



Stockton-on-Tees Local Plan Statement of Community Involvement November 2016



Stockton-on-Tees
BOROUGH COUNCIL

Economic Regeneration and Transport

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1 Introduction

- 1.1 The Statement of Community Involvement sets out Stockton-on-Tees Borough Council's policies for involving interested parties in matters relating to development in their area. It applies to:
 - The preparation and revision of the Council's Local Plan and Supplementary Planning Documents, which are also known as Local Development Documents.
 - The Authority's development management function, which involves the determination of planning applications.
- 1.2 The Town and Country Planning (Local Planning) (England) Regulations 2012 set out most of the requirements for involving interested parties in the preparation of Local Plans and Supplementary Planning Documents. This includes the individuals and organisations who must be consulted, how they should be consulted, and at what stages during the plan preparation process.
- 1.3 The Town and Country Planning (Development Management Procedure) (England) Order 2015 includes the requirements for how planning applications should be publicised.
- 1.4 Effective consultation is at the heart of our commitment to the community. With this in mind, Stockton Council has produced a number of documents relating to consultation and community engagement. These include a Consultation Strategy, a Community Engagement Strategy and a Communications Strategy for Stockton-on-Tees Borough Council.
- 1.5 Community involvement in undertaking the Council's planning functions will accord with the principles and best practice set out in these documents, in particular the key principles of frontloading and place shaping.
- 1.6 Encouraging key stakeholders and the community to have an active role in shaping the place they live leads to better planning decisions and a sense of local pride and community.
- 1.7 Frontloading means engaging with the community at the earliest stages of document preparation. This provides opportunities to influence the content and focus of policies, allowing any conflicts to be identified, explored and where possible, resolved.

2 Community Involvement in Local Plan Preparation

When will we consult?

- 2.1 National planning policy requires the Council to produce a Local Plan with early and meaningful engagement with a wide selection of the community. This allows Local Plans to reflect a collective vision and agreed priorities for the sustainable development of the area.
- 2.2 The minimum statutory requirements for consultation and public participation in Local Plan preparation are set out in the Town and Country Planning (Local Planning) (England) Regulations 2012. In order to be considered a legally compliant and sound plan for the Borough, an LDD must be prepared in accordance with these regulations. There are also legal requirements for consultation in relation to Strategic Environmental Assessments and Habitats Regulations Assessments – these are incorporated into the consultations undertaken in relation to the Local Planning Regulations.
- 2.3 The Local Planning Regulations state that there must be at least two consultation periods for LDDs – one to determine the issues the LDD should address and a second prior to the submission of the LDD to the Secretary of State. Further consultations will be undertaken where it is considered that there is scope to influence emerging Local Plan policies and participants will be able to contribute meaningfully to plan preparation.
- 2.4 Information on the Council's programme for preparing or revising its Local Plan is contained in its Local Development Scheme (LDS), which is published on the Council's website. The timetable for preparation will also be provided on the website and updated regularly.
- 2.5 Supplementary Planning Documents (SPDs) provide clarification on the policies contained within the Local Plan and guidance on how they will be implemented. SPDs will normally undergo a single period of consultation, which will be for a minimum period of four weeks, prior to its adoption by the Council.

Who will we consult?

- 2.6 In accordance with the Local Plan regulations, we will consult with 'general consultation bodies', which the Council considers appropriate, and 'specific' consultation bodies including:
 - Relevant telecommunications companies
 - Relevant electricity and gas companies
 - Relevant sewerage and water undertakers
 - Network Rail
 - Government agencies including Historic England, Natural England, Environment Agency, and the Homes and Communities Agency
 - Adjacent Local Authorities
 - Parish and Town Councils within and adjacent to the Borough
 - Other authorities operating within the Borough, including the Health and Fire Authorities and Police and Crime Commissioners for Cleveland, Durham and North Yorkshire
 - Community and residents groups
 - Any residents, businesses and other organisations representing the interests of various groups who have expressed an interest in Stockton's Local Plan

- 2.7 Whilst most consultations will be open to the very broadest audience, a minority will be targeted towards particular organisations. This may be because an issue relates to a particular area of the Borough or a small number of people. Similarly, some of the background documents we produce require specialist knowledge and understanding of a topic area in order to make comments. We will focus these consultations on the individuals and organisations that are most able to respond effectively.
- 2.8 The details of any individuals or groups who have expressed an interest in the Local Plan are held in a database so they can be kept informed of its progress and any opportunities to participate in consultations. If you or your organisation would like to be included on the database, please contact the Economic Strategy and Spatial Planning Team using the contact details at the end of this document.

What will we do?

