

Redcar & Cleveland Local Plan Scoping Report

Report of Consultation 2013

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INTRODUCTION

- 1.1 This statement sets out a summary of the consultation and community involvement undertaken by Redcar and Cleveland Borough Council for the Local Plan Scoping Report. The Statement is prepared in accordance with Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012.
- 1.2 This report will therefore set out the following:
- Which bodies were consulted;
 - How those bodies were consulted;
 - A summary of the main issues raised; and
 - How the main issues have been addressed in the Local Plan
- 1.4 Further details have been included as Appendices to reduce the length of the main body of the statement.
- 1.5 All consultation has been carried out in accordance with the June 2010 LDF Statement of Community Involvement.

2.0 LOCAL PLAN SCOPING REPORT

2.1 Overview of Report

- 2.1.1 In November 2012 the Council published a Scoping Report as the first stage in the preparation of the Local Plan. The Scoping Report set out the main issues the Local Plan would address and an indication of the opportunities for community involvement during the Local Plan preparation process.
- 2.1.2 The Scoping Report was used as the basis for stimulating debate with key stakeholders and other interested parties on issues including sustainability, design, housing, environment, community facilities, heritage assets and transport and how to address these through the planning system.

2.2 Bodies Consulted

- 2.2.1 Comments on the Scoping Report were sought during the period from November 2012 to December 2012. Over 800 letters and emails were sent out to the statutory consultees, individuals and organisations on the Councils Local Plan consultee database inviting them to comment on the Scoping Report.
- 2.2.2 Consultees ranged from statutory consultees, such as English Heritage, the Environment Agency and Natural England, to Local Town and Parish Councils, Resident Associations and interested local residents.
- 2.2.3 A Scoping Report for the Sustainability Appraisal was also prepared and was subject to consultation. Consideration of the comments received has been carried out separately as part of the concurrent sustainability appraisal process.

2.3 Publicity

- 2.3.1 Emails advertising the consultation on the Scoping Report were circulated to the consultee database.
- 2.3.2 A press release was also issued publicising the opportunity to make comments. The consultation was also publicised on the Council's website, and the document was made available to view at main council buildings and at each library in the Borough.

2.4 Responses Received

- 2.4.1 A total of 23 responses were received. All the comments received were considered and a number of actions were identified to take forward in the preparation of the Local Plan.
- 2.4.2 A total of 194 issues were raised in the responses; these issues were summarised and placed into the categories shown below:

Category	Number of Issues Raised
Introduction	14
Key Principles	25
Vision, Objectives and Themes	74
Sustainability and Design	13
Local Spatial Strategies	11
Economic Development	9
Housing	20
Natural Environment	21
Historic Environment	6
Transport and Accessibility	1

3.5.3 A summary of the comments received and the Council's response can be found in Appendix 1.

Response Summary for the Local Plan Scoping Report

General comments Individual/Organisation Name	Comment	Response
Ann Barker, Home and Communities Agency	We have no comments to make at this time on this consultation.	Noted.
Mark E. N. Harrison, the Coal Authority	Having reviewed your document, I confirm that we have no specific comments to make at this stage.	Noted.
The Health and Safety Executive	No comments to make at this stage due to insufficient details on allocations in Scoping Report.	Noted. The Health and Safety Executive will continue to be consulted on later stages of the Plan where draft allocations will be made.
Melisa Burnham, Highways and Transportation, North Yorkshire County Council	North Yorkshire as the Local Highway Authority are satisfied with the contents of this scoping report and have nothing further to add at this stage.	Noted. North Yorkshire County Council will continue to be consulted on later stages of the Plan where draft allocations will be made
Introduction Individual/Organisation Name	Comment	Response
Mr Alan Hunter (ID: 204110) , English Heritage	Both the Local Plan and its Sustainability Appraisal could usefully better align themselves with the language and vocabulary that first emerged in relation to PPS5: Planning and the Historic Environment which has now been carried forward into the NPPF. For example, the 'historic environment' and 'heritage assets' now have specific meanings within the NPPF. The historic environment encapsulates, to all intents and purposes, the landscapes and townscapes where there is evidence of the interaction between people and places. Reference to heritage assets could, similarly,	The Local Plan and SA have been updated to align with the language and vocabulary used in the NPPF, including reference to heritage assets.

encapsulate the full range of asset types covered by buildings, features, areas, and sites of archaeological, historical, architectural and/or communal interest.

Similarly, the use of the word 'conserve' is now generally taken to mean 'safeguard, conserve, or enhance' where appropriate. What is now made clear is that the planning system attaches varying degrees of weight to the conservation of a heritage asset depending on its status and significance and in so doing seeks to avoid or minimise any resultant harm consequent upon the development in question. Again it may be helpful for you to reflect on this approach.

Supplementary Planning Documents (SPDs) can be useful in providing more detail on how the local authority expects the strategic policies will apply in practice to common proposals, such as for extensions or solar panels on domestic properties. This will help owners formulate proposals more successfully, thereby increasing efficiency.

SPDs should not contain planning policies themselves as these should be integral to the overall sustainable development strategy in the Local Plan

Site specific SPDs can enable more detailed treatment of how particular heritage assets can be treated in developing an area.

As part of the Duty to Cooperate it would be helpful there could be a commitment that where a Town or Parish Council submits a written response regarding a planning application or other planning or development issue the response will be presented to the relevant members in committee or other appropriate deliberative forum. We understand that such a commitment is not a statutory duty of the Council but we believe that it would represent good practice and could be accommodated within the Council's powers. Currently Town and Parish Councils can expend

The Local Plan reflects the NPPF approach which applies varying degrees of weight to the conservation of heritage assets depending on its status and significance and in so doing seeks to avoid or minimise any resultant harm consequent upon the development in question.

Comments noted.

Major and more controversial planning applications are determined by the Planning Committee. In instances where the decision is made at Committee, officers will prepare a full and structured report setting out the relevant points and in the case of applications, the development plan policies, site or related history and other material considerations including any representations made in respect of the application. This will then be considered by the Members of Planning Committee. Therefore, committee members will have an opportunity to consider representations made by Town and Parish Councils.

Mrs T Meadows (ID: 204548) , Saltburn, Marske and New Marske Parish Council

a great deal of work on planning and development issues only to have the results of their consultation, investigation and deliberation apparently given scant regard. We feel that this is a waste of what could be a helpful partnership approach to the process.

The Council will consider all responses to consultation on the local development plan, taking views into account and using this to inform strategies and policies where possible. Where policies cannot be amended to take account of representations, for example due to national policy or competing views, reasoned justification will be given as to why this is the case.

Continued consultation with Town and Parish Councils will be maintained with opportunities for further meetings on request.

It would be helpful to know more about the Nunthorpe Gateway proposals.

No further work on the proposed joint Nunthorpe Gateway Area Action Plan, with Middlesbrough Council, is currently being proposed. Proposals for the Nunthorpe area are now contained within the draft Local Plan. Town and Parish Councils will be informed of any further proposals for a joint AAP.

Given that the Local Plan will cover a 15 – 20 year period it would seem appropriate to include some very ambitious aspirations in connection with the vision. For example if there were an aspiration to eradicate all of the land pollution resulting from historic industrial activity this could seem overly ambitious, but there have been significant successes in this area including work in Skinningrove and Saltburn Gill in mitigating the effects of metal mining derived pollution of local river water.

Comments noted.

It would be helpful if the potential for accessing sources of finance not open to local authorities through closer partnership working with Parish and Town Councils and the voluntary and community groups with which they already work.

Comment noted.

It would be helpful to have a brief explanation of the Council's attitude to neighbourhood planning and a strengthened role for Parish and Town Councils in the planning process. If the paragraph could include a statement to the effect;
"The Council welcomes the shift toward greater neighbourhood

The introduction to the draft Local Plan contains an explanation of the role of neighbourhood planning and the role of Parish and Town Councils.

input in the development process and looks forward to a strengthened partnership with Parish and Town Councils;”

Finbar McDonnell

I support the importance of the spatial elements of the Regeneration Masterplan in guiding the preparation of the new Local Plan and in particular its direction for the protection of historic and natural environment of Guisborough and East Cleveland.

