

# PAS LOCAL PLAN ROUTE MAPPER TOOLKIT PART 1: LOCAL PLAN REVIEW ASSESSMENT

## Why you should use this part of the toolkit

The following matrix will assist you in undertaking a review of policies within your plan to assess whether they need updating.

The matrix is intended to supplement the [National Planning Policy Framework](#) (NPPF) (paragraph 33 in particular) and the associated [National Planning Practice Guidance](#) on the review of policies within the plan. Completing the matrix will help you understand which policies may be out of date for the purposes of decision making or where circumstances may have changed and whether or not the policy / policies in the plan continue to be effective in addressing the specific local issues that are identified the plan. This in turn will then help you to focus on whether and to what extent, an update of your policies is required. We would recommend that you undertake this assessment even if your adopted local plan already contains a trigger for review which has already resulted in you knowing that it needs to be updated. This is because there may be other policies within the plan which should be, or would benefit from, being updated.

This part of the toolkit deals only with local plan review. Part 2 of the toolkit sets out the content requirements for a local plan as set out in the NPPF. Part 3 of the toolkit outlines the process requirements for plan preparation set out in legislation and the NPPF. Soundness and Plan Quality issues are dealt with in Part 4 of the toolkit.

## How to use this part of the toolkit

Before using this assessment tool it is important that you first consider your existing plan against the key requirements for the content of local plans which are included in the [Planning and Compulsory Purchase Act 2004 \(as amended\)](#); [The Town and Country Planning \(Local Planning\) \(England\) Regulations 2012 \(as amended\)](#) and the most up to date [NPPF](#), [PPG](#), Written Ministerial Statements and the [National Model Design Code](#). To help you with this **Part 2 of the toolkit** provides a checklist which sets out the principal requirements for the content and form of local plans against the relevant paragraphs of the [NPPF](#). Completing **Part 2 of the toolkit** will help you determine the extent to which your current plan does or does not accord with relevant key requirements in national policy. This will assist you in completing question 1 in the assessment matrix provided below, and in deciding whether or not you need to update policies in your plan, and to what extent.

To use the matrix, consider each of the statements listed in the “requirements to consider” column against the content of your current plan. You will need to take into consideration policies in all development plan documents that make up your development plan, including any ‘made’ neighbourhood plans and/ or any adopted or emerging Strategic Development Strategy. For each statement decide whether you:

- Disagree (on the basis that your plan does not meet the requirement at all);

- Agree (on the basis that you are confident that your current plan will meet the requirement)

Some prompts are included to help you think through the issues and support your assessment. You may wish to add to these reflecting on your own context.

Complete all sections of the matrix as objectively and fully as possible. Provide justification for your conclusions with reference to relevant sources of evidence where appropriate. You will need an up to date Authority Monitoring Report, your latest Housing Delivery Test results, 5 year housing land supply position, any local design guides or codes and the latest standard methodology housing needs information. You may also need to rely on or update other sources of evidence but take a proportionate approach to this. It should be noted that any decision not to update any policies in your local plan will need to be clearly evidenced and justified.

## How to use the results of this part of the toolkit

The completed assessment can also be used as the basis for, or as evidence to support, any formal decision of the council in accordance with its constitution or in the case of, for example, Joint Planning Committees, the relevant Terms of Reference in relation to the approach to formal decision-making, as to why an update to the local plan is or is not being pursued. This accords with national guidance and supports the principle of openness and transparency of decision making by public bodies.

Matters to consider	Agree / Disagree	Extent to which the local plan meets this requirement.
<b>A. PLAN REVIEW FACTORS</b>		
<b>A1.</b>	<p><b>The plan policies still reflect current national planning policy requirements.</b></p> <p><b>PROMPT:</b> As set out above in the introductory text, in providing your answer to this statement consider if the policies in your plan still meet the ‘content’ requirements of the current NPPF, PPG, Written Ministerial Statements and the National Model Design Code (completing Part 2 of the toolkit will help you determine the extent to which the policies in your plan accord with relevant key requirements in national policy).</p>	<p>Agree</p> <p>The Local Plan policies broadly reflect current national planning policy and associated guidance. The overall content and direction of the Local Plan Policies are considered to be consistent with the current requirements of national planning policy with few areas of significant divergence.</p> <p>However, one key area of change since the adoption of the Local Plan has been the introduction of a ‘Local Housing Need’ (LHN) also more commonly known as the ‘Standard Methodology’ for calculating housing requirements. The remainder of this assessment explains in greater detail that change along with any further changes in circumstances affecting Local Plan policies.</p>
<b>A2.</b>	<p><b>There has not been a <u>significant</u> change in local housing need numbers from that specified in your plan (accepting there will be some degree of flux).</b></p> <p><b>PROMPT:</b> Look at whether your local housing need figure, using the standard methodology as a starting point, has gone up significantly (with the measure of significance based on a comparison with the housing requirement set out in your adopted local plan).</p> <p>Consider whether your local housing need figure has gone down significantly (with the measure of significance based on a comparison with the housing requirement set out in your adopted local plan). You will need to consider if there is robust evidence to demonstrate that your current housing requirement is deliverable in terms of market capacity or if it supports, for example, growth strategies such as Housing Deals, new strategic infrastructure investment or formal agreements to meet unmet need from neighbouring authority areas.</p>	<p>Disagree</p> <p>The Local Plan is based on an Objective Assessment of Need (OAN) for new housing as required by the NPPF (2012). Revisions to the NPPF introduced a ‘Local Housing Need’ (LHN) also known as the ‘Standard Methodology’ for calculating housing requirements. Consequently, the Local Plan housing requirement does not use the local housing need as a starting point.</p> <p>At 655 dwellings per annum (2022 – 2032) the Local Plan Housing Requirement remains greater than the base level of housing indicated by the LHN (443 dwellings).</p> <p>Although the housing requirement is at a higher figure than LHN, there is a significant difference between the adopted housing requirement and the baseline LHN. As a result, there is a need to consider updating the housing requirement in the Local Plan which will need to consider LHN and other relevant factors such as local demographics and market trends.</p> <p>Consequently, when demonstrating a five-year housing supply after the Local Plan is five-years old, the assessment will be made against the local housing need in accordance with the NPPF paragraph 74.</p> <p>Although the LHN is lower than the housing requirement, past delivery indicates that the market will be able to continue to deliver the housing sites identified in the Local Plan and the level of planned housing remains</p>

