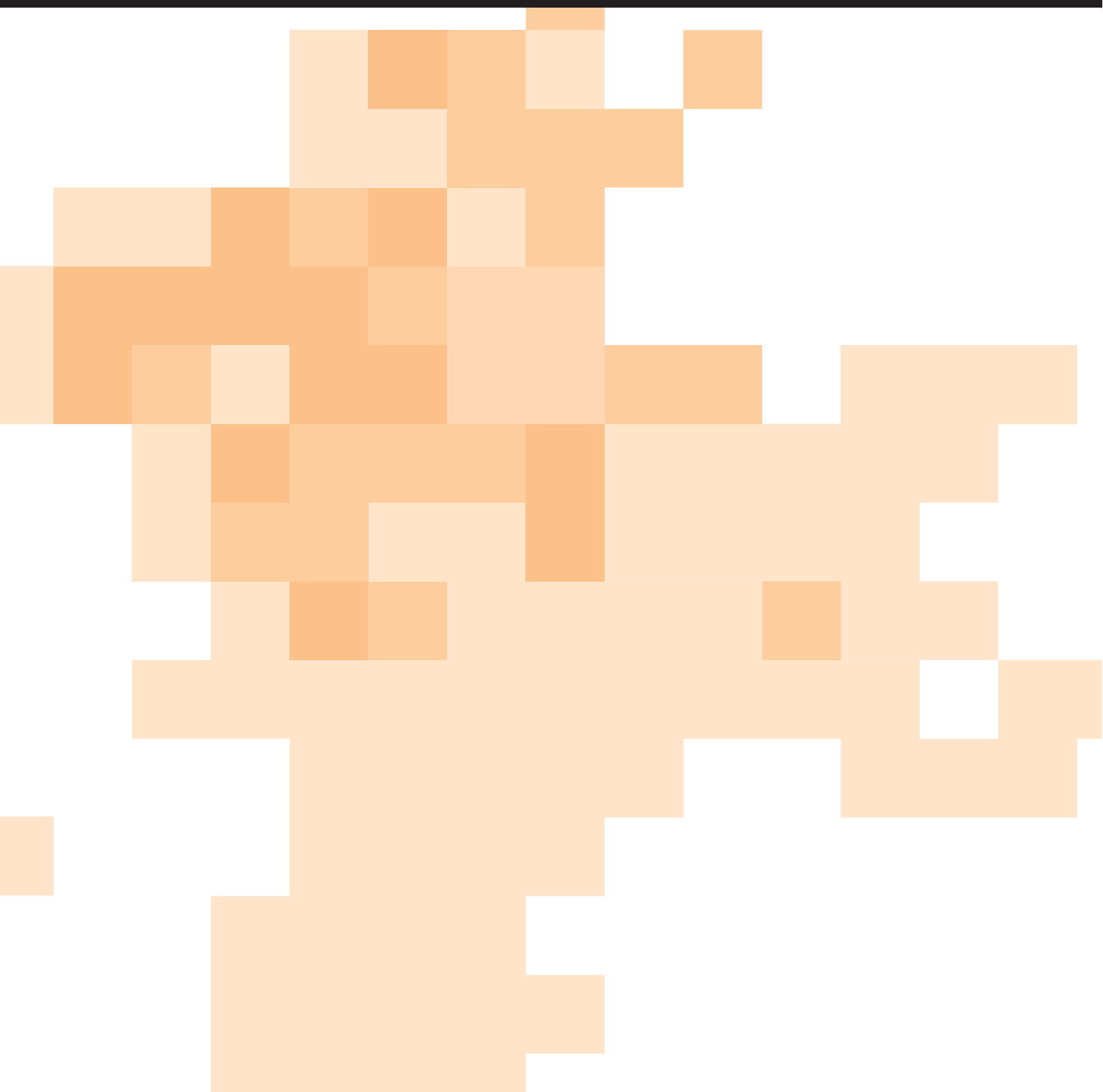




Redcar & Cleveland

Statement of Community Involvement

February 2021



this is Redcar & Cleveland

EXECUTIVE SUMMARY

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We want to ensure that everyone in our community who wishes to get involved in the planning process has the opportunity to help shape their local area. This Statement of Community Involvement (SCI) sets out how the Council intends to inform, consult and involve people in the preparation of the Local Plan, and other local planning documents, and how you can comment on planning applications.

The SCI is organised into a number of sections. Section 2 sets out the guiding principles and standards for consultation, including resources, stakeholders and what can be expected from those involved.

Section 3 sets out how we will consult on the Local Plan and other planning documents, including Supplementary Planning Documents. This section also provides information to communities on the neighbourhood planning process, setting out our approach to providing advice or guidance on making or modifying neighbourhood development plans and community development orders.

Section 4 provides guidance on the planning application process. It sets out our policy for consultations on planning applications, explaining what we will do and when, and how people can comment.

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I. INTRODUCTION

What is the Statement of Community Involvement?

- I.1** The Statement of Community Involvement (SCI) sets out how Redcar & Cleveland Borough Council will consult in the preparation of the Local Plan, other Local Planning Documents and in the consideration of planning applications. It also provides information on how communities can get involved in the neighbourhood planning process.
- I.2** The SCI is a statutory planning document and a key component of the Council's overall strategy for community engagement. It aims to ensure that consultation in the planning process is conducted in an inclusive manner so that everyone has the opportunity to express their views.
- I.3** This is the fourth SCI that has been prepared by the Council and reflects changes to the planning regulations since the adoption of the previous SCI. This update also takes into account current issues relating to the Covid-19 pandemic and potential implications for current or future planning consultations.
- I.4** The SCI is organised so that Section 2 sets out the standards for engagement in planning, Section 3 sets out details of consultation arrangements for the Local Plan and other Local Planning Documents and Section 4 sets out details of consultation for planning applications.

Temporary Arrangements for Consultation and Engagement

- I.5** At the time of preparing this update, measures for engagement and consultation in the planning process have been affected by the Coronavirus or Covid-19 pandemic. In May and July 2020, The Town and Country Planning (Development Management Procedure, Listed Buildings and Environmental Impact Assessment)(England)(Coronavirus)(Amendment) Regulations 2020 and The Town and Country Planning (Local Planning)(England)(Coronavirus)(Amendment) Regulations 2020 came into force. These are temporary pieces of legislation that were introduced to allow planning to continue under social distancing restrictions.
- I.6** These temporary pieces of legislation were due to expire on the 31st December 2020 and, at the time of writing, it is not known whether legislation will be updated to continue temporary consultation measures under these Coronavirus restrictions. The Council will continue to meet requirements for consultation and engagement set out within legislation (and any amendments) and this SCI.
- I.7** Coronavirus measures may mean that more traditional consultation measures will not be appropriate for the foreseeable future. Some of the measures set out in Appendix 2 and Appendix 3, such as making documents available to view in libraries and Council offices, providing face to face advice on planning matters or holding public events, may not be possible under social distancing restrictions. However, the Council will continue to ensure that it employs consultation and engagement methods that are effective while protecting the health and well-being of those involved. Where it is not possible to undertake certain measures outlined in the

SCI due to a pandemic or other public health reasons, we will use on-line engagement measures to ensure that effective consultation still takes place.

How will the Statement of Community Involvement be monitored?

I.8 The following indicators will be used to monitor community involvement activities:

- The number of individuals/groups participating in consultations - including the number of 'hard to reach' individuals or groups;
- Whether participants value their involvement in the process; Which techniques generate the most effective response; and
- Whether participants have any suggestions for improving and enhancing community involvement.

I.9 The success and effectiveness of the SCI will be reviewed through the Authority's Monitoring Report (AMR). These indicators will be used to review the SCI and changes will be considered where there has been a particularly low level of community involvement. Any necessary changes will be incorporated into a future revision of the SCI.

