

**DELEGATED**

**AGENDA NO  
PLANNING COMMITTEE  
8 MAY 2024  
REPORT OF ASSISTANT DIRECTOR OF  
INCLUSIVE GROWTH AND  
DEVELOPMENT**

**24/0302/FUL**

**Oxbridge Lane Primary School, Oxbridge Lane, Stockton-on-Tees  
Part demolition of buildings and erection of replacement extensions to include Solar Photovoltaics (PV) panels, air source heat pumps, refurbishment of existing school to include external associated works to car parking. Temporary school building located adjacent to nursery building and the construction of new Multi Use Games Area (MUGA), creation of forest garden area and demolition of existing nursery.**

**Expiry Date 10 May 2024**

**SUMMARY**

The site regards Oxbridge Lane Primary School which is located over two sites. The main site is located along the south of Oxbridge Lane and to the east at the rear of Marlborough Road and to the west of the railway is the existing nursery site which includes an existing multi-use games area.

Planning permission is sought to provide three new extensions at the school which will assist in providing new facilities which include a kitchen, entrance/lobby area, classrooms and plant area. To facilitate these new additions, part of the school buildings will be demolished which are later additions and in poor condition.

The works will provide a new western access to the playground and a new entrance from the east to the new nursery area. The existing care takers building and southern wall which is in need of repair will be demolished providing a more useable outdoor play area. The rear wall will be replaced with a slightly lower wall at 2.4 metres high and along the southern boundary space storage provision will be provided. In addition to the above the building works solar panels and air source heat pumps will be installed.

During the construction phase a temporary modular building will be placed on the current nursery site to the east; the existing Multi Use Games Area (MUGA) will be removed. Once completed this will be removed together with the existing nursery building. Part of the site will then be planted to create a forest and a new MUGA will be created.

The application comes before Members as it falls outside the definition of minor development with the scheme of delegation.

The site is an existing school within the development limits, and therefore the principle of re-developing the site for continued education use is already established. Overall, the scale of the development is acceptable, and it is considered the site is capable of accommodating the development proposed without any undue impact on the amenity of any adjacent neighbours.

**RECOMMENDATION**

**That planning application 24/0302/FUL be approved subject to the following conditions and informatives below;**

**Time Limit**

- 01 The development hereby permitted shall be begun before the expiration of Three years from the date of this permission.

Reason: By virtue of the provision of Section 91 of the Town and Country Planning Act 1990 (as amended).

**Approved Plans**

- 02 The development hereby approved shall be in accordance with the following approved plans;

<b>Plan Reference Number</b>	<b>Date Received</b>
08644-SPACE-XX-XX-DR-A-91013_P01	23 February 2024
08644-SPACE-XX-XX-DR-A-91014_S4-P02	6 March 2024
08644-SPACE-XX-XX-DR-A-91012_S4-P02	6 March 2024
08644-SPACE-XX-XX-DR-A-02011_S4-P02	6 March 2024
08644-SPACE-XX-00-DR-A-01011_S4-P02	6 March 2024
08644-SPACE-XX-XX-DR-A-91004_S3-P06	19 February 2024
08644-SPACE-ZZ-00-DR-A-01101_S3-P10	19 February 2024
08644-SPACE-ZZ-00-DR-A-01102_S3-P07	19 February 2024
08644-SPACE-XX-00-DR-A-01001_S3-P04	19 February 2024
08644-SPACE-XX-00-DR-A-01002_S3-P12	19 February 2024
08644-SPACE-XX-00-DR-A-70001_S3-P08	19 February 2024
08644-SPACE-XX-01-DR-A-01003_S3-P02	19 February 2024
08644-SPACE-XX-B1-DR-A-01001_S3-P03	19 February 2024
08644-SPACE-XX-XX-DR-A-02001_S3-P03	19 February 2024
08644-SPACE-XX-XX-DR-A-02002_S3-P03	19 February 2024
08644-SPACE-XX-XX-DR-A-02003_S3-P03	19 February 2024
08644-SPACE-XX-XX-DR-A-02004_S3-P08	19 February 2024
08644-SPACE-XX-XX-DR-A-02005_S3-P07	19 February 2024
08644-SPACE-XX-XX-DR-A-02006_S3-P09	19 February 2024
08644-SPACE-XX-XX-DR-A-02007_S3-P08	19 February 2024
08644-SPACE-XX-XX-DR-A-90002_S3-P05	19 February 2024
08644-SPACE-XX-XX-DR-A-90007_S3-P01	19 February 2024
08644-SPACE-XX-XX-DR-A-91001_S3-P02	19 February 2024
08644-SPACE-XX-ZZ-DR-A-27001_S3-P03	19 February 2024

Reason: To define the consent.

