

# Stockton-on-Tees Publication Draft Local Plan Annex

Regulation 19 Consultation - September 2017



Stockton-on-Tees  
BOROUGH COUNCIL

Big plans, bright future



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## Appendix 1 - Policies Schedule

All Saved Core Strategy (2010) policies and saved Local Plan (1997) and Alteration Number 1 (2006) policies will be completely replaced on the adoption of this Local Plan.

The following tables details which policies have been replaced by those within this Local Plan. The table also categorises the policies to assist communities preparing a neighbourhood plan. Policies are categorised as either:

- Strategic Policy – A planning policy which is relevant to development across the Borough setting out the approach to dealing with strategic priorities across the Borough.
- Development Management Policy – A policy setting out additional planning policy for use on relevant planning applications, depending on the type of development proposed.
- Area Specific Policy – A policy which applies to a specific development area or site allocations

Local Plan Policy	Strategic Policy	Local Plan (1997) Policies	Alteration Number 1 to the Adopted Local Plan (2006) Policies	Core Strategy (2010) Policies
SD1	Strategic	n/a	n/a	n/a
SD2	Strategic	IN1, IN2, IN3, IN4, TR1	n/a	CS4, CS7, CS8
SD3	Strategic	EN13, EN17, IN4, HO12	n/a	CS1, CS7
SD4	Strategic	EN13, EN17, IN1, IN2, IN3, IN4, TR21	S2, S4, S5, S6, S7, S8, S10, S14	CS1, CS4, CS5, CS6, CS10
SD5	Strategic	EN4, EN7, EN9, EN13, EN20, EN24, EN25, EN26, EN27, EN28, EN29, EN30, REC8	n/a	CS3, CS6, CS7, CS8, CS10
SD6	Strategic	ED4, REC1, REC11, REC20, REC21, TR4, TR8, TR12	n/a	CS2, CS6
SD7	Strategic	n/a	n/a	CS6, CS11
SD8	DM	EN36, EN37, EN38, EN39, EN40, HO3, HO6, HO12, TR18	S16	CS2, CS3, CS6, CS10
H1	Strategic	EN16, EN17, IN4, HO1	n/a	CS7
H2	Strategic	n/a	n/a	n/a
H3	Strategic	IN4	n/a	n/a
H4	Strategic	HO13	n/a	CS3, CS7
H5	Strategic	n/a	n/a	CS9
EG1	Strategic	EN17, IN1, IN2, IN4, TR21	S13	CS4, CS5
EG2	DM	n/a	S2, S4, S5, S6, S7, S8, S9, S10, S11, S14	CS5

EG3	Strategic	EN17	S2, S6, S7, S14	CS5
EG4	Area Specific	IN2, IN3	n/a	CS4, CS10
EG5	Area Specific	TR21	n/a	CS4
EG6	DM	REC4	S15, S17	CS5
EG7	DM	n/a	S18	n/a
EG8	DM	EN13	n/a	n/a
TI1	Strategic	REC11, REC20, REC21, TR4, TR8, TR12, TR19, TR1, TR18	n/a	CS2
TI2	Strategic	ED4, REC1, REC16, REC17, REC18, REC19, REC13	n/a	CS6
TI3	Strategic	n/a	n/a	n/a
ENV1	Strategic	n/a	n/a	CS3
ENV2	Strategic	EN42	n/a	CS3
ENV3	Strategic	n/a	n/a	CS3
ENV4	Strategic	n/a	n/a	CS10
ENV5	Strategic	EN4, EN8	n/a	CS10
ENV6	Strategic	REC8	n/a	CS6, CS10
ENV7	Strategic	n/a	n/a	CS10
HE1	Strategic	EN22, EN23	n/a	n/a
HE2	Strategic	EN9, EN24, EN25, EN26, EN27, EN28, EN29, EN30	n/a	CS3
HE3	Strategic	n/a	n/a	n/a

## Appendix 2 - The Evidence Base

This document sets out evidence that has been used to develop the policies within the Local Plan. A copy of the documents produced by the Council is available at the consultation webpage: <https://www.stockton.gov.uk/economic-regeneration-and-transport/economic-strategy-and-spatial-planning/the-emerging-local-plan/evidence-base/>

### CHAPTER – HOUSING

- Stockton-on-Tees Strategic Housing Market Assessment (2016)
- Stockton-on-Tees Strategic Housing Land Availability Assessment (2017)
- Yarm Back Lane and Harrowgate Lane Masterplan (2015)
- Stockton-on-Tees Affordable Housing Viability Study (2016)
- Local Plan Housing Requirement Topic Paper (2017)

### CHAPTER – ECONOMIC GROWTH

- Stockton Town Centre Use Needs Study (2016)
- Stockton-on-Tees Employment Land Review (2016)
- Local and Neighbourhood Centres: Study Report (2017)
- Seal Sands, North Tees and SPA birds (2011)
- Tees Valley Opportunity Unlimited: an independent report (2016)
- Tees Valley Strategic Economic Plan (2016)
- Tees Valley Combined Authority Devolution Deal (2016)
- Tees Valley Sector Action Plans (2016)
- Tees Valley Maps – ‘Driving Innovation’, ‘Integrated Chemical Complex’, ‘Sector Development’, ‘Developing the Workforce’ (2015)
- Accessibility Strategy (2015-2017)
- Tees Valley Innovation Strategy (2015)
- Tees Valley Economic Assessment (2016)
- Stockton on Tees Borough Local Economic Assessment (2014)
- Stockton on Tees Borough Local Economic Assessment (2017)
- Tees Valley Local Growth Deal
- Stockton Town Centre Urban Design Guide (2012)
- Stockton-on-Tees Joint Strategic Needs Assessment (2012)
- North and South Tees Study (2009)
- Stockton Town Centre Study (2009)
- Draft Economic Strategy (2017-2032)
- Draft Economic Growth Plan (2017-2032)

### CHAPTER – TRANSPORT & INFRASTRUCTURE

- National Infrastructure Plan (2014)
- DfT ‘Door to Door; A strategy for improving sustainable transport integration (2013)
- Northern Powerhouse: one agenda, one economy, one north – northern transport strategy (2015)
- North East Rail Statement (2014)
- Connecting the Tees Valley Statement of Transport Ambition (2011)
- Tees Valley Transport Strategy (2010)
- Tees Valley Area Action Plan (2009)
- Tees Valley Strategic Infrastructure Plan (2014)
- Tees Valley Bus Network Improvement Scheme (2014)
- Tees Valley Strategic Rail (2014)