2. INVOLVING PEOPLE IN PLANNING

2.1 We want to ensure that everyone has the opportunity to have their say on the preparation of the Local Plan and applications for development proposals. The Government has set out the following guiding principles for consultation:

- **Front loading of involvement** - opportunities for involvement should exist at the earliest opportunity. By placing community engagement at the front of the process, decisions can still be influenced and a greater sense of ownership around the outcomes can be generated. It is also hoped that earlier involvement will help to keep people engaged throughout the process. The SCI is an important part of front loading as it sets out the engagement standards for the production of planning documents and planning applications in advance.
- **Use of engagement methods that are relevant to the community concerned** - a range of consultation methods should be used to offer greater opportunity for everyone to participate.
- **Continuous involvement** - there should be a programme of consultation, not a one off event. Front loading should encourage people to become involved in the process early on but those taking part need to know how and when they can be involved in future stages.
- **Transparency** - there should be certainty about who will be involved in a process, how and at what point. Feedback is important to show how involvement has influenced decisions. Those involved also need to know the reason if the decisions taken do not accord with their suggestions.
- **Accessibility** - community involvement should take into account the needs of all groups within the community and should offer everybody access to documents in a format that suits them.
- **Planning for involvement** - community involvement needs to be planned into the process for the preparation and revision of the Local Plan and other Local Planning Documents, and in the consideration of planning applications.

Our Priorities

2.2 Redcar & Cleveland Borough Council has set out a number of priorities for the Council to deliver its vision of a future which will be built using the skills and ingenuity of our people, retaining the best of what we have inherited and creating new and exciting opportunities for all. Priorities include creating safe and supportive communities and proud places. The Local Plan will help to deliver the objectives and priorities identified by the Council.

2.3 This Statement of Community Involvement has been prepared with a number of key principles:

- Planning and consultation should start early, right from the policy design stage and there should be clarity about what areas are open to change, and any potential impact on individuals and communities;
- Information should reach those most affected and we should work to reach and engage with these communities:

- Written materials should be clear, concise and written in plain English and be available in a variety of formats and languages;
- Maximum participation should be encouraged through accessible and varied consultation methods and recognised by all partners as an ongoing process; Consultations should be announced in advance to maximise opportunities for responding and to allow sufficient time for responses; and
- All feedback should be analysed and communicated to all involved and promoted widely.

Resources

- 2.4** These proposals for community involvement in planning have been based on a realistic assessment of the resources likely to be available over the next few years. The Statement of Community Involvement sets out methods for involvement that are achievable, effective and can be used continuously.

Stakeholders

- 2.5** It is important that as many people as possible are involved in the planning process, not only people who live or have businesses in the borough, but also people whose work or leisure activities regularly bring them to the area.
- 2.6** In general terms we consider that the key groups we need to involve are:
- Government and statutory bodies - including central and local government, statutory bodies and infrastructure providers, and town and parish councils;
 - Businesses - including local and national business organisations based in the borough, developers, landowners and their agents;
 - Interest groups - environmental, amenity and local community and voluntary groups; and
 - Residents - including 'hard to reach' groups.
- 2.7** We will seek to involve these groups, as appropriate, in producing planning policies or dealing with planning applications. There are some groups that we are required to consult by law, these are referred to as statutory bodies, a list of these is contained in Appendix I.
- 2.8** The Council maintains a Local Plan consultee database that contains the details of all individuals and organisations who have stated a wish to be involved in the Local Plan process, in addition to the groups and organisations listed in Appendix I.
- 2.9** It is recognised that certain sections of the community may be under-represented or 'hard to reach' using normal consultation techniques. Within Redcar and Cleveland we have identified the main 'hard to reach' groups as being young people, people with disabilities and ethnic minority groups. The Council is committed to making consultations accessible to all groups and will make efforts to remove barriers to participation through measures such as identifying the most appropriate time and location for events and providing consultation materials in different formats.

What will be expected of you?

2.10 In order to ensure that your involvement is effective you will be expected to:

- Provide comments in a clear and concise format related to the issues being considered;
- Comment within the published time period;
- Be aware that comments will be made publicly available; Be courteous and respectful of other people's views; and
- If you are replying on behalf of a group or organisation, consider how members of the group have been involved in formulating the response.
- Ensure that the full range of members' views are represented and note where agreement and disagreement exists.

What can you expect from us?

2.11 The Council will aim to undertake the following:

- Ask for your views at the earliest possible stage;
- Provide sufficient information so you can understand and respond to consultation;
- Set out documents and forms as clearly and simply as possible, ensuring jargon is kept to a minimum and if used is explained;
- Make it clear what you need to do and when to make your views known;
- When events are held, they will be located in main communities or in a location close to the development site;
- Ensure that buildings used for events are accessible to those with disabilities;
- Acknowledge all responses and publish a report of consultation on Local Development Documents;
- Make your comments publicly available so that others with an interest in the same issue can view them; and
- Review the effectiveness of our consultation and engagement procedures in collaboration with a range of consultees and seek to improve them.

3. LOCAL PLAN

What is the Local Plan?

- 3.1** The Local Plan is a Local Development Document which will guide development in the borough over approximately the next 15 years. It aims to ensure that future development is planned in a sustainable manner. When planning applications are submitted to the Council, policies in the Local Plan will be used to consider whether or not they should be approved.
- 3.2** Planning policies, and guidance on how they should be used, are set out in various Local Planning Documents. The different types of Local Planning Documents are set out below:
- The **Local Plan** contains planning policies, site allocations and other designations. The Local Plan is the overarching term for the statutory development plan and can include other Development Plan Documents (DPDs), such as the Tees Valley Joint Minerals & Waste DPDs;
 - **Neighbourhood Plans**, also part of the statutory development plan, provide the opportunity for communities to set out a positive vision for how they want their community to develop in ways that meet identified local need and make sense for local people; and
 - **Supplementary Planning Documents (SPDs)** provide more detailed guidance on how policies should be used.
- 3.3** The Council recognises the importance of involving the community when preparing all of these Local Planning Documents. Various consultation methods may be used to involve the community, and the type of consultation that the Council will undertake will depend on the type of document being prepared. At each stage, consultation will be carried out to meet the requirements of the Town and Country Planning (Local Planning) (England) Regulations 2012.

How can I get involved in the preparation of the Local Plan?

- 3.4** It is important that you are involved in the preparation of Local Plan as early as possible so that your views can help shape the policies and proposals from the beginning of the process. Figure 1 sets out the different stages for the preparation of the Local Plan, which are described below.

Pre-Preparation

- 3.5** Before work can begin on preparing the Local Plan, the Council will gather background evidence on the relevant issues and topics that the document will deal with. At this stage focused consultations may be undertaken by the Council with stakeholders. It may also be necessary to commission specific research to provide us with further information which may involve surveys and questionnaires.

Preparation of a Local Plan (Regulation 18)

- 3.6** The Council will involve the community in developing the options for the document through a combination of informal and formal consultation methods. Throughout

the preparation of the Local Plan it will be subject to Sustainability Appraisal and, where appropriate, Habitats Regulations Assessment (see para 3.23).

3.7 There is a formal requirement for the Council to notify certain organisations and people of the intention to prepare a Local Plan, of the subject of that Local Plan and to invite representations on what that Local Plan ought to contain. During this stage, a Scoping Report will be prepared to set out details of the document, such as why it is being prepared and the topics and issues that it will address. The Scoping Report will be sent to specific consultation bodies (listed in Appendix 1) and will be available to view at Redcar & Cleveland House, Redcar and on the Council's website. The Sustainability Appraisal and Habitats Regulations Assessment of the document will be commenced at the same time (see paragraph 3.23).