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			<p>appropriate until a new housing requirement has been provided. In addition, the lower requirement of LHN is not considered to be a deficiency in the Local Plan but instead a matter for attention and consideration within in future plan making.</p> <p>It is recommended that the Council progress an update of the housing requirement under the emerging Local Plan system which has been introduced by the Regeneration and Levelling-Up Act (2023) or as may be amended thought other planning reforms.</p>														
A3.	<p><b>You have a 5-year supply of housing land</b></p> <p><b>PROMPT:</b> Review your 5-year housing land supply in accordance with national guidance including planning practice guidance and the Housing Delivery Test measurement rule book</p>	Agree	<p>As part of this review of policies in the Local Plan the Council has undertaken a five-year supply update. This assessment is made against both the Local Plan Housing requirement and the Local Housing Need (see A1) for the Borough as set out in the Government’s Standard Methodology.</p> <p>Based on assessments <b>against both</b> the Local Plan Housing requirement and LHN, it is identified that the Council can demonstrate a deliverable five-year supply of new housing with the latest figure demonstrating a supply of 5.21 years. For clarity under the Housing Delivery Test (2022) measurement, the Council’s performance is 157% resulting in no consequences for the authority.</p>														
A4.	<p><b>You are meeting housing delivery targets</b></p> <p><b>PROMPT:</b> Use the results of your most recent Housing Delivery Test, and if possible, try and forecast the outcome of future Housing Delivery Test findings. Consider whether these have/are likely to trigger the requirement for the development of an action plan or trigger the presumption in favour of sustainable development. Consider the reasons for this and whether you need to review the site allocations that your plan is reliant upon. In doing so you need to make a judgement as to whether updating your local plan will support delivery or whether there are other actions needed which are not dependent on changes to the local plan.</p>	Agree	<p>It is noted that the toolkit only seeks to refer to delivery against the Housing Delivery Test. The net delivery of new housing during the plan period is set out below.</p> <table border="1"> <thead> <tr> <th>Year</th> <th>Net Delivery</th> </tr> </thead> <tbody> <tr> <td>Year 1 - (2017/2018)</td> <td>770</td> </tr> <tr> <td>Year 2 - (2018/2019)</td> <td>795</td> </tr> <tr> <td>Year 3- (2019/2020)</td> <td>1,012</td> </tr> <tr> <td>Year 4 - (2020/2021)</td> <td>582</td> </tr> <tr> <td>Year 5 - (2021/2022)</td> <td>337</td> </tr> <tr> <td>Year 6 - (2022/2023)</td> <td>605</td> </tr> </tbody> </table> <p>Government’s Housing Delivery Test was introduced in February 2019 and considers housing delivery over a three-year period against the LHN. The result is given as a percentage with 100% meaning that an authority has met the requirement of the LHN. The results for the 2022 period, have</p>	Year	Net Delivery	Year 1 - (2017/2018)	770	Year 2 - (2018/2019)	795	Year 3- (2019/2020)	1,012	Year 4 - (2020/2021)	582	Year 5 - (2021/2022)	337	Year 6 - (2022/2023)	605
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			<p>recently been released and the 2022 measurement for Stockton on Tees Borough Council is 157%.</p> <p>Since the test was introduced the lowest result that the Council has achieved is 124%, meaning that the Borough has achieved a positive delivery when compared to LHN. It is anticipated that housing delivery will continue to achieve the required levels set out in the Government's Housing Delivery Test.</p> <p>In the interests of transparency and purely for information purposes rather than review outcomes, delivery against the Local Plan requirement of 4,255 dwellings (April 2017 to March 2023) has meant a shortfall of 145 dwellings. However, significant factors in this shortfall have been the demolition of Hudson and Anson House equating to the loss of 184 dwellings (which was not expected at the time of the adoption of the Local Plan) and the introduction of Nutrient Neutrality which has curtailed housing delivery since its introduction in March 2021.</p> <p>Given the performance against the Housing Delivery test and despite the challenge of the Covid-19 Pandemic, on-going cost of living crisis, the demolition of Anson and Hudson House (2021/22) in Thornaby, and the implications of Nutrient Neutrality, housing delivery in the Borough has been positive and the forecast against the Housing Delivery Test remains strong going forwards.</p>
A5.	<p><b>Your plan policies are on track to deliver other plan objectives including any (i) affordable housing targets including requirements for First Homes; and (ii) commercial floorspace/jobs targets over the remaining plan period.</b></p> <p><b>PROMPT:</b> Use (or update) your Authority Monitoring Report to assess delivery.</p>	<p>(i) Agree (ii) Disagree</p>	<p>(i) Affordable housing</p> <p>The Local Plan sets an affordable housing requirement target that 20% new homes on developments will be affordable. As noted in Section A7, development proposals have generally been submitted along with the necessary infrastructure requirements and when viability has been questioned, the council has been successful in demonstrating viability.</p> <p>Local Plan policy H4 does not set out how affordable housing should be split between different tenures, although the supporting text highlights a preference for 70% of homes to be affordable rent and 30% to be 'intermediate' tenures. The wording of this policy has allowed the Council to respond flexibly to the change in national policy relating to First Homes</p>

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		<p>/ Affordable Home Ownership products to ensure an appropriate mix of affordable housing.</p> <p>(ii) Commercial The employment land requirement in the plan was based on evidence which considered job projections and economic growth trends. However, the Local Plan did not include an annual target for delivery, seeking to identify a portfolio of suitable economic growth locations to meet potential development in the plan period.</p> <p>The retail need in the plan was prepared using the Stockton Town Centre Study which predicted the need for 4,500 sqm of comparison retail floorspace to 2021/22, with significant further growth beyond this. In preparing the Local Plan, the Council adopted a cautious approach beyond 2022 and did not propose to bring forward significant new retail development or town centre extensions with any need being informed by future retail capacity assessment. Convenience floorspace needs remain up-to-date and consistent with national policy and a number of food-stores have been delivered to meet this need.</p> <p>However, changes to comparison retail shopping habits were accelerated by the pandemic, with an increase in online shopping meaning there has been little demand for new floorspace, except for previously permitted schemes at Teesside Park. In addition, changes to the Use Class Order have combined retail with a number of other town centre uses under the commercial E-use class, which limiting the ability to control changes to and from retail use. An update to the study was therefore not justified in 2022.</p> <p>Equally, national planning policy promoting town centre uses has not shifted to reflect the changing regulatory framework and until this happens any new study would be at risk of being quickly out-of-date.</p> <p>The council has also embarked on an ambitious regeneration strategy which reflects the decline of town centres and seeks to address and 're-balance' those centres. This includes the demolition of the Castlegate</p>