- 2.9 We will use a wide variety of consultation methods to ensure that the local community and other relevant stakeholders are able to engage and participate in the production of the Local Plan. These take a variety of forms, from letting people know that a consultation is taking place to involvement in the detail of policy writing. We will select the methods we use with reference to the regulations, the resources available and the scope for participants to influence outcomes.
- 2.10 Whether we are undertaking a specific consultation period or not, the Council welcomes your views and input:
- We are available by telephone from 8.30am to 5pm Monday to Thursday and 8.30am to 4.30pm Friday. We aim to answer your call within five rings and use voicemail when we are unavailable.
 - If you email us you will receive an acknowledgement within one working day. We will aim to send you a full response within 10 working days.
 - If you write to us we will aim to send you a full response within 10 working days.
 - If you have difficulty communicating with us, we will make information available in other formats such as braille, large print and audio, on request. We will provide you with an interpreter if you need one and can arrange to have information translated into different language. Our translation and interpretation service is provided free of charge.
- 2.11 Before beginning a consultation period, we will produce a consultation plan setting out how, who and when we will consult. We will use a range of communication methods to inform individuals and organisations that a consultation is taking place, what the major issues are and how they can get involved. These will include:
- Publishing information and relevant documents on the Economic Strategy and Spatial Planning web pages and any relevant areas of the Council's website.
 - Making information and relevant documents available in the Council's principal offices and in all libraries in the Borough.
 - Writing letters and emails to those on our consultation database (including both individuals and organisations).
 - Writing and distributing press releases to the local media, including community and parish newsletters.
 - Using Facebook, Twitter and other social networking websites where appropriate.
 - Attending meetings of interested groups as appropriate.

- 2.12 For the largest consultations and where the issues being discussed are complicated or likely to be controversial, we will consider:
- Including articles in the Stockton News magazine.
 - Holding 'road shows' at locations around the borough, including libraries, supermarkets and community venues.
 - Running workshops where issues can be explored in greater depth.

What You Can Do

- 2.13 If you tell us you are interested in the Local Plan and would like to be kept informed, we will add your details to our Consultation Database. This means that you will receive a letter or email whenever there is an opportunity for you to be involved and to let you know that new documents have been adopted – this usually leads to three or four communications each year. This communication will give details of the document concerned, where the document is available, how you can get involved and how you can get further information. If you would like your contact details to be added to our database, please contact us using the details at the end of this document.
- 2.14 If you would like to access further information on the Local Plan, including details of the evidence informing policy development, you can visit our web pages at **www.stockton.gov.uk/spatialplanning** You can also use the 'Topic Alerter' function of the Council's Egenda system, which will alert you when any item relating to the Local Plan is to be considered by a Council committee. You will then be able to read any publicly available reports that have been produced and attend meetings as a member of the public. More information is available on the Council's website .
- 2.15 Whilst we always welcome your views and suggestions, in order to take your comments on specific matters into account and incorporate them into the Local Plan process, we generally need to receive them in writing (by letter or email), during set consultation periods. This means that the process is transparent and everyone can see how our policies have developed. When we hold consultation events such as workshops, we will write up the views expressed so that they can be taken into account formally.
- 2.16 To make your comments as effective as possible you should:
- Make sure your comments relate to the issues being considered.
 - Make your comments clear and concise, so that we know what your main points are.
 - Make your comments within published time periods.
 - Use the form provided. For most of our consultations, we provide a comments form for you to fill in. Using the form isn't compulsory, but it makes your comments clearer and makes sure we have all the information we need
 - Be aware that your comments will be made publicly available on our website, in our offices, and in subsequent publications (your personal details, such as email address, postal address and signature will remain confidential).
 - Be courteous and respectful of other people's views.
 - If you are a member of a group or organisation, let us know whether you are responding on your own behalf or as a member of that body. If you are responding on behalf of a group or organisation, you should make sure that the full range of members' views is represented. You can include a variety of views on an issue where necessary.

¹ www.stockton.gov.uk/stockton-council/councillors-and-council-meetings-egenda/

- 2.17 If you need any assistance with any of our documents or making your comments, please contact us using the details at the end of this document. We are happy to help. In addition, Planning Aid is a free, independent and professional service offering advice and help on planning matters. It is aimed at individuals, community groups and other voluntary groups who cannot afford to pay for private consultants. Contact details for Planning Aid are also available at the end of this document.

How will decisions be made?

- 2.18 Planning is a complicated mix of national priorities, local circumstances and community views. In bringing these different strands together, there are likely to be conflicting views about the best use of land. The principle of frontloading - ensuring consultation and community engagement takes place at the earliest appropriate stage - is intended to reduce conflict by ensuring everyone has an opportunity to express their views. In addition, place shaping - where key stakeholders and the community are encouraged to have an active role in shaping the place they live in - will build capacity for understanding planning issues and conflicting points of view.
- 2.19 Despite the application of these principles, there may still be occasions when differences of opinion cannot be easily resolved. The Council will analyse comments made in response to consultations and balance different needs and opinions, including the need to conform to national policy and guidance, and the needs of groups who have not been engaged in the consultation.
- 2.20 Once the Council has considered the representations of these groups, and made any necessary amendments, Local Development documents will progress to Examination in Public, whilst Supplementary Planning Documents will be adopted by the Council. Any representations made on the Local Development Documents will be forwarded to the Inspector conducting the examination, who will consider the points raised.