- Local Transport Plan 3 (2011-2016)
- Local Transport Plan Sustainable Transport Strategy
- Area Transport Strategies (2011-2016)
- Stockton-on-Tees Rights of Way Improvement Plan (2008-2018)
- Stockton-on-Tees Borough Wide Car Parking Strategy (2011)
- Stockton-on-Tees Review of River Based Leisure Facilities (2008)
- Stockton-on-Tees Playing Pitch Strategy & Action Plan (2015-2025)
- Stockton-on-Tees Borough Council Indoor, Built and Specialist Facilities Assessment Report (2016)
- Whole Plan Viability Report (2017)

## **CHAPTER – ENVIRONMENT & CLIMATE CHANGE**

- Stockton-on-Tees Environment Policy (2016)
- Stockton-on-Tees Climate Change Strategy and Action Plan (including Extreme Weather Plan) (2016-2021)
- Stockton-on-Tees Affordable Warmth Strategy & Action Plan (2015)
- Wind Farm Development and Landscape Capacity Studies East Durham Limestone and Tees Plain Report & Addendum (2008 & 2009)
- Stockton Renewables Study – Wind Study (2009)
- Stockton-on-Tees Borough Council District Energy Masterplan (2016)
- Shoreline Management Plan (SMP) 2 River Tyne to Flamborough Head (2007)
- Northumbria River Basin District: River Basin Management Plan (2015)
- Stockton-on-Tees Strategic Flood Risk Assessment (2017)
- Northumbria River Basin District: Flood Risk Management Plan (2015-2021)
- Stockton-on-Tees Local Flood Risk Management Strategy (2015)
- Tees Valley Water Cycle Study Scoping Report (2012)
- Tees Valley Water Cycle Study Outline Report (2012)
- Tees Valley Air Quality Annual Report (2016)
- Stockton-on-Tees Air Quality Annual Status Report (2017)
- Tees Valley Green Infrastructure Strategy (2008)
- Stockton-on-Tees Green Infrastructure Strategy (2011) and Delivery Plan
- National Character Area Profile: 23 Tees Lowlands (2013)
- Stockton-on-Tees Landscape Character Assessment and Capacity Study (2011)
- Stockton-on-Tees Review of Strategic Environmental Policy Designations (2017)
- Tees Valley Natural Networks & Opportunity Maps (2016)
- Tees Valley Biodiversity Opportunity Areas (2017)
- Seal Sands, North Tees and SPA Birds (2011)
- Stockton-on-Tees Open Space Assessment and Strategy (2017)
- Stockton-on-Tees Heritage Strategy (2011)
- Historic Environment Record
- North Yorkshire and Lower Tees Valley Historic Landscape Characterisation Study Report (2010)
- Tees Valley Authorities Local Standards for Sustainable Drainage (2015)

## **SUPPLEMENTARY PLANNING DOCUMENTS**

- Affordable Housing SPD
- Conservation and Historic Environment Folder SPD
- Open Space, Recreation and Landscaping SPD
- Parking Provision for Developments SPD
- Shop Front Design and Advertisements SPD
- Sustainable Design Guide SPD

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- Boathouse Lane Design Brief SPD
- Planning Obligations SPD

## Appendix 3 - Implementation and Monitoring

Strategic Indicators						
Indicator	Lead Agencies	Frequency	Description	Target	Policy	
SI.01	Population	ONS / SBC	Annual	Population estimate Annual Population Change (number) Estimated natural change in population (births - deaths) (number) Estimated migration change (number)	Not targeted	All
SI.02	Processing of Planning Applications and appeals	SBC	Annual	Major applications % determined within 13 weeks Minor applications % determined within 8 weeks Other applications % determined within 8 weeks Planning appeals upheld by type	>75%	All
					>80.00%	All
					>80.00%	All
					Not targeted	All
Housing						
Indicator	Lead Agencies	Frequency	Description	Target	Policy	
H.01	Progress against housing requirement	Developers Registered Providers SBC	Annual	Net housing delivery taking in to consideration completions and losses of housing	Cumulative delivery of annual requirement.	SD2, SD3.
H.02	Performance against housing delivery test	Developers Registered Providers SBC	Annual	Delivery of new dwellings against housing requirement for base period.	85% of housing requirement	SD2, SD3.
H.03	Housing site delivery	Developers Infrastructure Providers	Annual	Progress of allocated sites in terms of the planning process, infrastructure delivery and development on site.	Delivery of allocations	SD2, SD3, H1, H2, H3
H.04	Housing Land Supply	SBC Land Owners	Annual	Supply of deliverable and developable housing land - 5 Year supply calculations and SHLAA update	To maintain 5 year supply	SD2, SD3, H1, H2, H3
H.05	Brownfield Land Register	SBC	Annual	Number of sites on Part 1 of the register	Prioritise brownfield land.	SD2, SD3.
				Number of sites on Part 2 of the register		SD2, SD3.
				Minimum number of dwellings on Part 2 of the register		SD2, SD3.
				Maximum number of dwellings on Part 2 of the register		SD2, SD3.
H.06	Affordable Homes	Developers Registered Providers SBC	Annual	Number of total affordable homes developed (gross)	20% Affordable Homes	H4
				Number of total social rented housing developed (gross)		H4
				Number of total affordable rented housing developed (gross)		H4
				Number of total starter homes developed (gross)		H4
				Number of total discounted market sales housing (gross)		H4
				Number of total affordable private rent housing (gross)		H4
H.07	Starter Homes	Developers Registered Providers SBC	Annual	Number of Starter Homes with Planning Permission	10% Starter Homes	H4
H.08	Affordability Ratio	SBC	Annual	Ratio of house prices to earnings	Not targeted	H4
H.09	Homelessness	Developers Registered providers SBC	Annual	Percentage of households approaching the local authority and accepted as statutory homeless	No increase over plan period	H4
H.10	Extra Care Housing	SBC	Annual	Gross number of new extra care housing units	Meeting delivery of annual housing requirement	H4
H.11	Custom & Self Build Housing	SBC	Annual	Number of individuals and associations of individuals on Part 1 of the register	Not targeted	H4
				Number of individuals and associations of individuals on Part 2 of the register		H4
				Total number of serviced plots of land required for Part 1 of the register		H4
				Total number of serviced plots of land required for Part 2 of the register		H4
H.12	Student Accommodation	SBC	Annual	Number of units delivered for student accommodation	Not targeted	H4
H.13	Gypsy & Travellers	SBC	Annual	Number of new pitches provided	Not targeted	H5
H.14	Empty Homes	SBC	Annual	Number of empty homes brought back into use	Not targeted	H4
Economic Growth						
Indicator	Lead Agencies	Frequency	Description	Target	Policy	
EG.01	Employment Land	TVCA SBC Employers	Annual	Total availability of general employment land (hectares) Total availability of specialist employment land (hectares) Total availability of land at Durham Tees Valley Airport (hectares) Total availability of safeguarded land at Wynyard Park (hectares) Total take up of general employment land (hectares) Total take up of specialist employment land (hectares) Employment land (hectares) lost to residential development	Not targeted	SD4, EG1, EG4, and EG5.
EG.02	Committed Town Centre Use Floorspace by location (≥150sq.m)	SBC Land owners and asset managers Developers	Annual	Total permitted retail development (sq.m) within and on the edge of defined centres Total permitted retail development (sq.m) outside of defined centres. Total permitted office floorspace (sq.m) in defined centres and principal office locations Total permitted office floorspace (sq.m) in other locations Total permitted hotel rooms.	Town Centre uses to be accommodated in designated centres and allocated sites.	SD4, EG1 and EG3.
EG.03	Developed Retail Floorspace	SBC Land owners and asset managers Developers	Annual	Total developed retail floorspace (sq.m) within the Borough (≥150sq.m)	n/a	SD4, EG1 and EG3.
EG.04	Retail Centre Health Check	SBC Land owners and asset managers	Annual	Proportion of vacant ground floor units in Stockton Shopping Frontage Proportion of ground floor non-retail units (non-A1 use class) in Stockton Shopping Frontage Proportion of ground floor non-retail units (A1 use class) in Thornaby District Centre Proportion of ground floor non-retail units (A1 use class) in Billingham Shopping Frontage Proportion of ground floor non-retail units (A1 use class) in Yarm Shopping Frontage Proportion of ground floor non-retail units (A1 use class) in Norton Shopping Frontage Planned and committed investment in Town, District and Local Centres, other than that identified in indicator EG.02. Diversity of uses within Town, District and Local Centres, including protected residential properties in Norton and Yarm.	Improved vitality & viability through reduction in vacancy rates in each centre and maintain a vibrant mix of uses.	SD4, EG2 and EG6.
EG.05	Small-scale proposals	Developers SBC	Annual	Number of permitted small-scale retail uses (≤150sq.m) outside designated centres and edge of centres. Number of permitted Farm-diversification proposals which involve town centre uses.	Not Targeted	SD4, EG6 and EG7.