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		<p>Centre, the loss of which involves a significant reduction of comparison retail.</p> <p>In view of those circumstance and given the market for comparison retail is weak, it is unlikely that there will be a need to bring forward significant retail floorspace in the near future. However, a new town centres study which considers comparison retail needs alongside other town centre activities will be undertaken in the future once there is greater certainty over the outcomes of the town centre programme and retail trends stabilise.</p> <p>Planning applications will continue to be considered against the sequential and impact tests set out in the Local Plan and national policy.</p>
<p><b>There have been no significant changes in economic conditions which could challenge the delivery of the Plan, including the policy requirements within it.</b></p> <p><b>PROMPT:</b> A key employer has shut down or relocated out of the area.</p> <p>Unforeseen events (for example the Covid-19 Pandemic) are impacting upon the delivery of the plan.</p> <p>Up-to-date evidence suggests that jobs growth is likely to be significantly more or less than is currently being planned for.</p> <p>Consider if there is any evidence suggesting that large employment allocations will no longer be required or are no longer likely to be delivered.</p> <p>You will need to consider whether such events impact on assumptions in your adopted local plan which have led to a higher housing requirement than your local housing need assessment indicates.</p> <p>Consider what the consequences could be for your local plan objectives such as the balance of in and out commuting and the resultant impact on</p>	<p>Agree</p>	<p>Since the adoption of the Local Plan there has been significant economic development in the area on general employment sites. This has included the development of over 30 hectares of employment land, as well as take-up of unallocated land at Wynyard which was required to deliver a large distribution warehouse. In addition to this inward investment by Fujifilm has led to expansion adjacent to this site on land that is not allocated in the Local Plan. Additional development has also occurred at Teesside Industrial Estate and Cowpen Lane.</p> <p>Development plans have also been permitted at Preston Farm as well as Dynamo Park at Portrack Interchange with work expected to commence in the near future. General employment land at Durham Lane, Belasis and Teesside Airport is now in public ownership securing this land for economic growth activity which will be promoted over the remaining plan period. An access road to the south side of Teesside Airport is nearing completion and development on employment land has commenced. Loss of land allocated in EG1 to residential use is limited to a residential development at North Shore, which the policy recognises as a mixed-use site where this use is encouraged. Teesside Airport, a part of Billingham Riverside and an existing business are identified within the Tees Valley Freeport area which will provide further support for investment in these locations.</p>

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	<p>proposed transport infrastructure provision (both capacity and viability), air quality or climate change considerations.</p>		<p>Specialist employment allocations in the Seal Sands and North Tees areas have not been subject to significant development. However, the specialist nature of potential uses in this area means significant land take-up can be focused in a small period of time. The Local Plan also recognises the need for strategic mitigation for the impact of development on land which is functionally linked to the Teesmouth and Cleveland Coast SPA.</p> <p>Strategic mitigation has not progressed as the Council continues to assess the opportunities for strategic mitigation through emerging projects and contributing to the emerging Local Nature Recovery Strategy.</p> <p>The Local Plan recognises the Teesdale area as a location where new office development should be directed to. However, in recent years, there has been an increase in vacant office space, as well as several buildings on the park being transformed from office accommodation to residential. In addition, accommodation at the Durham University is under-utilised and there are further regeneration opportunities at Tees Marshalling Yard. The Council is progressing a vision to regenerate the area as a care and health innovation zone. The final outputs of the strategy will influence future planning policy in the area.</p> <p>Since the Covid-19 pandemic there have been changes in working practices across different sectors that have affected travel to work patterns across the country. However, there is evidence emerging which suggests that travel volumes are recovering and returning to pre-covid levels.</p>
A7.	<p><b>There have been no significant changes affecting viability of planned development.</b></p> <p><b>PROMPT:</b> You may wish to look at the Building Cost Information Service (BCIS) All-in Tender Price Index, used for the indexation of Community Infrastructure Levy (CIL), or other relevant indices to get a sense of market changes.</p> <p>Consider evidence from recent planning decisions and appeal decisions to determine whether planning policy requirements, including affordable housing, are generally deliverable.</p>	Agree	<p>Since the Local Plan was adopted development proposals have been submitted along with the necessary infrastructure requirements to achieve the development and meet the policies in this plan. Where viability has been questioned, the council has generally been successful in demonstrating viability to ensure a compliant s106 scheme is permitted, including full affordable plan allocation.</p> <p>Recently a development was referred to the District Valuer who produced Stage 1 and Stage 2 reports, which confirmed the scheme as s.106 compliant including affordable housing as required by the Local Plan. This</p>



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	<p>Ongoing consultation and engagement with the development industry may highlight any significant challenges to delivery arising from changes in the economic climate.</p>		<p>was initially challenged by the applicant but has subsequently been accepted.</p> <p>Whilst the introduction of Biodiversity Net Gain and Natural England's nutrient neutrality guidance can result in an additional need to deliver environmental mitigation, there is no evidence that this has / will negatively impact on the viability of development proposals. Should viability be an issue Policy SD7 provides a framework to consider and balance infrastructure provision and determine planning applications.</p>
A8.	<p><b>Key site allocations are delivering, or on course to deliver, in accordance with the local plan policies meaning that the delivery of the spatial strategy is not at risk.</b></p> <p><b>PROMPT:</b></p> <p>Identify which sites are central to the delivery of your spatial strategy. Consider if there is evidence to suggest that lack of progress on these sites (individually or collectively) may prejudice the delivery of housing numbers, key infrastructure or other spatial priorities. Sites may be deemed to be key by virtue of their scale, location or type in addition to the role that may have in delivering any associated infrastructure.</p>	Agree	<p>Appendix 1 includes an update on the progress of site allocations in the Borough. This provides an overview of progress of delivery of sites with planning permission when the plan was adopted (Commitments) and housing allocations.</p> <p>Overall delivery on the identified sites has been generally positive, with development commencing on the majority of commitments and allocations. Build out rates have been impacted through the pandemic, changes to the economy and introduction of nutrient neutrality.</p> <p>Progress has also been made on key strategic allocations, while a number of sites identified in Local Plan Policy H1 have completed including the former Visqueen Site, Blakeston School, South of Junction Road, Urlay Nook, Sandhill and the Rings, Morley Carr Farm and land south of Cayton Drive.</p> <p>Development is also progressing on significant planning permissions at Allens West (845 dwellings) and Little Maltby Farm, although it is anticipated that the latter site may realise fewer homes than the 1155 that were originally granted.</p> <p>Approval of planning applications at West Stockton has been impacted by nutrient neutrality. However, part of the site at Yarm Back Lane is permitted, under construction and delivering new dwellings. It is anticipated other sites across the West Stockton SUE will commence as they secure the mitigation to address the impacts of nutrient neutrality.</p>