**Materials**

- 03 Prior to the completion of the foundations of the hereby approved development, details of the materials to be used in the construction of the external walls and roof of the development shall be submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with these approved details.

Reason: to enable the local planning authority to control details of the proposed development.

**Construction/ Demolition Noise**

- 04 All construction/demolition operations including delivery/removal of materials on/off site shall be restricted to 08:00 ' 18:00Hrs on weekdays, 09.00 ' 13:00Hrs on a Saturday and no Sunday or Bank Holiday working. Should works need to be undertaken outside of these hours the developer should apply for consent under Section 61 Control of Pollution Act 1974. This would involve limiting operations on site that cause noise nuisance.

Reason: To ensure that the development does not prejudice the enjoyment of neighbouring occupiers of their properties

**Unexpected Land Contamination**

- 05 In the event that contamination is found at any time when carrying out the approved development that was not previously identified, works must be halted on that part of the site affected by the unexpected contamination and it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken to the extent specified by the Local Planning Authority prior to resumption of the works. Following completion of measures identified in the approved remediation scheme, a verification report must be submitted in writing and approval by the Local Planning Authority.

Reason: Contamination may exist at the site which will need to be satisfactorily dealt with.

**Construction Management Plan**

- 06 Prior to the commencement of development, a Construction Management Plan shall be submitted and agreed in writing with the Local Planning Authority and shall provide details of;
- a. the routing of all HGVs movements associated with the construction phases
  - b. Methods to effectively control dust emissions from the site works (including demolition), earth moving activities, control and treatment of stock piles,
  - c. parking for use during construction and measures to protect any existing footpaths and verges,
  - d. wheel cleansing and sheeting of vehicles,
  - e. offsite dust/odour monitoring and
  - f. communication with local residents.

Work shall be undertaken in accordance with the agreed details.

Reason: In the interests of the occupiers of adjacent and nearby premises.

**Temporary Consent**

- 07 The hereby approved temporary modular classroom building shall be removed from the site once the main school extensions have been constructed and are in occupied/in use.

Reason: The modular building is not considered suitable for permanent retention on this site.

**Energy Efficiency**

- 08 Prior to the erection of any extensions to the school, an Energy Statement shall be submitted to and approved in writing by the Local Planning Authority. The statement shall identify the predicted energy consumption for the hereby approved extensions, the associated CO2 emissions and how the energy hierarchy has been applied to the

hereby approved development. The statement shall include consideration of how the extensions shall achieve "Very Good" BREEAM (or equivalent).

Reason: Reason: In the interests of promoting sustainable development in accordance with the requirements of Local Plan Policies ENV1 and ENV3.

**Noise disturbance from the air source heat pump plant room**

- 09 The new plant should be subject to a noise assessment by a competent Noise Consultant to ensure that it shall not increase background levels of noise at the boundary of the site, particularly overnight when background levels are low. Before the plant is brought into use, the plant, if found necessary, shall be insulated against the emission of noise in accordance with a scheme to be approved by the Local Planning Authority. Such noise insulation shall be thereafter maintained thereafter to the satisfaction of the Local Planning Authority.

Reason: To safeguard the amenities of adjoining residential occupiers

**MUGA – noise impact assessment**

- 10 Prior to the installation of the hereby approved MUGA a Noise Impact Assessment shall be submitted to and approved in writing by the Local Planning Authority. The assessment should consider raised voices, impact noise from balls hitting the perimeter strike boards and goal back boards, and the fitting of anti-vibration mounts and fittings to reduce any impact noises. The Noise Impact Assessment should be undertaken in accordance with criteria within the WHO 'Guidelines for Community Noise' and Sports England guidance document titled 'Artificial Grass Pitch (AGP) Acoustics'.