Comment noted.

John King, Natural England

The Infrastructure Delivery Plan (IDP) is intended to mitigate the impacts of development across the borough. This plan should, where necessary, identify Green Infrastructure required to mitigate the adverse impacts of development upon nationally and internationally protected sites. The HRA may be instrumental in identifying GI mitigation.

Where necessary identify Green Infrastructure needed within the Infrastructure Delivery Plan and deliver the Local Plan’s strategy for environmental protection and enhancement.

The IDP should deliver the Local Plan’s strategy for environmental protection and enhancement.

Evidence Base

Comments and offer of assistance noted.

Paragraph 165 of the NPPF states that planning policies and decisions should be based on up-to-date information about the natural environment and other characteristics of the area. Natural England welcomes the scoping reports reference to a sound evidence base, supported by a sustainability appraisal (which includes considerations of environmental limits) and a Habitats Regulation Assessment. We would be happy to assist the development of these documents.

Natural England has published the North York Moors and Cleveland Hills National Character Area (NCA). In 2013 the Tees Lowlands NCA will also be published. These documents should assist the Authority in determining landscape capacity and the distribution of development within the Borough. The North York Moors and Cleveland NCA is available to view online at <http://publications.naturalengland.org.uk/category/587130>.

Reference to the Natural England Character areas has been added to policy N1 on landscape.

**Mrs A Atkinson, Loftus
Town Council**

The document states (1.20) that the Regeneration Masterplan has recently been updated - the Council has no recall of receiving an update of this plan. Members and staff from this Council were involved in the consultation on the original document and are anxious that there be regeneration in our local area, in the short, medium and long term. The Council would value the opportunity to understand the current vision for regeneration, particularly in Loftus and the East Cleveland areas.

Comment noted.

**Dr Elisabeth Charman (ID:
712479) , RSPB**

COMMENT (also see OBJECTION in Sustainability Appraisal Scoping Report)
The Habitats Regulations Assessment needs to include International and European sites outside of the Council's geographic area. It is essential that all sites within an appropriate buffer are considered. For instance, although part of the North York Moors European Sites fall outside of the Council's geographic area, policies within Redcar & Cleveland have the potential to impact them. European Site integrity must be maintained, protected and, ideally, enhanced through the Local Plan.
We would welcome any indication you can give as to when the Habitat Regulations Assessment document will be available for consultation.

As part of the Habitats Regulations Assessment we will consider all International and European Sites which our Local Plan could have potential to impact on, including those outside of the Redcar & Cleveland boundary. The Habitats Regulations Assessment will be available for consultation alongside the First Draft Local Plan consultation.

We welcome the objective that the Local Plan will:
"Be based on a sound evidence base, supported by a sustainability appraisal..."
Dependent on the conclusions of the Habitat Regulations Assessment, the Council may need to invest additional resource to gather sufficient data to make an informed evidence lead decision.

Comment noted.

We suggest policies relating to the environment need to include protection and restoration as well as enhancement.

Policy N4 Biodiversity and Geological Conservation supports the protection, enhancement and restoration of biodiversity and geodiversity

Ms R Freeman (ID: 204784) , The Theatres Trust

Infrastructure Delivery Plan – para.1.24 on page 8, third bullet point, does not reflect the NPPF, which states at item 156 that local authorities should set out strategic policies to deliver (amongst other matters) the provision of health, security, community and cultural infrastructure and other local facilities ... Please include 'cultural' in this bullet point.

Your cultural facilities include museums, libraries, churches, art galleries, concert halls, theatres and cinemas. They could be grouped under the 'umbrella' heading of community facilities and should be given a collective description in the Glossary for clarity along the lines of: community facilities provide for the health and wellbeing, social, educational, spiritual, recreational, leisure and cultural needs of the community.

The Infrastructure Delivery Plan will consider the infrastructure necessary to deliver the council's Local Plan. This will include consideration of the need for cultural infrastructure and provision where relevant.

Vision, Objectives and Themes

Individual/Organisation Name
(ID: 516205) , West Midlands Metropolitan Authority Pension Fund

Comment

We consider it essential to the success of the Local Plan that the Vision, Objectives and Themes refers to the need to provide more homes/housing land and the wider socio-economic regeneration benefits of this. The Vision should be carefully worded to promote growth and attract investment, referencing that there will be a presumption in favour of sustainable development. Such an approach would give consistency with the NPPF and support the Key Principles.

Response

A key objective of the plan will be to support growth and investment and ensure there is a sufficient supply of housing and housing land to meet the borough's needs.

Sustainability and Design

Individual/Organisation Name	Comment	Response
Mr S M White (ID: 204413), Campaign for the Protection of Rural England (CPRE)	Sustainable development should be defined	A definition of sustainable development is included within the Local Plan in the Sustainability and Design chapter. This defines sustainable development as development which meets the needs of the present without compromising the ability of future generations to meet their own needs. Characteristics of sustainable development are also described.
John King (ID: 705151), Natural England	<p>Sustainable Design Design policies should include criteria which encourage the incorporation of natural greenspace within development sites, especially within identified wildlife/GI corridors. Habitats created should be determined through the relevant BAP. NPPF paragraph 118 states that when determining planning applications LPAs should encourage opportunities to incorporate biodiversity in and around developments.</p> <p>Location of Development The report indicates that the current distribution of development may be reconsidered and that 'development limits' may be altered to deliver development requirements. The plan should set out criteria for selecting development sites with the least environmental value e.g. avoiding greenfield sites where possible, designated sites, low landscape capacity, best and most versatile land, areas of flood risk and coastal erosion.</p>	<p>Policy N2 Green Infrastructure encourages the integration of green infrastructure as part of developments. Policy N4 Biodiversity and Geological Conservation encourages the incorporation of biodiversity and geodiversity into developments and the preservation, restoration, re-creation and recovery of local and national priority species and habitats.</p> <p>Issues such as environmental and landscape designations, flood risk, previously developed land and other considerations have been taken into account when allocating sites and reviewing development limits. Policies within the plan will also guide new development to the most sustainable locations.</p>
Adam McVickers (ID: 716335), Persimmon Homes Teesside	With regard to Developer Contributions we would seek further clarification of the method of CIL proposed by the Council. We would wish to see that the correct nationally endorsed method of CIL is implemented including a fit and proper infrastructure plan and a Regulation 123 List.	

As a theme through out the document the Council have reiterated the need to ensure viability. This must take a central role in the formulation of CIL documentation for the region.

We are pleased to see that the NPPF's presumption in favour of sustainable development is defined as the basis for the plan and would suggest that the Preferred Options follow the Planning Inspectorates NPPF presumption model wording to ensure that the Council have a clear policy to guide how the presumption will be applied locally

Mrs A Atkinson (ID: 204307) , Loftus Town Council

The document states (4.8) that it may be necessary to consider whether there is any need to update current limits to development - the Town Council considers that Parish Councils must be an integral part, at an early stage, of any meaningful consultation on any variation in these limits within the parished areas.

ID: 516205) , West Midlands Metropolitan Authority Pension Fund

Developer Contributions

We support the recognition of viability and suggest that any revised policy emphasises the need for development to come first; contribution should not prevent development from taking place. Such an acknowledgement and flexibility for reduced contributions on the grounds of viability would be more consistent with the NPPF than Policy DP4.

Location of Development

We support the objectives of Policy CS2, which suggests 70% of development should be directed to the conurbation. If this policy is to be reworded we suggest the only change is to allow for some flexibility - i.e. let the market determine growth locations, if the 70% figure is exceeded this should not be a reason to refuse planning permission. The Local Plan needs to ensure maximum

Policy SD1 follows the model wording and states that when considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework.

Town and Parish Councils will be consulted on the new Local Plan including any proposed changes to development limits.

The supporting text to Policy SD5 Developer Contributions recognises that the NPPF stresses the importance of taking into account changes in market conditions over time and states that planning obligations should be flexible such that it does not stall development. It therefore explains that planning obligations which would undermine the viability of development proposals will be avoided. However, the Council may refuse applications if the necessary infrastructure or mitigation measures cannot be provided.