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			<p>Planning permissions granted at Wynyard Park prior to the adoption of the Local Plan were delivered promptly and have now been completed. However, no additional housing planning permissions have been granted. Nevertheless, the site remains an attractive developable greenfield location with few constraints and the associated infrastructure requirements should be achievable via planning obligations and funding from the Tees Valley Combined Authority.</p> <p>The Local Plan also sought to allocate a number of sites which have previously been designated as playing pitches. Planning permission was granted for one of these sites South of Junction Road in Stockton, which has now been developed. The remainder of the sites are unlikely to come forward in the near future and have not been identified in the five-year supply. However, it is anticipated that the loss of these numbers will be compensated for by increased dwelling yields on various sites, including Yarm Back Lane and the wider West Stockton.</p>
A9.	<p><b>There have been no significant changes to the local environmental or heritage context which have implications for the local plan approach or policies.</b></p> <p><b>PROMPT:</b> You may wish to review the indicators or monitoring associated with your Sustainability Appraisal (SA) / Strategic Environmental Assessment (SEA) / Habitats Regulations Assessment (HRA).</p> <p>Identify if there have been any changes in Flood Risk Zones, including as a result of assessing the effects of climate change.</p> <p>Consider whether there have been any changes in air quality which has resulted in the designation of an Air Quality Management Area(s) or which would could result in a likely significant effect on a European designated site which could impact on the ability to deliver housing or employment allocations.</p>	Disagree	<p>An extension to the Teesmouth and Cleveland Coast Special Protection Area and Ramsar site was confirmed on 18th April 2019. Whilst this occurred after the plan was adopted, the extension was under consideration throughout the preparation of the Local Plan and at the time of adoption the extension was classified as a potential SPA (pSPA) giving it the same protection as a confirmed SPA. The Habitats Regulations Assessment supporting the adopted plan fully considered the pSPA and the plan remains up-to-date.</p> <p>Development of employment allocations at Seal Sands are dependent on there being no adverse impact from development on the integrity of the Teesmouth and Cleveland Coast SPA. Local Plan policy EG4 recognises a need to identify strategic mitigation to mitigate the development of site allocations at Seal Sands. Since adoption of the Local Plan the council and its partners have been unable to identify locations for strategic mitigation and planning applications must demonstrate this matter on an individual basis.</p> <p>As strategic mitigation has not progressed the Council continues to assess the opportunities for this infrastructure through emerging projects and</p>

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<p>Consider whether there have been any changes to Zones of Influence / Impact Risk Zones for European sites and Sites of Special Scientific Interest or new issues in relation to, for example, water quality.</p> <p>Consider whether there have been any new environmental or heritage designations which could impact on the delivery of housing or employment / jobs requirements / targets.</p> <p>Consider any relevant concerns being raised by statutory consultees in your area in relation to the determination of individual planning applications or planning appeals which may impact upon your plan - either now or in the future.</p>		<p>strategies like the Local Nature Recovery Strategy, whilst also having regard to the need to achieve a 10% Biodiversity Net Gain. In accordance with the supporting text of the Local Plan (paragraph 6.32) the Council will seek to assess this issue having investigated and reviewed the available evidence.</p> <p>Taken as a whole the policies in the Local Plan, in particular those in the Environment chapter, provide the framework for considering the implications of climate change and the need for new development to mitigate its impact and adapt to climate change. This remains consistent with policy in the NPPF and other guidance. However, a review of the Local Plan would also allow opportunities to align more closely with the aspirations of the Council's Environmental Sustainability and Carbon Reduction Strategy and net zero aspirations (2022-2032).</p> <p>In March 2022 Natural England contacted the local authorities in the catchment of the River Tees to provide guidance on nutrient pollution which was adversely affecting habitats in the SPA. This identified that nitrogen discharged into the River Tees from a variety of sources was leading to eutrophication within the Tees Estuary. Natural England's advice was that new development should demonstrate that it is 'nutrient neutral'. As this advice primarily related to residential development and other overnight accommodation the determination of a number of planning applications has been delayed. Nevertheless the introduction of nutrient neutrality has created a significant change in circumstance.</p> <p>There are no Air Quality Management Areas or Clean Air Zones within the Borough. Air quality levels are monitored using three automatic monitoring stations at Eaglescliffe School, Nelson Terrace and Cowpen Depot, as well as diffusion tubes at thirteen locations. The latest monitoring information indicates that air quality continues to remain within specified limits. Policy ENV7 sets a framework to consider pollution during the determination of a planning application, requiring assessment of the impact of development and if necessary suitable mitigation. The Environment Act (2021) has introduced a requirement for the Council to undertake an Air Quality Strategy which is currently being prepared and will inform any future planning decisions and future policy development.</p>