The proposed MUGA shall incorporate any identified recommendations, which shall be installed prior to first use and shall be maintained for the life of the development.

Reason: To protect residential amenity.

**MUGA – School use only**

- 11 The multi use games area hereby approved shall be used only for the purpose of educational and extra-curricular activities associated with Oxbridge Lane Primary School and for no community use or other purpose.

Reason: In the interests of protecting the amenity of the surrounding residents.

**INFORMATIVE OF REASON FOR PLANNING APPROVAL**

Informative: Working Practices

The Local Planning Authority found the submitted details satisfactory subject to the imposition of appropriate planning conditions and has worked in a positive and proactive manner in dealing with the planning application.

**BACKGROUND**

1. The last application at the site regarded permission for a new MUGA which was granted permission in October 2015 (15/2339/LAF).

**SITE AND SURROUNDINGS**

2. The site regards Oxbridge Lane Primary School which is located over two sites. The main site is located along the south of Oxbridge Lane and is bound by Marlborough Road to the east and Osbourne Road to the west. The main entrance to the school is located at Osbourne Road, with playground entrances from Oxbridge Lane and Marlborough Road.

3. To the east at the rear of Marlborough Road and to the west of the railway is the existing nursery site which includes an existing multi-use games area.
4. To the north is a parade of shops with flats above and to the south is the alley way followed by dwellings on Buckingham Road.

### **PROPOSAL**

5. The application seeks planning permission for the alterations to existing school building which seek partial demolition and erection of extensions which will seek to improve access between the buildings, create a new main entrance/reception and kitchen, incorporate the nursery site into the main school site and make greater use of the external space for play/PE lessons.
6. Along the northern elevation it is proposed to create a link between the central teaching block that will provide a new main entrance and waiting area. A further extension is proposed to the northeast part of the school that will create additional teaching space and plant area.
7. The wall and building along the southern boundary of the site will be demolished with a new 2.4 metre high wall be erected along the southern boundary. To the southeast of the site a new bin store and metre enclosure will be positioned along the southern boundary.
8. To the east of the site beyond Marlborough Road is the existing nursery building and multi-use games area (MUGA). It is proposed to replace the existing MUGA albeit re-orientated east to west. The MUGA would consist of a 1 metre enclosure to the north and south and to the east and west the enclosure will be increased to approximately 2.4 metres behind the 4 metre high ball hoops. In addition, this site will provide a temporary classroom building and once the works are completed the existing nursery building will be demolished and the area planted to create a forest garden for the school.
9. The works to the school will be carried out over three stages. The first phase will include the demolition of the existing extensions and the erection of the new reception area, plant room and refurbishment of the central building. The second phase will see the erection of the two new classrooms and refurbishment of the eastern block. The third phase will see the demolition of the caretaker's house and the erection of the new staff welfare block to the western block.
10. The school site will also include the installation of solar panels air source and heat pumps.

### **CONSULTATIONS**

11. Consultees were notified and the following comments were received (in summary).

Highways Transport & Design Manager – there are no highway objections to these proposals.

Environmental Health Unit – no objection to the application, however, although recommend conditions be imposed;

- Noise disturbance from the air source heat pump plant room
- Noise disturbance from extract ventilation
- Demolition and Dust Emissions Assessment
- Construction Management Plan
- Unexpected Land Contamination

- Construction/ Demolition Noise
- MUGA Noise Impact Assessment

Sport England – The proposed development does not fall within either our statutory or non-statutory remit (National Planning Policy Guidance (PPG), therefore, Sport England has not provided a detailed response in this case.

### **PUBLICITY**

12. Neighbours were notified and no comments were received.

### **PLANNING POLICY**

13. Where an adopted or approved development plan contains relevant policies, Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that an application for planning permissions shall be determined in accordance with the Development Plan(s) for the area, unless material considerations indicate otherwise. In this case the relevant Development Plan is the Stockton on Tees Borough Council Local Plan 2019.

