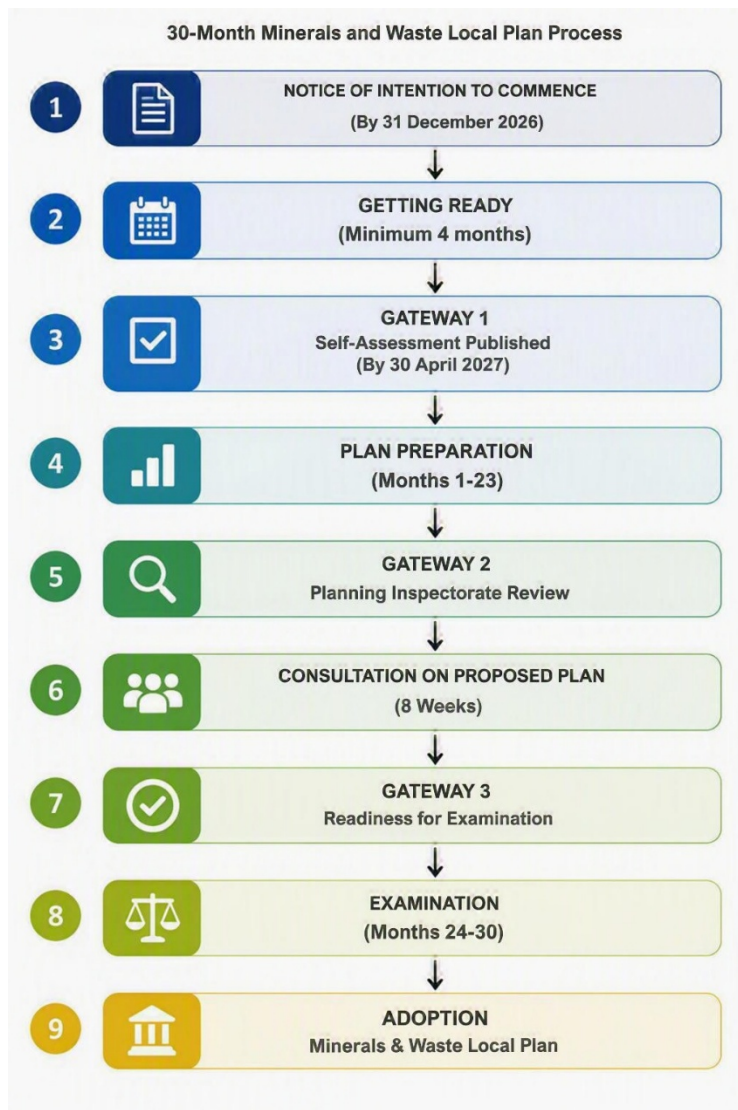


Appendix 2 – Stages for preparing plans under the new system



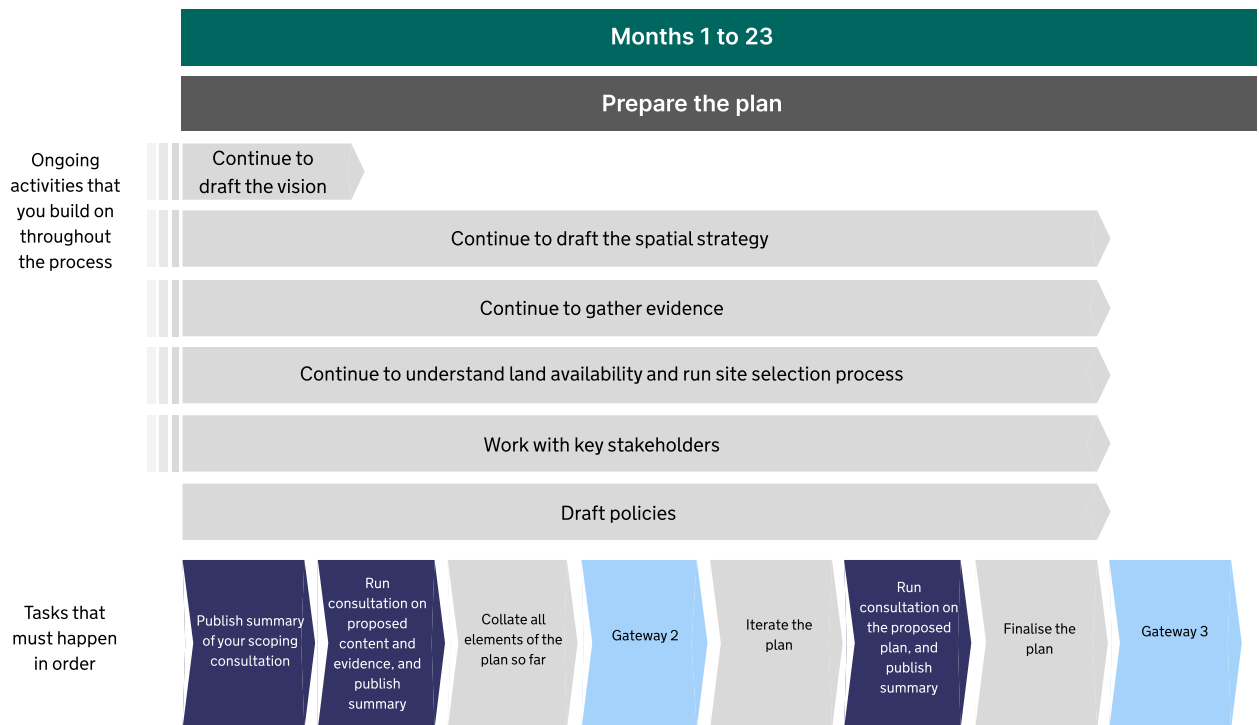
Stages 1, 2 and 3 – Notice of Intention to Commence, ‘Getting Ready’ and Gateway 1

1. Prior to progressing through ‘Gateway 1’ is the ‘Getting ready stage’. This stage is about being ready to start plan making and being confident that adoption can be achieved within the 30-month timeframe. The focus is on plan preparation rather than the technical detail.
2. The key requirements of this stage are:
 - preparing and publishing a local plan timetable;
 - issuing a notice to commence plan making;
 - establishing project management and governance arrangements about the preparation of the plan;

- confirming the need for a Strategic Environmental Assessment (SEA); and
 - undertaking a Scoping consultation for a minimum of six weeks to provide an early opportunity for public engagement, which must seek views on:
 - developing an approach to consulting and engaging on the plan; and
 - developing the anticipated content of the plan, including base line information, vision, land availability and evidence.
3. Once these tasks have been completed, a self-assessment must be completed and published before passing through 'Gateway 1'. For the Tees Valley Joint Minerals & Waste Local Plan this must be achieved by 30th April 2027, and this must be no sooner than 4 months after the notice to commence plan-making, or the day after your scoping consultation ends (whichever comes later).

Stage 4 – Preparing the Plan (Months 1 to 23, up to Stage 7)

4. Once Gateway 1 is passed, the 30-month period begins, and a summary of the scoping consultation must be published. This must explain the key issues raised and how the responses received have been considered.
5. During this phase the authority must also:
- finalise the draft vision, aims and objectives of the Plan;
 - consider site selection and gather evidence to support key priorities and allocations;
 - undertake stakeholder engagement and address cross-boundary matters;
 - begin drafting planning policies based on the evidence/appropriate justification; and
 - undertake public consultation on the proposed plan content and evidence for a minimum of six weeks.
6. A consultation summary must then be published, highlighting those issues raised and how they have been considered. Where appropriate this will influence the overall strategy and policies, and inform a draft version of the Plan.



Stage 5 – Gateway 2

- The next stage is to seek the observations and advice from the Planning Inspectorate on the draft version of the Plan, which seeks to achieve an early resolution on its soundness and likely areas of concern ahead of progress towards Gateway 3.

Stage 6 – Consultation on the Proposed Plan

- After consideration by the Planning Inspectorate, the advice received must be published alongside any necessary updates to the Local Plan. An eight-week consultation is then undertaken of the proposed Local Plan and associated information including policies map and supporting evidence, again a consultation summary must then be published.