EG.06	Hot-food takeaways	Public Health England	Annual	% of children aged 10-11 (year 6) measured as obese through the National Childhood Measurement programme.	Not Targeted	EG6.
<b>Transport &amp; Infrastructure</b>						
	<b>Indicator</b>	<b>Lead Agencies</b>	<b>Frequency</b>	<b>Description</b>	<b>Target</b>	<b>Policy</b>
TI.01	Community Infrastructure Levy (CIL)	SBC Developers Infrastructure providers	Annual	Total CIL receipts for the reported year Total CIL expenditure for the reported year The items of infrastructure to which CIL (including land payments) has been applied, amount of CIL expenditure on each item  Land payments made in respect of CIL charged by the Council, and CIL collected by way of a land payment which has not been spent if at the end of the reported year:- (a) development consistent with a relevant purpose has not commenced on the acquired land; or (b) the acquired land (in whole or in part) has been used or disposed of for a purpose other than a relevant purpose; and the amount deemed to be CIL by virtue of regulation 73(9) has not been spent.  Amount of CIL applied to administrative expenses pursuant to regulation 61 Total amount of CIL receipts retained at the end of the reported year Revisions to the Section 123 list Progress against the infrastructure strategy	Not targeted	Required by CIL regulations
TI.02	Bus Patronage	Department for Transport	Annual	Passenger journeys on local bus services	Not targeted	TI1
TI.03	Train patronage	Office for Road and Rail	Annual	Entries and exits at Stockton Railway Station Entries and exits at Thornaby Railway Station Entries and exits at Yarm Railway Station Entries and exits at Allens West Railway Station Entries and exits at Eaglescliffe Railway Station Entries and exits at Billingham Railway Station	Increase over the plan period	TI1
TI.04	Sustainable Transport Schemes	SBC Developers Infrastructure providers	Annual	Progress of schemes and any development resulting from the schemes	Not targeted	TI1
TI.05	Highways Infrastructure	SBC Developers Infrastructure providers	Annual	Progress of schemes and any development resulting from the schemes	Not targeted	TI1
TI.06	Journey Times	Department for Transport	Annual	Average road journey time per mile during the morning peak	Not targeted	TI1
TI.07	Infrastructure Delivery Plan	SBC Developers Infrastructure providers	Annual	Progress against the Infrastructure Delivery Plan	Delivery in line with Plan	TI1
TI.08	Delivery of Communications Infrastructure	OFCOM	Annual	Percentage of households with superfast broadband connection	Increase over the plan period	TI3
<b>Environment &amp; Climate Change</b>						
	<b>Indicator</b>	<b>Lead Agencies</b>	<b>Frequency</b>	<b>Description</b>	<b>Target</b>	<b>Policy</b>
EC.01	Renewable energy generation	Developers	Annual	Commercial and large scale energy generation (MW) from renewable and low carbon sources delivered	Not targeted	ENV1, ENV2
EC.02	Renewable energy generation	SBC	Annual	Total green house gas emissions from Stockton On Tees Borough Council Activity (tonnes)	21% reduction on 2014/15 levels by 2020	ENV1
EC.03	Greenhouse Gas Emissions	BEIS	Annual	Total green house gas emissions from Stockton On Tees (tonnes)	18% on 2013 levels by 2020	ENV1, ENV2, ENV3
EC.04	Fuel Poverty	BEIS	Annual	Fuel poverty levels at local authority area level	Not targeted	ENV1
EC.05	Flood Risk	SBC	Annual	% of total residential properties within flood risk as identified on the flood map for planning	Not targeted	ENV4
EC.06	Sites of Special Scientific Interest	Natural England	Annual	SSSI in 'favourable' condition	Not targeted	ENV5
EC.07	Local Wildlife Sites and Geological Sites	Tees Valley Wildlife Trust	Annual	Percentage of Local Wildlife Sites and Geological Sites in positive management	Not targeted	ENV5
EC.08	Open Spaces	SBC/Developers	Annual	Performance against the quantity standard for open spaces	To maintain quantity per 1,000 population relative	ENV6
		SBC/Developers	Annual	Urban Parks	0.66	
		SBC/Developers	Annual	Natural and semi-natural greenspace	4.97	
		SBC/Developers	Annual	Amenity greenspace	1.29	
		SBC/Developers	Annual	Allotments	0.2	
EC.09	Delivery of the Green Infrastructure Delivery Plan	SBC/Developers	Annual	Play and informal sports units	6.02	
EC.08	Delivery of the Green Infrastructure Delivery Plan	Developers SBC	Annual	Progress of schemes identified in the green infrastructure delivery plan	Not targeted	ENV6
EC.09	Local Air Quality	SBC	Annual	Mean concentration of SO2	24-hour mean objective of 125µg/m3 must not to be exceeded more than 3 times/year	ENV7
		SBC	Annual	Mean concentration of NO2	1-hour mean objective of 200µg/m3 must not to be exceeded more than 18 times/year	ENV7
		SBC	Annual	Mean concentration of PM10	Mean objective of 40µg/m3 must not be exceeded.	ENV7
EC.10	Water Quality	Environment Agency	Annual	Classification of Water Bodies	Individual targets set for 9 main water bodies from Environment Agency	ENV7
EC.11	Heritage Assets	SBC Historic England Land/Asset owners	Annual	Additions to or losses of scheduled monuments, registered parks and gardens, conservation areas, listed buildings and local list within the Borough	Not targeted	HE1, HE2
EC.12	Listed Buildings at Risk	SBC Historic England Land/Asset owners	Annual	Number of heritage assets at risk	Reduction over the plan period due to improvement to assets' situation	HE2

