable Community Strategy and consultation.	Regeneration and Environment Local Plan DPD, Gypsy, Traveller and Travelling Showpeople Site Allocations DPD
Housing Strategy	Housing policy.	Regeneration and Environment Local Plan DPD

- 5.5. When required, consultants will be commissioned to undertake specific projects to support the evidence base and where appropriate to give evidence during any subsequent Independent Examination.
- 5.6. At the political level, the preparation of each development plan document is supported by the following structure:

	Statement of Community Involvement & Development Plan Documents	Supplementary Planning Documents
Local Plan Member Steering Group	√	√
Planning Committee	√	√
Cabinet	√	√
Full Council	√	√

### Joint Working

- 5.7. Currently, the only joint working that Stockton is engaging in relates to the production of a Minerals and Waste Development Control Supplementary planning Document. However, mindful of the “duty to cooperate” introduced by Section 110 of the Localism Bill, it has identified a number of issues which will require close and active cooperation with adjoining local authorities to ensure they are resolved satisfactorily, although they will not necessarily require the production of joint development plan documents. However, the situation will be kept under review. These matters are highlighted on page 9 of the Authorities Monitoring Report published January 2013.

### Information Management

- 5.8. The starting point for all policy development is a sound evidence base. Therefore, as part of the process of plan preparation; the Council will monitor, collect and maintain up-to-date information on all aspects of the socio-economic and environmental characteristics of the borough to make sure that all future development is based on sound evidence.
- 5.9. Until the abolition of regional planning and the Regional Spatial Strategy, information was collected and managed at three levels; regional, sub regional and local. For historical accuracy, because these documents have informed the policies contained in the adopted Core Strategy and Supplementary Planning Documents, the regional studies are still listed for information purposes. The local evidence base has always been a vital part of the information informing policy development at the borough level and, as the government’s localism agenda becomes more established, and as the information contained in the regional and sub regional studies age and become more out-of-date and less relevant, local evidence will gradually supersede the regional and sub regional. The “duty to cooperate” will also influence data gathering and locally commissioned studies between pairs or small groups of neighbouring authorities may become increasingly important.

**Regional Studies which informed Adopted Core Strategy Development Plan Document.**

<b>Regional Studies</b>
Regional Economic Strategy 2006 –Leading the Way.
A New Housing Strategy for the North East
Draft Regional Transport Strategy
Regional Waste Strategy
Development Sites and Premises Study 2004

**Sub regional Studies which informed Adopted Core Strategy Development Plan Document:**

<b>Tees Valley Wide –Tees Valley Unlimited Local Enterprise Partnership</b>
Tees Valley Transport 2010
Strategic Employment Review
Business Accommodation Study
Hotel Accommodation Study
Strategic Housing Market Assessment
Gypsy and Traveller Accommodation Assessment
Census Information and Population/Household Projections
Tees Valley Retail Floorspace
North and South Tees Study

5.10. At the local level, the Council's Sustainable Community Strategy is one of the most influential databases. Where this relates to the development and use of land, it will inform local development documents. In addition, the following technical studies have been prepared or will be undertaken "in-house" in order to inform the preparation of development plan documents. The older studies identified below are retained as they have informed the preparation of the adopted Core Strategy and Supplementary Planning Documents and therefore are retained for reference purposes. These will be made publicly available at the same time or prior to the publication of each development plan document.

<b>Study</b>	<b>Last update/reviewed</b>	<b>Planned future review/update</b>
Stockton/Middlesbrough Initiative	January 2005	n/a
Strategic Housing Land Availability Study	December 2011	December 2012
Joint Stockton –Middlesbrough Retail study	February 2008	n/a
Stockton Town Centre Study	December 2008	n/a
Stockton Retail Study Update	2010	As required
Borough Wide Open Space/PPG17 assessment	January 2008	Annually
Parkfield Neighbourhood Renewal Strategy	Summer 2004	n/a
River Tees Navigational Strategy	February 2002	n/a
Yarm Parking Review	2011	n/a
Local Transport Plan	2011	2016
Stockton Borough Older Housing Strategy	Summer 2004	n/a
Stockton Borough Playing Pitch Strategy	2011	n/a
Stockton Borough Employment Land	March 2008	As required

