



# Consultation Statement

Incorporating Determination of Likely Significant Environmental Effects Determination and Statement of Reasons

Supplementary Planning Document: Houses in Multiple Occupation

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# Document Overview

## Consultation undertaken in the preparation of the SPD

### Introduction

The purpose of this statement is to provide details about the consultation which has taken place during the production of the draft Supplementary Planning Document (SPD): Houses in Multiple Occupation and the following supporting documents:

- [Strategic Environmental Assessment](#)
- [Habitat Regulation Assessment](#)

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.](#)

In accordance with the relevant regulations, the draft SPD and supporting documents, were made available for 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.

### Public Consultation Period

The Council made the draft SPD and supporting documents available in accordance with relevant 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 Local Plan Consultation Database to make comments on the documents.

The consultation period within which representations could be made was between Thursday 19<sup>th</sup> March 2026 and Friday 17<sup>th</sup> April 2026. Consultation was undertaken in accordance with the Consultation Plan which is contained within Appendix A. The organisations consulted is included at Appendix B.

### Public Consultation Responses (main issues raised and how these have been addressed within the SPD)

A total of 13 responses were received on the contents of the draft SPD. These responses can be summarised as falling into three main categories.

- **Organisations-** Natural England, Coal Authority, Home Office, Prism Planning, North Yorkshire Council, Historic England
- **Local Resident-** 6 local residents
- **Ward Councillor**

There is a requirement that a summary of main issues raised and how these have been addressed in the SPD be undertaken. The table below provides a summary of the responses received and how they have been addressed within the SPD.

**Responses by Organisations**

Respondee	Comment / main issue(s) raised	Council response / how this has been addressed within the SPD
Home Office (Asylum Support)	We have noted the contents of your correspondence. Thank you once again for taking the time to write to the Home Office.	Comments noted
Rod Hepplewhite, Prism Planning	A very sensible move, IMHO, as I fail to understand why CoU from Class C3 to C4 was ever made permitted development in the first place. Class C3(c) should be enough (e.g. your typical student house) without needing planning permission.  Good luck with bringing the SPD into force.	Comments noted
The Coal Authority	Is it noted that your Authority's boundary falls outside of the coalfield area. On this basis we have no interest in your plan area and no comments to make on the above consultation or on any future emerging planning policy documents.	Comments noted
Natural England	Whilst we welcome this opportunity to give our views, the topic of the Supplementary Planning Document does not appear to relate to our interests to any significant extent. We therefore do not wish to comment.  Should the plan be amended in a way which significantly affects its impact on the natural environment, then, please consult Natural England again.	Comments noted
North Yorkshire Council	We have reviewed your document and conclude that there are no cross-boundary impacts or strategic matters which require cooperation and therefore have no comments to make.	Comments noted
Historic England	Thank you for consulting Historic England on the above. Historic England is the Government's statutory adviser on all matters relating to the historic environment in England. We are a non departmental public body established under the National Heritage Act 1983 and sponsored by the Department for Digital, Culture, Media and Sport (DCMS). We champion and protect England's historic places, providing expert advice to local planning authorities, developers, owners and communities to help ensure our historic environment is properly understood, enjoyed and cared for.  We note how HMOs form part of the boroughs housing supply, contribute towards meeting housing needs, and support the continued viable use or re-use of vacant buildings as set out in Section 4: (Guidance / Overview). They also intensify use of properties and hence concentrations of HMOs can impact on the amenity of neighbouring properties and the character of the local area. The Council are proposing to put in place an Article 4 Direction, and associated SPD, to support mixed and balanced communities and ensure new HMOs do	General comments noted. In relation to the specific points raised the following response is provided:  <ul style="list-style-type: none"> <li>• <b>Section 3-</b> comments welcomed and no amendments required.</li> <li>• <b>Section 4-</b> comments noted in relation to this matter. However, in this instance, no amendments are to be made. The Development Plan should be read as a whole. The Local Plan includes, at policy HE2, confirmation that "In order to promote and enhance local distinctiveness, the Council will support proposals which positively respond to and enhance heritage assets". It will be for the case officer to balance matters such as this when determining planning applications.</li> <li>• <b>Section 5-</b> amendment has been made in relation to this matter as it provides more detailed guidance which will assist applicants.</li> </ul>