## Appendix 4 - Yarm & Norton Residential Protection Policy

### Properties included in Yarm Residential Protection Policy

Street	Numbers
Bridge Street	1, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 17
Riverside Mews	1, 2, 3, 4
High Street	2, 4, 6, 13, 15, 17, 19, 110-112, 114, 116, 118, 120, Flats 1-6 (inclusive) within 122, Flats 1 - 6 (inclusive) within 124, 125, 127, 129, 131
Poplar Court	1, 2, 3, 4
Silver Street	4, 6, 8, 10, 12, 14
Meynells Cottages	1, 2, 3, 4
Low Church Wynd	1, 2, 3, 4, 6, 8, 10, 12, 14
Holmedene	1, 2, 3
Carleton Terrace	1, 2, 3, 4, 5, 6, 7, 8, 9, 10
Blenavon Court	1, 2, 3, 4, 5, 6
High Church Wynd	1, 1A, 1B, 3, 5, 6, 7, 8, 9, 10, 11, 12, 13, 17, 19, 21, 23, 27, Flats 1-4 (inclusive) 29.
Hauxwells Yard	1, 2, 3, 4, 33
Atlas Wynd	1, 2, 3, 4, Flats 1-4 (inclusive) Ryeburn House
Bentley Wynd	2, 2A, 2B, 4, 6, 10, 11, 15 (Jasmine House), 15A, 16, 17, 19, 21, 23, 25, 27, 29, The Old Police Station
Hedley Court	1, 2, 3, 4, 5, 6
Swinburns Yard	1, 2, 3, 4, 5
Chapel Yard	1, 3, 5, 7, 9

### Properties included in Norton Residential Protection Policy

Street	Number
High Street	12, 20, 22, 24, 32, 32a, 32b, 34, 36, 38, 40, 42, 44, 46 (flats 1 - 7 inclusive), 48, 50, 52, 54, 56, 58, 60, 66, 67, 68, 69, 69A, 70, 71 (Norton Priory), Wingate House, 72, 73, 74, 76, 78, 80 (Flats 1 - 6 inclusive), 81, 81A, 81B, 81C, 81D, 81E, 82, 82A, 82B, 82 (including flat 4), 84 (including Cobble Cottage, Garden Cottage, Rose Cottage and Flats 2 - 10 inclusive), 86, 88, 89, 90, 91, 92, 94, 94A, 96, 97, 98, 99, 100, 102, 104, 106, 110, 112, 113, 115, 115A, 116, 118, 119, 120, 121, 123, 129, 133, 145.
Norton Road	447
The Green	2, 3, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 58, 59, 61, 62, 64, Norton Hall (Flats 1 - 21 inclusive).
Ragworth Place	10, 11, 13, 13A

## Appendix 5 - Glossary

Terms / Abbreviations	Description
Accessible and Adaptable Buildings	Where reasonable provision in new build is made for most people to access the building and incorporates features that make it potentially suitable for a wide range of users, including older people, those with reduced mobility and some wheelchair users. For existing buildings, this would mean maintaining current levels and make no worse accessibility.
Advisory Team for Large Applications (ATLAS)	Part of the Homes and Communities Agency (HCA) - The Advisory Team for Large Applications (ATLAS) helps local partners to evolve and progress large scale, complex, housing led development proposals through the planning system. It provides impartial, independent advice to deliver high-quality sustainable development.
Affordable Housing (including social rented, affordable rented, intermediate housing)	<p>Social rented, affordable rented and intermediate housing, provided to eligible household whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices. Affordable housing should include provisions to remain at an affordable price for future eligible households or for the subsidy to be recycled for alternative affordable housing provision.</p> <p>Social rented housing is owned by local authorities and private registered providers (as defined in section 80 of the Housing and Regeneration Act 2008), for which guideline target rents are determined through the national rent regime. It may also be owned by other persons and provided under equivalent rental arrangements to the above, as agreed with the local authority or with the Homes and Communities Agency.</p> <p>Affordable rented housing is let by local authorities or private registered providers of social housing to households who are eligible for social rented housing. Affordable rent is subject to rent controls that require a rent of no more than 80% of the local market rent (including service charges, where applicable).</p> <p>Intermediate housing is homes for sale and rent provided at a cost above social rent, but below market levels subject to the criteria in the Affordable Housing definition above. These can include shared equity (shared ownership and equity loans), other low cost homes for sale and intermediate rent, but not affordable rented housing.</p> <p>Homes that do not meet the above definition of affordable housing, such as “low cost market” housing, may not be considered as affordable housing for planning purposes.</p>
Affordable Housing Viability Assessment	A technical assessment which is used to determine the level of affordable housing that can be sought. The assessment considers the impact different levels of affordable housing have on the viability of schemes.
Authority Monitoring Report (AMR)	Document produced by the Council which sets out progress with Local Plan preparation, reports any activity relating to the duty to cooperate and shows how the implementation of policies in the Local Plan. It can include progress of any Neighbourhood Plans and highlight the contributions made by development, including section 106 planning obligations, Community Infrastructure Levy and New Homes Bonus payments, and how these have been used.
Biodiversity	The variety of life on earth.
Birds and Habitats Directives	The Birds Directive: The European Union meets its obligations for bird species under the Bern Convention and Bonn Convention and more generally by means of Directive 2009/147/EC (Birds Directive) on the conservation of wild birds (the codified version of Council Directive 79/409/EEC as amended). (Implemented through the Wildlife & Countryside Act 1981 (as amended), the Conservation (Natural