14. Section 143 of the Localism Act came into force on the 15 January 2012 and requires the Local Planning Authority to take local finance considerations into account, this section s70(2) Town and Country Planning Act 1990 as amended requires in dealing with such an application the authority shall have regard to a) the provisions of the development plan, so far as material to the application, b) any local finance considerations, so far as material to the application and c) any other material considerations.

### **National Planning Policy Framework**

15. The purpose of the planning system is to contribute to the achievement of sustainable development. Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways. These are economic social and environmental objectives.

16. So that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development (paragraph 11) which for decision making means;

- approving development proposals that accord with an up-to-date development plan without delay; or
- where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:
  - i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
  - ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

### **Local Planning Policy**

17. The following planning policies are considered to be relevant to the consideration of this application.

#### **Strategic Development Strategy Policy 1 (SD1) - Presumption in Favour Of Sustainable Development**

1. In accordance with the government's National Planning Policy Framework (NPPF), when the council considers development proposals it will take a positive approach that reflects the presumption in favour of sustainable development contained in the NPPF. It will always work proactively with applicants jointly to find solutions which mean that proposals for sustainable development can be approved wherever possible, and to

secure development that improves the economic, social and Environmental conditions in the area.

2. Planning applications that accord with the policies in this local plan (and, where relevant, with policies in neighbourhood plans) will be approved without delay, unless material considerations indicate otherwise.

3. Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision then the council will grant permission unless material considerations indicate otherwise - taking into account whether:

- any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole; or,
- specific policies in that framework indicate that development should be restricted.

#### **Policy SD6 – Transport and Infrastructure Strategy**

4. To ensure residents needs for community infrastructure are met, where the requirement is fully justified and necessary, the Council will support planning applications which:

- a. Provide for the expansion and delivery of education and training facilities.
- b. Provide and improve health facilities.
- c. Provide opportunities to widen the Borough's cultural, sport, recreation and leisure offer.

#### **Strategic Development Strategy Policy 8 (SD8) - Sustainable Design Principles**

1. The council will seek new development to be designed to the highest possible standard, taking into consideration the context of the surrounding area and the need to respond positively to the:

- a. Quality, character and sensitivity of the surrounding public realm, heritage assets, and nearby buildings, in particular at prominent junctions, main roads and town centre gateways;
- b. Landscape character of the area, including the contribution made by existing trees and landscaping;
- c. Need to protect and enhance ecological and green infrastructure networks and assets;
- d. Need to ensure that new development is appropriately laid out to ensure adequate separation between buildings and an attractive Environment;
- e. Privacy and amenity of all existing and future occupants of land and buildings;
- f. Existing transport network and the need to provide safe and satisfactory access and parking for all modes of transport;
- g. Need to reinforce local distinctiveness and provide high quality and inclusive design solutions, and
- h. Need for all development to be designed inclusively to ensure that buildings and spaces are accessible for all, including people with disabilities.

2. New development should contribute positively to making places better for people.

They should be inclusive and establish a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit.

#### **Natural, Built and Historic Environment Policy 1 (ENV1) - Energy Efficiency**

1. The council will encourage all development to minimise the effects of climate change through meeting the highest possible Environmental standards during construction and occupation.

The council will:

4. All new non-residential developments up to and including 499 sqm of gross floor space will be completed to a building research establishment Environmental assessment method (BREEAM) minimum rating of 'very good' (or any future national equivalent).

5. All new non-residential developments of 500 sq m and above of gross floor space will be required to:

- a. Submit an energy statement demonstrating how the energy hierarchy has been applied to make the fullest contribution to co2 reduction; and
- b. Be completed to a building research establishment Environmental assessment method (BREEAM) minimum rating of 'very good' (or any future national equivalent).

### **Natural, Built and Historic Environment Policy 7 (ENV7) - Ground, Air, Water, Noise And Light Pollution**

1. All development proposals that may cause groundwater, surface water, air (including odour), noise or light pollution either individually or cumulatively will be required to incorporate measures as appropriate to prevent or reduce their pollution so as not to cause unacceptable impacts on the living conditions of all existing and potential future occupants of land and buildings, the character and appearance of the surrounding area and the Environment.
2. Development that may be sensitive to existing or potentially polluting sources will not be sited in proximity to such sources. Potentially polluting development will not be sited near to sensitive developments or areas unless satisfactory mitigation measures can be demonstrated.
3. Where development has the potential to lead to significant pollution either individually or cumulatively, proposals should be accompanied by a full and detailed assessment of the likely impacts. Development will not be permitted when it is considered that unacceptable effects will be imposed on human health, or the Environment, taking into account the cumulative effects of other proposed or existing sources of pollution in the vicinity. Development will only be approved where suitable mitigation can be achieved that would bring pollution within acceptable levels.