	<p>not result in adverse impacts on local amenity and quality of life.</p> <p><b>Draft SPD</b></p> <p><u>Section 3</u> The adopted heritage policy is included in Section 3 / Policy Context / Local Plan 2019. We support the reference to Policy HE2 – Conserving and Enhancing Stockton’s Heritage Assets. We support the inclusion of this policy.</p> <p><u>Section 4</u> Three measures (or tests) are set out in the SPD. These would be material in the assessment of planning applications for HMOs across the borough including in all conservation areas. These aim to 1) avoid concentrations of HMOs 2) avoid grouping of HMOs and 3) avoid a C3 use being sandwiched between HMOs.</p> <p>We support the positive statement that HMOs support ‘continued viable use or re-use of vacant buildings’ in Section 4, but question why the SPD does not give any weight to a proposal which brings a vacant building back into active use. For example, where an HMO is proposed within a vacant designated heritage asset, or non-designated heritage asset - including those on a Local List put in place by the Council in the future - this could be included as an additional test.</p> <p>We refer you to our publication and research on how repurposing built heritage can help create dynamic, comforting, and sustainable living places Heritage Works for Housing   Historic England. Historic England research provides evidence on how empty traditional properties can contribute to housing delivery. Figures from 2025 indicated 670,000 new homes could be provided in vacant floor space within historic buildings across England.</p> <p><u>Section 5</u> There is little reference to the historic environment other than in the Section 5 (Achieving good accommodation standards / External Alterations). The text in this section does not reference works to listed buildings being subject to additional controls. We suggest the following amendments and additions to this paragraph.</p> <p>Care and attention are required where a proposal is located within a conservation area or is a listed building. Applicants will be required to ensure that proposals accord with policies on conserving and enhancing the historic environment.</p> <p>If a building is located within one of the Borough’s 11 conservation areas, we encourage review of</p>	
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	<p>the Conservation Area Management Plan and the associated Character Appraisal Supplementary Planning Document - Conservation and Historic Environment Folder and management plan. As an example, there may be a requirement for features such as original timber windows to be incorporated into conversion schemes for guidance on appropriate external alterations.</p> <p>Where a building is listed, external and internal alterations require listed building consent. Such alterations are required to preserve the special architectural and historic interest of the building. It is important to consider this requirement when designing internal layouts (Figure 10), formulating energy efficiency measures and when considering any alterations to improve natural light, introduce entrance points and provide external storage.</p> <p>If you have any queries about any of the matters raised above or would like to discuss anything further, please do not hesitate to contact me.</p>	
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**Responses by Local Residents**

Respondee	Comment / main issue(s) raised	Council response / how this has been addressed within the SPD
Local Residents	That there are too many HMOs and issues of anti-social behavior	The SPD has been produced to ensure proposals contribute positively to making places better for people, improving standards of accommodation, and reducing detrimental impacts on neighbours. No amendments are proposed to the SPD.
	Ensuring outside areas are kept clean and tidy and processes for evicting tenants who cause problems to neighbours.	The SPD includes provision for supporting information to be provided alongside planning applications. Conditions to a planning consent will be added to the consent where it is necessary to make proposals acceptable in planning terms. No amendments are proposed to the SPD.
	Priority to veterans over other groups	The SPD informs the determination of planning applications but does not consider the allocation lettings / tenancies. No amendments are proposed to the SPD
	Changes to properties to HMO should be undertaken in consultation and agreement with residents	Where planning permission is required a period of consultation will be undertaken in the determination of planning applications. During this period the views on the proposed development can be expressed by residents and others. No amendments are proposed to the SPD.