Strategy Stages 1, 2, 3.		
Strategic Housing Market Assessment	2008	2012
Strategic Flood Risk Assessment	2009	As required
Housing Flows Reconciliation	2011	Annually
National Land Use Database	September 2010	Annually
Wind Farm Development and Landscape Capacity Studies: East Durham Limestone Plateau and Tees Plain	2008	n/a
Stockton Wind Study- Extension of above study to cover whole borough	2009	n/a
Stockton Renewables Study Phase 1: Wind Study	2009	n/a
Bird Migration Study	2010	n/a
Use of Seals Sands Area by Birds of the SPA.	2011	n/a
Landscape Character Assessment	October 2010	n/a
Sites of Local Wildlife Sites (formerly Sites Nature Conservation Interest Update).	2011	n/a
Villages Study	2011	2013
Infrastructure Study	2009	As required
Affordable Housing Viability Assessment	2009	As required
Areas of Special Character Study	2010	As required
Rural Housing Needs Study	2010	As required
Review of Limits to Development	2010	As required
Review of Green Wedges	2010	As required
A19/A66/A174 Development Study	2009	2012
Tees Metro Feasibility Study	October 2008	As required
Ingleby Barwick Traffic Study	September 2009	As required
Stockton Town Centre Review of Retail Frontages	n/a	2012
Stockton Town Centre Prospectus	2011	n/a
Greater North Shore Study	2009	n/a
Tees Marshalling Yards Feasibility Study	November 2008	n/a
Growth Point Programme of Delivery	2008	n/a
Student Accommodation Study	2008	As required
Gypsy and Traveller Accommodation Study	2012	As required
Stockton Borough State of the Environment Report	2006	As required

5.11. Strategic Environmental Assessment (SEA) and Sustainability Appraisal (SA) remain embedded in the plan preparation process from the inception of development plan documents and at each update of the development plan document to ensure that the options chosen contribute towards sustainable development. As part of the process the Council will continue to:

- Collect base line monitoring information;
- Prepare and consult on an environmental report on the significant effects of strategic alternatives and preferred options of draft development documents;
- Consider the environmental reports and results of consultation in decision-making;
- Show how the results of SEA have been taken into account on adoption;
- Monitor the significant effects of the development plan document.



5.12. Since October 2006, land use plans have been subject to Appropriate Assessment under the Habitats Regulations. The purpose is to assess the impacts of a land use plan against conservation objectives of European designated wildlife sites. This fulfils requirements under Article 6(3) and (4) of the European Communities Habitats Directive 1992. In addition, the Council has statutory duties relating to race, disability and gender through the Race Relations (Amendment) Act 2000, the Disability Discrimination (Amendment) Act 2005 and the Equality Act 2006. Essentially, the Council has to ensure that its policies and practices do not discriminate against any group within the community and that equality of opportunity and good community relations are fostered. As local development documents are developed, they are subject to the Council's own Equality Impact Assessments to determine potential impacts and assess whether they need modification to achieve equality objectives. The Council's assessment extends further than race and covers issues such as age, faith and belief in accordance with requirements under the Sex Discrimination Act and European Directives on age, faith and sexual orientation and the Equality Standards for Local Government.

### **Risk Assessment**

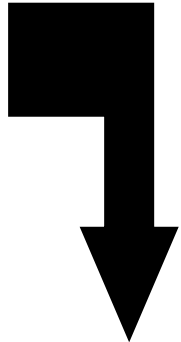
5.13. The Council monitors and scores risk on a quarterly basis and there are a number of risks associated with the production for local development documents. The nature of the risk varies depending on the stage which production of the document has reached and may result from factors either within or outside the Council. Some of the risks identified, for example, both the high staff turnover issue and the staff reductions because of budget deficiencies have already been experienced and the control mechanisms identified under control requirements column have already been implemented at various points in time. The following table illustrate the nature of the risks involved.