Feedback

- 2.21 Where consultation has been carried out as part of the preparation of a Local Development Document or Supplementary Planning Document, a summary of the views and comments received, together with our response will be made available in the following ways:
- On our web-site.
 - In paper format, for those who request feedback.
 - As part of reports to the Council's Planning Committee and Cabinet.
 - Where appropriate, via newsletters and the local press.
 - Where appropriate, as part of follow-up consultation exercises.
- 2.22 Full feedback on comments received during consultations is usually made available when the next draft of the relevant document is produced. We will evaluate and learn from consultation and where appropriate, improve arrangements. After each consultation, we will:
- Review those who responded to a consultation exercise to identify whether there are any patterns or obvious gaps. This may help to identify any groups not reached by the methods used and will be incorporated into an Equalities Impact Assessment.
 - Compare the methods of consultation used and the views expressed to see if there is any significant variation in comments which may be directly related to the methods used.
 - Review our feedback arrangements.

Duty to Co-operate

- 2.23 The Localism Act (2011) includes a duty for local planning authorities to co-operate on sustainable development and use of land that would have a significant impact on more than one local planning area. It requires that councils and other public bodies engage constructively, actively and on an on-going basis, to set out policies to address such issues and consider joint approaches to plan making. These might include homes and jobs needed in the area, the location of retail and other commercial development, the provision of physical and social infrastructure, and the conservation and enhancement of the environment, including climate change adaptation and mitigation.
- 2.24 The Council is committed to co-operating with other local authorities and public bodies with an interest in land use and development in the Borough. We will also work with other local planning authorities where our co-operation is required for the production of their Local Plans. Through this co-operation, we will promote Stockton-on-Tees' best interests whilst recognising these may be best served through compromise and the pursuit of sub-regional, regional and national goals.

Neighbourhood Planning

- 2.25 Neighbourhood planning gives communities the power to agree a Neighbourhood Development Plan, make a Neighbourhood Development Order and make a Community Right to Build Order. The framework for producing these plans and orders is set out in the Neighbourhood Planning (General) Regulations 2012.
- 2.26 Where local people express an interest in neighbourhood planning, the Council will support them. This will include initial advice about the process, providing detail about emerging and existing Local Plan policies, and sharing other information available to the Council. Where an area is not a Parish, the Council will designate Neighbourhood Forums and Neighbourhood Areas in response to submissions from neighbourhoods. However, each neighbourhood will be responsible for defining its Neighbourhood Area and preparing its plan or order.
- 2.27 The Council will ensure that the Neighbourhood Development Plan, Neighbourhood Development Order or Community Right to Build Order meet the minimum conditions before organising their independent examination. In addition, the Council will run and pay for the neighbourhood planning referendum unless alternative funding is available.
- 2.28 Further information about funding and support for neighbourhood planning is available at www.gov.uk.

Availability of Documents

- 2.29 Adopted Local Development Documents and Supplementary Planning Documents will be made available on the Council's website, at the Council's Contact Centre in Stockton Town Centre and at all libraries within the Borough.
- 2.30 Evidence base documents which have informed policy preparation will also be made available on the Council's website and will be available to view at the Council's Contact Centre in Stockton Town Centre. They will be made available as soon as reasonably practicable following the submission of Local Development Documents to the Secretary of State for Examination in Public. They will continue to be made available for three months following the document's adoption by the Council.
- 2.31 The Council will supply copies of documents on request where practicable; however a charge will be made for this.

3 Community Involvement in Planning Applications

- 3.1 There are a number of legal requirements for consulting members of the public and other stakeholders on applications for planning permission – the Council will ensure that all these requirements are met before a decision on an application is made. However, the Council believes that engaging the community in development schemes has many advantages and results in better developments.

What the Council will do

- 3.2 The Planning Development Services Team are available to speak to members of the public regarding planning matters:
- By telephone from 8.30am to 5pm Monday to Thursday and 8.30am to 4.30pm Friday. We aim to answer your call within five rings and use voicemail when we are unavailable.
 - If you email us you will receive an acknowledgement within one working day. We will aim to send you a full response within 10 working days.
 - If you write to us we will aim to send you a full response within 10 working days.
 - If you have difficulty communicating with us, we will make information available in other formats such as braille, large print and audio, on request. We will provide you with an interpreter if you need one and can arrange to have information translated into different language. Our translation and interpretation service is provided free of charge.
- 3.3 When a planning application is submitted, the Council undertakes a range of consultation activities. The scale and nature of the activities depends on the nature of the particular application. The processes for community involvement in the various stages of determining applications are set out on the Planning Development Services Section of Council's website under the heading 'The planning process explained':
- 3.4 Planning applications and most of the documents associated with them are available on the Council's website. You can also use a computer at the Council's Contact Centre in Stockton, or any of the Borough's libraries to access planning applications. A duty officer will be available at the Contact Centre in Stockton to answer any general queries, however if you would like to speak to a particular officer in relation to an application, you must make an appointment.
- 3.5 When a planning application has been submitted, the Council uses a variety of methods to inform people and organisations who may want to make comments. The methods used depend on the type of application and are set out in regulations, but can include:
- Sending letters to neighbours, telling them about the application and inviting them to make comments.
 - Preparation and publication of a list of the planning applications submitted each week.
 - Newspaper advertisements for major applications, applications that are a clear departure from the development plan, or those affecting public rights of way, listed buildings and conservation areas.
 - Display of site notices.
 - Existing consultation processes with specific bodies (e.g. Parish/Town Councils).
 - Existing protocols with statutory agencies (for example Environment Agency, Highways England).
 - Placing copies of the application form and plans for all proposals on our web site.