**Response by Ward Councillor**

Respondee	Comment / main issue(s) raised	Council response / how this has been addressed within the SPD
Cllr Dodds	<p>Generally supportive of the proposed Article 4 Direction.</p> <p>Question relates to timing - i.e. if a proposed HMO has received planning but has not been completed prior to the formal adoption of the</p>	At the current time there is no requirement for planning consent for change the use of a dwelling house (C3) to a small HMO (C4) but planning consent would be required for a large HMO (Sui Generis). Should the Article 4 direction be confirmed, there

	<p>Article 4 Direction, will the original approval still be valid or will a new planning application be required as the previous scheme had not been implemented in planning terms?</p>	<p>would be the requirement for a planning application to be made for the change of use from a dwelling house (C3) to a small HMO (C4) once the direction came into force.</p> <p>Should properties change from C3 to C4 before a direction comes into force no planning consent would be required but the property owner would need to demonstrate that the change of use has occurred prior to this date should there be concerns that a property is being used in a manner without the required consent.</p>
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### SEA / HRA Screening Consultation

Preliminary SEA and Screening Report was prepared and forwarded to the ‘Consultation Bodies’ – the Environment Agency, Natural England and Historic England for comment. The consultation period was from Thursday 19th February to Thursday 12th March 2026. The comments received can be viewed in the SEA Determination and Statement of reasons document (see Appendix C). Following on, Stockton on Tees Borough Council determined that the draft SPD was not likely to have significant environmental effects. Accordingly, it was considered that an environmental assessment of the SPD was not required.

The SEA Screening Report and SEA Determination and Statement of reasons document were made available throughout the public consultation (between Thursday 19<sup>th</sup> March 2026 and Friday 17<sup>th</sup> April 2026).

No fundamental changes to the draft SPD have arisen from the public consultation and only minor non-material changes may be made prior to its publication which will not change the scope or purpose of the SPD, make ‘new’ policy. Therefore, it is considered that the initial determination (contained within Appendix C) remains valid.

The HRA Screening Report was made available to the ‘Consultation Bodies’ from Thursday 19th February to Thursday 12th March 2026 and also made available for public consultation from Thursday 19<sup>th</sup> March 2026 and Friday 17<sup>th</sup> April 2026. The HRA Screening Report concludes that the SPD is not likely to have significant adverse effects on the integrity of European sites or Ramsar sites and further Appropriate Assessment is not required. Following consultation the same outcomes remain.

# Appendix A

## Consultation period, requirements, and approach

### Consultation Period

19<sup>th</sup> March 2026 to 17<sup>th</sup> April 2026 (4 weeks)

### Statutory Requirements

To fulfil the requirements of:

- The Town and Country Planning (Local Planning) (England) Regulations 2012
- The Stockton-on-Tees Statement of Community Involvement (2016)

### Approach to consultation

To ensure a transparent and holistic consultation the Council propose the following approach to consultation which meets statutory requirements.

### How will decisions be made and what feedback will be given?

The Councils approach to this is detailed within the Statement of Community Involvement.

### Identified activities

Brief description of activity	Date	Who is involved	Expected outcomes
<b>Planning Committee Members Briefing Session</b> – inviting planning committee to pre-consultation briefing session	Prior to consultation period	Planning Committee Members	Awareness Raising
<b>Publish SPDs and Supporting Documents on website-</b> Let's Talk section of website	Start of consultation period (19 <sup>th</sup> March 2026)	Planning Services / Communications Team	Awareness raising and consultation responses
<b>Use of corporate Facebook and Twitter accounts-</b> to publicise consultation	Throughout consultation period as appropriate	Communications Team	Awareness raising and consultation responses
<b>Press release</b>	Prior/during consultation	Communications Team	Awareness Raising
<b>Letter/email to those on Consultation Database-</b> stating where documentation is available. Those included on the Local Plan consultation database will be sent an e-mail/letter.	Both letters and e-mails to be sent prior to start of consultation period	Includes general/specific consultation bodies as well as local residents, local voluntary/community sector organisations, local businesses, and national organisations/agencies.	Awareness raising and consultation responses
<b>E-mail to chair of Community Partnerships-</b> stating where documentation is available	Start of consultation period	Forum members	Awareness raising and consultation responses