The Locational Strategy aims to direct development to the most sustainable locations, it is not intended to restrict development through maximum thresholds.

flexibility to attract development and investment. Restrictive policies with maximum thresholds should be avoided.

In addition to this, we suggest increased land allocations for housing in growth areas to ensure that sustainable growth strategies are achieved throughout the entirety of the Plan period. If the Plan is going to guide development for 15-20 years it needs to consider specific allocations for 15 years minimum and identify location for growth for 15-20 years (in accordance with Paragraph 47 of the NPPF).

With regard to Paragraph 4.8, we consider that Policy DP1 does not allow for the flexible use of land, in accordance with Paragraph 157 of the NPPF. We advise that the Local Plan reviews the development boundaries to allow for development in the most sustainable locations. Sustainability should be at the crux of allocations/development, and the Local Plan presents an opportunity to encourage this by reviewing out of date boundaries that do not represent today's development needs. We consider Policy DP2 to be largely in accordance with the NPPF, however recommend that the policy is enhanced to add flexibility for greenfield development, with the primary objective being the sustainability of the site, followed by its deliverability.

Dr Elisabeth Charman (ID: 712479) , RSPB

Sustainable development requires a full definition and explanation in the Local Plan.

James Copeland (ID: 707230), local representative of the National Farmer's Union

(DP4) Developer contribution. For major developments, support for local flood mitigation works could be considered, both for the benefit of the project and local committees.

(DP3) It would be useful when considering this point, the ability to

Sufficient sites will be allocated for housing within the Local Plan to meet housing targets, while allowing for some flexibility in the delivery of sites.

The setting of development boundaries aims to promote development in sustainable locations and maintain a clear distinction between the urban and rural area. Development boundaries have been reviewed to ensure that an adequate housing supply can be maintained. SD2 Development Limits maintains some flexibility by allowing development to take place outside of limits in certain circumstances.

A definition of sustainable development is included within the new Local Plan in the Sustainability and Design chapter. This defines sustainable development as development which meets the needs of the present without compromising the ability of future generations to meet their own needs. Characteristics of sustainable development are also described.

Any flood risk issues would have to be satisfactorily addressed as part of development, in accordance with national and local policies.

Comment noted.

source 10% from renewables with more remote areas, or any associated objection to the adoption of renewable technologies.
(DP1) We would welcome the continued development within rural areas.

Comment noted.

(CS2) We welcome further support for rural areas.

Comment noted.

Local Spatial Strategies

Individual/Organisation Name
Finbar McDonnell (ID: 716640)

Comment

It is important that any updates to the spatial strategies improve or enhance the protection of the landscape, the natural environment, biodiversity and the historic environment of the land around Guisborough and East Cleveland in order to support the key objective of developing the rural economy through the development of the tourism and leisure industry.

Response

The Rural Communities Spatial Strategy supports enhancing the role of Guisborough as the principle rural service centre and promotes independent businesses including the retail, leisure and tourism sectors. It also aims to promote Saltburn, Guisborough and East Cleveland as tourist destinations. The Strategy aims to safeguard and enhance buildings, sites and areas of heritage and cultural importance and recognises the special character of the landscape in the rural area, in particular the periphery of the North York Moors National Park. It aims to promote and enhance local nature reserves and provide a network of green infrastructure routes into and between the North York Moors National Park and North Yorkshire and Cleveland Heritage Coast.

I strongly support the keeping of the LDF Spatial Strategy Policies within the new Local Plan. In particular it is important that the elements within CS6 and CS7 which recognise the importance of the landscape, the natural environment, biodiversity and the historic environment to the future prosperity of Guisborough and East Cleveland.

Mrs A Atkinson (ID: 204307) , Loftus Town

The document states (5.5) that the LDF Core Strategy policies CS3 - CS7 will be kept within the Local Plan, and will be revised

Town and Parish Councils will be consulted at every stage of the Local Plan process, with additional presentations and meetings

Council

and updated - again, the Town Council considers that the Parish Councils must be an integral part, at an early stage, of any meaningful consultation on any revision and update to the Policies affecting their own and nearby areas.

provided on request and opportunities to feed into the Local Plan.

(ID: 516205) , West Midlands Metropolitan Authority Pension Fund

Local Spatial Strategies

If Policy CS5, Spatial Strategy for Redcar Area, is to be revised as part of the Local Plan, we suggest there is further reference to the growth potential of Marske. Marske has been identified as an area for growth in the Council Regeneration Masterplan (2010), and the document provides a robust evidence base to support this proposal

Reference is made in the Spatial Strategy for Redcar to developing a significant area of new housing to the South of Marske.

**Economic Development Individual/Organisation Name
Finbar McDonnell (ID: 716640)**

Comment

It is important that plan supports leisure and tourism development in and around Guisborough and recognises the importance of the historic and natural environment and the landscape in this part of the rural economy.

Response

The Rural Communities Spatial Strategy supports enhancing the role of Guisborough as the principle rural service centre and promotes independent businesses including the retail, leisure and tourism sectors. It also aims to promote Saltburn, Guisborough and East Cleveland as tourist destinations. The Strategy aims to safeguard and enhance buildings, sites and areas of heritage and cultural importance and recognises the special character of the landscape in the rural area, in particular the periphery of the North York Moors National Park. It aims to promote and enhance local nature reserves and provide a network of green infrastructure routes into and between the North York Moors National Park and North Yorkshire and Cleveland Heritage Coast.

John King (ID: 705151), Natural England

The identification of priority areas for economic regeneration, infrastructure provision and environmental enhancement should follow sequential approach, avoiding sites within or adjacent to

Consideration has been taken when identifying sites within the Local Plan to avoid environmentally sensitive sites.

**(ID: 516205) , West
Midlands Metropolitan
Authority Pension Fund**

environmentally sensitive sites. Natural England notes the reference to environmental enhancement, many former industrial sites are heavily contaminated, and opportunities must be taken to deliver both economic development and environmental improvement. However, some brownfield sites may support rare habitats and species, and these should be protected.

Industrial and Business Development

We suggest that any industrial/business allocations are implemented with maximum flexibility (especially for change of use), to ensure sites do not remain dormant for the plan period.

Town Centre Development

We agree that existing centres should remain the focus for new town centre uses/development. We also suggest a policy is added which refers to the need for local/neighbourhood retail, recognising that this can add to local sustainability without conflicting with existing centres.

Any policies relating to economic development should be flexible and recognise the importance of job creation from non-traditional industries.

Community Facilities

The principles relating to community facilities fully accord with the NPPF in ensuring the Local Plan plans positively for the provision

Policy N4 on Biodiversity and Geological Conservation will also be used to assess and protect biodiversity on brownfield sites.

Policy ED7 Protecting employment areas explains that proposals for alternative uses on safeguarded employment land will only be acceptable if it is considered that the land is no longer required for industrial development and its release for an alternative use would not adversely impact upon the supply of employment land in the future.

Policy ED1 Protecting and Enhancing the Borough's centres explains that proposals for main town centre uses will be focused in town and district centres. It also explains that the role of local centres in the borough will be maintained and strengthened to better serve the local community.

Neighbourhood shops located outside of the borough's centres will be protected where they are important to the day-to-day needs of local communities.

Proposals for economic development will be judged against the policies in the Local Plan including policy ED7 which will be applied as detailed above. The Plan will take the approach of a presumption in favour of sustainable policy ED7.

Policy N3 seeks to protect community facilities and require provision as part of development where relevant.

of community services and facilities and that land is appropriately allocated for this in the Local Plan. With this view, we advise the retention of Core Strategy Policy CS19.

Ms R Freeman (ID: 204784) , The Theatres Trust

The word 'cultural' doesn't appear anywhere in this Report. Town Centre Development – para.6.8 should include the word 'cultural' to reflect item 23 on page 7 of the National Planning Policy Framework (NPPF), regarding the vitality of town centres, states that a range of suitable sites should be allocated to meet the scale and type of retail, leisure, commercial, office, tourism, cultural, community and residential development needed in town centres.

Rural Economic Development – para.6.22 mentions the NPPF but doesn't mention one of the recommendations in item 28 on page 9 for a prosperous rural economy to promote the retention and development of local services and community facilities in villages, such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship.