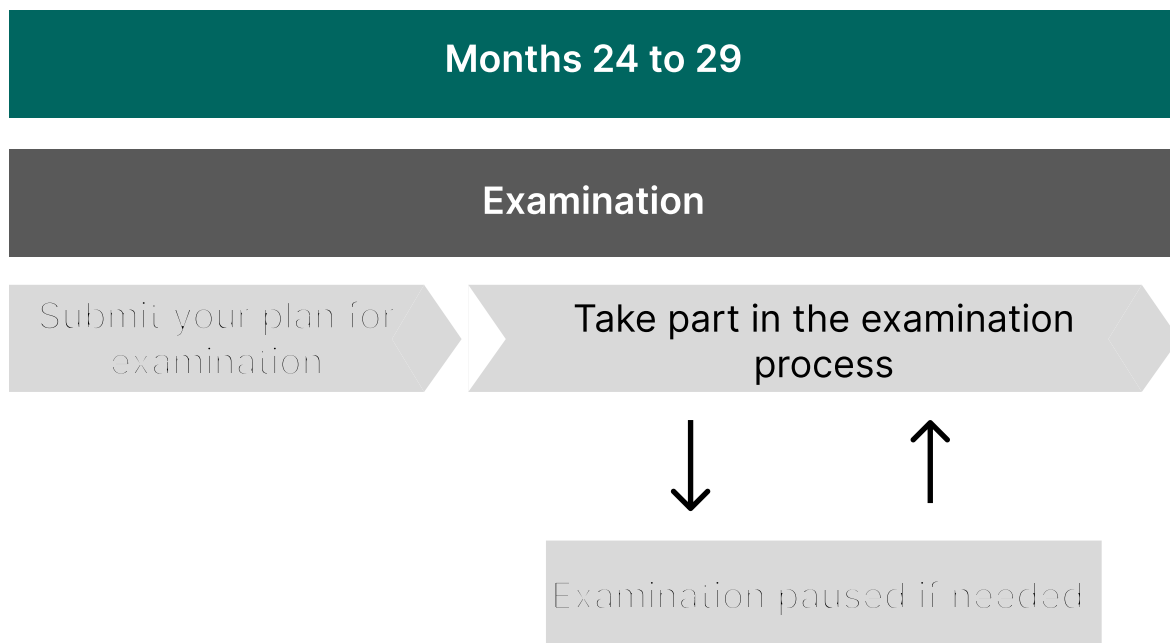
Stage 7 – Gateway 3

- This stage seeks to establish whether the plan is ready to progress to an examination. The Local Plan to be examined must be submitted alongside other supporting information and a statement of compliance.

10. An assessor from the Planning Inspectorate will advise and decide whether the plan is ready to be submitted for examination. If Gateway 3 is passed, then the plan must be submitted for examination. If not, the necessary changes will need to be made and the gateway must be done again.

Stage 8 – Examination (Months 24 to 29)

11. When the assessor advises that you can submit your plan and supporting documents to the Planning Inspectorate for examination, you have passed through Gateway 3. An inspector will be appointed to carry out an independent examination of the plan.
12. The examination will assess whether the plan is sound – meaning it meets the test of soundness set out in national planning policy.
13. Those who have made representations on the plan during its preparation will have the right to present their views to the inspector. The inspector may recommend that you need to modify the plan for it to be found sound. If this is the case, you may need to consult interested parties on the proposed modifications. This will also likely extend the 6-month timeframe for the examination.
14. If the inspector finds that you need to do more work on the plan, the examination may be formally paused for up to 6 months for you to carry that work out.



Stage 9 – Adoption (Month 30)

15. After the examination has taken place, the inspector will provide their recommendations and reasons. If they find that the plan is sound or could become sound if you make certain modifications, the plan is expected to be adopted the plan (incorporating the modifications where necessary). Full Council approval will be required to adopt the Plan.
16. Within 1 month of adoption, a policies map must also be published. The policies map must be kept up to date and revised at the required times.