- 3.6 Interested parties are invited to make comments on applications in writing, either by post, by email or use our online 'Public Access' system which is available on the Council's website . Where comments are material to the planning application, they will be taken into account when decisions are made.

What we will expect developers to do

- 3.7 Engaging with the community and stakeholders prior to an application being submitted does not mean that a scheme will definitely be given approval or be deliverable, however it does have significant advantages for everyone. For developers, engaging with the local community and stakeholders can bring local knowledge and improve the relationships of all involved. Communities also input into the formulation of proposals, fully understand proposals once they are drawn up and identify how a development can work with and add value to the local area. By entering into a dialogue early in the process, developers and communities/stakeholders can work together to produce better schemes and to make good relationships which will be maintained as the development is constructed and becomes operational. Good community engagement is unlikely to end when the planning application is submitted. Effective engagement will continue when the application is submitted and as it passes through the decision making process to the construction and operation stage.
- 3.8 It is a requirement for certain developments (set out under Section 122 of the Localism Act) to undertake pre-application community consultation . We welcome evidence of pre-application community and stakeholder engagement on all proposals; however we will expect developers to undertake community engagement in the following instances. This is not an exhaustive list and developers and applicants are strongly advised to seek our views as to whether a proposal requires pre-application consultation.
- Applications which are subject to an Environmental Impact Assessment.
 - Applications which involve the disposal and treatment of waste.
 - Applications which involve the winning and working of minerals and the use of land for mineral deposits.
 - Applications which involve residential development where the number of dwellings to be provided is 30 or more, or involve the demolition of existing residential property to facilitate the erection of flats, or there is a site area of more than 1 hectare, and the principle has not yet been established by means of a detailed or outline planning permission.
 - Applications which involve the provision of a building or buildings for industrial or storage use where the floor space is over 50,000 sq. metres.
 - Applications which involve the provision of a building or buildings where the floor space to be created is over 25,000 sq. metres.
 - Applications which involve a traffic or retail impact assessment.
 - Applications which are a departure from the Development Plan and involve the development of land owned by the Council.
 - Applications which, in the view of the Local Planning Authority, are of special interest to the community.

² www.developmentmanagement.stockton.gov.uk/online-applications/

- 3.9 There is no fixed formula for effective community engagement; every development scheme and every community will be different. However, as a minimum, community engagement usually includes:
- Explaining proposals to residents, workers and users of the area around the site of the proposed development.
 - Requesting the views of people in the community.
 - Considering those views.
 - Amending the proposals to take the views of the community into account where appropriate, or clearly demonstrating why it has not been possible to do so.
- 3.10 There are some key activities and principles which will support a positive and beneficial engagement process. Further detail and good practice guidance on engaging the community can be found in the Planning Aid booklet 'Good Practice Guide to Public Engagement in Development Schemes'.
- 3.11 Following community engagement, you should prepare a statement to accompany your planning application which sets out:
- Who was involved in the community engagement exercise.
 - The methods used to engage the community, including any activities undertaken to build the community's understanding and capacity to make comments.
 - The measures taken to ensure an inclusive, community-wide view were achieved.
 - How the scheme developed as a result of community engagement, including changes made as a result of community views. Where community views have not been reflected in the scheme, this should also be explained.
 - How feedback was given to the community.
- 3.12 This statement could also set out any arrangements for on-going community engagement in the development process. You could also report how any difficulties were overcome and any particular successes which will be taken forward into future projects.

4 Contacts

Stockton-on-Tees Borough Council

Principal Office

Customer Service Centre
Church Road
Stockton-on-Tees
TS18 1LD

Tel: 01642 393939
www.stockton.gov.uk

Economic Strategy and Spatial Planning

Municipal Buildings
Church Road
Stockton-on-Tees
TS18 1LD

Tel: 01642 526050
Email: spatialplans@stockton.gov.uk

Planning Development Services

Municipal Buildings
Church Road
Stockton-on-Tees
TS18 1LD

Tel: 01642 526022
Email: planningdevelopmentservices@stockton.gov.uk

Planning Aid

Planning Aid Advice Line:

Tel: 0330 123 9244 (local call rate from landlines and mobiles)
Email: advice@planningaid.rtpi.org.uk

Planning Aid England - General Enquiries:

Tel: 020 7929 8338
Email: info@planningaid.rtpi.org.uk

If you would like this information in any other language or format for example
large print or audio please contact 01642 526050

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بالشريط المسجل فالرجاء الإتصال 'بدايفرستي تيم'
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ARABIC

