

Authority Monitoring Report

Stockton on Tees Borough 2018/19



Purpose of the Authority Monitoring Report (AMR)

1. The 2004 Act¹ and Local Planning Regulations² 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 1st April 2018 and 31st 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	✓

1. 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.
2. The Local Plan was adopted on 30th January 2019, during the 2018/2019 monitoring period, and as the plan is recently adopted all policies have been implemented during the monitoring period, other than those where the Council has allowed later implementation (ie policy H4.9, which is applicable from 1st April 2019). Policy SD2 of the Local Plan specifies the housing requirement for the Borough. This is summarised in table 2 below.
3. Therefore during the 2018/19 period the Local Plan set a net requirement for +720 dwellings to be built in the Borough and a cumulative net requirement of 1,440 homes since the

¹ Section 35, Authorities Monitoring Reports, Planning and Compulsory Purchase Act 2004

² Regulation 34, The Town and Country Planning (Local Planning) (England) Regulations 2012

beginning of the plan period. The Local Plan does not set a specific number of net new affordable homes.

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
Year 3 - 2019/20	720	2,160
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

- 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.

Neighbourhood Planning

- The Borough has two designated neighbourhood areas. In November 2013, the Egglecliffe and Egglecliffe 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

- 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).
- 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.
- 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.
- The Council has undertaken significant engagement since the introduction of this duty. During 2018/19 this has included:
 - Regular participation in Tees Valley wide planning meetings covering strategic cross-boundary issues which affect Local Plan preparation
 - Leading on a statement of common ground signed by all of the authorities regarding the housing numbers in the Tees Valley.

- Production of Statements of Common Ground with key partners to demonstrate consistency on a number of issues. Statements include:
 - 'Durham Tees Valley Airport' agreed with Darlington BC
 - 'North Tees and Environmental Designations' agreed with Natural England;
 - 'Local Plan policies and playing fields' agreed with Sport England
 - 'Local Plan policies and SFRA' agreed with Environment Agency
 - Joint position statement agreed with Highways England
 - The Council has also responded to both informal and formal requests for co-operation in relation to other local authorities' Local Plan preparation.

9. 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

10. 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.
11. 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

Policy / Para.	Trigger	Status / Action
SD3.1 / 4.32	<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>
H1 / 5.10 - 12	<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>
EG4.3 6.30 - 32	<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>