	<p>Habitats, &amp; c.) Regulations 2010 (as amended) the Offshore Marine Conservation (Natural Habitats &amp; c.) Regulations 2007 as well as other legislation related to the uses of land and sea.) The Directive provides a framework for the conservation and management of, and human interactions with, wild birds in Europe. More generally, The Directive requires Member States to “preserve, maintain and re-establish sufficient diversity and area of habitats for all wild birds”.</p> <p>Habitats Directive: Council Directive 92/43/EEC on the Conservation of natural habitats and of wild fauna and flora, known as the Habitats Directive was adopted in 1992. The Directive is the means by which the European Union meets its obligations under the Bern Convention. The aim of the Habitats Directive is to promote the maintenance of biodiversity by requiring Member States to take measures to maintain or restore natural habitats and wild species listed on the Annexes to the Directive at a favourable conservation status, introducing robust protection for those habitats and species of European importance. In applying these measures economic, social and cultural requirements, as well as regional and local characteristics must be taken into account.</p>
Building Regulations	<p>Building Regulations are minimum standards for design, construction and alterations to virtually every building. They are developed by the Government, approved by Parliament, and administered by Building Control Bodies (BCB). There are two types of BCBs, these are:-</p> <ul style="list-style-type: none"> <li>• The Council operates as a Local Authority BCB and is notified of work through a Full plans or Building Notice Building Regulation application. They also have power to take enforcement action when non-compliance of building work occurs.</li> <li>• Private BCBs are known as Approved inspectors and carry out their Building Control function by submitting and registering an ‘initial notice’ with the Local Authority before building work starts. Approved Inspectors have no enforcement powers.</li> </ul>
Building Research Establishment Environmental Assessment Method (BREEAM)	<p>First published by the Building Research Establishment (BRE) in 1990, it is an established method of assessing, rating, and certifying the sustainability of buildings.</p>
Climate Change Adaptation	<p>Adjustments to natural or human systems in response to actual or expected climate factors or their effects, including from changes in rainfall and rising temperatures, which moderate harm or exploit beneficial opportunities. Climate change mitigation: Action to reduce the impact of human activity on the climate system, primarily through reducing greenhouse gas emissions.</p>
Combined Heat and Power (CHP)	<p>The concurrent production of electricity or mechanical power and useful thermal energy (heating and/or cooling) from a single source of energy.</p>
Community Infrastructure	<p>Community infrastructure includes many venues and facilities which meet the needs of residential communities; they include places of worship, libraries, theatres, museums, retail centres, town squares and meeting places, schools, health centres (including hospitals), pubs and cafes, parks, open spaces and other public venues.</p>
Community Infrastructure Levy	<p>A levy allowing local authorities to raise funds from owners or developers of land undertaking new building projects in their area.</p>
Comparison Goods	<p>Retail items not bought on a frequent basis, for example televisions and white goods (fridges, dishwashers etc.).</p>
Commuted Sum	<p>A commuted sum (or payment in lieu) is an amount of money, paid by a developer to the Council, where the size or scale of a development triggers a requirement for affordable housing, but it is not possible to achieve appropriate affordable housing on site.</p>
Connectivity Statement	<p>A statement submitted with a planning application which details how the proposal will link in with existing communications infrastructure.</p>
Conservation (for heritage)	<p>The process of maintaining and managing change to a heritage asset in</p>

policy)	a way that sustains and, where appropriate, enhances its significance.
Conservation Area	Area of special historic and/or architectural interest which is designated by the Local Planning Authority as being important to conserve and enhance. Special planning controls apply within these areas.
Conservation and Historic Environment Folder	A supplementary planning document which provides further guidance on the conservation and enhancement of the historic environment across the Borough.
Convenience Goods	Items bought for everyday needs. Includes food and other groceries, newspapers, drink and tobacco and chemists goods.
Conventional Energy	Source from efficient conventional options.
Custom and Self-Build Housing	The building or completion by— (a) individuals, (b) associations of individuals, or (c) persons working with or for individuals or associations of individuals of houses to be occupied as homes by those individuals. But it does not include the building of a house on a plot acquired from a person who builds the house wholly or mainly to plans or specifications decided or offered by that person.
Decentralised Energy	Local renewable energy and local low-carbon energy usually but not always on a relatively small scale encompassing a diverse range of technologies.
Density	In the case of residential development, a measurement of either the number of habitable rooms per hectare or the number of dwellings per hectare.
Designated Heritage Asset	A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation.
Development Plan	This includes adopted Local Plans, neighbourhood plans and the London Plan, and is defined in section 38 of the Planning and Compulsory Purchase Act 2004. (Regional strategies remain part of the development plan until they are abolished by Order using powers taken in the Localism Act. It is the government's clear policy intention to revoke the regional strategies outside of London, subject to the outcome of the environmental assessments that are currently being undertaken.)
Development Plan Document (DPD)	A document that forms part of the Development Plan.
Drainage Strategy	A strategy to be submitted with a planning application which details how surface water will be managed over the lifetime of the development.
Duty to Co-operate	In preparing the Local Plan, Local Authorities have regard to cross-boundary issues in co-operation with their neighbouring Planning Authorities and other key organisations.
Ecological Networks	These link sites of biodiversity importance.
Economic Development	Development, including those within the B Use Classes, public and community uses and main town centre uses (but excluding housing development).
Ecosystem Services	The benefits people obtain from ecosystems such as, food, water, flood and disease control and recreation.
Edge of Centre	For retail purposes, a location that is well connected and up to 300 metres of the primary shopping area. For all other main town centre uses, a location within 300 metres of town centre boundary. For office development, this includes locations outside the town centre but within 500 metres of a public transport interchange. In determining whether a site falls within the definition of edge of centre, account should be taken of local circumstances.
Employment Land	Sites that are either (a) allocated for employment use in the development plan, (b) occupied for employment use or (c) formerly in employment use and do not have planning consent nor are allocated for an alternative use.
Energy Efficiency	Using energy efficient systems (better insulation, efficient appliances and lighting etc.).