Community Facilities – para.6.25 correctly quotes item 70 in the NPPF on page 17 which states that to deliver the social, recreational and cultural facilities and services that the community needs, planning policies and decisions should plan for the use of shared space and guard against unnecessary loss of valued facilities. Also to ensure that established facilities and services are retained and able to develop for the benefit of the community.

One of the 12 Core Planning Principles in the NPPF at item 17 on page 6 is to 'take account of and support local strategies to improve health, social and cultural wellbeing for all, and deliver sufficient community and cultural facilities and services to meet local needs.' We therefore suggest that the word 'cultural' should be included within the topics above for clarity and accuracy.

James Copeland (ID:

We welcome the proposed improvements in line with the NPPF.

Policy ED1 Protecting and Enhancing the Borough's centres continues to plan positively for town centre uses, including cultural facilities, through focussing them in our main town and district centres. No sites are currently allocated within the Local Plan. N3 has also been expanded to cover cultural facilities.

Policy ED9 Rural Economy states that the rural economy will be supported by Preserving and enhancing rural community facilities.

Policy N3 Provision of Open Space and Community Facilities explains that the Council will safeguard, enhance and, where appropriate, extend our network of open spaces, sport, recreation and community facilities to meet community needs and enable healthy, active lifestyles. Reference to cultural facilities has been added to the policy.

Support noted

707230)

Housing

Individual/Organisation Name

Mr S M White (ID: 204413), Campaign for the Protection of Rural England (CPRE)

Comment

We feel that the urban sprawl that has happened to Redcar, Guisborough and Marske should be halted. The population is reducing and industrial expansion has halted therefore we should be providing less exec. housing and more affordable housing for the benefit of local young people. We should consider smaller pockets of housing in the wider E. Cleveland area. Estates such as Castle Hill in Skelton are soulless places with no heart, we need to provide resources in areas of new build. We need also to be building on more brown field and less green field sites. CPRE are disappointed that the Council has failed to identify a 5 year supply of housing sites, this does not help with any attempt to reduce urban sprawl

Response

The Locational Strategy aims to concentrate development in the most sustainable locations, such as the Conurbation and larger rural centres such as Guisborough. Despite population decline there is still a significant need to provide new housing within the borough. The Strategic Housing Market Assessment identified a significant unmet demand for executive housing in the borough arising from the high number of managers and highly skilled people working in the technology industries. A significant proportion of this workforce currently commutes from other parts of the Tees Valley and North Yorkshire. It therefore intended to allocate a number of sites for executive and executive style housing to meet this need. We will continue to support the provision of affordable housing within the Borough, with a 15% requirement on developments of more than 15 units. The Local Plan will ensure there is an adequate supply of housing sites allocated to maintain a 5 year supply of housing sites and meet housing targets throughout the plan period.

John King (ID: 705151), Natural England

Natural welcomes the retention of a previously developed land (PDL) policy. This accords with the NPPF and should, depending on their location, direct development to more sustainable locations.

Policy SD2 Locational Policy explains that priority will be given to the development of previously developed land and the reuse of existing buildings.

Adam McVickers (ID: 716335), Persimmon Homes Teesside

We are pleased to see that the Council plan to revise / remove the average density suggestions within Policy CS17 and replace this with a more open policy suggesting development density should 'reflect character of the surrounding area'

Policy H2 states that housing development will be expected to achieve an appropriate density which promotes the sustainable use of the site and is in keeping with local area character.

We generally support the Council's approach to Affordable Housing however would suggest that the impact on the viability of developments should be incorporated into the policy.

The Council must be applauded for taking a pro-growth stance in accordance with NPPF. The Council have accepted that a 5 year land supply cannot be demonstrated and that there has been significant historical under delivery. As such the incorporation of a 20% buffer brought forward from later in the plan period is both in line with national policy and admirable.

Given the lack of suitable brownfield sites in the region as identified by the SHLAA it is unavoidable that the Council will have to consider a review of development limits and the allocation of Greenfield / Greenbelt land. It is imperative however that a full and proper review of sites is carried out to ensure that the most sustainable and logical urban extension are identified.

Mr. Richard Bainton (ID: 715985)

I would object mostly strongly against the area of land West of Galley Hill Estate Stokesley Road, Guisborough being included for housing in the Local Plan. A recent application for housing on this site has been rejected on the grounds that it was not included in the current Local Plan. Therefore if this were to be in a future Local Plan it would leave the area open for approval when there are numerous reasons for not increasing housing development over this area to the West of Guisborough. On the recent application there were 446 letters/e-mails received objecting to the application on numerous grounds. (Approximately 55 reasons given for not approving housing within this area),

Policy H4 Affordable Housing states that where an applicant considers that the provision of affordable housing in accordance with the requirements of the policy would make a scheme unviable, they must submit a full detailed viability assessment to demonstrate that this is the case and to show the maximum level of affordable housing that could be delivered on the site. The applicant will be expected to deliver the maximum level of affordable housing achievable.

A 20% buffer of sites will brought forward from later stages of the Plan to the first 5 years to provide flexibility in the delivery of sites in accordance with NPPF.

A sustainable approach was followed in identifying the most suitable sites for new housing allocations.

The area to the west of Guisborough represents the most realistic opportunity to achieve a major urban extension to the town in order to help satisfy housing needs and demand over the plan period. The Secretary of State has now granted permission for housing on land to the West of Galley Hill.

All these objections still stand which gives weight to not including the area in the Local Plan for housing.

Housing Density

The proposed approach to housing density will ensure that housing density reflects circumstances in the area. We support the proposal to remove the average density figure and consider it appropriate the local market and character of the local area determine density.

Executive Housing

We support the requirement for more Executive Housing, as this is based on a robust evidence base and demonstrates the Council is trying to provide housing to meet all market needs. We suggest the Council ensures specific sites/parts of strategic sites are considered for Executive Housing. The Local Plan should allocate sites in areas suitable for such housing.

Affordable Housing

Affordable Housing targets should reflect local need and there should be flexibility for alternatives such as commuted sums to be provided. Affordable housing requirements should be subject to viability and not prevent development from taking place.

Ensuring a Housing Supply

The NPPF states that Local Authorities should seek to significantly increase the supply of housing, and calls for housing requirements

Policy H2 states that housing development will be expected to achieve an appropriate density which promotes the sustainable use of the site and is in keeping with local area character.

Specific allocations for executive and executive style housing are made within the Local Plan.

The SHMA has identified a need for affordable housing in all areas of the borough, with the exception of Greater Eston North, where the Affordable Housing Policy does not require a provision of 15% affordable on developments of 15 dwellings or more. Affordable housing shall normally be required on-site to deliver balanced communities, however the policy does allow off-site provision by way of a commuted sum in specific exceptional circumstances. Where an applicant considers that the provision of affordable housing in accordance with the requirements of this policy would make a scheme unviable, they must submit a full detailed viability assessment to demonstrate that this is the case and to show the maximum level of affordable housing that could be delivered on the site. The applicant will be expected to deliver the maximum level of affordable housing achievable.

Policy H1 on Housing Requirements and Delivery Phasing sets minimum targets of approximately 270 net additional dwellings

to be based on a robust evidence base. As such, we support the current housing requirement set out at Policy CS13. We do not consider it appropriate that this is reduced; it is founded on an evidence base and sets out clear figures, consistent with national policies. We do however suggest the requirement is treated as a minimum target, thus when the market recovers, additional house building/growth can be allowed to prosper.

The Council does not have a five year supply and needs to allocate a significant number of additional sites to meet the longer term Local Plan targets. In accordance with the NPPF, sites should be allocated for around 10-15 years, with further areas of growth identified for years 15-20. To meet such a long term requirement the Council should review development boundaries, particularly in those settlements that have been identified for growth and are considered as sustainable.

The phasing of development, to allow the most viable sites to be brought forward first, is considered to be the most appropriate approach to ensure that the district meets its housing targets. Such an approach would be market led and be flexible. Sites should not be prevented from being developed due to phasing plans. Given that the SHLAA demonstrates limited availability for previously developed sites, we consider that the target set in the Local Plan for development on previously developed sites should be set to a minimum, to ensure realistic and deliverable targets.