### **Transport and Infrastructure Policy 2 (TI2) - Community Infrastructure**

1. There is a need to ensure that community infrastructure is delivered and protected to meet the needs of the growing population within the borough. To ensure community infrastructure meets the education, cultural, social, leisure/recreation and health needs of all sections of the local community, the council will:
  - A. Protect, maintain and improve existing community infrastructure where appropriate and practicable;
  - B. Work with partners to ensure existing deficiencies are addressed; and
  - C. Require the provision of new community infrastructure alongside new development in accordance with policy SD7.
4. To ensure needs for community infrastructure are met, the council will:
  - A. Support opportunities to widen the cultural, sport, recreation and leisure offer;
  - B. Support proposals of education, training and health care providers to meet the needs of communities;
  - C. Encourage the multi-purpose use of facilities to provide a range of services and facilities within one accessible location;
6. Development on existing sports and recreational buildings and land, including playing fields will be resisted, unless:
  - A. An assessment has been undertaken which has clearly shown the buildings or land as surplus to requirements; or
  - B. The loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quality and quantity in a suitable location; or
  - C. The development is for an alternative sports and recreational provision, the needs for which clearly outweigh the loss.

### **MATERIAL PLANNING CONSIDERATIONS**

18. The main planning considerations of this application is the principle of the development, impact upon amenity, character and appearance of the building and wider street scene and highway safety impacts which are discussed below:



### Principle

19. The NPPF (Paragraphs 99, 102, 127) and Local Plan policies SD6 and T12 sets out Local Planning Authorities should give great weight to the need to create, expand or alter schools; promotes high quality open spaces, opportunities for sport and physical activity as this is important for the health and well-being of communities; make more effective use of sites that provide community services such as schools and hospitals, provided this maintains or improves the quality of service provision and access to open space.
20. The site is an existing school within the development limits, and therefore the principle of re-developing the site for continued education use is already established. The proposed scheme will result in no loss of playing fields and Sport England have raised no concerns. The proposed development accords with local plan policies SD6 and T12 and is acceptable subject to those material considerations below;

### Character and Appearance

21. The application site is located to the south side of Oxbridge Lane, with Osbourne Road to the west and Marlborough Road to the east. The nursery site is currently separate from the main school site and is positioned to the east of Marlborough Road.
22. The site falls primarily within a residential built-up area with the exception of the local shopping parade on the opposite side of the road (north). The school is a Victorian building and is largely screened by the main buildings of the site and brick boundary enclosures. The school is located along a busy road and as it spans a full block it is highly prominent. However, the nursery site to the east is located to the rear of a terrace of residential properties and is accessed via the back-alley way. Whilst the views of the site can be achieved by the residents to the east and west, it is reasonably well screened by planting and is not highly visible externally.
23. The school arrangement consists of three main blocks, and it is proposed to demolish part of the Osbourne Road block to create a new glazed extension which will be positioned at the south and will form part of the southern boundary. This new extension will also provide a new playground entrance from the west. A further new building between the Osbourne Road block and the central block along Oxbridge Lane will provide a new foyer and pupil entrance. It is also proposed to demolish a further section between the central Oxbridge Lane block and the Marlborough Road block to create two new class rooms and plant area.
24. The new nursery provision will occupy the eastern part of the site where a new entrance into the building will be created as well as storage provision along the southern wall boundary of the playground. The new extensions will be replaced with a new modern glazed building with a flat roof. These interventions would assist in providing a foyer/waiting area, kitchen, additional learning and support space for the children. In addition, three of the flat roof sections of the buildings within the school site will be used to house new solar panels.
25. The new replacement extensions proposed to use a different pallet of materials offering contrast to the Victorian elements of the existing school building, it is considered that these elements will help to clearly define the 'old' and 'new' development which would complement one another.
26. To allow teaching to continue a temporary classroom building (approximately 250sqm) will be placed on the existing nursery site and will be removed together with the existing nursery building once the building works are completed. The site will then be split into two to provide a forest area and a new MUGA facility. Given the sites limited views and its single

storey nature which is similar to the existing nurse building it would not create any detrimental visual impacts on the wider area.