Energy Efficiency Standards	The 2015 Energy Efficiency Regulations, passed in March 2015, set out minimum energy efficiency standards (MEES) for England and Wales. These regulations make it unlawful for landlords to grant a new lease of properties that have an energy performance certificate (EPC) rating below E, from 1 April 2018. The regulations do not affect sales. They apply to both commercial and domestic rented properties – with some exceptions.
Energy Hierarchy	The energy hierarchy states that organisations and individuals should pursue energy efficiency by firstly reducing the need for energy; and thereafter use energy more efficiently; use renewable energy and finally any continuing use of fossil fuels should be clean and efficient.
Energy Reduction	Reduce the amount of energy used ('smart' heating and lighting, behavioural changes), use of passive design measures.
Energy Statement	A statement accompanying / required by a planning application which outlines how a scheme aims to reduce the energy usage and carbon emissions of the development.
Environmental Impact Assessment	A procedure to be followed for certain types of projects to ensure that decisions are made in full knowledge of any likely significant effects on the environment.
Exception Test	If, following application of the Sequential Test, it is not possible, consistent with wider sustainability objectives, for the development to be located in zones with a lower probability of flooding; the Exception Test can be applied if appropriate. For the Exception Test to be passed: <ul style="list-style-type: none"> <li>• it must be demonstrated that the development provides wider sustainability benefits to the community that outweigh flood risk, informed by a Strategic Flood Risk Assessment where one has been prepared; and</li> <li>• a site-specific flood risk assessment must demonstrate that the development will be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall. Both elements of the test will have to be passed for development to be allocated or permitted.</li> </ul>
European Site	This includes candidate Special Areas of Conservation, Sites of Community Importance, Special Areas of Conservation and Special Protection Areas, and is defined in regulation 8 of the Conservation of Habitats and Species Regulations 2010.
Evidence Base	The information and data gathered by local authorities to justify the "soundness" of the policy approach set out in Local Development Documents, including physical, economic, and social characteristics of an area.
Executive Housing	'Executive Housing' generally refers to dwellings that are of a high quality design; predominantly detached; have 4 or more bedrooms; are in an attractive setting; and where the overall density of the development is low.
Flood Risk Assessment (FRA)	An assessment of the risks of all forms of flooding to and from development taking climate change into account and to inform the application of the sequential approach. Sequential Approach is used to demonstrate that there are no reasonably available sites in areas with a lower probability of flooding that would be appropriate to the type of development or land use proposed.
Fuel Poverty	A person is to be regarded as living "in fuel poverty" if he is a member of a household living on a lower income in a home which cannot be kept warm at reasonable cost.
Geodiversity	The range of rocks, minerals, fossils, soils and landforms
Green Infrastructure	A network of multi-functional green space, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities.
Gypsy and Traveller	An assessment which identifies the accommodation needs of gypsies

Accommodation Assessment (GTAA)	and travellers.
Habitat Regulations Assessment (HRA)	A formal assessment, (in accordance with the Conservation of Habitats and Species Regulations 2010 (as amended)) of the implications of a plan or project which is not directly connected with or necessary to the management of a European site, but would be likely to have a significant effect on such a site, either individually or in combination with other plans or projects, in view of the site's conservation objectives before deciding whether to undertake, permit or authorise such a plan or project.
Heritage Asset At Risk Register	A local and national register that identifies the Heritage assets which are at risk across the Borough.
Heritage Asset (including Designated Heritage Asset)	A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).
Historic Environment	All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.
Historic Environment Record (HER)	Information services that seek to provide access to comprehensive and dynamic resources relating to the historic environment and characterisation of a defined geographic area for public benefit and use.
Housing Market Area (HMA)	Housing market areas are geographical areas in which a substantial majority of the employed population both live and work and where those moving house without changing employment choose to stay.
Implementation Plan and Monitoring Framework	The role of the document is to provide a clear and robust framework for development in order that investment and action can be co-ordinated to facilitate efficient and effective delivery. Monitoring Framework is essentially to check on the effectiveness of policy and in particular whether it is delivering sustainable development. It asks whether the policy is working, whether it is delivering the underlying objectives of policy, and What the significant effects of this are.
Inclusive Design	Designing the built environment, including buildings and their surrounding spaces, to ensure that they can be accessed and used by everyone.
Local Enterprise Partnership	A body, designated by the Secretary of State for Communities and Local Government, established for the purpose of creating or improving the conditions for economic growth in an area.
International, National and Locally Designated Sites of Importance to Biodiversity	All international sites (Special Areas of Conservation, Special Protection Areas, and Ramsar sites), national sites (Sites of Special Scientific Interest) and locally designated sites including Local Wildlife Sites.
Key Diagram	A high level diagram representing the policies contained within the Vision & Strategy section of the Stockton-on-Tees Local Plan. (This does not represent the extent of designations that are shown on the Policies Map, which accompanies the Local Plan.)
Local Air Quality Management Policy Guidance (PG16) HM Govt. Department for Environment Food & Rural Affairs	Government guidance intended to enable local authorities to improve on the service they already provide in tackling poor air quality.
Local Character and Distinctiveness	Locally distinctive characteristics of the Borough's existing townscapes and landscapes.
Local Development Documents (LDDs)	The local planning authority's local development documents taken as a whole set out the authority's policies relating to the development and use of land in their area. There are several types of LDD:

	<ul style="list-style-type: none"> <li>• Development Plan Documents which form the Development Plan for the area, also known as the Local Plan.</li> <li>• Supplementary Planning Documents which are detailed guidance that amplifies adopted policies. These are not part of the development plan.</li> <li>• The Statement of Community Involvement which explains to stakeholders and the community how they will be involved in the preparation of Local Development Documents.</li> </ul>
Local Development Order (LDO)	An Order made by a local planning authority (under the Town and Country Planning Act 1990) that grants planning permission for a specific development proposal or classes of development.
Local Enterprise Partnership (LEP)	A body, designated by the Secretary of State for Communities and Local Government, established for the purpose of creating or improving the conditions for economic growth in an area.
(Lead) Local Flood Authority	<p>LLFAs are county councils and unitary authorities. Under the Flood Water Management Act, LLFAs are required to:</p> <ul style="list-style-type: none"> <li>• prepare and maintain a strategy for local flood risk management in their areas, coordinating views and activity with other local bodies and communities through public consultation and scrutiny, and delivery planning.</li> <li>• maintain a register of assets – these are physical features that have a significant effect on flooding in their area</li> <li>• investigate significant local flooding incidents and publish the results of such investigations</li> <li>• establish approval bodies for design, building and operation of Sustainable Drainage Systems (SuDS)</li> <li>• issue consents for altering, removing or replacing certain structures or features on ordinary watercourses</li> <li>• play a lead role in emergency planning and recovery after a flood event.</li> </ul>
Local Green Space	<p>Local Green Space designation should only be used:</p> <p>where the green space is in reasonably close proximity to the community it serves;</p> <p>where the green area is demonstrably special to a local community and holds a particular local significance, for example because of its beauty; historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and</p> <p>where the green area concerned is local in character and is not an extensive tract of land.</p>
Local Nature Partnership	A body, designated by the Secretary of State for Environment, Food and Rural Affairs, established for the purpose of protecting and improving the natural environment in an area and the benefits derived from it.
Local Plan	The plan for the future development of the local area, drawn up by the local planning authority in consultation with the community. In law this is described as the development plan documents adopted under the Planning and Compulsory Purchase Act 2004. Current core strategies or other planning policies, which under the regulations would be considered to be development plan documents, form part of the Local Plan. The term includes old policies which have been saved under the 2004 Act.
Local Planning Authority (LPA)	The public authority whose duty is to carry out specific planning functions for a particular area. All references to local planning authority apply to the District Council, London Borough Council, County Council, Broads Authority, National Park Authority and the Greater London Authority, to the extent appropriate to their responsibilities.
Low Carbon Energy	Use low carbon technologies (heat pumps, CHP and CCHP systems).
Main Town Centre Uses	Retail development (including warehouse clubs and factory outlet centres); leisure, entertainment facilities the more intensive sport and