<b>Type of Risk</b>	<b>Likelihood/Impact</b>	<b>Control Requirements</b>
Staff turnover/secondment	Could potentially occur over three year period. However the economic downturn and the reduced availability of employment in planning elsewhere means that this likelihood is much reduced than formerly	Staff retention/recruitment strategy. Explore potential to pool officers from other local planning authorities. Employ part-time consultants/students.
Staff reductions	This has already occurred and there is a high likelihood that it will occur again in the future if the economy does not recover.	Amend Local Development Scheme work programme to extend timetable to accommodate reduced capacity. Prioritise on production of key documents. Produce generic job descriptions for planning officers so that more resources can be called on in an emergency.

## Risks External to the Council

<b>Type of Risk</b>	<b>Likelihood/Impact</b>	<b>Control Requirements</b>
Economic recession	High – may undermine the validity of policies developed in a period of economic expansion.	Build flexibility into the policies to deal with changing circumstances
Changes to national planning policy and guidance	High – causes delay and uncertainty and may mean policy has to be re-written.	Keep up-to-date with new policy guidance and assess and implement consequences of changes promptly.
Capacity of Planning Inspectorate to cope with demand.	High - as many other local planning authorities reach the same stage in the planning process.	Inform the Planning Inspectorate three months before the publication of any development plan document in accordance with Regulation 27 of the Town and Country Planning (Local Development)(England) Regulations 2004 as amended.
Local Development Document not found sound.	Impact significant as it could prevent the Council from delivering its key projects.	Ensure policy is based on sound evidence base and delivers requirements of planning legislation and national policy guidance.
Legal Challenge	Low – could significantly disrupt the adoption of development plan documents.	Ensure all development plan documents are founded on a robust evidence base and well audited stakeholder and community engagement systems.

**Table 1 Time Chart of Development Plan Documents**

Document Title	Status & reference	Brief Description	Chain of General Conformity	Issues and Options Consultation	Preferred Options Consultation	Publication Consultation	Submission to secretary of State	Adoption
Core Strategy	DPD1	Vision, objectives and spatial strategy.	Planning Policy Statements	May-June 2006	September – October 2007	October - December 2008	May 2009	March 2010
Core Strategy Review (CSR)	DPD1a	Spatial strategy for housing	Planning Policy Statements	July – September 2011	 <p><b>CSR, YEAAP, Env. DPD all amalgamated into a single document : The Regeneration and Environment DPD Local Plan to be consulted on in: July to</b></p>			
Yarm and Eaglescliffe Area Action Plan (YEAAP)	DPD3	Detailed policies and proposals for development in Yarm and Eaglescliffe	Core Strategy	July 2007				
Environment (Env. DPD)	DPD 4	Borough wide policies for the built and natural environment (including green wedges, nature conservation sites, open spaces and the historic environment).	Core Strategy	January-March 2011				
Regeneration and Environment DPD	LDD 2	Site specific allocations for housing, employment, retail, renewable energy, transport, and environmental polices relating to the built, natural and historic environments.	Core Strategy					
						<b>May/June 2014</b>	<b>August 2014</b>	<b>March 2015</b>

					<b>September 2012</b>			
Minerals and Waste Core Strategy	DPD 5	Vision, objectives and spatial strategy for minerals and waste workings in the borough.	National Minerals Planning Policy Statements	May-June 2007	February –April 2008	August – October 2009	November 2010	September 2011
Minerals and Waste Sites and Policies DPD	DPD 6	Site specific allocations and policies for all minerals and waste sites in the borough.	Minerals and Waste Core Strategy	May-June 2007	February –April 2008	January 2015	November 2010	September 2011
Gypsy, Traveller and Travelling Showpeople DPD.	LDD 7	To allocate sites to accommodate the need identified in the Tees Valley Gypsy and Traveller Accommodation assessment.	Core Strategy	February /March 2014  (Issues and Options and Preferred Options Stages combined into Regulation 18 consultation).*		July/August 2014.	September 2014.	May 2015.