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			<p>The Local Plan retains a positive strategy for the management of the historic environment, which reflects the NPPF. Since 2019, there have been some important additions to protected heritage in the Borough with the addition of 2 new scheduled monuments (Roman Villa at Ingleby Barwick and the S&amp;DR track bed at Preston Park) and 1 new listed structure (Fountain at Ropner Park, grade II). These assets are within areas of open space and designation does not impact on Local Plan policies. There have been no changes to the heritage at risk register, with 2 buildings remaining on the list and 2 buildings have been formally de-listed by Historic England.</p> <p>Historic England have identified various strategies and requirements for Local Plans to include policies on tall-buildings, which can complement the application of existing policies in the Local Plan and also influence any future review of Local Plan policies. Historic England reference work on a heritage action zone which will celebrate heritage assets linked to the Stockton and Darlington Railway, with the possibility of appraising conservation areas and other heritage assets. Officers have commenced background work on appraising a number of conservation area reviews which will be taken forward in 2024.</p>
A10.	<p><b>No new sites have become available since the finalisation of the adopted local plan which require the spatial strategy to be re-evaluated.</b></p> <p><b>PROMPT:</b></p> <p>Consider if there have been any new sites that have become available, particularly those within public ownership which, if they were to come forward for development, could have an impact on the spatial strategy or could result in loss of employment and would have a significant effect on the quality of place if no new use were found for them.</p> <p>Consider whether any sites which have now become available within your area or neighbouring areas could contribute towards meeting any previously identified unmet needs.</p>	Agree	No significant new sites have been permitted since the Local Plan was adopted.

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<p><b>Key planned infrastructure projects critical to plan delivery are on track and have not stalled / failed and there are no new major infrastructure programmes with implications for the growth / spatial strategy set out in the plan.</b></p> <p><b>PROMPT:</b> You may wish to review your Infrastructure Delivery Plan / Infrastructure Funding Statement, along with any periodic updates, the Capital and Investment programmes of your authority or infrastructure delivery partners and any other tool used to monitor and prioritise the need and delivery of infrastructure to support development.</p> <p>Check if there have been any delays in the delivery of critical infrastructure as a result of other processes such as for the Compulsory Purchase of necessary land.</p> <p>Identify whether any funding announcements or decisions have been made which materially impact upon the delivery of key planned infrastructure, and if so, will this impact upon the delivery of the Local Plan.</p> <p><b>A11.</b></p>	<p>Agree</p>	<p>The Council continue to support improvements to the public transport network and routes for pedestrians and cyclists to deliver a sustainable transport network. The progress of the Sustainable Transport Schemes and Highways Infrastructure schemes included within Points 4 and 7 of the Local Plan are monitored within the Annual Monitoring Report.</p> <p>The sites and routes which are safeguarded in the Delivering a Sustainable Transport Network section 4 of Policy TI1 of the Local Plan are still desirable and continue appropriate to safeguard. The cycleway/footway from Durham Lane to Elton Interchange is currently being delivered. The new footbridge over the railway line at Eaglescliffe Station has obtained prior approval consent from the local planning authority.</p> <p>The Council seeks to ensure the road network is safe and journey times are reliable. Using the data recorded within the Annual Monitoring Report, in regards to delay times on locally managed A roads, it demonstrates that the delay time was significantly reduced during covid and is now slightly rising again. The bus and train station patronage also significant reduced during 2020/21 covid period, which is now increasing steadily. However, it is highlighted that it has not returned to pre-pandemic levels and there has been a change in people's travel behavior, such as the rise of working from home.</p> <p>The targeted improvements to the strategic road network included within the Highways Infrastructure section 7a of Policy TI1 of the Local Plan are either complete, underway or currently within the design process. The local road network targeted improvements within the Highways Infrastructure section 7b of Policy TI1. The A689 at Wynyard improvements at A1185 Seal Sands Link Road and Wynyard West have been completed. The remaining local road network improvements are currently in design and remain appropriate to safeguard.</p> <p>Policy TI2 remains fir for purpose with community infrastructure being secured as required through the determination of planning applications. Land safeguarded for a crematorium in Stockton and for a leisure centre and community centre in Ingleby Barwick have all been delivered.</p>