Gladman (ID: 715274)

The provision of affordable housing is often one of the main priorities that local authorities seek to address through their Local Plan. However, the only way to improve affordability is to provide housing. If SHMAs suggest that a certain level of affordable housing is required and the authority are not seeking to address that need in full through the Local Plan, then the only possible result is that the affordability gap will get worse. Local Plan housing requirements should therefore reflect the full need for affordable housing provision, as required by § 47 of the

provided per year, this is based on an up-to-date evidence base.

The Local Plan will ensure there is an adequate supply of housing sites allocated to maintain a 5 year supply of housing sites, with 20% of sites brought forward from later years to allow flexibility of delivery. Sites will be allocated to meet housing targets throughout the plan period. The Locational Policy directs development towards the most sustainable sites, firstly previously developed land and buildings within development limits, however no target is set for development on previously developed land.

The Tees Valley SHMA (2012) identified a need for 318 affordable dwellings per annum in Redcar & Cleveland. This would represent the entire annual housing requirement of the borough, which is unrealistic and unachievable.

Framework, if addressing affordability is to be achieved.

Phasing policies should not be utilised to arbitrarily stop development that is considered to be acceptable from coming forward. There is a presumption in favour of sustainable development set out in NPPF and Greg Clark makes it very clear in his Ministerial Foreword that “Development that is sustainable should go ahead, without delay”. The only acceptable use of a phasing policy would be to regulate sites coming forward that rely on the delivery of a significant piece of infrastructure before they can be deemed to be acceptable. Therefore, phasing policies that determine when sites should come forward through the plan period would be considered to be unsound set against this guidance. In fact, the delivery of appropriate and sustainable sites ahead of any phasing proposed would only benefit an area in terms of economic viability and boosting significantly the supply of housing.

This decisions in relation to spatial distribution of housing growth should be based on the findings of the evidence base and should not be a politically driven spatial strategy to put a disproportionate amount of housing in areas where people don't want to (and will not) live. If the spatial distribution does not reflect need/demand as shown by the evidence base, then the housing will not be delivered and the Plan will not be implemented. Following a dispersed spatial distribution pattern across a large number of settlements is also undesirable as this approach is not likely to be sustainable, will not be delivered and cannot generate the level of community benefits that larger sites, can that help to make settlements more sustainable and fill important gaps in community provision.

Gladman Developments are aware that Redcar and Cleveland have an adopted Core Strategy covering the period up to 2028. However, the local planning authority are now of preparing a new Local Plan in light of policy changes through the National Planning

It is not intended for the phasing of development to be a barrier to development coming forward at an earlier stage if the proposal would be otherwise acceptable.

Decisions in relation to spatial distribution of housing growth have been based on the findings of evidence bases including the SHMAA, and SHLAA. The sustainability of site allocations has also be considered.

Policy Framework (From here on known as the Framework). This scoping report starts the Local Plan preparation process by outlining existing policies, how these fit with the Framework and identifying the key issues that the new Local Plan will need to cover.

The Framework has been with us now for just over six months and the industry is beginning to get to grips with its application and the need for some fundamental changes in the way in which planning operates. One such change relates to the need to significantly boost the supply of housing and how this fundamental requirement of the Framework should be reflected in the plan making process. Gladman, who operate on a national basis, have had the opportunity to become involved in a number of local plan preparation processes since the Framework was brought into force including participation in the Examination process and have gained significant experience as a result. What has been clear from this experience is that many local authorities have not fully addressed the requirements of the Framework when preparing their Local Plans and this has led to significant concerns being expressed by Inspector's on the soundness of their plans in their current format. The main concerns centre upon the requirement in the Framework to "use their evidence base to ensure that their Local Plan meets the full, objectively assessed needs for market and affordable housing in the housing market area" (§47). The process of undertaking an objective assessment of housing need is clearly set out in the Framework principally in §14, §47, §152 and §159 and should be undertaken in a systematic and transparent way to ensure that the plan is based on a robust evidence base.

The starting point for this assessment is set out in §159 which requires local planning authorities to have a clear understanding of housing needs in their area. This involves the preparation of a Strategic Housing Market Assessment (SHMA) working with neighbouring authorities where housing market areas cross

The SHMAA has been prepared with neighbouring local authorities and is NPPF compliant.

administrative areas. The Framework goes on to set out the factors that should be included in a SHMA including identifying “the scale and mix of housing and the range of tenures that the local population is likely to need over the plan period which: Meets household and population projections taking account of migration and demographic change;

Addresses the need for all types of housing including affordable housing and the needs of different groups in the community (such as, but not limited to, families with children, older people, people with disabilities, service families and people wishing to build their own homes); and

Caters for housing demand and the scale of housing supply necessary to meet this demand.”

Key points that are worth noting from the above is that the objective assessment should identify the full need for housing before the Council consider undertaking any process of assessing the ability to deliver this figure. In addition, §159 specifically relates to catering for both housing need and housing demand within the authority area. It is worth pointing out that any assessment of housing need and demand within a SHMA must also consider the following factors; falling household formation rates, net inward migration, the need to address the under provision of housing from the previous local plan period, the preliminary results of the Census 2011, housing vacancy rates including the need to factor in a 3% housing vacancy rate for churn in the housing market, economic factors to ensure that the economic forecasts for an area are supported by sufficient housing to deliver economic growth, off-setting a falling working age population by providing enough housing to ensure retiring workers can be replaced by incoming residents, addressing affordability and delivering the full need for affordable housing in an area.

It is our understanding that a majority of the SHMAs that were prepared under the current guidance on SHMA preparation are not NPPF compliant and do not consider the full range of factors that

are outlined in §159. This is causing significant problems for authorities currently at Examination and therefore, to avoid this issue, SHMAs should be updated to take account of the Framework and ensure plans are based on robust and up-to-date evidence. Indeed, the Government have noted the deficiency in SHMAs and are updating the guidance on SHMA preparation to fully reflect the guidance given in the Framework.

Following the exercise to identify the full, objectively assessed need for housing in an area, the local planning authority should then seek to undertake the assessment outlined in §152 of the Framework. This states that “Local planning authorities should seek opportunities to achieve each of the economic, social and environmental dimensions of sustainable development, and net gains across all three. Significant adverse impacts on any of these dimensions should be avoided and, wherever possible, alternative options which reduce or eliminate such impacts should be pursued. Where adverse impacts are unavoidable, measures to mitigate the impact should be considered. Where adequate mitigation measures are not possible, compensatory measures may be appropriate.” This statement clearly sets out that local planning authorities should seek to deliver the full, objectively assessed need and that this should be tested through the evidence base. Only where the evidence shows that this is not achievable should they then test other options to see if any significant adverse impacts could be reduced or eliminated by pursuing these options. If this is not possible then they should test if the significant adverse impacts could be mitigated and where this is not possible, where compensatory measures may be appropriate.

The final stage of the process is outlined in §14 of the Framework and involves a planning judgement as to whether, following all of the stages of the process outlined above, “any adverse impacts of meeting the objectively assessed needs would significantly and demonstrably outweigh the benefits, when assessed against the

policies in this framework taken as a whole or specific policies in this Framework indicate development should be restricted.” It is also worth noting that the final part of this sentence refers to footnote 9 which sets out the types of policies that the Government consider to be restrictive. These include “sites protected under the Birds and Habitat Directive (see paragraph 119) and/or designated as Sites of Special Scientific Interest; land designated as Green Belt, Local Green Space, an Area of Outstanding Natural Beauty, Heritage Coast or within a National Park (or the Broads Authority); designated heritage assets; and locations at risk of flooding or coastal erosion”. Although this list is not exhaustive it is clear that local landscape designations, intrinsic value of the countryside, the character of areas, green gaps etc are not specifically mentioned as constraints.