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FARSI

Si vous souhaitez obtenir ces informations dans
d'autres langues ou sous un autre format, par
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ਛਪਾਈ ਵਿੱਚ ਜਾਂ ਟੇਪ/ਸੀ ਡੀ 'ਤੇ ਚਾਹੁੰਦੇ ਹੋ ਤਾਂ ਕਿਰਪਾ ਕਰਕੇ
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PUNJABI

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چاہیں، تو ڈائیورسٹی ٹیم کو اس نمبر پر فون کیجئے 01642 526050

URDU

Stockton on Tees Local Plan

Statement of Community Involvement

Consultation Statement

November 2016

Introduction

1. The purpose of this statement is to provide details about the consultation which has taken place during the production of the Statement of Community Involvement (SCI) document. The new SCI 2016 will replace the 2006 version. The SCI sets out Stockton-on-Tees Borough Council's policies for involving interested parties in matters relating to development in their area. It applies to:
 - The preparation and revision of the Council's Local Plan and Supplementary Planning Documents, which are also known as Local Development Documents.
 - The Authority's development management function, which involves the determination of planning applications.
2. Council's are required to produce an SCI under Part 2 Section 18 of the 2004 Planning & Compulsory Purchase Act. Compliance with the contents of the document remain a test of soundness when documents are examined before an independent inspector.
3. Regulation 12 of the 2012 Town and Country Planning (Local Planning) Regulations requires that before a Local Planning Authority adopt an SPD it must:

Prepare a statement setting out:

 - the persons the LPA consulted when preparing the SPD;
 - A summary of the main issues raised by those persons; and
 - How those issues have been addressed in the SPD.
 - When seeking representations, copies of the statement must be made available with the Draft Document when it is published.
4. In accordance with the relevant regulations, the new Statement of Community Involvement was subject to a public consultation. This Consultation Statement sets out how this was undertaken, the comments which were received and what changes have been made to the document as a result.

Consultation Period

5. The Council made the draft SCI document available in accordance with Regulation 12, 13 and 35 of the 2012 Town and Country Planning (Local Planning) Regulations and invited members of the public, relevant authorities, general consultation bodies, specific consultations bodies, duty-to cooperate partners, and any other interested party on the Council's consultation database to make comments on the document.
6. The consultation period ran from Monday 11th July 2016 to 4.30pm on Friday 2nd September 2016. Consultees were encouraged to make representations on the Council's website via our online system. Paper and email representations were also accepted.
7. During the consultation, the following steps were undertaken -
 - Copies of the SCI and a statement setting out how comments could be made were made available during normal office hours at the Council's Planning Office at:

Municipal Buildings
Church Road
Stockton on Tees
TS18 1LD

- Copies of the SCI and statement were also made available at all libraries within the Borough.
 - Copies of the SCI and details of physical locations where the documents were available to view were also made available on the Council's website.
8. In addition, letters and emails 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. A list of the main organisations consulted is included at Appendix A.

Comments Received

9. Eight responses were received in response to the consultation; however the majority of these stated that the organisations responding had no specific comments to make regarding the SCI. A schedule of the comments received and the Council's response is included at Appendix B.

Appendix A – Schedule of comments and Council Response Table

Person/Organisation	Comment	Action
Natural England	No specific comments to make on this consultation.	Noted.
Health and Safety Executive	No representation to make at this stage of your local planning process. This is because there is insufficient information in the consultation document on the location and use class of sites that could be developed.	Noted.
Redcar and Cleveland Borough Council	<p>We have reviewed the SA Scoping Report and SCI documents, within the context of our own emerging Local Plan, and consider that there are no additional issues that need to be addressed. As such, we support the approach that you have taken.</p> <p>Redcar & Cleveland Borough Council recognises the importance of working together to ensure that any cross boundary issues are dealt with in a satisfactory manner and that we have satisfied the duty to cooperate. As such, we welcome any opportunities to have further engagement with you during the preparation of the Local Plan if this deemed necessary</p>	Noted.
North Yorkshire County Council	We do not intend to make any comments on the Statement of Community Involvement from an ecological perspective. With regards to the Sustainability Appraisal we have reviewed the scoping document. As expected one of the key Sustainability Objectives considers the protection and enhancement of biodiversity. There do not appear to be any cross boundary concerns as this is consultation of a scoping document and therefore we do not have any further comments to make at this stage.	Noted.
Historic England	We have no comments to make, apart from noting a typo on page 4 which refers to 'Heritage England' instead of 'Historic England'.	Text Amended to 'Historic England'.
Ross Chisholm on behalf of Friends of the Stockton Darlington Railway	No specific comments to make on this consultation.	Noted.
Graeme Robertson	<p>The introduction is fine</p> <p>When we consult? - Re 2.4 Information on the Council's programme for preparing or revising its Local Plan is contained in its Local Development Scheme (LDS), which is published on the Council's website. The timetable for preparation will also be provided on the website and updated regularly. Suggest providing a hyperlink to the web page with the time table.</p>	<p>Noted</p> <p>The Councils website is live and under constant review. Therefore the location of the document is liable to change requiring constant updates.</p>