<b>Email to all Council Members-</b> stating where documentation is available	Start of consultation period	All Council Members to notify and allow them to raise awareness as considered appropriate	Awareness raising and consultation responses
<b>Make documents available within libraries and customer service centres/principal office</b>	Throughout consultation period	Planning Services / Library Service	Awareness raising and consultation responses
<b>Attendance at meetings of groups</b>	Subject to interest	Considered where formal invitation received by interested group.	Awareness raising and consultation responses

# Appendix B

## Organisations Consulted

Accent Group	Maltby Northern Edge Resident's Group
Adlington Planning Team	Maltby Parish Council
AECOM	Marine Management Organisation
Airport Operators Association	Marrons Planning
Anchor Trust	Matthew Trotter & Miller Architects
Appletons Chartered Surveyors	Metropolis PD
Arcus Consultancy Services Ltd (Planning Division)	Michael Mealing (Planning)
Arriva	Middlesbrough Borough Council
Arup	Middleton St George Parish Council
Atisha Buddhist Centre	Miller Homes
Augean PLC	Ministry of Defence
Avant Homes (North East)	Montagu Evans LLP
Avison Young	Nathaniel Lichfield and Partners
Baines Goldston	National Farmers Union
Baines Jewitt	National Gas Transmission
Bangladeshi Muslim Welfare Association	National Grid c/o Fisher German
Banks Developments	Natural England
Banks Property Ltd	Network Rail
Baptist Union of Great Britain	Newby Parish Council
Barclays Bank c/o Shire Consulting	NFU
Barratt David Wilson Homes North East	NG Bailey
Barratt Homes	NHS England North
Barton Willmore	NHS Hartlepool and Stockton-on-Tees Clinical Commissioning Group
Barton Willmore (on behalf of Church Commissioners)	NHS Property Services Ltd
Bede Sixth Form College	NHS Stockton - Public Health
Bellway Homes	North East Ambulance Service NHS Trust
Big Tree Planning Ltd	North East Chamber of Commerce
Billingham Town Council	North East Civic Trust
Bishopton Parish Council	North East Community Forests
Blackett Hart and Pratt	North East Land and Planning Agency
BNP Paribas	North Star Housing Group
BOC Gases	North Tees Limited
British Geological Survey	North Tees NHS Trust
British Toilet Association	North Yorkshire County Council
BT Group plc	Northern Consortium of Housing
BTCV	Northern Gas Networks Ltd
Building Design Consultant	Northern Powergrid
Building Research Establishment	Northumbria Garden Trust

Business & Resident Action Group - Norton High Street	Northumbrian Water Ltd
Cameron Hall Developments c/o England and Lyle Ltd	Norton Village Association
Campaign for Real Ale	Npower Renewables
Canals and Rivers Trust	Ofcom
Carlton Parish Council	Office for Nuclear Regulation
Carter Jonas LLP	Office of Rail and Road
Carter Jonas LLP on behalf of DG Dale and Sons	Office of the Durham Police, Crime and Victims' Commissioner
Catalyst	Office of the North Yorkshire Police and Crime Commissioner
Caterpillar Stockton	Office of the Police and Crime Commissioner for Cleveland
CB Richard Ellis Ltd	Openreach
CH2M (Highways England)	Oxbridge Residents Association
Charles Church	P&M Properties
Childrens Society	PD Ports
Chris Thomas Ltd	Peacock and Smith
Church Commissioners	Pegasus Group
Churchill Retirement Living	Persimmon Homes
Civil Aviation Authority	Persimmon Homes Teesside
CLA North	Philips Petroleum
Cleveland Fire Brigade	Picton Parish Meeting
Cleveland Police Dedicated Designing Out Crime Officers	Places for People
Cleveland Police Headquarters	Plainview Planning Ltd
Coal Authority	PlanInfo
Coast & County Housing	Planning Potential
Colliers International	Planning Prospects
Community Welfare Trust	Planning Team, Bond Dickinson
Concept Town Planning Ltd	Planning Works Ltd
Connect Property North East Ltd	Planware Ltd
ConocoPhillips Petroleum UK	Police and Crime Commissioner for Cleveland
Co-operative Group	Preston Farm Developments
Council for British Archaeology	Preston on Tees Parish Council
Countryside Properties	Primeland Consultants Limited
Cowpen Bewley Village Residents Association	Prism Planning
CPRE	PX House
CPRE North Yorkshire	Quod
Crathorne Parish Council	Rae Watson Development Surveyors
CRC- Churches Regional Commission in the North East	Railway Housing Association
Crown Estate Office	Ramblers Association, Stockton
Cushman and Wakefield	Rapleys
Cussins (North East) Ltd	Redcar and Cleveland Borough Council