3.8 In preparing a Local Plan, the Council will also undertake informal consultation to help inform the consideration of policy options and shape the document with input from the community and stakeholders. The scale and type of consultation that will be undertaken will depend on the specific topics and issues to be addressed in each document. However, the process will typically involve:

- Using evidence and consultations with stakeholders and the community to identify the key issues;
- Undertaking initial consultations with stakeholders and the community on the issues and potential options;
- Using the responses from the initial consultation along with other evidence to develop 'preferred options' (i.e. those which the Council considers to be the most appropriate); and
- Consulting on the preferred approach through a 'Draft Local Plan'.

3.9 After the consultation on the Draft Local Plan, the document will be finalised into a final draft or 'Publication Local Plan'.

Publication Local Plan (Regulations 19 & 20)

3.10 The Publication Local Plan will be published for a period of at least 6 weeks during which representations can be made ahead of its submission to the Government. To publicise this, a statutory notice will be placed in the local press, the document will be published on the Council's website and all consultees (unless they opted out) will be notified by letter or email. Any representations made during this stage will be required to relate to the legal compliance and/or soundness of the document, and they will be submitted to the Government alongside the document for consideration at the Examination in Public.

Submission of the Local Plan (Regulation 22)

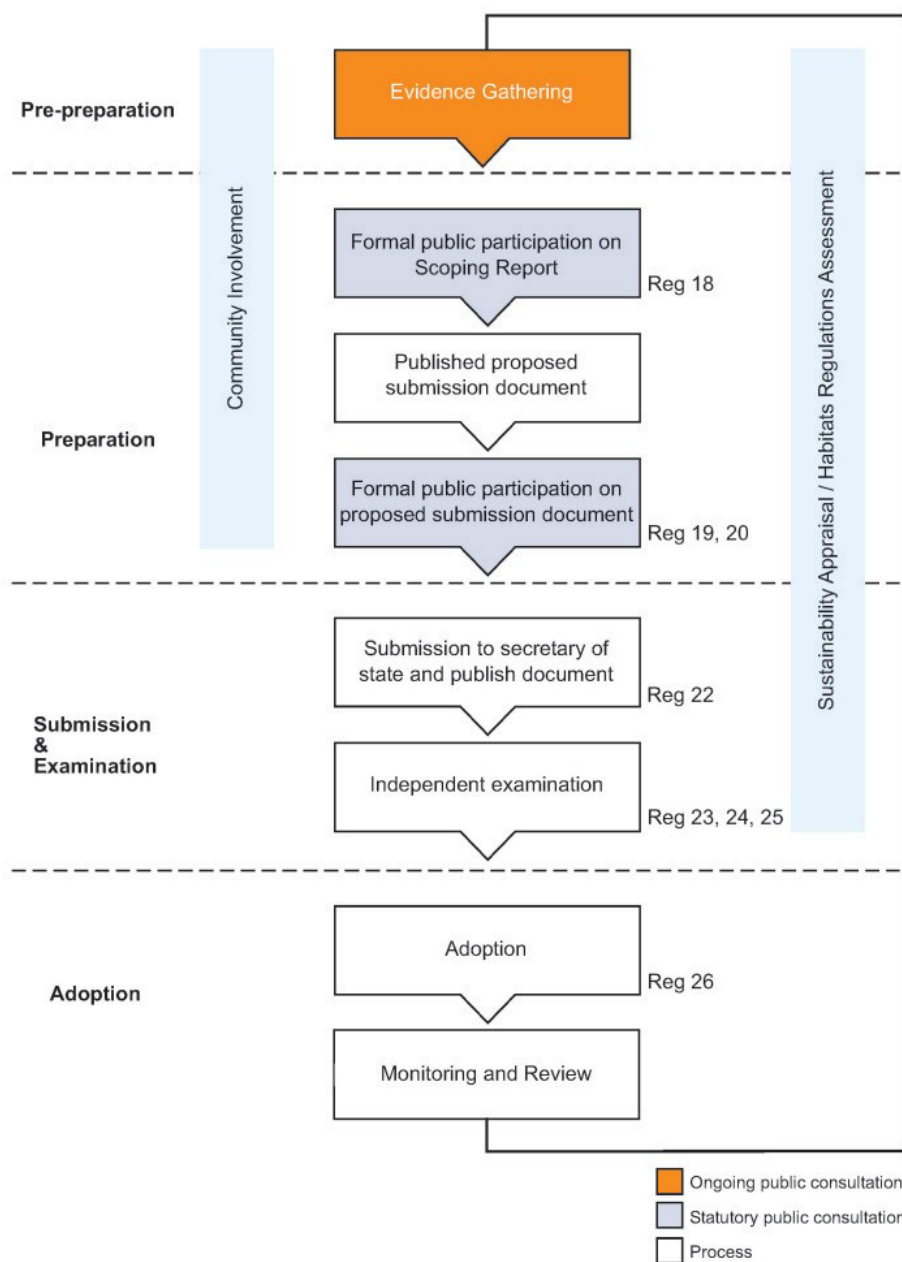
3.11 Following the representations period the Local Plan will be submitted to the Secretary of State along with all supporting documentation, including the Sustainability Appraisal, the Policies Map and all representations made to the Publication Local Plan.

Examination in Public (Regulations 23, 24 & 25)

- 3.12** Once the Local Plan is submitted to the Government, the Examination in Public will commence. An independent Planning Inspector will be appointed to conduct the Examination.
- 3.13** The Inspector will consider the soundness of the document and will take account of the representations received. The Inspector will usually hold hearing sessions during the examination. Only those who are invited by the Inspector will be allowed to speak at the hearing sessions.
- 3.14** Once the Inspector has considered all the issues, a report will be prepared setting out the conclusions of the Inspector and detailing any changes that must be made to the Local Plan in order to make it sound. If changes are required the Local Plan cannot be adopted unless the changes are made.

Adoption (Regulation 26)

- 3.15** If the Inspector determines that the Local Plan is sound, the Council will adopt it as soon as is practicable. The Council will publicise the adoption of the document through placing an advertisement in the local press, making relevant documentation available at Redcar & Cleveland House, Redcar and on the Council's website, and sending the notice of the adoption to consultees who have requested to be notified.

Figure 1 The Process for Preparing Development Plan Documents

How can I get involved in the preparation of Supplementary Planning Documents?

3.16 Supplementary Planning Documents provide guidance on the application and interpretation of policies. The stages of production are set out in Figure 2 and are detailed below.

Pre-Preparation

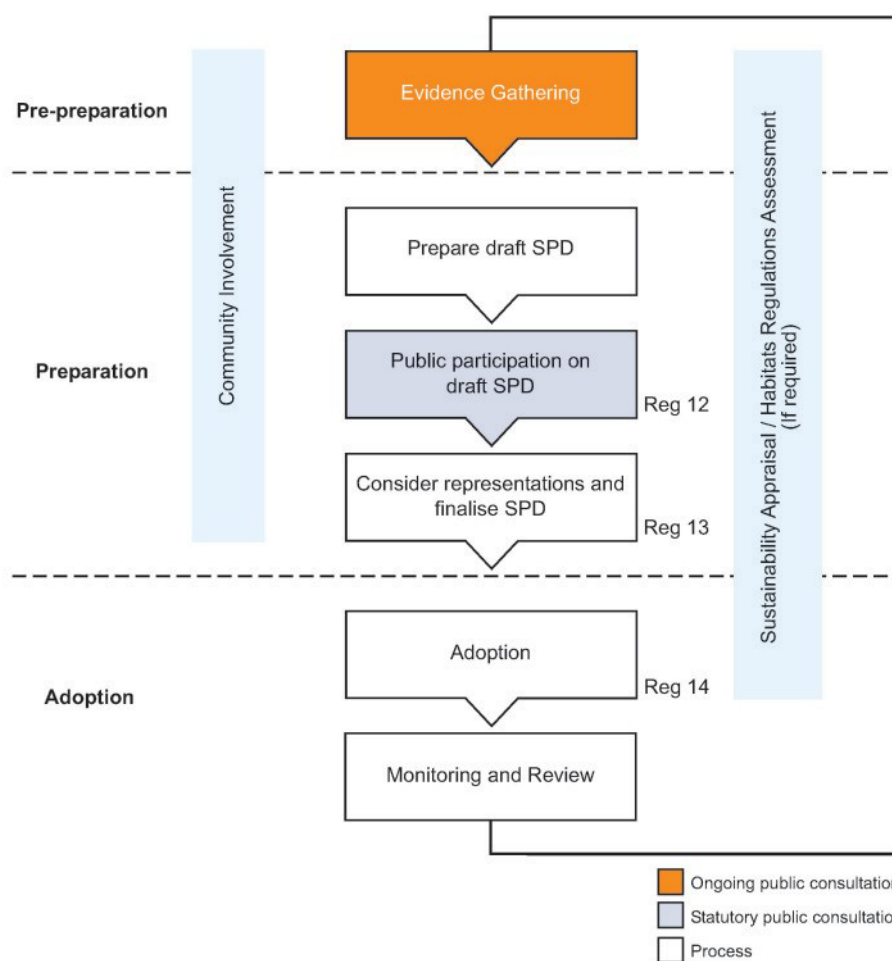
- 3.17** Before preparing a Supplementary Planning Document, the Council will gather evidence and information about the topic. Focused consultations may be undertaken at this stage with stakeholders.
- 3.18** A Screening Report will be prepared to establish whether a Sustainability Appraisal or Habitats Regulations Assessment is required (see paragraph 3.23). Consultation with Natural England, Historic England and the Environment Agency will be carried out as required.