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		Infrastructure associated with the key housing sites at Wynyard and West Stockton informed through the associated masterplans continue to the secured through the associated housing applications.																														
<p><b>All policies in the plan are achievable and effective including for the purpose of decision-making.</b></p> <p><b>PROMPT:</b> Consider if these are strategic policies or those, such as Development Management policies, which do not necessarily go to the heart of delivering the Plan’s strategy.</p> <p>Identify if there has been a significant increase in appeals that have been allowed and /or appeals related to a specific policy area that suggest a policy or policies should be reviewed.</p> <p>Consider whether there has been feedback from Development Management colleagues, members of the planning committee, or applicants that policies cannot be effectively applied and / or understood.</p> <p><b>A12</b></p>	Agree	<p><b>Reason (with reference to plan policies, sections and relevant evidence sources):</b></p> <p>The Council’s appeal performance since the adoption of the Local Plan is set out in the table below, excluding withdrawn appeals and appeals rejected by the Planning Inspectorate. Since April 2019 the Planning Inspectorate has dismissed over 65% of appeals. Of the allowed appeals only one case related to a scheme greater than 10 dwellings, this being a proposal to expand an existing Local Plan commitment (Policy H2.Y5) to the South of Yarm School Playing Fields expanding the site area and increasing the number of dwellings from 100 to 300 dwellings. No appeals for major commercial developments have been allowed during the period.</p> <table border="1" data-bbox="1317 767 2051 999"> <thead> <tr> <th></th> <th>Allowed</th> <th>Dismissed</th> <th>Part Allowed /Dismissed</th> <th>Total</th> </tr> </thead> <tbody> <tr> <td>2019/20</td> <td>14</td> <td>34</td> <td></td> <td>48</td> </tr> <tr> <td>2020/21</td> <td>6</td> <td>22</td> <td>1</td> <td>29</td> </tr> <tr> <td>2021/22</td> <td>14</td> <td>12</td> <td>1</td> <td>27</td> </tr> <tr> <td>2022/23</td> <td>7</td> <td>13</td> <td></td> <td>20</td> </tr> <tr> <td><b>Total</b></td> <td><b>41</b></td> <td><b>81</b></td> <td><b>2</b></td> <td><b>124</b></td> </tr> </tbody> </table> <p>The policies in the Local Plan remain effective for the determination of planning applications with feedback from statutory consultees not highlighting any fundamental problems. However, changes in circumstances mean that a number of policies could benefit from an update.</p> <p>Amendments to the use-class order including the creation of the E-use class which merges retail and office amongst others into a single use class. This has an influence on the application of Policies EG2, EG3 and EG6, which relate to the determination of retail planning applications.</p>		Allowed	Dismissed	Part Allowed /Dismissed	Total	2019/20	14	34		48	2020/21	6	22	1	29	2021/22	14	12	1	27	2022/23	7	13		20	<b>Total</b>	<b>41</b>	<b>81</b>	<b>2</b>	<b>124</b>
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Matters to consider	Agree / Disagree	Extent to which the local plan meets this requirement.
		Improvements to Part L of the Building Regulations to require increased energy efficiency in new buildings. This improvement affects the application of policy ENV1 which requires new development to achieve a 10% reduction in CO <sup>2</sup> over and above the existing building regulations.
<p><b>A13.</b></p> <p><b>There are no recent or forthcoming changes to another authority's development plan or planning context which would have a material impact on your plan / planning context for the area covered by your local plan.</b></p> <p><b>PROMPT:</b> In making this assessment you may wish to:</p> <ul style="list-style-type: none"> <li>● Review emerging and adopted neighbouring authority development plans and their planning context.</li> <li>● Review any emerging and adopted higher level strategic plans including, where relevant, mayoral/ combined authority Spatial Development Strategies e.g. The London Plan.</li> <li>● Review any relevant neighbourhood plans</li> <li>● Consider whether any of the matters highlighted in statements A1-A12 for their plan may impact on your plan - discuss this with the relevant authorities.</li> <li>● Consider any key topic areas or requests that have arisen through Duty to Cooperate or strategic planning discussions with your neighbours or stakeholders - particularly relating to meeting future development and /or infrastructure needs.</li> </ul>	Agree	<p><b>Reason (with reference to plan policies, sections and relevant evidence sources):</b></p> <p>In preparing the Local Plan, the Council agreed a statement of common ground with neighbouring authorities which identified the broad levels of housing growth across the Tees Valley. Housing requirements in adopted and emerging Local Plans remain committed to these targets.</p> <p>Prior to the Council adopting the Local Plan both Hartlepool Borough Council and Redcar and Cleveland Council adopted Local Plans (May 2018). Neither Council has identified plans to produce new Local Plan documents.</p> <p>A garden village has been announced within the part of Wynyard Park in Hartlepool Borough and a planning application has subsequently been submitted for additional homes not anticipated in the Local Plan and Wynyard Masterplan and has potential implications for the Local Plan strategy in the Wynyard area.</p> <p>Following adoption of the Local Plan other neighbouring authorities have adopted Local Plans including Durham County Council (2020), Hambleton District Council (2021) and Darlington Borough Council (2022). None of these plans have negatively impacted the Council or have identified unmet needs for neighbouring authorities to meet.</p> <p>Natural England's advice on nutrient pollution affecting protected habitats in the River Tees Catchment affects all local authorities in the Tees Valley as well as North Yorkshire County Council, Durham County Council and Eden District. The Council's are working together with Natural England to identify solutions to this issue and unlock development. In addition Natural England has introduced strategic mitigation for the Tees.</p>

Matters to consider		Agree / Disagree	Extent to which the local plan meets this requirement.
			The Environment Act has also introduced the need for Local Nature Recovery Strategies. Stockton-on-Tees Borough is within the Tees Valley LNRS. It is anticipated that the LNRS will be complete in 2025 and the Council is engaging with the Tees Valley Combined Authority, Natural England and other local authorities in the preparation of the strategy.
A14.	<p><b>There are no local political changes or a revised / new corporate strategy which would require a change to the approach set out in the current plan.</b></p> <p><b>PROMPT:</b> In making this assessment you may wish to:</p> <ul style="list-style-type: none"> <li>● Review any manifesto commitments and review the corporate and business plan.</li> <li>● Engage with your senior management team and undertake appropriate engagement with senior politicians in your authority.</li> <li>● Consider other plans or strategies being produced across the Council or by partners which may impact on the appropriateness of your current plan and the strategy that underpins it, for instance, Growth Deals, economic growth plans, local industrial strategies produced by the Local Economic Partnership, housing/ regeneration strategies and so on.</li> </ul>	Agree	<p>A number of Council strategies have emerged since the Local Plan was adopted including the Inclusive Growth Strategy, Fairer Stockton Framework and Environmental Sustainability and Carbon Reduction Strategy. The aims and objectives of these strategies broadly align with Local Plan policies and there are no significant changes which trigger the need for an update to the plan.</p> <p>In July 2023 the Council introduced its 'Powering our Future' programme which will set out a new ambitious long term vision for the future of the Borough. This activity is at an early stage and the outcomes of this work are likely to influence the strategic direction of the council. As a result this emerging agenda does not impact on the current Local Plan although will be considered within any future Local Plan.</p>

	ASSESSING WHETHER OR NOT TO UPDATE YOUR PLAN POLICIES	YES/NO (please indicate below)	
A15.	You AGREE with <u>all</u> of the statements above	No	<p><b>If no go to question A16.</b></p> <p><b>If yes, you have come to the end of the assessment. However, you must be confident that you are able to demonstrate and fully justify that your existing plan policies / planning position clearly meets the requirements in the statements above and that you have evidence to support your position.</b></p>



			Based on the answers you have given above please provide clear explanation and justification in section A17 below of why you have concluded that an update is not necessary including references to evidence or data sources that you have referenced above. Remember you are required to publish the decision not to update your local plan policies. In reaching the conclusion that an update is not necessary the explanation and justification for your decision must be clear, intelligible and able to withstand scrutiny.
A16.	You DISAGREE with one or more of the statements above and the issue can be addressed by an update of local plan policies	Yes	If yes, based on the above provide a summary of the key reasons <u>why</u> an update to plan policies is necessary in section A17 below and complete Section B below.
A17.	<p><b><u>Decision:</u> Update plan policies</b></p> <p><b>Reasons for decision on whether or not to update plan policies (clear evidence and justification will be required where a decision not to update has been reached):</b></p> <p><b>Other actions that may be required in addition to or in place of an update of plan policies</b></p> <p>Although the majority of the Local Plan policies remain up to date, changes to legislation, planning policy and guidance means that many policy areas would benefit from being updated. The review has identified that there is a need to update the following elements of the Local Plan:</p> <ul style="list-style-type: none"> <li>• The strategic needs set out in the Local Plan require an update to consider the Local Housing Need as a starting point and to update the needs for new retail development.</li> <li>• To understand the future need for and potential opportunities for strategic environmental mitigation at North Tees which can unlock employment land allocations at Seal Sands and North Tees</li> <li>• To further consider the implications of nitrogen pollution and Natural England’s ‘Nutrient Neutrality’ advice, in addition to the requirement for new development to identify a mandatory 10% Biodiversity Net Gain.</li> <li>• Development Management Policies that have been impacted by amendments to the Use Classes Order, in particular the creation of Use Class E.</li> </ul>		
	<b>B. POLICY UPDATE FACTORS</b>	<b>YES/NO (please indicate below)</b>	<b>Provide details explaining your answer in the context of your plan / local authority area</b>