Note: Previous Local Development Schemes included the Yarm and Eaglescliffe Area Action Plan and a separate Environment Development Plan Document. However the Environment DPD has been amalgamated into a single Regeneration and Environment DPD which will also include the policies intended for the Yarm and Eaglescliffe Area Action Plan.

\*The Town and Country Planning (Local Planning)(England) Regulations 2012 replaced the separate issues and options and preferred options consultation periods with an initial consultation (under Regulation 18) followed by a publication consultation (under Regulation 19) then submission to the Secretary of State for examination. Submission is no longer accompanied by a period of consultation.

**Table 2 Illustrative Timetables for Production of Remaining Local Development Documents**

		<b>Core Strategy Review, Regeneration &amp; Environment Local Plan LDD.</b>	<b>Gypsy &amp; Traveller Site Allocations LDD.</b>
2013	July		
	August		
	September		
	October		
	November		
	December		
2014	January		
	February		Regulation 18 Consultation
	March		
	April		
	May	Publication consultation (Regulation 19)	
	June		
	July		Publication consultation (Regulation 19)
	August	Submission	Submission
	September		
	October		
	November	Examination-in-Public	
	December		
2015	January		Examination-in-Public
	February		
	March	Adoption.	
	April		
	May		Adoption.

## APPENDIX 1

### GLOSSARY

AA	Appropriate Assessment	The European Community Habitats Directive Articles 6.3 & 6.4 requires an assessment of the impact of all plans and projects on sites designated of European importance for their nature conservation value. This is known as Appropriate Assessment.
AAP	Area Action Plan	These plans focus on implementation and provide an important mechanism for ensuring development of an appropriate scale, mix and quality for key areas of opportunity, change and conservation.
AMR	Authority Monitoring Report (formerly Annual Monitoring Report)	Authorities are required to produce AMRs to assess the implementation of the LDS and the extent to which policies in the LDDs/DPDs are being achieved.
AAP/DPD	Development Plan Documents	Now termed Local Development Documents (LDDs) see entry below. Documents that must be prepared and subject to rigorous procedures of community involvement, consultation and independent examination. Should include: a Core Strategy, site specific allocations; Area Action Plans (where needed); and a Proposals Map with inset maps if necessary.
LDF	Local Development Framework now Local Plan	Contains a portfolio of DPDs and/or LDDs providing the land use based policies to meet the community's economic, environmental and social aims for their area. LDF now superseded by term Local Plan.
LDD	Local Development Document	New term for DPDs & AAPs and any document containing policies for the development or use of land or which contain sites allocations or development management policies to guide the determination of planning applications.
LPA	Local Planning Authority	The decision making body on planning matters e.g. Stockton Borough Council.
LTP	Local Transport Plan	Prepared by the Council, which comprises a strategy outlining the approach towards all forms of transport and a 5 year capital spending programme.
PINS	Planning Inspectorate	Provides independent and impartial Planning Inspectors to test the soundness of development plans. They hear all the evidence of objectors and the Local Authority prior to making a series of formal recommendations to the Council.
PPS/PPGs	Planning Policy Statements/Planning Policy Guidance	Topic based government statements of national planning policy.
SA	Sustainability Appraisal	Assessment of the social, economic and

		environmental impacts of policies and proposals contained in the LDF.
SCI	Statement of Community Involvement	Explaining to stakeholders and the community how and when they will be involved in the preparation of the LDF and be consulted on major planning applications and the steps taken to facilitate this involvement.
SEA	Strategic Environmental Assessment	Assessment of the environmental impacts of the LDF policies and proposals.
SPD	Supplementary Planning Document	SPDs replaced Supplementary Planning Guidance (SPGs) and elaborate policies and proposals in DPDs. They have lesser weight in decision making than policies as they have not been subject to such a rigorous process of preparation.
TVU	Tees Valley Unlimited	This is the Local Enterprise Partnership for Tees Valley.