In addition, it is important to stress that the process outlined above should be undertaken with full regard to the Duty to Cooperate as set out in §110 of the Localism Act. This ensures that if the needs of the authority cannot be fully met within their own area then the surrounding authorities agree to accommodate the shortfall or, if the surrounding authorities cannot meet their full need, then the shortfall is picked up within your authority

Mr James Cooper (ID: 284640)

Recent rainfall made it quite obvious that the need for open land is vital because of flooding . In particular near Longbeck rail crossing and also the roundabout on the Marske bypass junction of Longbeck and New Marske, which was totally flooded. To build a large housing development on the land adjacent to this area would increase the flood risk because it is obvious that the current drainage is incapable of removing water even after we have had a dry spell followed by a couple of inches of rain.

I have read the report and would offer these views on some sections, it takes more than one read to digest it all. The population is on the decline and the available jobs are all low paid . So I see no need for executive housing but do see a major

Any development would have to take into account flood risk, from all sources, and address this satisfactorily as part of any development.

The Strategic Housing Market Assessment (SHMAA) identified a significant unmet demand for executive housing in the borough arising from the high number of managers and highly skilled people

need for small starter homes , flats for single people, bungalows for seniors along with secure accommodation and nursing home facilities.

I do not see the need for any major development in or around Marske by sea, but do feel that there are many sites both council owned and private that could be developed into small compact developments of those types of accommodation I mention above. It would be nice to look forward to having to make available land for executive homes to be built but we must face reality in that the economy will not start to shift into gear for a long time yet perhaps 10 years and in particular in the Redcar & Cleveland area. With that in mind what is the point of major development on our green belt when there must be enough brown belt land awaiting someone to clean it up. That someone should be the council and developers

The Redcar & Cleveland council have for years put their feet into uncharted waters and come out wet. Common sense should prevail and not political motives

working in the technology industries. A significant proportion of this workforce currently commutes from other parts of the Tees Valley and North Yorkshire. It therefore intended to allocate sites for executive and executive style housing to meet this need. Provision will also be made to meet the other housing needs identified in the SHMAA.

Despite population decline there is still a substantial need for more housing provision to meet identified needs within the borough, primarily due to growth in household numbers. While the Locational Strategy aims to steer development towards previously developed land (PDL) within Development Limits in the first instance, the Strategic Housing Land Availability Assessment has identified insufficient PDL to deliver the quantity of housing required and changes to Development Limits will be necessary. After assessing several options in the conurbation area, which is the main focus for employment, population and development within the borough, the area to the south of Marske was considered by the Council to present the most sustainable and acceptable option.

James Copeland (ID: 707230)

7.28 In addition to adequate pitches, adequate space for the committees horses should also be considered to help mitigate associated issues.

7.21 There may be some degree of conflict between DP15 and the NPPF, as it states that policies should not impact upon the deliverability of a proposal.

7.20 We welcome the proposed improvements in line with the NPPF.

7.19 We welcome this proposal, and agree that development must secure the long-term viability of the rural economy.

7.14 Any proposal to increase the availability of affordable housing

It is not intended to allocate space for horses within the Local Plan as it is considered that this is outside of the scope of the Local Plan.

The policy on the replacement of dwellings in the countryside is intended to be carried forward into the Local Plan. The aim of the policy is to ensure there is not an unacceptable impact on the countryside.

Support noted.

Support noted.

Comment noted.

in support of rural business is welcomed.

Natural Environment

Individual/Organisation Name
Finbar McDonnell (ID: 716640)

Comment

8.15 I believe the Local Plan should recognise the importance of biodiversity wildlife to the Borough and particularly to Guisborough and East Cleveland. The new Local Plan should include significant additional measures for the protection, conservation and enhancement of Biodiversity in the area and ensure that the rural habitats of the land around Guisborough and East Cleveland is protected from inappropriate developments that would harm or discourage wildlife and that would interfere with the many species returning to the area. Particular attention should be given to protecting Local Wildlife Sites around Guisborough and providing green corridors connecting these Local Wildlife sites to the North York Moors National Park and the Eston Hills.

8.7 I support the importance placed on "green spaces" identified under CS23. Any changes to the details of this policy should be include the identification of important "Green spaces" including the countryside that surrounds Guisborough and particularly the land to the North of Guisborough.

8.6 I believe it is important that the new plan take account of the fact that Landscape and the Natural Environment are one of Guisborough and East Cleveland's most valuable assets and key to the prosperity of these parts of the Borough. The protection of this landscape should be given equal weighting to others area including the Heritage Coast. It is important that the new plan robustly protects the Landscape and Natural Environment of Guisborough and East Cleveland and prevents the imposition of inappropriate industrial developments that would damage its visitor

Response

The Local Plan will include policies on the protection, conservation and enhancement of Landscape, Green Infrastructure and Biodiversity and Geodiversity across the borough. The importance of these attributes to the Guisborough and East Cleveland area will continue to be recognised and taken into account in any planning decisions. Specific protection of the North York Moors National Park is included in N1 and the protection and enhancement of green infrastructure and wildlife corridors across the plan area will be supported in order to improve connectivity

While the Local Plan will continue to protect the borough's green infrastructure and important landscapes, it is not considered appropriate to specifically designate this large area of countryside as a 'green space' within the Local Plan.

We will continue to protect the Landscape and Natural Environment of the borough. Sensitive landscape areas have also been identified in the policy, however it is not considered appropriate to give these areas equal weighting as the Heritage Coast, as these sites are of local rather than national importance. However, the Landscape policy also aims to ensure that any development will not have a detrimental impact on the landscape and visual amenity of the National Park, given its national importance.

**Lucy Mo (ID: 705914) ,
Environment Agency**

economy.

The Local Plan should take into account and integrate biodiversity wherever constraints allow. This is possible via a number of routes outlined in the consultation document including green infrastructure; sustainable development; sustainable drainage schemes; pollution prevention and control; water quality and water resources; Habitat Regulations Appraisal; biodiversity action planning and better management of waste. These various policies and strategies should be integrated to deliver multiple benefits. An example of this could be through planned green infrastructure designed to integrate with Sustainable Drainage Systems (SuDS) and to reduce and mitigate surface water drainage. This would also reduce flood risk, address urban or rural diffuse pollution whilst delivering the requirements of the Water Framework Directive (WFD) and enhancing biodiversity.

Existing green areas and any Local Wildlife Sites should be linked up or form a series of stepping stones facilitating easy movement of people and wildlife. We would also welcome any measures/policies that seek to benefit protected or priority species and habitats. This will assist in the implementation of the Tees Valley Green Infrastructure Strategy.

Riparian vegetation should wherever possible be maintained and enhanced. Riparian vegetation can buffer watercourses and soils from development and provide valuable niche habitats for wildlife. They can also contribute to the development of integrated habitat networks. We recommend that a minimum of 15m is left as riparian buffer strip.

The integration of various open space policies as suggested in the Local Plan, could assist in delivering multiple benefits for the people in Redcar & Cleveland.

We would also support any planning, design and actions aimed at

The potential of green infrastructure to minimise flood risk has been recognised throughout the plan.

Policy N4 Biodiversity and Geological Conservation aims to protect and improve Wildlife Corridors and supports the preservation, restoration, re-creation and recovery of local and national priority species and habitats will also be promoted.

Comments noted.

Comment noted

Supporting text at 2.35 explains that 'The EU Water Framework Directive and the River Basin Management Plan requires public

delivering the requirements of the WFD. The evidence base for local planning policies which relate to WFD objectives include the Northumbria River Basin Management Plan.

The consideration of contaminated land in the Local Plan is welcomed. The presence of historic contamination will potentially constrain what type of development is feasible. In all cases the risks associated with the presence of contamination can generally be addressed.

With regards to paragraph 6.18, we would welcome greater clarity in relation to what is meant by the term 'alternative forms of development'.

With reference to paragraph 8.17, consideration should be given to changing the term 'water pollution' to 'pollution of ground or surface waters' in order to highlight the importance of groundwater. Groundwater is an important resource that we rely on everyday. It is a key source of drinking water; sustains baseflow and ecology in our rivers; and supports lakes and wetlands and their ecosystems. The Local Plan should therefore seek to ensure that groundwater is protected and where necessary improved during regeneration and development. With regards to paragraph 8.19, the retention of a specific policy relating to potentially contaminated and unstable land is welcomed and supported.