Preparation (Regulations 12 & 13)

- 3.19** The Council will prepare a draft Supplementary Planning Document to provide guidance on the application of policies.
- 3.20** The draft document will be published for a period of at least 4 weeks for public consultation, during which the Council will invite written comments. Copies of the document will be available to view at Redcar & Cleveland House, libraries and on the Council's website. Consultation on Supplementary Planning Documents may also be advertised in the local press.
- 3.21** Following the consultation, the document will be revised taking into account the comments received.

Adoption (Regulation 14)

- 3.22** The final version of the Supplementary Planning Document will be adopted by the Council as soon as is practicable following the consultation. Notice of the adoption will be published on the Council's website, and will be sent to consultees that have requested to be notified.

Figure 2 The Process for Preparing Supplementary Planning Documents

Sustainability Appraisal and Habitats Regulations Assessment

- 3.23** Sustainability Appraisal (incorporating Strategic Environmental Assessment (SEA)) is a process that assesses the extent to which plans and programmes will contribute to achieving economic, social and environmental objectives. It is required for Local Plans and some Supplementary Planning Documents, and it is carried out alongside the preparation of these documents. The Sustainability Appraisal should help inform policy development by ensuring that the most sustainable options are selected. SEA may be required for Neighbourhood Plans and Orders.
- 3.24** A Habitats Regulations Assessment may also be required for Local Plans, Supplementary Planning Documents and Neighbourhood Plans and Orders. The purpose of Habitats Regulations Assessment is to determine whether or not the documents would have significant effects on internationally important nature conservation sites and if so, to suggest ways in which they could be mitigated. Where negative effects are identified other options should be examined to avoid any potential damaging effects.

- 3.25** Any Sustainability Appraisal or Habitats Regulations Assessment will be subject to consultation at the same time as the Local Plan or Supplementary Planning Document to which it relates.

Neighbourhood Planning

- 3.26** The Localism Act 2011 introduced reforms to the planning system that enables communities through a parish/town council, or by establishment of a Neighbourhood Forum, to create Neighbourhood Plans for their area. Once a Neighbourhood Plan is adopted, it will become part of the statutory Development Plan, alongside the Local Plan, to be used when making decisions on planning applications in the area.
- 3.27** Neighbourhood Plans can set policies for the development of land within the designated neighbourhood area. Policies must be in conformity with National Planning Policies and guidance, and strategic policies in the Redcar & Cleveland Local Plan, along with all relevant legislation. Neighbourhood Plans must look to enable development and should not be used to attempt to restrict the building of new homes or businesses. Plans will also need to demonstrate involvement of the local community in the evolution of the plan and the plan will be subject to a community referendum.
- 3.28** The Neighbourhood Planning (General) Regulations 2012 provide further details of the process of Neighbourhood Planning, including requirements for consultation and publication of neighbourhood areas, forums and plans. The Town and Country Planning (Local Planning) (England) (Amendment) Regulations 2017 brought in new duties for the Council, as the Local Planning Authority (LPA), including a requirement for LPAs to set out how they will give advice or assistance to Neighbourhood Plans or Development Orders. The Council will support neighbourhoods in the preparation of their plans where appropriate. The type of support that the council may be able to offer could include: providing guidance and advice on the plan making process; giving advice on general conformity with the Local Plan and other planning policy documents; and providing feedback on draft plans. Stages of Neighbourhood Plan preparation are outlined below, alongside the role of the Council.

Table 1

Stages of Neighbourhood Plan preparation	
I. Designating the Neighbourhood Area	<p>Parish/town council, prospective neighbourhood forum or community organisation submits an application to the Council to designate a neighbourhood area. This must include a statement explaining why the proposed neighbourhood area is appropriate. The Council then publicises and consults on the application (minimum 6 weeks unless full parish) and designates the area within the statutory timescales.</p> <p>In an area without a town or a parish council a prospective neighbourhood forum must submit an application to be the designated neighbourhood forum for a neighbourhood area. Those making a forum application must show how they have</p>

	sought to comply with the conditions for neighbourhood forum designation. The Council publicises and consults on the application (minimum 6 weeks) and takes a decision on whether to designate the forum.
2. Preparing a draft Neighbourhood Plan or Order	The group responsible for the plan/Order will develop the draft plan with the advice or assistance of the Council. This stage includes gathering baseline information; engaging and consulting with those in the neighbourhood and affected by proposals; identifying and assessing options; determining whether a plan or Order is likely to have significant environmental effects; and starting to prepare proposals documents.
3. Pre-submission publicity and consultation	The group publicises the draft plan or Order and invites representations. Any relevant consultation bodies consulted. A copy of the draft plan or Order is sent to the Council, along with the consultation statement and other relevant documents i.e. Sustainability Appraisal (incorporating SEA) and Habitats Regulation Assessment. The group considers consultation responses and amends plan/Order if necessary.
4. Submission of Plan or Order to the Council	The group submits the plan or Order proposal to the Council. The Council checks that the proposal complies with all relevant legislation. If the Council finds that the plan or Order meets the legal requirements it publicises the proposal (minimum 6 weeks) and invites representations, notifies consultation bodies referred to in the consultation statement and appoints an independent examiner (with the agreement of the group).
5. Independent Examination	The Council sends plan/Order proposal and representations to the independent examiner who undertakes the examination and issues a report to the group and Council. The Council publishes the report and considers the report and decides whether to send the plan/Order to referendum.
6 and 7. Referendum and bringing the Plan or Order into force	<p>The Council publishes information statement and notice of referendum. Polling takes place and results declared. If more than half of those voting vote in favour of the plan, the plan comes into force as part of the statutory development plan. If more than half of those voting vote in favour of an Order, the Order has legal effect once it is made by the Council.</p> <p>Proposals for modifications that do not change the nature of the plan and meet the basic conditions, do not require a referendum.</p>

4. PLANNING APPLICATIONS

- 4.1** The Council receives planning applications from people who want to do anything from extending their house to building a new shopping centre. Planning decisions can often be controversial. There will often be good reasons for and against any development. The Council must assess proposals against Local Plan policies and, where they apply, determine planning applications in accordance with the development plan unless material planning considerations indicate otherwise. The decision making process should be as clear, transparent and inclusive as possible.
- 4.2** We believe that it is important that residents and other stakeholders have the opportunity to express their views on planning applications. Although major applications may affect many people, it is just as important for people to make their views known about smaller proposals that may affect them.
- 4.3** This Statement of Community Involvement sets out the Council's policy for consultations on planning applications, stating what we will do and when.
- 4.4** The North York Moors National Park authority is responsible for determining planning applications in the National Park. See section 6 for their contact details.
- 4.5** Proposals for large scale energy schemes and other infrastructure will be determined by the Major Infrastructure Unit within the Planning Inspectorate (see section 5).