	<p>Who we consult? - I note that community and residents groups will be consulted, which I support but how will the groups be alerted that a consultation is in progress? Do SBC know the contact details of all the groups within the Borough? In many cases, Town Parish Councils have members who are also SBC members. Could there be a conflict of interest if these Cllrs express views in both types of Council?</p>	<p>Community and residents groups are consulted via letter and e-mail where their details are included within the Local Plan consultation database. Responses to consultations are made on behalf of the individual or group responding.</p>
	<p>What will we do? – Agree with the proposal.</p>	<p>Noted</p>
	<p>What you can do? – Noted.</p>	<p>Noted</p>
	<p>How will decisions be made? - I think you should acknowledge that a Tees Valley Combined authority will be in place and may have some input into the decision making process. Have you considered if a member of SBC Planning Committee could have a conflict of interest if the also serve on the Tees Valley combined authority?</p>	<p>It is not appropriate to include reference to the Tees Valley Combined Authority. Any conflicts of interest will be declared through Planning Committee and the Council/Cabinet process.</p>
	<p>Neighbourhood Planning - You state that in unparished areas, Neighbourhood Forums and Neighbourhood Areas will be set up. I feel that this option should be available in parished areas too. In a recent referendum , almost 50% of residents voted for the abolition of Billingham Town Council. Consequently, I am sceptical about the quality of contributions from Parish Councillors who many feel do not engage with the community as widely as they should do.</p>	<p>Section 61(F)5 of the Planning Act 1990 states that a parish council must lead where the area is part or whole of the parish.</p>
	<p>Availability of documents – Agree with comments.</p>	<p>Noted</p>
	<p>What will the council do – Agreed.</p>	<p>Noted</p>
	<p>What will we expect developers to do - I am concerned about the statement "The onus of</p>	<p>Amend sentence</p>

	<p>pre-application publicity rests with the developer" Some developers will a that the onus is merely an expectation and may deliver very low key publicity that will not be picked up by most.</p>	<p>to - It is now a requirement for certain developments (set out under Section 122 of the Localism Act) to undertake pre-application community consultation.</p>
<p>Mr Martyn Coy on behalf of the Canal and River Trust</p>	<p>Who we consult? - We note that a number of organisations and agencies are referenced in this section of the consultation. As the Canal & River Trust is a statutory consultee on certain types of planning applications under the Town and Country Planning (Development Management Procedure) (England) Order 2015, we recommend that we are also referenced within this section of the SCI. This will help ensure that the Trust is fully consulted and engaged in the development of planning policy to ensure that all levels of planning policy and associated documents provide a robust policy framework that recognises and supports canals, rivers and docks as a cross-cutting policy theme; and acknowledges the diverse roles which they perform.</p>	<p>The Canal and River Trust comes under any other organisations within the who we consult section and are included within the Local Plan Consultation database therefore will be consulted on all Local Plan consultations.</p>
	<p>Neighbourhood Planning - It may be appropriate for the Council to inform Neighbourhood Planning Groups that are commencing preparatory work on their Plans of known organisations and agencies within the plan area that may wish to be consulted and assist in the preparation of the Plan. The Trust would welcome the opportunity to be involved at the earliest stages of the neighbourhood planning process.</p>	<p>Noted. Amendments made to paragraphs 3.7 and 3.8 of the document to include stakeholders.</p>

	<p>What the council will do - We note that no reference is made within the SCI to pre-application discussions. As an organisation, we consider that pre-application discussions form a vital part of the planning process and can help identify and rectify issues with a scheme at an early stage. Therefore, the Trust would welcome the opportunity to work with you in respect of pre-application consultations for development likely to impact upon the Trust's assets, or that applicants to be encouraged to discuss their proposals directly with the Trust where appropriate. (see attached link to the relevant part of the Trusts website https://canalrivertrust.org.uk/about-us/planning-and-design/the-trust-as-a-statutory-consultee-for-planning-applications/pre-application-consultations)</p>	<p>Noted. Amendments made to paragraphs 3.7 and 3.8 of the document to include stakeholders.</p>
Highways England	<p>WE have no particular concerns with the SCI and generally support the approach and procedures proposed by the Council to engage with stakeholders, developers, the public and other interested parties throughout the preparation of the Local Plan and as part of the development management process. In particular, the intentions relating to the Duty to Co-operate, set out in Paragraphs 2.23 and 2.24 can be supported.</p>	<p>Noted.</p>
	<p>There are however a few amendments that we would welcome. Firstly, Paragraph 2.6 identifies that the Council will consult with 'general consultation bodies' and 'specific' consultation bodies, in accordance with the Local Plan regulations. However, Highways England have not been included in the list and therefore request that we are added as a specific consultation body.</p>	<p>Highways England comes under any other organisations within the who we consult section and are included within the Local Plan Consultation database therefore will be consulted on all Local Plan consultations.</p>
	<p>Secondly, Paragraph 3.5 which details the methods that will be used by the Council to inform people and organisations who may want to make comments on submitted planning applications, makes reference in bullet point 6 to, 'Existing protocols with statutory agencies (for example Environment Agency, Highways Agency)'. Please can this be updated to refer to Highways England.</p>	<p>Text Amended to 'Highways England'.</p>
	<p>Finally, with regards to the section 'What we will expect developers to do', Paragraph 3.8 identifies the circumstances under which developers will be expect to carry out pre-application engagement. Whilst we are supportive of the proposed criteria, we would welcome additional reference to consulting with Highways England at the earliest opportunity where a development proposal could have the potential to impact on the operation of the Strategic Road Network (SRN). The strategic road network - Planning for</p>	<p>Noted. Amendments made to paragraphs 3.7 and 3.8 of the document to</p>

