

# Authority Monitoring Report

## Stockton on Tees Borough 2019/20



## Purpose of the Authorities Monitoring Report (AMR)

1. The 2004 Act<sup>1</sup> and Local Planning Regulations<sup>2</sup> sets out that every local planning authority must prepare an Authorities Monitoring Report (AMR) containing information relating to:
  - Implementation of the local development scheme.
  - Local Plan performance.
  - Neighbourhood Planning Progress
  - Information regarding the Community Infrastructure Levy
  - Engagement with partners under the Duty to Co-operate
  - Demand for Self-Build Housing
2. All of the above provides sufficient information to determine whether policies and targets within the Local Plan documents are being met. This report provides the Authorities Monitoring Report for Stockton on Tees Borough for the period 1<sup>st</sup> April 2018 and 31<sup>st</sup> March 2019.

## Local Development Scheme

3. The current Local Development Scheme (LDS) was adopted in July 2016. This document set out the timetable for the delivery of the Stockton-on-Tees Borough Local Plan. The table below sets out the details of the progress of the Local Plan against the (LDS).

**Table 1: Progress of the Stockton on Tees Borough Local Plan against the LDS**

	Milestone	Regulation	Target	Status
1	Completion of Evidence Base Review	-	Summer 2016	✓
2	Targetted engagement	-	Summer 2016	✓
3	Draft Local Plan	Reg. 18	Autumn 2016	✓
4	Publication Draft Local Plan	Reg. 19	Summer 2017	✓
5	Submission	Reg. 22	Autumn 2017	✓
6	Examination	Reg. 24	Spring 2018	✓
7	Inspectors' Report	Reg. 25	Spring 2018	✓
8	Adoption	Reg. 26	Summer 2018	✓

4. Following submission of the Local Plan to the Secretary of State, the examination of the Local Plan commenced in January 2018 with hearing sessions taking place during June 2018. The examination phase ended in December 2018 following the receipt of the Inspectors' Report which stated that, 'The Plan conforms to the subject matter and geographic area set out in the LDS. It was submitted for examination broadly in line with the timescales given in the Local Development Scheme.
5. The Local Plan was adopted on 30th January 2019, during the 2018/2019 monitoring period, and as the plan remains recently adopted all policies have been implemented during the monitoring period, including policy H4.9 which was applicable from 1<sup>st</sup> April 2019. Policy SD2 of the Local Plan specifies the housing requirement for the Borough. This is summarised in table 2 below.
6. Therefore during the 2019/20 period the Local Plan set a net requirement for +720 dwellings to be built in the Borough and a cumulative net requirement of 2,160 homes since the beginning of the plan period. The Local Plan does not set a specific number of net new affordable homes.

<sup>1</sup> Section 35, Authorities Monitoring Reports, Planning and Compulsory Purchase Act 2004

<sup>2</sup> Regulation 34, The Town and Country Planning (Local Planning) (England) Regulations 2012

Table 2 –Local Plan housing requirement by phase and year

Year / Phase	Requirement	
Year 1 - 2017/18	720	720
Year 2 - 2018/19	720	1,440
<b>➔ Year 3 - 2019/20</b>	<b>720</b>	<b>2,160</b>
Year 4 - 2020/21	720	2,880
Year 5 - 2021/22	720	3,600
Phase 2 - 2022/23 to 2025/26	655	6,875
Phase 3 - 2026/27 to 2031/32	655	10,150

7. Following adoption of the Local Plan the Council commenced a revision of Supplementary Planning Documents and to produce a masterplan to support development at Wynyard allocated in the Local Plan. The Council's SPD review led to consultation on the following documents between 8th January 2020 and 5th February 2020:

- **SPD1: Housing** which provides guidance on a range of approaches, standards and mechanisms required to deliver a range of housing to meet identified needs
- **SPD2: Householder Extensions and Alterations** which provides clear guidance in relation to extensions and alterations to residential properties.