B1	Your policies update is likely to lead to a material change in the housing requirement which in turn has implications for other plan requirements / the overall evidence base.	Yes	The impact of an update to the Local Plan on the housing requirement is unknown. However, as an update to the Local Plan will be required to consider an extended time horizon, it is possible that additional housing above LHN may be required once demographics, market trends and future economic growth have been appropriately assessed and considered.
B2	The growth strategy and / or spatial distribution of growth set out in the current plan is not fit for purpose and your policies update is likely to involve a change to this.	No	The housing and economic growth strategy set out in the Local Plan remains appropriate to consider planning applications in the short-term. However, in the medium to long term there may be a need to update this strategy as part of a new Local Plan. In the longer term there may be concerns over the strategy for new town centre uses, depending on the need for new comparison retail floorspace.
B3	Your policies update is likely to affect more than a single strategic site or one or more strategic policies that will have consequential impacts on other policies of the plan.	Yes	<p>The recalculations for the housing requirement are unlikely to have significant implications in the short term to housing given the LHN is below the Local Plan requirement and many of the allocations/commitment are underway or progressing with planning applications.</p> <p>Current retail trends combined with the changes to the use classes order limit the effectiveness and ability of the current policies to control changes to and from retail use. Combined with the Councils own regeneration strategy for the defined centres, there are consequences for strategic policies across the local plan.</p> <p>Within Seal Sands, a strategic mitigation solution has not progressed but at this stage requires further investigation of the available evidence in line with the steps outlined in the Local Plan. Taken as a whole the policies in the Local Plan, in particular those in the Overall the environment chapter remains consistent with policy in the NPPF and other guidance, although a review would provide an opportunity to align with other Council strategies and aspirations.</p> <p>The introduction of 'Nutrient Neutrality' is affecting the delivery of key development proposals for housing and other overnight accommodation which is a significant factor cutting across a series of strategic sites and policies.</p>
<p><b>You have answered yes to one or more questions above.</b></p>			<p><b>You are likely to need to undertake a full update of your spatial strategy and strategic policies (and potentially non-strategic policies). Use your responses above to complete Section B4.</b></p>

	<p>You have said no to <u>all</u> questions (B1 to B3) above</p>		<p>If you are confident that the update can be undertaken without impacting on your spatial strategy and other elements of the Plan, you are likely to only need to undertake a partial update of policies. Complete Section B4 to indicate the specific parts / policies of the plan that are likely to require updating based on the answers you have given above.</p>
<p>B4</p>	<p><b>Decision: Full Update of Plan Policies/ Partial Update of Plan Policies (delete as necessary)</b>  <b>Reasons for scope of review:</b></p> <p>The Local Plan provided strategic policies to meet anticipated development needs up to 2032 and there is a need to undertake a new Local Plan to ensure that a replacement can be brought in to force well in advance of this timeline being met. A new Local Plan would allow the Council to consider a positive strategy for future growth across the Borough beyond 2032, having regard to the needs and aspirations of communities and businesses in our area. This option would allow the Council to move forward having regard to the emerging legislative and policy context.</p> <p>As detailed within the toolkit above, consideration needs to be given to the change in calculating a housing requirement with the LHN and standard methodology being the starting point alongside consideration of other factors including the areas demographics, market trends and future economic growth. In addition, whilst it is anticipated further demand for comparison retail floorspace is unlikely, the Council’s retail need and available capacity needs further consideration in view of the changing retail environment, shopping habits and changes to the use classes order. All of which have implications for the Council’s current policy approach. A further consideration are the environmental implications such as nutrient neutrality which has implications for industrial and residential developments. All of these factors are considered to have potential consequences for several strategic sites and/or policy implications and therefore a full update to the Local Plan is required.</p> <p>Reforms to planning legislation aim to introduce a system which will facilitate the production of a Local Plan within a 30-month time period from when work officially commences on a new plan. This system is expected to come in to force from Autumn 2024. Further details of those regulations and updated policies and guidance are awaited, therefore there remains the potential for change.</p> <p>It is currently envisaged that Government will invite local authorities to prepare new Local Plans in a phased roll-out from Autumn 2025. This will involve 10 ‘front-runner’ authorities with further phases every 6-months allowing 25 local authorities to commence Local Plans. Authorities will be allowed to commence based on their ranking chronologically from the date that they have most recently adopted a plan containing strategic priorities.</p> <p>An alternative option exists where the Council commence a new Local Plan under the existing legislative process. However, this would require the submission of the Local Plan to the Secretary of State in June 2025. This 18-month period is unlikely to be sufficient to develop a robust strategy and engage with communities effectively. This approach would also result in the Council producing an old-style Local Plan, which would not be designed to meet the</p>		

Government's aspirations of a more digital based planning system. There is the possibility that this route could also lead to the need to undertake an early review of the plan following adoption.

Given the above, it is recommended that preparatory work for a new Local Plan should commence immediately, with a review of the evidence base and early engagement with our communities linking in to the council's 'Powering our Future' programme and emerging regeneration proposals. Such measures may also include related project management activity, developing suitable elected members steering groups and associated decision-making arrangements. However, the formal commencement on a new style Local Plan would only commence when the emerging Local Plan system comes in to force although the Council has aspirations to be involved early in the production of a 'new style' Local Plan and has commenced engagement with DLUHC to understand the process and express an interest in the 'new-style' local plan approach.

In the intervening period the Council will consider planning applications on a case-by-case basis starting with policies within the Local Plan and having regard to material considerations where necessary. As noted above, as the Local Plan housing requirement is in need of review the NPPF currently advises that five-year housing supply will be considered against the Government's housing standard methodology. The Council is currently able to demonstrate a five-year supply against this methodology. Notwithstanding this current position, there may be future changes to national policy and / or the Government's Standard Methodology which could affect this position. Such circumstances will be considered through the determination of planning applications.