Dalton Warner Davis Chartered Surveyors	Redmarshall Parish Council
Darlington Borough Council	rg+p Ltd
David Kitchen Associates	RGB Ltd
Davis Planning Partnership	Road Haulage Association - Northern Office
DEFRA	Robert Halstead Chartered Surveyor
Deloitte	RPS Group Plc
Deloitte Real Estate	RSPB
Department for Business Innovation and Skills	RSPB (Northern England Region)
Department for Transport	Rudby Parish Council
Design Council	Sabir UK Petrochemicals Ltd
DevPlan	Sadberge Parish Council
Dodds Brown	Saddington Taylor
DPDS Consulting Group	Sanderson Weatherall on behalf of Lidl UK
DPP (Newcastle)	Satnam Group
DPP Planning	SAVE
DTZ	Savills
Durham County Council	School of Architecture, Planning & Landscape
Durham Diocesan Secretary	Seamer Parish Council
Durham University	Sedgefield Town Council
Eaglescliffe Preservation Action Group	Sembcorp Energy UK
Education Funding Agency	Shri Guru Nanak Gurdwara and Sikh Community Centre
Education Training Collective	Shuttleworth Picknett & Associates LLP
EE	Signet Newcastle
Egglecliffe & Egglecliffe Parish Council	Signet Planning
Egglecliffe Youth Group	Sita UK
ELG Planning	Smiths Gore
Elwick Parish Council	Society for the Promotion and Advancement of Romany Culture
Emery Planning	Society for the Protection of Ancient Buildings (SPAB)
Endeavour Housing Association	Solutions Northern
Endeavour Partnership	Southlands Management Ltd
Environment Agency	sp&architects
Esh Developments	Spawforths
Estate Directorate, Ministry of Justice	Spacia c/o Network Rail
Fairhurst	Sport England
Federation of Small Businesses	SSA Planning Limited
FFT Planning	SSA Planning Limited (on behalf of KFC Ltd)
Fields in Trust	St Modwen
Firstplan	St. James's Street Property Management
Forest Enterprise	Stagecarriage
Forestry Commission (County Durham)	Stagecoach
Forestry Commission (Morpeth)	Stagecoach Transit
Forestry England	Stainton and Thornton Parish Council
Freight Transport Association	Stephenson Halliday

Friends of Tees Heritage Park	Steve Hesmondhaigh & Associates
Friends of the Darlington Stockton Railway	Stillington & Whitton Parish Council
Friends of the Earth - Middlesbrough & Redcar	Stockton Business Forum
Garden History Society	Stockton Renaissance
Gentoo Homes	Stockton Residents' Association
Geoplan Ltd	Stockton Sixth Form College
George F White	Stockton Town Pastors
Gerald Eve LLP	Story Homes
Girsby Parish Council	Taylor Wimpey
GL Hearn Property Consultants	Tees and Hartlepool Port Authority Ltd
Gladman Developments	Tees Archaeology
GO Northern	Tees Valley Combined Authority
Great Stainton Parish Council	Tees Valley Local Access Forum
Greatham Parish Council	Tees Valley Nature Partnership
Greenery Terminal Limited	Tees Valley Rural Community Council
Grindon and Thorpe Thewles Parish Council	Tees Valley Wildlife Trust
Groundwork Trust	Teesside Humanist Society
H J Banks & Co. Ltd.	Teesside International Airport
Habiteg	Tesni Properties Limited
Hale	Tetlow King Planning
Hambleton District Council	The Ancient Monuments Society
Hanover Housing	The Co-operative Group
Hart Properties	The Council for British Archaeology
Hartburn Residents Association	The Energy Workshop
Hartlepool Borough Council	The Gardens Trust
Hartlepool Water	The Georgian Group
Health & Safety Executive	The Gypsy Council UK Office
Hedley Planning Services	The National Federation of Gypsy Liaison Groups
Hellens Group	The Planning Bureau Ltd
Highways England	The Sirius Group
Highways England - Northumberland & Durham	The Theatres Trust
Highways England Tees Valley	The Twentieth Century Society
Highways England Tyne & Wear	The Victorian Society
Hilton Parish Council	The Woodland Trust
Hindu Culture Centre	Thirteen Group
Historic England	Thornaby Town Council
Historic Towns Forum	Thoroughbred Homes Ltd
HJ Banks & Co Limited	Thorpe Thewles Residents Association
Hobson 7 Smith, Builders	Three
Home Builders Federation	TM Urban Developments
Home Group	Tomlinson Hall
Home Office	Transco
Homes England	Traveller Law Reform Coalition
How Planning	Turley Associates