## Appendix 2 Local Development Document Profile: Regeneration and Environment Local Development Document

### OVERVIEW

**Role & Subject**

Site specific allocations and development policies for land uses relating to housing, employment, retail, renewable energy, mixed uses, transport, regeneration and all land uses affected by or affecting modes and patterns of transport. It will also set out Borough wide policies concerning the built and natural environments (including green wedges, nature conservation sites, open spaces and the historic environment).

**Coverage:** Borough wide.

**Status:** Local Development Document.

**Conformity:** With the Core Strategy

### ARRANGEMENTS FOR PRODUCTION

**Lead Organisation:**

Stockton Borough Council, Spatial Planning Manager in liaison with the Heads of Regeneration and Technical Services.

**Management Requirements:**

Local Plan Steering Group to review all potential sites for allocations. Planning Committee consulted and makes recommendations to Cabinet for all Key Executive Decisions via the Portfolio holder for Development and Regeneration for all pre-submission stages. Council resolution required for all drafts including submission and adoption.

**Evidence Requirements:**

Strategic Housing Land Availability Assessment, Strategic Housing Market Assessment, Employment Land Review, Retail Studies, Stockton Middlesbrough Initiative Study, Area of Special Character, Review of Green Wedge and Limits to Development Boundaries, Landscape Character Appraisal, Update of Sites of Nature Conservation Importance, Local List of Buildings of historic interest.

**Resource Requirements:**

Spatial Planning Team in association with Regeneration and housing officers. Consultants to update SHMA. Standard resource requirements to produce a LDD.

**Community and Stakeholder Involvement:**

Prior to consultation on options, initial consultations will be undertaken with specific and general consultation bodies for their views. Advice will be sought from development and environmental groups and the LSP on realistic and reasonable options.

**Review:**

Monitored annually and reviewed if this highlights a need. Otherwise document will be formally reviewed once every five years.



## Regeneration and Environment Local Development Document Timetable

		Stage	
2013	July		
	August		
	September		
	October		
	November		
	December		
2014	January		
	February		
	March		
	April		
	May	Publication consultation	
	June		
	July		
	August	Submission	
	September		
	October		
	November	Examination-in-Public	
	December		
	2015	January	
		February	
March		Adoption	

## **Appendix 2 Local Development Plan Document Profile; Gypsy, Traveller And Travelling Showpeople Site Allocations LDD**

### **Overview**

**Role & Subject:**

To identify sites to accommodate need identified for pitches in the Gypsy and Traveller and Travelling Showpeople Accommodation Assessment and subsequent update.

**Coverage:** Borough wide.

**Status:** Local Development Document.

**Conformity:** With the Core Strategy, Regeneration and Environment LDD.

### **ARRANGEMENTS FOR PRODUCTION**

**Lead Organisation:**

Stockton-on-Tees Borough Council.

**Management Requirements:**

Local Plan Steering Group will review all evidence. Planning Committee will be consulted and make recommendations to Cabinet for all Key Executive Decisions (via the Portfolio holder for Transport and Regeneration) for consultation stages and adoption.

**Evidence Requirements:**

Tees Valley Gypsy, Traveller and Travelling Showpeople Accommodation Assessment 2008.

Stockton-on-Tees Gypsy, Traveller and Travelling Show people Accommodation Assessment update 2012.

**Resource Requirements:**

Some specialised assistance may be required to consult the Gypsy, Traveller and Travelling Showpeople communities.

**Community and Stakeholder Involvement:**

All consultations to be undertaken in accordance with the SCI.

**Review:**

Monitored on an annual basis and subject to review if monitoring highlights a need. Otherwise the document will be formally reviewed every five years.

**Gypsy, Traveller & Travelling Show People Site Allocations LDD  
Timetable**

		<b>Stage</b>
2013	January	
	February	
	March	
	April	
	May	
	June	
	July	
	August	
	September	
	October	
	November	
	December	
2014	January	
	February	Regulation 18 Consultation
	March	
	April	
	May	
	June	
	July	Publication Consultation
	August	
	September	Submission
	October	
	November	
	December	
2015	January	Examination-in-public
	February	
	March	
	April	
	May	Adoption.