Do I need a pre-application discussion?

- 4.6** Anyone considering applying for planning permission can approach us for an informal view prior to submitting a formal application.
- 4.7** Pre-application discussions between applicants, their agents and the Council are encouraged in order to achieve the best planning outcome for all. These negotiations may continue after determination of an application if there are reserved or outstanding matters or amendments to be dealt with. Advice given at this stage provides an opportunity to clarify whether the proposal is likely to be acceptable in principle. This advice is not binding on the Council, but can have benefits for the applicant by helping to identify and resolve possible problems at an early stage, generate better design solutions and as a result save time and money later in the process. Pre-application discussions may also involve statutory consultees if appropriate.
- 4.8** When major developments are being contemplated we will expect the developers to carry out a genuine and meaningful consultation with local residents, interest groups and recommended/statutory consultees (as prescribed by the DMPO) at an early stage.
- 4.9** We will be happy to advise developers about when and how they might involve the community before submitting an application, based on the significance of the proposals for the community, previous planning history and experience, but developers will carry out the consultation process. Where appropriate consultations should be based on the following methods:
- Advertising the proposal locally to raise awareness;

- Informing local residents, interest groups and neighbours about the proposals in writing; and
- Arranging public events at which proposals can be explained, giving opportunity for public comment and suggestions. If a public event is to be held ensure that it is at a time and place which allows for a large section of the public to attend.

4.10 Where a pre-application consultation has been carried out, a consultation statement must be submitted with the application outlining what was done, who was involved and what the outcomes have been.

4.11 Where the required pre-application consultation has not been carried out an applicant should explain why this is the case. It should be noted that the consideration and determination of an application may be affected by the failure to undertake the required pre-application consultation and it may be appropriate to advise Committee members of this omission.

4.12 If the applicant is genuinely not aware of the requirements for pre-application consultation, they will be advised to withdraw the application and undertake consultation in line with the guidelines.

Planning Performance Agreements (PPAs)

4.13 Planning Performance Agreements (PPAs) were introduced into the planning system of England on April 6th 2008. PPAs are a voluntary arrangement between the Local Planning Authority, other stakeholders and applicants, that manage more effectively the time taken to deal with planning applications for large scale or complex development proposals. They are intended to ensure that important development projects do not get bogged down in the planning system and set out a timetable for a decision which all signatories to the PPA will endeavour to meet.

4.14 PPAs ensure that a collaborative process between all stakeholders, including community-based interests, is put in place and managed before submission of the application. This collaborative process should improve the quality of the planning application and make the formal application stage relatively straightforward.

4.15 In October 2013 the Government introduced a new national performance regime for major planning applications and PPAs play an important role in ensuring that the Council achieves the targets set by the Government. On some major applications the Council may invite the applicant to enter into a PPA, or a post-submission agreement, based on the Planning Guarantee period of 26 weeks. Such agreements allow the Council to concentrate on a timely decision on the application without the added pressure of a determination deadline.

What is a major application?

4.16 Major applications cover the following types of development (as defined in the The Town & Country Planning (Development Management Procedure) Order 2015 (DMPO)):

- a. the winning and working of minerals or the use of land for mineral-working deposits;
- b. waste development
- c. the provision of dwellinghouses where— (i) the number of dwellinghouses to be provided is 10 or more; or (ii) the development is to be carried out on a site having an area of 0.5 hectares or more and it is not known whether the development falls within sub-paragraph (c)(i);
- d. the provision of a building or buildings where the floor space to be created by the development is 1,000 square metres or more; or
- e. development carried out on a site having an area of 1 hectare or more.

Planning applications

What will the Council do?

- 4.17** The Council will consult on all planning applications submitted in line with statutory requirements as set out in the Town and Country Planning (Development Management Procedure) Order 2015.
- 4.18** The Council will consult the statutory bodies e.g. Northumbrian Water, Environment Agency, Historic England, Natural England, Sport England, Town and Parish Councils as well as occupiers of homes and businesses adjacent to the site, and interest groups who have expressed an interest in being consulted for particular areas and/or types of applications. Who is consulted will vary with the nature of the proposal and its location. Wherever possible consultation will be carried out electronically.
- 4.19** For certain applications e.g major schemes, proposals for listed buildings and schemes within a conservation area, the Council will publish details in the local press (Evening Gazette) and post a site notice. Site notices may also be displayed where adjoining owners cannot be identified.
- 4.20** Current applications are available to view on the Council's website or at Redcar & Cleveland House, Redcar. Comments can be made electronically or by letter.

How can I comment on a planning application?

- 4.21** Whether you support or object to the planning application, all comments must be received in writing or electronically by the Development Management Team within the specified timescale for representations (consultees generally have 21 days in which to respond). All representations received are available for public inspection.
- 4.22** Where proposals are significantly altered as a result of participation and negotiation, reconsultation will take place, where appropriate.
- 4.23** Comments received will be taken into account when the application is being considered. However applications will not be refused solely because there are a

number of objections to a proposal. There must be clear planning-related reasons for refusal. A guidance note for people wishing to comment on an application is sent out with the notification letter and is available on the Council's website.

How are applications determined?

4.24 Most applications are determined by Planning Officers under delegated powers. Only certain planning applications are determined by elected members at Regulatory Committee. Where an application is to go to Committee, letters will be sent to the applicant, agent and anyone who made comments advising them of the date, time and location of the meeting. Details outlining the procedures for speaking at the Committee meeting will be sent with the letter and can be viewed on the Council's website.

4.25 Only the following applications may be determined by Regulatory Committee:

- Applications which are considered by officers to be controversial or raise planning issues that merit Committee consideration;
- The Council's own development;
- Cases where there are objections from 5 or more separate addresses to a scheme recommended for approval;
- Where there are letters of support from 5 or more separate addresses to a scheme which is being recommended for refusal;
- Applications that conflict with the development plan; or
- Applications called in by Councillors.

4.26 Decisions on all planning applications will be published on the Council's website. This includes details of any planning conditions attached to an approved application or the reasons for refusal.

Appeals

4.27 Where a planning application has been refused or approved subject to conditions, an applicant has the right to appeal that decision. There are no third party rights to appeal a decision.

4.28 Any comments received in respect of the original application will be copied and forwarded to the Planning Inspectorate. For appeals in respect of major schemes consultees may have a further opportunity in which to comment. In these instances the Council will notify you and advise you of the procedure and timescales for making representations. For householder appeals, the Planning Inspectorate will not consider further representations.

5. MAJOR INFRASTRUCTURE PLANNING UNIT

- 5.1** The Planning Act (2008) introduced a new process for decision-making on Nationally Significant Infrastructure Projects (NSIPs) for energy, transport, water and waste. It created a new body, the Infrastructure Planning Commission, which had the responsibility for making decisions on planning applications for NSIPs, with the aim of fast tracking such nationally important planning decisions.
- 5.2** On 6th April 2012, the Localism Act (2011) abolished the Infrastructure Planning Commission and transferred decision making powers for NSIPs to the Major Infrastructure Planning Unit (MIPU) within the Planning Inspectorate.
- 5.3** Under the new system, the MIPU will continue to fast track applications for NSIPs, but will make a recommendation to the relevant Minister, rather than making the decision themselves. The relevant Minister will then be responsible for making a decision on the application.

6. IMPORTANT CONTACTS

How can you Contact a Planning Officer?