Husband and Brown Limited	Turley Associates on behalf of Tees Valley Airport
Ian Derby Partnership	U.K Land Estates
Indigo Planning	University of Durham
Industry Nature Conservation Association	Vernon and Co
INEOS Chlor Vinyls Ltd	Virgin Media
Ingleby Barwick Town Council	Vodafone and O2
Inovyn Enterprises Ltd	Vopak
Inshore Fisheries and Conservation Authority	Ward Hadaway
Inter Terminals	Wardell Armstrong
Interserve Construction Limited	Wellington 2004 Estate Company c/o Dalton Warner Davis
Jayline Travel	Wellington Square Shopping Centre
Jeffrey Tarren & Associates	Westbury Mosque
JG Eaglescliffe (Holdings) Ltd c/o Sanderson Weatherall	White Young Green Planning
JigSaw Planning	Williams Gallagher c/o Total Planning Solutions
Jomast Developments	Wolviston Parish Council
Jon Tweddell Planning	Woodland Trust
JWPC Limited	Worsall Parish Council
Karbon Homes	Wright Construction (Durham) Ltd.
Kirklevington & Castle Levington Parish Council	Wyevale Garden Centres Ltd
Kirklevington Property Co Ltd c/o Peacock and Smith	WYG
KLR Planning	Wynyard Estates c/o Nathaniel Lichfield and Partners
Knight Frank LLP	Wynyard Parish Council
KT Associates	Wynyard Park
Lafarge Aggregates Ltd	Wynyard Residents Association
Lambert Smith Hampton	Yarm and Willie Flats Residents Group
Letch Lane Residents	Yarm Chamber of Trade
Lexington Communications	Yarm Civic Society
Limes Developments	Yarm Residents Group
Local clinical commissioning group	Yarm Town Council
Long Newton Parish Council	York Diocesan Society
Lovell Johns	Yorkshire Gardens Trust
Lovells	Zero Waste Ltd

# Appendix C

## SEA Determination and Statement of Reasons

### STOCKTON ON TEES BOROUGH COUNCIL

#### The Environmental Assessment of Plans and Programmes Regulations 2004

#### Part 9 Determination of Likely Significant Environmental Effects

#### Determination and Statement of Reasons under Part 9 (1) and (3)

#### Consultation Draft Supplementary Planning Document

#### Houses in Multiple Occupation

##### Part 9 (1) Determination

Stockton on Tees Borough Council has determined, having consulted Natural England, the Environment Agency and Historic England, that the Draft Supplementary Planning Document: Houses in Multiple Occupation is not likely to have significant environmental effects. Accordingly, it is considered that an environmental assessment of the SPD is not required.