27. Overall, it is considered that the proposal is appropriate within the context of the surrounding school site and would not detrimentally harm the current appearance of the school or the surrounding area.

#### Amenity

28. Planning Policy SD8 seeks to provide sufficient levels of privacy and amenity for all existing and future occupants of land and buildings. Taking into account the separation distances, scale and boundary treatments, the physical built form proposed with respect of the extensions and replacement MUGA would provide sufficient separation from the adjacent residential dwellings and would not result in a loss of light, privacy or dominate the adjacent dwellings. In terms of the new solar panels these are positioned on sections of the roof which are flat. It is not considered these would lead to such a detrimental impact in terms of glare.

29. Whilst a new MUGA is proposed this will replace an existing facility. Although residential properties are situated close by, it will largely replicate an existing facility and it is not considered that the associated use by the school would significantly worsen an existing situation. However, planning conditions are recommended for a MUGA Noise Impact Assessment and to control its use for purposes associated with the school to ensure that noise and disturbance is minimised and resident's amenity is protected.

30. It is accepted that the works will cause some noise and disturbance during the demolition and construction phase and planning conditions are recommended to control construction/demolition noise through a construction management plan and working hours. Planning conditions are also proposed in respect of potential noise from the air source heat pumps, although it is not deemed to be necessary or reasonable to control noise disturbance from extract ventilation given the existing nature of the school.

31. In view of the above, it is not considered that the proposed development would have a significant adverse impact on the occupiers of the surrounding residential dwellings to justify a refusal planning permission with respect to amenity. Consequently, the proposed development is considered to accord with the aims of Local Plan policy SD8 and relevant paragraphs of the NPPF.

#### Highway Safety

32. The proposals are for the demolition of various buildings and the erection of three new single storey extensions to provide additional facilities. The Highways Transport and Design Manager has not raised any objection to the proposed development and therefore the development will not have an adverse impact on highway safety.

#### Energy Efficiency

33. In terms of Policy ENV1 - Energy Efficiency (5) requires that all new non-domestic developments in excess of 500sqm will be required to submit an energy statement and be completed to a BREEM minimum rating of very good (or equivalent) and a condition is recommended for this aspect in respect of the proposed extensions.

#### **CONCLUSION**

34. The site is an existing school within the development limits, and therefore the principle of re-developing the site for continued education use is already established. The proposed scheme accords with local plan policies SD6 and TI2, supporting the education needs of the local community.

35. Overall, the scale of the development is acceptable, and it is considered the site is capable of accommodating the development proposed without any undue impact on the amenity of any adjacent neighbours.

**Director of Finance, Development and Business Services**  
**Contact Officer Jade Harbottle Telephone No 01642 528716**

**WARD AND WARD COUNCILLORS**

<b>Ward</b>	<b>Ropner</b>
<b>Ward Councillor</b>	<b>Councillor Shakeel Hussain</b>
<b>Ward Councillor</b>	<b>Councillor Sufi Mubeen</b>

**IMPLICATIONS**

**Financial Implications:**

No known financial implications

**Environmental Implications:**

The environment impacts of the proposed development have been fully considered and addressed within the report above. In view of those considerations it is not considered that the proposal has any significant environmental implications.

**Human Rights Implications:**

The provisions of the European Convention of Human Rights 1950 have been taken into account in the preparation of this report.

**Community Safety Implications:**

The provisions of Section 17 of the Crime and Disorder Act 1998 have been taken into account in the preparation of this report

**Background Papers**

Stockton on Tees Local Plan Adopted 2019

**Supplementary Planning Documents**

SPD1 – Sustainable Design Guide - Oct 2011

SPD3 – Parking Provision for Developments - Oct 2011