	recreation uses (including cinemas, restaurants, drive-through restaurants, bars and pubs, night-clubs, casinos, health and fitness centres, indoor bowling centres, and bingo halls); offices; and arts, culture and tourism development (including theatres, museums, galleries and concert halls, hotels and conference facilities).
Major Hazards	Major hazard installations and pipelines, licenses explosive sites and nuclear installations, around which Health and Safety Executive (and Office for Nuclear Regulation) consultation distances to mitigate the consequences to public safety of major accidents may apply.
Master Plan	A comprehensive plan or framework setting out the general visions and principles of a development, the infrastructure required to deliver the scheme, alongside key timescales and phasing of delivery.
Minerals of local and national importance	Minerals which are necessary to meet society's needs, including aggregates, brick clay (especially Etruria Marl and fireclay), silica sand (including high grade silica sands), cement raw materials, gypsum, salt, fluorspar, shallow and deep-mined coal, oil and gas (including hydrocarbons), tungsten, ball clay, potash and local minerals of importance to heritage assets and local distinctiveness.
Mineral Safeguarding Area	An area designated by Minerals Planning Authorities which covers known deposits of minerals which are desired to be kept safeguarded from unnecessary sterilisation by non-mineral development.
National Air Quality Strategy	The Air Quality Strategy intends to provide a clear framework for improving air quality through a clear and simple policy framework; realistic but challenging objectives; regulation and financial incentives to help achieve the objectives; analysis of costs and benefits; monitoring and research to increase our understanding; information to raise public awareness. It aims to protect health and the environment without imposing unacceptable economic or social costs. They form an essential part of the Government's strategy for sustainable development, which has four main aims - <ul style="list-style-type: none"> <li>• social progress which meets the needs of everyone;</li> <li>• effective protection of the environment;</li> <li>• prudent use of natural resources; and</li> <li>• maintenance of high and stable levels of economic growth and employment.</li> </ul>
National Cycle Network	The National Cycle Network (often known as the NCN) is a series of safe, traffic-free paths and quiet on-road cycling and walking routes that connect to every major town and city.
National Planning Policy Framework (NPPF)	The National Planning Policy Framework sets out the Government's planning policies for England and how these are expected to be applied.
National Planning Policy Guidance	The National Planning Practice Guidance adds further context to the National Planning Policy Framework ("NPPF"). There are 42 pieces of guidance. Key topics include what should be included in Local Plans, Design, Ensuring the viability of town centres and Renewable and Low Carbon Energy. The guidance must be taken into when making planning determinations.
National Trails	Long distance routes for walking, cycling and horse riding.
Nationally Described Space Standards (NDSS)	The internal space within new dwellings across all tenures. It sets out requirements for the Gross Internal (floor) Area of new dwellings at a defined level of occupancy as well as floor areas and dimensions for key parts of the home, notably bedrooms, storage and floor to ceiling height. The requirements of this standard for bedrooms, storage and internal areas are relevant only in determining compliance with this standard in new dwellings and have no other statutory meaning or use.
Neighbourhood Development Order	An Order made by a local planning authority (under the Town and Country Planning Act 1990) through which Parish Councils and neighbourhood forums can grant planning permission for a specific development proposal or classes of development.

Neighbourhood Plans	A plan prepared by a Parish Council or Neighbourhood Forum for a particular neighbourhood area (made under the Planning and Compulsory Purchase Act 2004).
Non-Scheduled Archaeology	These are non-designated assets with local significance that are worthy of protection.
Objectively Assessed Need of Housing (OAN)	An objective assessment of housing need based on facts and unbiased evidence. The starting point for the assessment is the CLG produced sub-national population projection, which is subjected to sensitivity testing based on the accuracy of the data, market signals and economic growth implications.
Open Space	All open space of public value, including not just land, but also areas of water (such as rivers, canals, lakes and reservoirs) which offer important opportunities for sport and recreation and can act as a visual amenity.
Out of Centre	A location which is not in or on the edge of a centre but not necessarily outside the urban area
Out of Town	A location out of centre that is outside the existing urban area.
Passive Cooling / Design	A building design approach that focuses on controlling heat gain and heat dissipation in a building with little or no energy consumption. This approach works either by preventing heat from entering the interior (heat gain prevention) or by removing heat from the building (natural cooling).
Playing Field	The whole of a site which encompasses at least one playing pitch as defined in the Town and Country Planning (Development Management Procedure) (England) Order 2010.
Pollution	Anything that affects the quality of land, air, water or soils, which might lead to an adverse impact on human health, the natural environment or general amenity. Pollution can arise from a range of emissions, including smoke, fumes, gases, dust, steam, odour, noise and light.
Previously Developed Land	Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or has been occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill purposes where provision for restoration has been made through development control procedures; land in built-up areas such as private residential gardens, parks, recreation grounds and allotments; and land that was previously-developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape in the process of time.
Primary and Secondary Frontages	Primary frontages are likely to include a high proportion of retail uses which may include food, drinks, clothing and household goods. Secondary frontages provide greater opportunities for a diversity of uses such as restaurants, cinemas and businesses.
Primary Shopping Area	Defined area where retail development is concentrated (generally comprising the primary and those secondary frontages which are adjoining and closely related to the primary shopping frontage).
Priority Habitats and Species	Species and Habitats of Principle Importance included in the England Biodiversity List published by the Secretary of State under section 41 of the Natural Environment and Rural Communities Act 2006.
Public Health Outcomes Framework	This sets out a vision for public health, alongside the desired outcomes and indicators that will help Government understand how public health is being improved and protected.
Public Realm	Public realm comprises of streets, squares, interchanges, hard and soft landscaped areas, alleys and yards where free accessible public access is provided (but does not include owned and maintained spaces).
Ramsar Sites	Wetlands of international importance, designated under the 1971