- 6.1** Planning Officers are available to discuss the Local Plan, Statement of Community Involvement and planning applications at Redcar & Cleveland House, Redcar between the following times:

Monday - Thursday 8.30am - 5.00pm

Friday 8.30am - 4.30pm

- 6.2** The Statement of Community Involvement has been produced by the Strategic Planning Team. If you have any queries regarding this document or the Local Plan process you can contact Strategic Planning Team at the address below:

Redcar & Cleveland Borough Council

Strategic Planning Team

Redcar & Cleveland House

Kirkleatham Street

Redcar

TS10 1RT

Telephone: 01287 612356

Email: strategic.planning@redcar-cleveland.gov.uk

Web: www.redcar-cleveland.gov.uk/localplan

- 6.3** For information regarding planning applications please contact the Development Management Team as below:

Redcar & Cleveland Borough Council

Development Management Team

Redcar & Cleveland House

Kirkleatham Street

Redcar

TS10 1RT

Telephone: 01287 612344

Email: planning_admin@redcar-cleveland.gov.uk

Web: www.redcar-cleveland.gov.uk/planning

- 6.4** For information regarding sites and properties in the National Park please contact their planning department as below:

North York Moors National Park

The Old Vicarage

Bondgate

Helmsley

York

YO62 5BP

Tel: 01439 770657

E-mail: info@northyorkmoors-npa.gov.uk

Website: www.northyorkmoors.org.uk

- 6.5** For information regarding Nationally Significant Infrastructure Projects please contact the Major Infrastructure Planning Unit as below:

The Planning Inspectorate
Temple Quay House
Temple Quay
Bristol
BS1 6PN
Tel: 0303 444 5000
E-mail: enquiries@infrastructure.gsi.gov.uk
Website: infrastructure.planningportal.gov.uk/

Further Information

- 6.6** Further information and guidance on the planning system is available on the internet from the Planning Portal at www.planningportal.gov.uk
- 6.7** The Planning and Compulsory Purchase Act 2004, the Planning Act 2008, Localism Act 2011, Neighbourhood Planning Act 2017 and other legislation can be viewed on the Government's website at www.legislation.gov.uk and National Planning Policy Framework can be viewed at www.gov.uk

APPENDIX I: Consultees for the Local Plan

Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012 sets out the requirements for consulting on the preparation of a Local Plan, identifying specific and general bodies, as well as consulting those residents and/or businesses the Council considers appropriate. The following lists of consultees are based on the regulations and guidance from the Planning Advisory Service.

Specific Consultation Bodies

The specific bodies that must be consulted by the Council when preparing Local Plans include neighbouring local authorities, Government agencies, and organisations responsible for services, utilities and infrastructure provision. For Redcar and Cleveland, the specific bodies are:

The Coal Authority
 The Environment Agency
 Historic England
 Marine Management Organisation
 Natural England
 Network Rail Infrastructure Limited
 The Highways Agency

Neighbouring Local Planning Authorities:

Middlesbrough Borough Council
 Hartlepool Borough Council
 Stockton on Tees Borough Council
 North York Moors National Park Authority
 Hambleton District Council
 • North Yorkshire County Council

• Town and Parish Councils:

Guisborough Town Council
 Loftus Town Council
 Lockwood Parish Council
 Saltburn, Marske and New Marske Parish Council
 Skelton and Brotton Parish Council

Adjacent Town and Parish Councils:

- Great Ayton Parish Council
- Nunthorpe Parish Council

The Police & Crime Commissioner for Cleveland
 Electronic communications companies and those who own or control apparatus in Redcar and Cleveland
 The South Tees Clinical Commissioning Group
 Relevant gas and electricity companies

General Consultation Bodies

The Regulations also require that the Council consult general consultation bodies. The Regulations identify five types of bodies as general consultation bodies that relate to voluntary organisations representing certain groups within the community. The general consultation bodies are:

- Voluntary bodies some or all of whose activities benefit any part of the authority's area
- Bodies that represent the interests of different racial, ethnic or national groups in the authority's area
- Bodies that represent the interests of different religious groups in the authority's area
- Bodies that represent the interests of disabled persons in the authority's area
- Bodies that represent the interests of persons carrying on business in the authority's area.

Other Consultees

Where appropriate the Council will consult with a range of other consultees where the scope of the Local Plan relates to their role or area of interest in the planning system. Examples of the types of agencies, and organisations include:

- National controllers of waterways and navigation authorities
- Airport operators
- Minerals and waste operators and trade associations
- Sport England
- Fire Authority
- Landowners
- House builders and developers
- Tees Valley Local Nature Partnership
- Tees Valley Combined Authority

This list is not exhaustive, and consultees will be updated to include successor bodies when reorganisations occur. A comprehensive list of all of the agencies, organisations and stakeholders, including members of the public, is maintained by the Strategic Planning Team at Redcar & Cleveland House, Redcar.

APPENDIX 2: Statutory Requirements for Consultations on the Local Plan

Table 2 Local Plan Statutory Requirements

Stage	What the Council is required to do	Consultation activities the Council will do (see Appendix 3)	Consultation activities the Council may do (see Appendix 3)
Regulation 18: Preparation of a local plan	<p>When preparing a new Local Plan or making any revisions to an existing Local Plan we are required to:</p> <ul style="list-style-type: none"> Notify the specific consultation bodies, and appropriate general consultation bodies, residents and local businesses, of the subject of the Local Plan that we intend to prepare. Invite these bodies and persons to make representations on what a new Local Plan of that subject should contain. <p>A list of specific and general consultation bodies can be found in Appendix 1.</p>	<ul style="list-style-type: none"> Letter/email to specific consultation bodies. Relevant documents available to view at Redcar & Cleveland House and libraries. Documents available to view on the Council's website. 	<p>Will depend upon the type of research being undertaken. Potential methods include:</p> <ul style="list-style-type: none"> Letter/email to Local Plan consultee database. Council magazine. Leaflets. Drop in sessions. Stakeholder meetings. One-to-one meetings. Focus groups. Action planning/workshops. Presentations. Press release. Questionnaires/surveys. Social media. <p>In order to satisfy this requirement it is likely that a scoping report will be prepared</p>

Stage	What the Council is required to do	Consultation activities the Council will do (see Appendix 3)	Consultation activities the Council may do (see Appendix 3)
			<p>and representations will be invited upon it.</p> <p>We may also prepare a draft local plan and undertake consultation on it.</p>
<p>Regulation 19: Publication of a local plan</p> <p>&</p> <p>Regulation 20: Representations relating to a local plan</p>	<p>Prior to submitting a Local Plan to the Secretary of State for Examination, we are required to:</p> <ul style="list-style-type: none"> • Make the Local Plan, and each proposed submission document and a statement of the representations procedure, available for inspection for a period of at least 6 weeks. The Local Plan will be made available for inspection at: <ul style="list-style-type: none"> • Redcar & Cleveland House, Kirkleatham Street, Redcar; and • On the Council's website. <p>Notify the specific consultation bodies of the publication of the Local Plan for inspection along with details of the representations procedure.</p>	<ul style="list-style-type: none"> • Documents available to inspect at Redcar & Cleveland House, Redcar. • Documents available to view on the Council's website. • Documents available to view at libraries. • Letter/email to Local Plan consultee database. 	<ul style="list-style-type: none"> • Council magazine. • Leaflets. • Stakeholder meetings. • Drop in sessions. • Presentations. • Press release • One to one meetings. • Social media.