	<p>the future: A guide to working with Highways England on planning matters (September 2015), details the approach we take when engaging in the planning system. It provides advice for applicants on the information we would expect to see included in proposals and identifies some of the key issues that we will consider when advising on and reviewing planning applications. Therefore reference to this guidance would be welcomed.</p>	<p>include stakeholders.</p>
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Appendix B – List of Organisations

Adlington Planning Team	Business & Resident Action Group - Norton	David Kitchen Associates
AG Lathe	High Street	Davis Planning Partnership
Air Products	Cameron Hall Developments c/o England and	DEFRA
Airport Operators Association	Lyle Ltd	Deloitte Real Estate
Appletons Chartered Surveyors	Campaign for Real Ale	Department for Business Innovation and Skills
Arcus Consultancy Services Ltd (Planning	Canals and Rivers Trust	Department for Education and Employment
Division)	Carlton Parish Council	Department for Transport
Arup (on behalf of Homes and Communities	Carter Jonas LLP on behalf of DG Dale and	Design Council London
Agency)	Sons	DPDS Consulting Group
Asda Stores Ltd	Castlegate Shopping Centre	DPP
Augean PLC	Catalyst	Drivers Jonas LLP
Baines Goldston	Caterpillar Stockton	DTZ
Banks Developments	CB Richard Ellis Ltd	Durham County Council
Barclays Bank	CH2M	Durham Diocesan Secretary
Barratt David Wilson Homes North East	CH2M HILL	Durham Tees Valley Airport
Barratt Homes	Charles Church	Durham University
Barton Willmore (on behalf of Church	Chemical Business Association	E A Clayton
Comissioners)	Childrens Society	Eaglescliffe Preservation Action Group
Barton Willmore LLP	Chris Thomas Ltd	East and West Newbiggin Parish Meeting
Bede Sixth Form College	Church Commissioners	EE
Bellway Homes	Civil Aviation Authority	Egglescliffe & Eaglescliffe Parish Council
Big Tree Planning Ltd	CLA North	Egglescliffe Youth Group
Billingham Town Council	Cleveland Fire Brigade	Elwick Parish Council
Bishopton Parish Council	Cleveland Police Headquarters	Emery Planning
Blackett Hart and Pratt	Coal Authority	Endeavour Housing Association
Blue Sky Planning Ltd	Colliers International	Endeavour Partnership
BNP Paribas Real Estate UK	Conaco Phillips Petroleum Co. UK Ltd	England and Lyle
BOC Gases	Concept Town Planning Ltd	Entec UK Ltd on behalf of National Grid
British Gas (Northern)	Corporate Real Estate	Environment Agency
British Geological Survey	Council for British Archaeology	Esh Developments
British Toilet Association	Cowpen Bewley Village Residents Association	Estate Directorate, Ministry of Justice
BT Group plc	CPRE	Fairhurst
BTCV	Crathorne Parish Council	FFT Planning
Building Design Consultant	Crown Estate Office	Fields in Trust
Building Research Establishment	Dalton Warner Davis Chartered Surveyors	Firstplan
	Darlington Borough Council	Forest Enterprise

Forestry Commission
Freight Transport Association
Friends of Tees Heritage Park
Friends of the Earth - Middlesbrough & Redcar
Garden History Society
Gentoo Homes
Geoplan Ltd
George F White (Estate Agent)
George Wimpy - Strategic Land
Girsby Parish Council
GL Hearn Property Consultants
Gladman Developments
GO Northern
Great Stainton Parish Meeting
Greatham Parish Council
Greenergy Terminal Limited
Gregory Gray Associates
Grindon Parish Council
Groundwork Trust
GVA Grimley
GVA Grimley Ltd (on behalf of Wynyard Park Ltd)
GVA Lamb & Edge Planning Development and Regeneration Unit
H J Banks & Co. Ltd.
Habinteg Housing Association
Halcrow Group
Hambleton District Council
Hanover Housing Association
Hart Properties
Hartburn Residents Association
Hartlepool Borough Council
Hartlepool Water
Health and Safety Executive
Hedley Planning Services
Help the Aged
Highways England
Hilton Parish Council