## COMMUNITY INFRASTRUCTURE LEVY

Whilst technically not part of the Local Plan, the Community Infrastructure Levy (CIL) will be prepared in parallel with the Regeneration and Environment Local Plan. So for completeness the timetable for its production is included here.

### Community Infrastructure Levy (CIL) Timetable

<b>Stage</b>	<b>Date</b>
<b>Publish and Consult on Preliminary Draft Charging Schedule</b>	May/June 2014
<b>Publish and Consult on Publication version of Charging Schedule</b>	September/October 2014
<b>Submit for Examination</b>	August 2014
<b>Examination</b>	December 2014
<b>Adopt CIL and Implement</b>	March 2015

### **APPENDIX 3 List of Remaining Stockton-on-Tees Local Plan and Alteration Number One Local Plan Policies**

- EN4 Sites of Nature Conservation Importance (SNCI)
  - EN7 Special Landscape Areas
  - EN8 Ancient Woodland
  - EN9 Wynyard Park/Historic Parks
  - EN13 Limits to Development
  - EN16 Land Allocation (Crosby Sarek)
  - EN17 Site Allocations (Mixed Use)
  - EN20 Reuse of Rural Buildings
  - EN22 Conservation Area Boundary Reviews
  - EN23 Conservation Area Appraisals and Management Plans
  - EN24 New Development in Conservation Areas
  - EN25 New Development in Conservation Areas
  - EN26 Listed Buildings
  - EN27 Listed Buildings
  - EN28 Listed Buildings
  - EN29 Sites of Archaeological Interest
  - EN30 Sites of Archaeological Interest
  - EN36 New Hazardous Development
  - EN37 Expansion of Hazardous Installations
  - EN38 Residential Development near A Hazardous Installation
  - EN39 Industrial or Commercial Development near Hazardous Installation
  - EN40 Storage and Use of Hazardous Substances
  - EN42 Wind Turbines in the Open Countryside
- 
- IN1 Business & General Industry
  - IN2 Allocations for General Industry Storage and Distribution
  - IN3 Port Related
  - IN4 Prestige Sites
- 
- HO1 Housing Allocations
  - HO3 Development on Unallocated Sites
  - HO6 Residential Conversions
  - HO12 Extensions and Other Domestic Development
  - HO13 Extensions for Dependant Relatives
- 
- ED4 Teesdale University Site
- 
- REC1 Outdoor Playing Space
  - REC4 Ingleby Barwick Park
  - REC8 Tees and Leven Country Park
  - REC11 Designated Footpaths
  - REC13 Cable Ski Course
  - REC16 Marina
  - REC17 Public Landing Points
  - REC18 Slipways
  - REC19 New Slipways
  - REC20 New Footpaths and Cycle Routes
  - REC21 New Bridges

- TR1 Pedestrian Bridges
- TR4 New Cycle Routes
- TR8 Light Rail or Bus Way Transport Corridors
- TR12 Trunk Road Improvements
- TR18 Yarm Town Centre Parking
- TR19 Safeguarding A Rail Link to Seal Sands
- TR21 Employment Uses at Teesside Airport
  
- S2 Major retail development and other town centre uses beyond defined retail centres
- S4 Development and change of use within Stockton town centre's primary shopping frontage
- S5 Development and change of use within Stockton town centre's secondary shopping frontages
- S6 Development and change of use within the wider Stockton town centre boundary
- S7 Development and change of use within Thornaby and Billingham District Centres
- S8 Retail and non-retail development within Yarm district centre
- S9 Protection of residential zones within Yarm district centre
- S10 Local and neighbourhood centres
- S11 Protection of Residential Zones within Norton local centre
- S13 Major development opportunities within retail centres
- S14 Use Classes A3, A4 and A5 "Food and Drink"
- S15 Small scale shopping outside retail centres
- S16 Shop Front Design
- S17 Loss of retail units outside designated centres
- S18 Farm shops and horticultural nurseries