##### Part 9 (3) Statement of Reasons

1. The preliminary SEA Screening Report contains the detail of the assessment and reasons. This statement is made to satisfy Part 9 (3) of the Regulations.
2. In making the determination, the Council has taken account of the fact the 'Parent Policies', Strategies and Priorities to which the SPD relates have, in the course of their preparation, been subject to Sustainability Appraisal including SEA and Habitats Regulations Assessment (with Appropriate Assessment).
3. The Council determined at Stage 1 of the Screening Process that SEA is relevant to the SPD. The Council's opinion at Stage 2 is that the SPD is unlikely to cause significant environmental effects in its application to decision taking, particularly as the parent policies in the adopted Stockton on Tees Local Plan have been subject to rigorous assessment in this respect both in preparation and in their final form through formal Examination in Public.
4. The SPD will provide information on the interpretation and implementation of the Council's Local Plan policies. The SPD primarily relates to Local Plan policy SD8 Sustainable Design and H4 Meeting Housing Need. The SPD seeks to ensure proposals contribute positively to making places better for people, improving standards of accommodation, and reducing detrimental impacts on neighbours.

5. In view of the assessment at Stage 2, it is the Council's preliminary opinion, at Stage 3, that an Environmental Report would not be required.
6. Under Regulation 9 (2), the preliminary SEA Screening Report was forwarded to the 'Consultation Bodies' – the Environment Agency, Natural England and Historic England for comment on content and conclusion. The responses received from Natural England and Historic England did not dispute the Council's conclusions at Stage 3. A response was not received from the Environment Agency. A copy of responses is provided within Appendix 1 of this document.

### **Where can I find a copy of these Documents**

A copy of this determination and the Assessment containing the reasons for this determination can be found on the Council's website at: <https://www.stockton.gov.uk/current-consultations>, or inspected at any of the libraries within the borough during opening hours (details are available at <https://www.stockton.gov.uk/find-library>) alongside our principal office Dunedin House, Columbia Drive, Thornaby, Stockton-on-Tees, TS17 6BJ.

Alternatively, by email request sent to [planningpolicy@stockton.gov.uk](mailto:planningpolicy@stockton.gov.uk); by telephone: 01642 393939 or by post to Planning Policy, Stockton-on-Tees Borough Council, Dunedin House, Columbia Drive, Thornaby, Stockton-on-Tees, TS17 6BJ.

## **Appendix 1**

### **Responses of Consultation Bodies to the Strategic Environmental Assessment Screening Report**

#### **Historic England (received 11<sup>th</sup> March 2026)**

Thank you for consulting Historic England on the above. We note the consultation is on the screening opinion only. It does not request our comments on the content of the confidential draft HMO SPD also received via email on the 19<sup>th</sup> February 2026.

In terms of our area of interest, given the nature of the draft SPD we would concur with your assessment that the SPD is unlikely to result in any significant environmental effects. We accept the SPD is intended to provide clarity on the interpretation of policies within the Stockton-on-Tees Local Plan which has already been subject to a SA/SEA. As a result, we would endorse the Local Planning Authority's conclusions that it is not necessary to undertake a Strategic Environmental Assessment of this particular SPD.

Historic England has produced guidance for all involved in undertaking SA and SEA exercises which covers issues relating to the historic environment and when SA/SEAs are necessary.

For the avoidance of doubt, this does not affect our obligation to advise you on draft versions of the SPD when it is subject to consultation. If you have any queries about any of the matters raised above or would like to discuss anything further, please do not hesitate to contact me.

#### **Natural England (received 26<sup>th</sup> February 2026)**

Thank you for your consultation request on the above dated and received by Natural England on 19th February 2026.

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

Our remit includes protected sites and landscapes, biodiversity, geodiversity, soils, protected species, landscape character, green infrastructure and access to and enjoyment of nature.

Whilst we welcome this opportunity to give our views, the topic of the Supplementary Planning Document does not appear to relate to our interests to any significant extent. We therefore do not wish to comment.

Natural England does agree with your conclusion that it does not require an SEA / HRA.

Should the plan be amended in a way which significantly affects its impact on the natural environment, then, please consult Natural England again.

Strategic Environmental Assessment/Habitats Regulations Assessment. A SPD requires a Strategic Environmental Assessment only in exceptional circumstances as set out in the Planning Practice Guidance here. While SPDs are unlikely to give rise to likely significant effects on European Sites, they should be considered as a plan under the Habitats Regulations in the same way as any other plan or project. If your SPD requires a Strategic Environmental Assessment or Habitats Regulation Assessment, you are required to consult us at certain stages as set out in the Planning Practice Guidance.