Historic England
Historic Towns Forum
HJ Banks & Co Limited
Hobson 7 Smith, Builders
Home Builders Federation
Home Housing Association
Home Office
Homes and Communities Agency
Housing Corporation (London)
How Planning
Husband and Brown Limited
Ian Derby Partnership
Indigo Planning
Industry Nature Conservation Association
INEOS Chlor Vinyls Ltd
Ingleby Barwick Town Council
Inshore Fisheries and Conservation Authority
Inter Terminals
Jackson Plan
Jayline Travel
Jeffrey Tarren & Associates
JG Eaglescliffe (Holdings) Ltd
Jomast Developments
Jon Tweddell Planning
JWPC Limited
Kirklevington & Castle Leavington Parish Council
Kirklevington Property Co Ltd
klr Planning Ltd
KLR Planning Ltd (on behalf of GMI Developments)
Knight Frank LLP
KT Associates
Lafarge Aggregates Ltd
Lambton Smith Hampton
Letch Lane Residents
Lexington Communications
Limes Developments

Long Newton Parish Council
Lovell Johns
Maltby Northern Edge Resident's Group
Maltby Parish Council
Marine Management Organisation
Matthew Trotter & Miller Architects
McGough Planning
Metropolis PD
Michael Mealing (Planning)
Middlesbrough Borough Council
Middleton St George Parish Council
Miller Homes
Ministry of Defence
Montagu Evans LLP
Mordon Parish Meeting
Nathaniel Lichfield and Partners
National Farmers Union
Natural England
Network Rail
Newby Parish Council
Newton Bewley Parish Meeting
NG Bailey
NHS England North
NHS Hartlepool and Stockton-on-Tees Clinical Commissioning Group
NHS Property Services Ltd
NHS Stockton - Public Health
North Associates (Cumbria) Ltd
North East Chamber of Commerce
North East Civic Trust
North East Community Forests
North East Primary Care Services Agency
North Star Housing Group
North Tees Limited
North Tees NHS Trust
North Yorkshire County Council
Northern Consortium of Housing
Northern Gas Networks Ltd

Northern Power Grid
Northumbria Garden Trust
Northumbrian Water Ltd.
Norton Village Association
Npower Renewables
Ofcom
Office of Rail and Road
Office of the Durham Police and Crime
Commissioner
Office of the North Yorkshire Police and Crime
Commissioner
Openreach
Oxbridge Residents Association
PD Ports
Peacock and Smith
Persimmon Homes
Philips Petroleum
Picton Parish Meeting
PlanInfo
Planning Issues
Planning Potential
Planning Prospects
Planning Team, Bond Dickinson
Planning Works Ltd (on behalf of Lunar
Stockton Sarl)
Planware Ltd
POLICE & CRIME COMMISSIONER FOR
CLEVELAND
Preston Farm Developments
Preston on Tees Parish Council
Primeland Consultants Limited
Prism Planning
PX House
Rae Watson Development Surveyors
Railway Housing Association
Ramblers Association, Stockton
Redcar and Cleveland Borough Council
Redmarshall Parish Council

rg+p Ltd
RGB Ltd
Richard Burt Design
Road Haulage Association - Northern Office
Robert Halstead Chartered Surveyor
RPS Group Plc
RSPB
Rudby Parish Council
SABIC UK Petrochemicals
Sadberge Parish Council
Sanderson Weatherall on behalf of Lidl UK
Satnam Group
SAVE
Savills (on behalf of AG Lathe Castlegate
Shopping Centre Ltd)
Savills L&P Ltd
School of Architecture, Planning & Landscape
Scott Wilson
Seamer Parish Council
Sedgefield Parish Council
Sembcorp Utilities (UK) Ltd
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
SSA Planning Limited
SSA Planning Limited (on behalf of KFC Ltd)
Stagecoach Transit
Stainton and Thornton Parish Council
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-on-Tees Teaching PCT
storeys:ssp
Stratus Environmental Limited
Taylor Wimpey UK Ltd
Tees and Hartlepool Port Authority Ltd.
Tees Archaeology
Tees East and North Yorkshire Ambulance
NHS Trust
Tees Valley Combined Authority
Tees Valley Housing Association
Tees Valley Nature Partnership
Tees Valley Rural Community Council
Tees Valley Wildlife Trust
TETLOW KING PLANNING
The Ancient Monuments Society
The Co-operative Group
The Council for British Archaeology
The Georgian Group
The Gypsy Council UK Office
The National Federation of Gypsy Liaison
Groups
The Planning Bureau
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
Three
Tithe Barn Land

TM Urban Developments
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
Vodafone and O2
Vopak
Ward Hadaway
Wardell Armstrong
Wellington 2004 Estate Company
Wellington Square Shopping Centre
Wolviston Parish Council
Woodsyde, Thorntree farm
Worsall Parish Council
Wright Construction (Durham) Ltd.
Wynyard Estates
Wynyard Park
Wynyard Residents Association
Yarm and Willie Flats Residents Group
Yarm Chamber of Trade
Yarm Civic Society
Yarm Residents Group
Yarm Town Council
York Diocesan Society
Yorkshire Gardens Trust
Zero Waste Ltd