Stage	What the Council is required to do	Consultation activities the Council will do (see Appendix 3)	Consultation activities the Council may do (see Appendix 3)
	<ul style="list-style-type: none"> Send details to the general consultation bodies of the publication of the Local Plan for inspection along with details of the representations procedure. Accept all representations made by any person who wishes to do so, provided they are received no later than the date specified in the representations procedure. 		
Regulation 22: Submission of documents and information to the Secretary of State.	<p>Following submission of the proposed or revised Local Plan to the Secretary of State, as soon as reasonably practicable we are required to:</p> <ul style="list-style-type: none"> Make the Local Plan, and all documents submitted to the Secretary of State, available for inspection at Redcar & Cleveland House, Redcar and on the Council's website, along with a statement of the places and times of when these documents can be inspected. If practicable, we are required to publish on the website copies of any representations made, or summary of 	<ul style="list-style-type: none"> Documents and representations available to inspect at Redcar & Cleveland House, Redcar. Documents and representations (or a summary of the representations) available to view on the Council's website. Letter/email to Local Plan consultee database. 	<ul style="list-style-type: none"> Local Plan available to view at other Council offices and libraries. Press release.

Stage	What the Council is required to do	Consultation activities the Council will do (see Appendix 3)	Consultation activities the Council may do (see Appendix 3)
	<p>the representations made, in relation to the Local Plan.</p> <ul style="list-style-type: none"> • Notify each of the specific consultation bodies, and each of the general consultation bodies details of where, when and how the Local Plan and all documents submitted to the Secretary of State can be inspected. • Notify anyone who requested to be notified of the submission of the Local Plan. 		
Regulation 24: Independent Examination	<p>At least six weeks before the examination starts we need to:</p> <ul style="list-style-type: none"> • Make available at Redcar & Cleveland House, Redcar and on our website details of the time and place of where the examination will be taking place and the name of the person carrying out the examination. • Notify anyone who has made comments and has not withdrawn their comments of the time and place of where the examination will be taking place and the 	<ul style="list-style-type: none"> • Notice available to inspect at Redcar & Cleveland House, Redcar. • Notice available on Council's website. • Letter/email (including a copy of the statutory notice) to those who have made comments and requested to be notified. 	<ul style="list-style-type: none"> • Notice available to view at other Council offices and libraries. • Press release.

Stage	What the Council is required to do	Consultation activities the Council will do (see Appendix 3)	Consultation activities the Council may do (see Appendix 3)
	name of the person carrying out the examination.		
Regulation 25: Publication of the recommendation of the appointed person	On receipt of the Inspector's report we must, as soon as reasonably practicable, publish the recommendations and the reasons. If the Secretary of State gives a direction in relation to this, the recommendations and reasons must be published as soon as reasonably practicable after receipt of the direction.	<ul style="list-style-type: none"> Publish the Inspector's report of recommendations and reasons at Redcar & Cleveland House, Redcar and on Council's website. 	
Regulation 26: Adoption of a local plan.	<p>Once the Local Plan has been adopted, as soon as practicable we are required to make the following available at Redcar & Cleveland House, Redcar and on the Council's website:</p> <ul style="list-style-type: none"> the Local Plan the adoption statement 	<p>Make the following available at Redcar & Cleveland House, Redcar and on the Council's website:</p> <ul style="list-style-type: none"> the Local Plan the adoption statement the sustainability appraisal report 	<ul style="list-style-type: none"> Council magazine. Press release.

Stage	What the Council is required to do	Consultation activities the Council will do (see Appendix 3)	Consultation activities the Council may do (see Appendix 3)
	<ul style="list-style-type: none"> the sustainability appraisal report details of where and when the Local Plan is available for inspection. <p>We must also send a copy of the adoption statement to anyone who has asked to be notified of the adoption of the Local Plan.</p>	<ul style="list-style-type: none"> details of where and when the Local Plan is available for inspection. Letter/email including a copy of the adoption statement sent to those requesting to be notified. 	

Table 3 Supplementary Planning Document (SPD) Statutory Requirements

Stage	What the Council is required to do	Consultation activities the Council will do (see Appendix 3)	Consultation activities the Council may do (Appendix 3)
<p>Regulation 12: Public participation.</p> <p>&</p> <p>Regulation 13: Representations on supplementary</p>	<ul style="list-style-type: none"> Make the proposed SPD available for inspection for a period of at least 4 weeks, along with details of where representations must be sent and the closing date for making them. All SPDs will be made available for inspection at: 	<ul style="list-style-type: none"> Notify each of the specific consultation bodies we consider will be affected by the SPD as well as to any of the general consultation bodies we consider appropriate, of the SPD and invite representations to it. 	<p>Will depend upon the type of document being prepared. Possible additional methods include:</p> <ul style="list-style-type: none"> Council magazine. Leaflets.

Stage	What the Council is required to do	Consultation activities the Council will do (see Appendix 3)	Consultation activities the Council may do (Appendix 3)
planning documents.	<ul style="list-style-type: none"> Redcar & Cleveland House, Kirkleatham Street, Redcar; and On the Council's website. Prepare a consultation statement stating who was consulted, main issues raised and how they have been addressed in the SPD. Any person or body is welcome to make comments on the SPD within the specified period of time, which will be no less than 4 weeks from the time the SPD is made available for inspection. 	<ul style="list-style-type: none"> Documents will be made available to inspect at Redcar & Cleveland House, Redcar and on the Council's website. SPD will be made available to view at libraries (as appropriate). We will not adopt a SPD until we have considered any comments submitted and have prepared a statement of the main issues raised in the comments and how these issues have been addressed in the SPD. 	<ul style="list-style-type: none"> Drop in sessions. Stakeholder meetings. One-to-one meetings. Focus groups. Action planning/workshops. Presentations Questionnaires/surveys Press release. Social media.
Regulation 14: Adoption of supplementary	<p>As soon as practicable following adoption of an SPD we are required to:</p> <ul style="list-style-type: none"> Make the SPD and the adoption statement available for viewing at: 	<ul style="list-style-type: none"> All documents including the SPD and adoption statement will be made available to inspect at Redcar & Cleveland House, Redcar and on the Council's website. 	<ul style="list-style-type: none"> Press release.

Stage	What the Council is required to do	Consultation activities the Council will do (see Appendix 3)	Consultation activities the Council may do (Appendix 3)
planning documents.	<ul style="list-style-type: none"> • Redcar & Cleveland House, Kirkleatham Street, Redcar; and • On the Council's website. • Send the adoption statement to any person who has asked to be notified of the adoption of the SPD. 	<ul style="list-style-type: none"> • SPD available to view at libraries. • Letter/email (including a copy of the adoption statement) to those requesting to be notified. 	

APPENDIX 3: Local Plan Consultation Methods

There are a number of consultation methods that can be used to seek opinions from residents and other stakeholders. Tables 2 and 3 consider these methods and how they will be used. Table 2 sets out the methods we are required to use at key stages in preparing plans.

Table 2: Standard Methods of Consultation for the Local Plan

Consultation Method	How it will be carried out
Documents available to inspect.	<p>All consultation documents and background documents will be made available to inspect at Redcar & Cleveland House and on the Council's website.</p> <p>Documents will be made available in different formats upon request.</p>
Documents available to view.	<p>Consultation documents will be made available to view at the Council's libraries during the consultation period.</p> <p>Documents will be made available in different formats upon request.</p>
Statutory notice.	A notice will be placed in the local newspaper and on the Council's website. This will advise where and when the document can be inspected, how copies can be obtained, what the closing date is, and where to send representations.
Notification to Local Plan consultee database	All specific, general and other consultees who have notified the Council of their wish to be consulted on the Local Plan will be notified at the start of the consultation period by letter or email. When appropriate this may include a copy of a statutory notice or adoption statement.
Documents available to view on the Council's website.	<p>The Council's website has pages dedicated to the Local Plan. All consultation reports, background evidence reports and statutory notices will be published on the Council's website. This should be the first point of contact for everyone seeking information about the Local Plan.</p> <p>The Council's website is supported by an online consultation portal which allows consultees to comment directly on documents and review comments from previous consultations.</p>

The possible methods listed in Table 3 are commonly-used methods that go beyond the legal minimum. This list is not exhaustive and not all of the methods are necessarily appropriate for all plans. In addition, we may also look at adopting new and innovative approaches to consult in the future.