The emerging planning reforms may also impact on the approach to considering planning applications before a new Local Plan comes in to force. The Regeneration and Levelling Up introduces the concept of National Development Management Policies (NDMP) which will have an equivalent status in the decision-making process to the Local Plan. As NDMPs are brought in to force it is anticipated that the application of existing adopted Local Plan policies may be affected.

<b>Date of assessment:</b>	27/11/2023
<b>Assessed by:</b>	Stockton-on-Tees Borough Council Planning Services Team
<b>Checked by:</b>	POS Enterprises, the consultancy arm of the Planning Officers Society.
<b>Comments:</b>	The conclusions of the review are set out in the response to Section A17 of the PAS toolkit. The critical friend sees no reason to dissent with any of the four reasons given. Section B of the draft review develops these conclusions further.

The issue then is one about the timing of an update of the local plan. Section B4 sets out a useful discussion of the approach proposed for an update of the local plan, including matters of timing. This is considered to represent sound reasoning and present a practical way forward.

As a matter of strict law, work on a new local plan can only begin when the relevant provisions are the subject of a commencement order. It would also be beneficial to refer to that preparatory work including project management activity, including setting up suitable elected member steering and decision-making arrangements.

## Appendix 1 – Policy H1 Housing Supply Update

Allocation Type	Location	Reference	Name	Area (ha)	Total Dwellings 2018 (approx)	Change in Total Dwellings	Remaining Supply April 2023
Commitment	Eaglescliffe	H1.2.E1.	Urlay Nook	6.8	145	0	0
		H1.2.E2.	Allens West	40.9	845	0	797
		H1.2.E3.	West Acres	2.6	81	-18	0
		H1.2.E4.	Hunters Rest Farm	6.5	130	-21	98
		H1.2.E5.	South of Urlay Nook Road	2.02	23	-1	13
	Ingleby Barwick	H1.2.IB1.	The Rings	19	480	0	0
		H1.2.IB2.	Sandhill	7	138	0	0
		H1.2.IB3.	Little Maltby Farm, Low Lane	35	1155	0 * <sup>1</sup>	1014
		H1.2.IB4.	Blair Avenue	0.9	40	-40	0
		H1.2.IB5.	Roundhill Avenue	4.3	65	0	65
		H1.2.IB6.	Betty's Close Farm	2.1	17	0	16
		H1.2.IB7.	Lowfield	4.2	66	3	69
	Regenerated River Tees Corridor	H1.2.R1.	North Shore Home Zone (Phase 3)	1.9	82	0	0
		H1.2.R2.	Navigation Way	3.9	150	-33	117
		H1.2.R3.	Parkfield and Mill Lane Regeneration Scheme	3.3	117	0	0
		H1.2.R4.	Former Visqueen Site	15.8	480	-30	0
		H1.2.R5.	Alma House	0.62	34	0	0
		H1.2.R6.	Parkin Street	0.2	43	0	43
	Stockton	H1.2.S1.	Summerville Farm	17	340	+14	102
		H1.2.S2.	Corus Pipe Mill	7.9	311	0	0
		H1.2.S3.	Norton Park Regeneration Scheme	4.4	174	0	0
		H1.2.S4.	Former Blakeston School	3.3	80	0	0
		H1.2.S5.	South of Junction Road	3.9	96	0	0
	Thornaby	H1.2.T1.	Land South of Cayton Drive	1.6	45	0	0
	Village Sites	H1.2.V1.	Jasper Grove, Stillington	1.7	55	0	6
H1.2.V2.		South Avenue, Stillington	1.1	39	0	0	

		H1.2.V3.	Kirk Hill , Carlton	3	61	0	0
		H1.2.V4.	Land South of Kirklevington	10.8	145	0	41
		H1.2.V5.	Land West Of St Martins Way, Kirklevington	5.6	90	+7	97
		H1.2.V6.	Jasmine Fields, Kirklevington	1.3	19	+1	0
		H1.2.V7.	Thorpe Beck Farm, Thorpe Thewles	1.4	24	+7	0
		H1.2.V8.	Land North of Thorpe Thewles	3.1	40	+3	0
	Wynyard	H1.2.W1.	Land at Wynyard Village	82.6	500	+124	411
		H1.2.W2.	Wellington Drive	21	44	+82	126
	Yarm	H1.2.Y1.	Morley Carr Farm	22.2	350	0	0
		H1.2.Y2.	Tall Trees	16.3	288	-12	118
		H1.2.Y3.	Land South of Green Lane	16	357	+11	0
		H1.2.Y4.	Mount Leven & Land off Busby Way	30	346	0	346
		H1.2.Y5.	Land South of Yarm School Playing Fields	10.5	100	+200	300
Allocation	Billingham	H1.5.2.	Former Billingham Campus School Site*	10.9	150	0	150
	Eaglescliffe	H1.5.7.	Eaglescliffe Golf Course**	8.9	150	0	150
	Regenerated River Tees Corridor	H1.3.1.	Victoria Estate	5.1	210	-67	46
		H1.3.2.	Queens Park North	15.3	400	0	134
		H1.3.3.	Land off Grangefield Road	19	600	0	600
		H1.3.4.	Yarm Road*	1.1	30	0	30
		H1.4.	Tees Marshalling Yard	34	1100	0	1100
	Stockton	H1.5.1.	Darlington Back Lane*	1	25	0	25
		H1.5.3.	Bowesfield	6.5	150	0	150
		H1.5.4.	Kingfisher Way	1.4	37	0	37
		H1.5.5.	South of Kingfisher Way	0.5	20	6	26
		H1.6.a..	West Stockton SUE 'Allocated Land'	115.2	2150	+140 *2	2256
	Thornaby	H1.5.6.	Magister Road, Thornaby	0.6	20	0	20
	Wynyard	H1.8.	Wynyard Park	66.6	1100	0	753
Reserve	Stockton	H1.6.b..	West Stockton SUE 'Reserve Land'	19.6	400	0	400

\*1 – Potential for numbers on Little Maltby Farm allocation to be reduced.

\*2 - Several applications under consideration which may increase this further.