

Planning Policy

Supplementary Planning Documents

In support of the new Local Plan new Supplementary Planning Documents (SPDs) are being produced. The public consultation period for the Housing SPD is currently live and is due to run until 19th April 2022.

The Domestic Extension SPD has been drafted and the Biodiversity New Gain SPD is at the outline stage. These will be placed on the Forward Plan for Cabinet and Council meetings in due course.

Section 106 and CIL

Two stages of a Section 106 Agreement project have been completed and a third will commence shortly. The first stage was to review all of the agreements to establish any possible gaps in data recording. The second stage was to further review each of the obligations identified against the council's development monitoring data to establish the status of delivery in relation to the trigger for each application. A RAG (Red, Amber and Green) is now attached to each obligation, which has been informed by the delivery status of the relevant scheme and its relative value and importance to ensuring sustainable development and infrastructure provision. Recommended courses of action, if relevant trigger points have passed and the obligation has not yet been fulfilled, are being proposed and in the third stage these will be followed up.

A report updating on CIL receipts and priorities for 2022-23 has been considered by the Management Team and subsequently referred to the Cabinet for consideration at the meeting on 5th April 2022.

Development Management

The recruitment process for Development Management has been completed as a Planning Technician will shortly be joining the team from Richmondshire District Council and a new Planning Enforcement Officer has been recruited internally. The team structure is now fully resourced.

Nutrient Pollution

Natural England and the MLUHC have written to advise that nutrient pollution affecting the Teesmouth and Cleveland Coast Special Protection Area (SPA) breaches the Habitat Regulation and requires action. The immediate consequence is that all development proposals that drain into the catchment cannot be approved. This is a complex issue and requires collaborative work by local authorities, water company and others. Guidance has been issued by Natural England, DEFRA and MLUHC and further updates will be provided as the Planning Team learn more of the steps required to enable planning applications to be approved without harm to the SPA.

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Portfolio Holder for Planning