Table 3: Possible Methods of Consultation for the Local Plan

Methods	
"This is Redcar and Cleveland" Council Magazine	The "This is Redcar and Cleveland" magazine is sent to all households in the Borough and could feature news articles about future, current or past consultations.
Leaflets	Leaflets can be a useful way of summarising Local Development Documents for a wider audience.. These leaflets will be available in different formats upon request.
Social media	Social media can be an effective and useful method of distributing information to a wider audience and advertising drop-in sessions/exhibitions.
Drop-in sessions/ exhibitions	Information will be displayed with staff available to answer questions when appropriate. Where possible exhibitions will be held among communities directly affected by the proposals.
Focus groups	Focus groups will be used to explore particular issues. Focus groups could consist of mixed or single interest groups.
Action planning/ Workshops	Action planning activities and workshops will involve hands on activities and/or creative tasks. These are very useful when considering specific issues and/or locations.
One-to-one Meetings	Individual meetings may be carried out with some stakeholders upon request.
Presentations	Presentations may be given at Town and Parish Councils or other organisations upon request.
Press release/Non-statutory advertisement	The Council may brief the local press about consultation events and where appropriate may carry out more extensive advertising in the local newspapers.
Questionnaires, Surveys	Questionnaires and surveys could be conducted through the "Viewfinder" panel or by using our Local Plan Consultee Database.
Letters and/or Newsletters	Occasionally letters and/or newsletters may be used as a way to update consultees on the progress of the Local Plan.

APPENDIX 4: Planning Glossary

Adopt	The final confirmation of a plan as a statutory document by the local planning authority.
Authority's Monitoring Report (AMR)	A report prepared annually by the local planning authority assessing the Local Plan production progress and policy effectiveness.
Appeal	The process whereby an applicant can challenge an adverse decision on an application by means of written representations, as in a formal hearing or formal inquiry proceedings.
Change of Use	A change in the way that land or buildings are used (see Use Classes Order). Planning permission is usually necessary in order to change a "use class".
Compact	An agreement between local government and the voluntary and community sector to improve relationships for advantage to all parties.
Ministry for Housing, Communities and Local Government (MHCLG)	The MHCLG sets UK policy on local government, housing, urban regeneration, planning and fire and rescue. They have responsibility for all race equality and community cohesion related issues in England and for building regulations, fire safety and some housing issues in England and Wales.
Development	Development is defined under the 1990 Town and Country Planning Act as "the carrying out of building, engineering, mining or other operation in, on, over or under land, or the making of any material change in the use of any building or other land."
Development Plan	A document setting out the local planning authority's policies and proposals for the development and use of land and buildings in the authority's area. It includes the Local Plan, Minerals and Waste Plans and any Neighbourhood Plans which form part of the statutory plan.
DMPO (The Town & Country Planning (Development Management Procedure) Order 2015)	This describes the procedure that local planning authorities have to follow when dealing with planning applications and certificates of lawful use, as well as the procedure they must follow with applications that are a departure from the development plan.

Habitats Regulations Assessment (HRA)	The purpose of a Habitat Regulation Assessment is to assess the impacts a Local Development Document will have on a range of European designated sites. As of October 2006 all councils must decide if they need to carry out a HRA on the Local Development Documents they produce.
Independent Examination	The process by which an Independent Planning Inspector may publicly examine a Local Plan or Neighbourhood Development Plan, and any representations, before issuing a binding report.
Local Development Documents (LDDs)	These include the Local Plan and any Neighbourhood Development Plans which will form part of the statutory development plan, and Supplementary Planning Documents, which do not form part of the statutory development plan. LDDs collectively deliver the spatial planning strategy for the local planning authority's area, and they may be prepared jointly between local planning authorities.
Local Plan	The Local Plan is the main development plan for a particular area. It sets out allocations, designations and policies for an area for a particular period of time, usually fifteen years.
Local Plan Consultee Database	A list containing details of groups, organisations and individuals to be consulted on planning policy documents.
Local Development Scheme (LDS)	The local planning authority's time-scaled programme for the preparation of Local Development Documents that must be agreed with Government and reviewed every year.
Local Planning Authority	The local authority or council that is empowered by law to exercise planning functions. Often the local borough or district council.
Localism Act 2012	The Act updates and replaces elements of the Town & Country Planning Act (1990) and the Planning and Compulsory Purchase Act (2004). The Localism Act: <ul style="list-style-type: none"> • Includes the intention to revoke Regional Spatial Strategies through secondary legislation; and • Introduces neighbourhood planning powers.
Material Considerations	A matter which should be taken into account in deciding on a planning application or an appeal against a planning decision.
Mineral	Rock or other material that has a commercial value when extracted.
National Planning Policy Framework	A document which sets out national planning policies. These policies direct local planning authorities on what should be included within their Local Plan and also sets out policies which should be taken into consideration when determining planning applications for development.

Planning Application	An application for permission from the local planning authority to commence building work or change of use of buildings.
Planning & Compulsory Purchase Act 2004	<p>The Act updates elements of the 1990 Town & Country Planning Act. The Planning and Compulsory Purchase Act 2004 introduces:</p> <ul style="list-style-type: none"> • a statutory system for regional planning; • a new system for local planning; reforms to the development control and compulsory purchase and compensation systems; and • removes crown immunity from planning controls.
Planning Inspectorate	<p>The Government body responsible for:</p> <ul style="list-style-type: none"> • the processing of planning and enforcement appeals; • holding inquiries into local development plans; • examinations of development plan documents; • listed building consent appeals; advertisement appeals; • reporting on planning applications called in for decision by the Secretary of State; • various compulsory purchase orders, rights of way cases; and • cases arising from the Environmental Protection and Water Acts and the Transport and Works Act and other highways legislation are also dealt with.
Planning Obligations and Agreements	A legal agreement between a planning authority and a developer, or offered unilaterally by a developer, ensuring that certain extra works related to a development are undertaken. For example, the provision of highways, affordable housing and open space. Sometimes called a “section 106” agreement.
Regulatory Committee	A panel of members of the Council whose role is to consider, amongst other things, difficult or complicated planning and other applications.
Section 106 Agreement	A legal agreement under section 106 of the 1990 Town & Country Planning Act. See also: Planning Obligations and Agreements.
Soundness	In the process of examining a planning document an inspector assesses whether the document is Justified, Effective (deliverable, flexible and possible to monitor) and Consistent with national policy to determine whether the document is 'sound'.
Statement of Community Involvement (SCI)	The SCI sets out standards to be achieved by the local authority in involving the community in the preparation, alteration and continuing review of all local development documents and development management decisions.

Statutory	Required through written law, usually through an Act of Parliament.
Supplementary Planning Document (SPD)	A SPD is a Local Development Document that may cover a range of issues, thematic or site specific, and provides further detail of policies and proposals in the Local Plan.
Sustainability Appraisal	The process of weighing and assessing all the policies in a local development document for their economic, social and environment.
Sustainable Communities	Places where people want to live and work, now and in the future.
Use Classes Order	The Town and Country Planning (Use Classes) Order 1987 puts uses of land and buildings into various categories. The Town and Country Planning (General Permitted Development) (England) Order 2015 sets out classes of development for which a grant of planning permission is automatic, provided no restrictive condition is attached or development is exempt from permitted development right. The Town and Country Planning (Use Classes) (amendment) (England) Regulations 2020 came into force on 1 September 2020 and amended the Use Classes Order. Planning permission is not needed for changes of use within the same use class.
Written representations	A procedure by which representations on development plans can be dealt with without the need for a full public inquiry or independent examination.

This document is available in alternative formats and in different languages on request. If you need support or assistance to help you read and/or understand this document, please contact the Council on 01642 774774.



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Growth, Enterprise and
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Redcar & Cleveland House
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