	Ramsar Convention.
Renewable Energy	Generate heat and electricity from renewable sources solar PV and thermal, wind, biomass, hydro, geothermal).
Rural Exception Sites	Small sites used for affordable housing in perpetuity where sites would not normally be used for housing. Rural exception sites seek to address the needs of the local community by accommodating households who are either current residents or have an existing family or employment connection. Small numbers of market homes may be allowed at the local authority's discretion, for example where essential to enable the delivery of affordable units without grant funding.
Safeguarding Zone	An area defined in Circular 01/03: Safeguarding aerodromes, technical sites and military explosives storage areas, to safeguard such sites.
Setting of a Heritage Asset	The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.
Section 106 Agreement	A legal agreement under section 106 of the 1990 Town & Country Planning Act. Section 106 agreements are legal agreements between a planning authority and a developer, or undertakings offered unilaterally by a developer, that ensure that certain extra works related to a development are undertaken.
Sequential Test/Approach	A planning principle that seeks to identify, allocate or develop certain types or locations of land before others. For example, brownfield housing sites before greenfield sites, town centre retail sites before out-of-centre sites, or areas of lower flood risk before areas of medium to high flood risk.
Significant (for heritage policy)	The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.
Site Investigation Information	Includes a risk assessment of land potentially affected by contamination, or ground stability and slope stability reports, as appropriate. All investigations of land potentially affected by contamination should be carried out in accordance with established procedures (such as BS10175 (2001) Code of Practice for the Investigation of Potentially Contaminated Sites). The minimum information that should be provided by an applicant is the report of a desk study and site reconnaissance.
Site of Special Scientific Interest	Sites designated by Nature England under the Wildlife and Countryside Act 1981.
Special Areas of Conservation	Areas given special protection under the European Union's Habitats Directive, which is transposed into UK law by the Habitats and Conservation of Species Regulations 2010.
Special Protection Areas	Areas which have been identified as being of international importance for the breeding, feeding, wintering or the migration of rare and vulnerable species of birds found within European Union countries. They are European designated sites, classified under the Birds Directive.
Standard Assessment Procedure (SAP)	The methodology used by the Government to assess and compare the energy and environmental performance of dwellings. Its purpose is to provide accurate and reliable assessments of dwelling energy performances that are needed to underpin energy and environmental policy initiatives.
Statement of Community Involvement (SCI)	Explains to stakeholders and the community how and when they will be involved in the preparation of the Local Plan and how they will be consulted on major planning applications and the steps to facilitate this involvement.
Strategic Environmental	A procedure (set out in the Environmental Assessment of Plans and

Assessment	Programmes Regulations 2004) which requires the formal environmental assessment of certain plans and programmes which are likely to have significant effects on the environment.
Strategic Flood Risk Assessment	A study carried out by one or more local planning authorities to assess the risk to an area from flooding from all sources, now and in the future, taking account of the impacts of climate change, and to assess the impact that land use changes and development in the area will have on flood risk.
Strategic Housing Land Availability Assessment (SHLAA)	The purpose of the Strategic Housing Land Availability Assessment (SHLAA) is to identify sites which may be suitable for housing development over the next 15 year. Each site within the SHLAA has been assessed to establish whether it is likely to be suitable for housing development and, if so, when it might come forward for development. It is important to note that the SHLAA does not determine whether housing will be built on any particular site, but merely undertakes a technical exercise on the availability of land in the Borough.
Strategic Housing Market Assessment (SHMA)	Evidence base document which provides an assessment of the full housing needs of the Borough or housing market area. The SHMA should also identify the scale and mix of housing and the range of tenures that the local population is likely to need.
Supplementary Planning Documents	Documents which add further detail to the policies in the Local Plan. They can be used to provide further guidance for development on specific sites, or on particular issues, such as design. Supplementary planning documents are capable of being a material consideration in planning decisions but are not part of the development plan.
Sustainability Appraisal (SA)	A sustainability appraisal is a systematic process that must be carried out during the preparation of a Local Plan. Its role is to promote sustainable development by assessing the extent to which the emerging plan, when judged against reasonable alternatives, will help to achieve relevant environmental, economic and social objectives.
Sustainable Development	To secure development that improves the economic, social and environmental conditions in the area.
Sustainable Drainage Systems (SuDS)	Sustainable drainage systems are designed to control surface water run off close to where it falls and mimic natural drainage as closely as possible. They provide opportunities to: <ul style="list-style-type: none"> <li>• reduce the causes and impacts of flooding;</li> <li>• remove pollutants from urban run-off at source;</li> <li>• combine water management with green space with benefits for amenity, recreation and wildlife.</li> </ul>
Sustainable Transport Modes	Any efficient, safe and accessible means of transport with overall low impact on the environment, including walking and cycling, low and ultra-low emission vehicles, car sharing and public transport.
Sustainable Urban Extension (SUE)	A development that involves the planned expansion of a city or town which can contribute to creating more sustainable patterns of development, with well planned infrastructure including access to a range of facilities, at appropriate densities.
Tees Valley Bus Network Improvement Scheme (TBBNI / TVBNI2)	The Tees Valley Bus Network Improvements scheme, set up following a major review in 2004, aims to make lasting improvements to the Tees Valley bus network. The scheme covers major bus routes across the boroughs of; Stockton-on-Tees, Middlesbrough, Redcar and Cleveland, Darlington and Hartlepool. Improvements to the bus network may include: <ul style="list-style-type: none"> <li>• new bus stops and additional raised kerbs to improve access,</li> <li>• bus priority at some traffic signals,</li> <li>• new junctions and traffic systems ( including bus-only turning junctions),</li> <li>• improved bus journey information systems, with real-time displays,</li> <li>• security with improved lighting and CCTV coverage,</li> <li>• driver training and improvements to bus cleaning to improve</li> </ul>

	passenger experience of bus journeys.
Town Centre (including District Centres and Local Centres)	Area defined on the local authority's proposal map, including the primary shopping area and areas predominantly occupied by main town centre uses within or adjacent to the primary shopping area. Reference to town centres or centres apply to city centres, town centres, district centres and local centres but exclude small parades of shops of purely neighbourhood significance. Unless they are identified as centres in Local Plans, existing out-of-centre developments, comprising or including main town centre uses, do not constitute town centres.
Transport Assessment	A comprehensive and systematic process that sets out transport issues relating to a proposed development. It identifies what measures will be required to improve accessibility and safety for all modes of travel, particularly for alternatives to the car such as walking, cycling and public transport and what measures will need to be taken to deal with the anticipated transport impacts of the development.
Transport Statement	A simplified version of a transport assessment where it is agreed the transport issues arising out of development proposals are limited and a full transport assessment is not required.
Travel Demand Management	The application of strategies and policies to reduce travel demand or to redistribute this demand across the transport network and outside peak periods.
Travel Plan	Long-term management strategies for integrating proposals for sustainable travel into the planning process. They are based on evidence of the anticipated transport impacts of development and set measures to promote and encourage sustainable travel (such as promoting walking and cycling).
Windfall Sites	Sites which have not been specifically identified as available in the Local Plan process. They normally comprise previously-developed sites that have unexpectedly become available.



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