In terms of contamination, the Local Plan should seek to ensure that following development there are no unacceptable risks associated with the land, taking into account the permitted use.

bodies to have a positive impact on the quality of water courses and groundwater. Developers should ensure that surface water that is discharged to ground or into rivers and sewers has an appropriate level of treatment to reduce the risk of diffuse pollution. The run-off from all hard surfaces should receive an appropriate level of treatment in accordance with Sustainable Drainage Systems guidelines, SUDS Manual (CIRIA C697).

Comment noted.

'Alternative forms of development' as referenced in paragraph 6.18 could include more sensitive landuses such as housing, which could be unsuitable in the area due to surrounding industrial uses and potential cost of remediating contaminated land.

Retaining policy on contaminated land or covered in general development principles.

Chapter 8 highlights the need to follow development policy DP8. This policy details the requirements, the conditions, location and nature of any development that may be permitted in the Heritage Coast. However, within the Borough, the Heritage Coast extends southward from Salt burn to Staithes and does not cover the full Redcar & Cleveland Borough coastline. Therefore, it is recommended that the Council considers limiting coastal development outside the Heritage Coast as coastal erosion can be an issue along the full stretch of Redcar and Cleveland's coastline. Consideration should be given to the identification of Coastal Change Management Areas (CCMAs), using information from the Shore Management Plan and coastal erosion maps produced by the Council and the Environment Agency. We may raise serious concerns if the Council does not make clear what types of development would be appropriate in CCMAs and in what circumstances as this is required by the NPPF. The Council should also make provision for development and infrastructure that needs to be relocated away from CCMAs.

The Local Plan should apply a sequential, risk-based approach to the location of development to avoid where possible flood risk to people and property and manage any residual risk, taking account of the impacts of climate change. This means applying the Sequential Test and if necessary, applying the Exception Test as set out in the National Planning Policy Framework (NPPF). We would expect a Sequential Test to support the development of any sites in flood zones 2 and 3.

With reference to chapter 8: natural environment, we would support the inclusion of a policy/section in relation to flood risk. This policy/section should ensure that development is located away from areas at risk of flooding and flood management measures are included within the development to ensure flood risk in the surrounding area is not increased. It should also seek to ensure that flood risks can be managed through suitable adaptation when new development is brought forward in areas

The management plan for the foreshore along the coast is mainly to maintain the existing line using coastal defence works, there is not a need to identify CCMA's. It could be argued that CCMA's should be identified for the areas where the current shoreline is not maintained, however there is not much evidence to suggest that significant change is expected along this sections of the coast over the next 100 years

A sequential risk based approach has been taken to the allocation of development sites.

A section on flood risk is included within the General Development Principles Policy which all applications will be assessed against. This policy also takes into account the impacts of climate change.

which are vulnerable to flooding.

The Local Plan should also take into account the impact of climate change. In particular, it should identify where climate change is expected to increase flood risk.

**John King (ID: 705151),
Natural England**

Pollution

The plan should consider the potential for adverse impacts upon National and European Sites caused by increases in air and water pollution. This should include the traffic impacts of new development.

Natural England welcome the inclusion of light pollution within the revised policy. This has a negative impact on local amenity, dark landscapes and nature conservation (especially bats and invertebrates).

Biodiversity and Geological Conservation

Policy CS 24's replacement should, in addition to setting out the levels of protection afforded sites, deliver the Local Plan's environmental strategy. This strategy and supporting policies should identify natural environment objectives deliver enhancement and net bio-diversity gain and the protection and expansion of ecological networks. Sites should be identified within the plan but not be considered in isolation.

In addition to the protection of sites and in accordance with paragraph 117 of the NPPF, biodiversity policies should protect and promote the recovery of priority species populations. The plan should state how impacts on protected species will be addressed. Guidance is contained in Circular 06/2005: Biodiversity and Geological Conservation – statutory obligations and their impact on the planning system.

The plan should recognise the value of ecosystem services.

Traffic impacts will be considered in regards to the impact this could have on pollution, including air and noise pollution. Ensure light pollution is covered by the General Development Principles Policy.

Policy N4 Biodiversity and Geological Conservation sets out natural environment objectives and aims to deliver enhancement and net-biodiversity gain and the protection and expansion of wildlife corridors. The policy also promotes the preservation, restoration, re-creation and recovery of local and national priority species and habitats.

N4 recognises the value of ecosystem services. The policy also

Policy needs to reflect national policy that any proposal that adversely effects a European site, or causes significant harm to a SSSI will not normally be granted permission. In terms of European Designation this will involve the precautionary principle as outlined in the Habitats Regulations.

provides protection to European and SSSI sites in accordance with national policy.

The Local Plan should contain a specific policy which protects European designations (notably the Teesmouth Cleveland Coast SPA and North York Moors SPA/SAC). It should set out the HRA requirements (likely significant effects, appropriate assessment, IROPI test). Whilst the Local Plan itself will undergo HRA, unforeseen developments will come forward during the development plan period which may affect qualifying species within this site. Natural England can assist in the drafting of this policy.

Natural England welcome the intention to work with the Tees Valley Local Nature Partnership (paragraph 8.16). Should a Nature Improvement Area be designated this should be identified in the Local Plan and policies included to deliver environmental enhancement within the area.

Comment noted.

Natural Greenspace

Natural greenspaces are important to our quality of life, providing a wide range of benefits for people and the environment. Evidence shows that access to natural greenspaces for fresh air, exercise and quiet contemplation has benefits for both physical and mental health. Research provides good evidence of reductions in levels of heart disease, obesity and depression where people live close to greenspaces.

In addition to their potential ecological value, greenspaces also help us adapt to changes in climate through their role in reducing the risk of flooding and by cooling the local environment. Where trees are present they also act as filters for air pollution. Natural England believes that everyone should have access to

Policy N3 Green Infrastructure aims to promote the multiple benefits of greenspaces.

good quality natural greenspace near to where they live and have produced ““Nature Nearby” Accessible Natural Greenspace Guidance” to help planners make this a reality.

The guidance is aimed at decision makers, planners and managers of green space. It describes the amount, quality and level of visitor services that we believe everyone is entitled to. ANGSt recommends that everyone, wherever they live, should have accessible natural greenspace:

- of at least 2 hectares in size, no more than 300 metres (5 minutes walk) from home;
- at least one accessible 20 hectare site within two kilometre of home;
- one accessible 100 hectare site within five kilometres of home;

and

Green Infrastructure

The Environment White Paper has reinforced the Government’s support for GI. Urban green space allows species to move around within, and between, towns and the countryside. Even small patches of habitat can benefit movement. Urban green infrastructure is also recognised as one of the most effective tools available to us in managing environmental risks such as flooding and heat waves. It is part of the answer to the challenges posed by a changing climate.

The NEA highlights reductions in both the quality and the quantity of urban green space over the past half century and identifies the underperformance of urban ecosystems.

Urban green spaces should be recognised as an essential asset and factored into the development of all our communities. They should be managed to provide diverse functions for the benefit of people and wildlife. They cool urban areas and reduce flood risk, helping communities to adapt to a changing climate and continue to play a key role in regeneration projects, supporting local economic growth. Greener neighbourhoods and improved access to nature improve public health and quality of life and reduce

National England’s ANGSt standards are included in the supporting text to Policy N3 Provision of Open Space and Leisure Facilities

Policy N2 supports the protection, enhancement, creation and management of our green infrastructure network, and encourages its incorporation into development. The need for green infrastructure as part of new development is included within policies on housing allocations.

environmental inequalities. Urban green spaces will provide varied ecosystem services and will contribute to coherent and resilient ecological networks.

Green infrastructure is also relevant in a rural context, where it might refer to the use of farmland, woodland, wetlands or other natural features to provide services.

A revised GI policy should, in accordance with the NPPF, recognise and deliver multifunctional green spaces. This should be set out in a strategic approach to the creation, protection, enhancement and management of GI networks.

Where there is a need to redraw settlement boundaries and allocate development sites (paragraph 8.8), opportunities to create and enhance of GI (either on or off site) should be promoted within criteria based policies, or ideally within site specific policies.