8. The Wynyard Masterplan was produced in partnership with colleagues at Hartlepool Borough Council, as Wynyard is a key cross boundary issue of relevance to both Local Plans. The document was adopted by both Councils in November 2019. Although the document does not have the status of Supplementary Planning Document, it builds on the policy requirements in the Local Plan in particular Policy H3.

## Neighbourhood Planning

9. The Borough has two designated neighbourhood areas. In November 2013, the Egglecliffe and Eaglescliffe Parish Council's boundary was designated as a neighbourhood area. At the same time, a neighbourhood area at Wynyard was designated. This neighbourhood area includes part of Grindon Parish and part of Elwick Parish in Hartlepool. Whilst progress has previously been made on Neighbourhood Plans the Council do not anticipate a plan to be submitted in the next 12-months.

## Community Infrastructure Levy

10. The Community Infrastructure Levy (CIL) came into force on 6 April 2010 under the Community Infrastructure Levy Regulations 2010, as amended. The levy would allow the Council to raise funds from developers undertaking new building projects in their area. The money can be used to fund a wide range of infrastructure that is needed as a result of development. This includes transport schemes, flood defences, schools, hospitals and other health and social care facilities, parks, green spaces and leisure centres. However, at present, the Council is not developing a Charging Schedule for the Borough and is seeking delivery of infrastructure via legal agreements agreed under Section 106 of the Town and Country Planning Act (1990).

## Duty to Cooperate

11. Section 110 of the Localism Act and requires the councils and other public bodies to 'engage constructively, actively and on an ongoing basis' to develop strategic planning policy, as well as having regard to the activities of other bodies. This is known as the duty to cooperate.
12. Stockton-on-Tees Borough is part of the Tees Valley along with neighbouring local authorities of Hartlepool, Redcar & Cleveland, Middlesbrough and Darlington Local Authorities. This wider area is also represented by the Tees Valley Combined Authority, a partnership of the five authorities set up to drive economic growth and job creation. This body also has responsibility for the Local Enterprise

Partnership function covering Tees Valley. The borough also shares boundaries with Durham County Council (a unitary authority) and North Yorkshire County Council, which includes the district of Hambleton.

13. The Council has undertaken significant engagement since the introduction of this duty. During 2019/20 this has included:
- Regular participation in Tees Valley wide planning meetings covering strategic cross-boundary issues which affect Local Plan preparation
  - Engaging with neighbouring local authorities, when required, as they progress Local Plans.
  - Considering enquiries regarding waste transported to Stockton on Tees Borough from other local authorities in England.
14. The Local Plan Inspector's Report also noted that throughout the production of the Local Plan the Council has engaged 'constructively, actively and on an on-going basis' and that 'dialogue has led to specific policy outcomes and the DtC has been met'.

### Local Plan Performance

15. Appendix 3 of the Local Plan provides a number of indicators which advise on the implementation and monitoring of policies in the plan. Appendix A of this report provides data on progress over the plan period so far, with commentary on any issues, links to more detailed reports, or actions that are required. In addition to reporting against the monitoring indicators, Appendix B of this report also provides the Council's Housing Supply Assessment.
16. As well as the monitoring indicators in the Local Plan the document includes several mechanisms which would trigger the need for the Council to consider further action dependent on implementation of the policies. These are summarised in the table below along with the current status of the indicator. As the Local Plan is recently adopted no action is required with regard to these matters.

Table 3 – Local Plan Action Mechanisms

<b>Policy / Para.</b>	<b>Trigger</b>	<b>Status / Action</b>
<b>SD3.1 / 4.32</b>	<i>Housing supply can not be identified, or delivery is consistently below the housing requirement.</i>	<i>Council can demonstrate a five-year supply and has passed the Housing Delivery Test. No action.</i>
<b>H1 / 5.10 - 12</b>	<i>Monitoring of whether playing pitch sites become surplus to requirement, allowing residential development to be released.</i>	<i>Work on-going. No action.</i>
<b>EG4.3 6.30 - 32</b>	<i>Monitoring of strategic ecological mitigation at North Tees, to allow employment allocations to be released.</i>	<i>Work on-going with Tees Estuary Partnership. No action.</i>