Landscape

The retention of the landscape policy (currently within CS22) which is based on LCA is welcomed by Natural England. The Authority should consider whether the merging of the landscape policy and heritage coast policy would still deliver the latter's non-landscape related purposes, specifically promoting public enjoyment and understanding, maintaining the health of the inshore water environment and taking account of agricultural, economic and social needs of local communities.

Policy N1 Landscape aims to deliver all of the purposes of the Heritage Coast as referenced in the policy and the supporting text.

Adam McVickers (ID: 716335) , Persimmon Homes Teesside

Green Infrastructure, Open Spaces and Transport

We are generally supportive that the Council have identified and accepted that potential that commuted sums can have on the viability of developments. We agree that in certain areas such expected sums can impact upon the viability of sites as such we endorse that Council's review into their standards and the impact of these standards on viability

The NPPF stresses the importance of taking into account changes in market conditions over time and states that planning obligations should be flexible such that it does not stall development. Therefore planning obligations which would undermine the viability of development proposals will be avoided. However, the Council may refuse applications if the necessary infrastructure or mitigation measures cannot be provided.

(ID: 516205) , West Midlands Metropolitan Authority Pension Fund

Green Infrastructure and Open Spaces

In relation to Paragraph 8.7, which details that Core Strategy Policy CS23 may need to be reviewed, we recommend the retention of points c and d, which give overarching guidance to the protection of Green Infrastructure. However, we advise that points a and b do not comply with the NPPF guidance relating to flexible land use and the presumption in favour of sustainable development. We consider that the Green Infrastructure Policy should provide protection for open spaces which significantly benefit local communities but not vast areas of land. We advise that the areas detailed in points a and b could provide housing land as a natural extension of the existing settlements and such areas need to be recognised if the Council is to allocate sufficient sites for development. As stated in Paragraph 8.8, there are a limited number of suitable and available sites for housing. We are in agreement with the principles stated in Paragraph 8.10, advising the merging of current Open Space policy to form a single overarching policy. With regard to Policy DP13, we would agree the retention of the principles this sets out, though agree that the policy should be reworded to comply with the NPPF. The supporting text of this policy should make it clear that this policy does not relate to land in private ownership.

Landscape

We support the protection of sensitive designations such as the Heritage Coast. We do however consider that Policy CS22 protects too great an area and would be more effective if it related to more specific sensitive designations. Policy CS22 should be revised to add flexibility and be in accordance with the NPPF.

Dr Elisabeth Charman (ID: 712479) , RSPB

8.1 We welcome the acknowledge and reference to the importance of the natural environment and biodiversity in the NPPF:
“The NPPF requires the planning system to conserve and enhance the natural and local environment including protecting

The protection of strategic gaps Marske and New Marske; Marske and Saltburn and green wedges in the conurbation has been carried forward into the new Local Plan. Strategic gaps will be protected around the conurbation to ensure that the conurbation settlements do not coalesce with surrounding settlements to help maintain their identity. Green wedges are open areas within the conurbation which provide buffers between different uses and delineate distinct communities. These areas are valuable for local amenity, recreation and wildlife and will continue to be protected.

In order to ensure a sufficient supply of housing the boundaries of these areas will be reviewed in a strategic manner as part of the Local Plan, while still maintain the policy aims.

The policy on Green Infrastructure will also apply to land in private ownership.

Comments noted. Policy N4 Biodiversity and Geological Conservation has been produced in accordance with the NPPF.

and enhancing valued landscapes and geological conservation interests; recognising the wider benefits of ecosystem services; protecting and providing for biodiversity; protecting against pollution and remediating and mitigating contaminated and despoiled land.”

We believe that these principles should feature strongly at all stages in the development of the Local Plan. The Council should aim to seek net gain for biodiversity through its policies.

8.16 We welcome the commitment the Council shows to working closely with the Tees Valley Local Nature Partnership to strengthen planning for biodiversity across local boundaries

**Mr Thomas J Moss. LI.M.
Dip.Law.Dip.Leg.Prac.
(ID: 654286)**

Would like to see Beacon Moor included in the Local Plan as a Local Green Space.

While policies on the protection of landscape and the natural environment would apply to any development on Beacon Moor. It is not considered appropriate to designate this large area of countryside as a 'Local Green Space'. The NPPF states that the Local Green Space designation will not be appropriate for most green areas or open space. The designation should only be used where the green space is in reasonably close proximity to the community it serves; where the green area is demonstrably special to a local community and holds a particular local significance; and where the green area concerned is local in character and is not an extensive tract of land. It is not considered that Beacon Moor meets these criteria and it would therefore be inappropriate to designate the site.

**Mr Bob Moodie (ID:
255789) , New Marske
Residents Association**

Would like to see Beacon Moor designated as a 'Local Green Space'

See response above.

**Mr Alan Hunter (ID:
204110) , English Heritage**

Local planning authorities are required to work collaboratively with other bodies to ensure that strategic priorities across local boundaries are properly co-ordinated and clearly reflected in Local Plans, particularly those that relate to strategic priorities. In some

We will ensure that we work collaboratively across local boundaries. The policy on Landscape will also take into account any impacts on the North York Moors National Park.

plans the need to conserve the historic environment of an area, and therefore deliver the strategic priorities of the NPPF, may require such cross-boundary co-operation. For example, the need to ensure that the outstanding universal value of a World Heritage Site is appropriately conserved or an extensive archaeological landscape is appropriately managed may warrant a joint approach by a number of local planning authorities in their Local Plans. Likewise planning for major infrastructure including wind farms will require joint working and careful consideration of the impact on a historic landscape. The relationship to the North York Moors National Park is a case in point.

Local Plans should include strategic policies to conserve and enhance the historic environment of the area and to guide how the presumption in favour of sustainable development should be applied locally. It is vital to include strategic policies for the historic environment in the Local Plan as it will be the starting point for decisions on planning applications and Neighbourhood Plans are only required to be in general conformity with the strategic policies of the Local Plan.

The strategic policies for the historic environment will derive from the overall strategy to deliver conservation and enjoyment of the area's heritage assets for the generations to come. These may be policies that concern themselves specifically with the development of types of heritage asset. However, delivery of the NPPF objective may also require strategic policies on use, design of new development, transport, layout and so on. Conceivably, every aspect of planning can make a contribution to conservation. Plan policies under all topics should be assessed for their impact on the strategic conservation objective.

The Local Plan should also consider the role which the historic environment might play in delivering other planning objectives, such as building a strong, competitive economy, ensuring the vitality of town centres, supporting a prosperous rural economy,

Comments noted.

The Local Plan will include strategic policies on heritage assets. All policies will be assessed for their impact on heritage assets and the historic environment as part of Sustainability Appraisal.

Comments noted.

promoting sustainable transport, supporting high quality communications infrastructure, delivering a wide choice of high quality homes, requiring good design, protecting Green Belt land, meeting the challenge of climate change, flooding and coastal change, conserving and enhancing the natural environment and facilitating the sustainable use of minerals.

Local Plans should include a clear and positive strategy for the conservation and enjoyment of the historic environment in the area, including heritage assets most at risk through neglect, decay or other threats. It may be derived from an understanding of the issues set out in the evidence base and response to those matters. The strategy should also seek positive improvements in the quality of the historic environment in the pursuit of sustainable development.

Comments noted.

Sound Local Plans will be based on adequate up-to-date evidence about the historic environment. This is used to assess the significance of heritage assets (designated and non-designated) and the contribution they make to the local area. This may entail an assessment of historic landscape character.

Comment noted.

A Local Plan may be found unsound if:

- There has been no proper assessment of the significance of heritage assets in the area, including their settings, and of the potential for finding new sites of archaeological or historic interest, or there has been no proper assessment to identify land where development would be inappropriate because of its historic significance.
- The plan does not contain a positive strategy for the conservation, enhancement and enjoyment of the historic environment that is clearly identified as strategic.

**(ID: 516205) , West
Midlands Metropolitan
Authority Pension Fund**

We support the amalgamation of Policies CS25 and DP9, DP10 and DP11. We also suggest that the policy clearly sets out the need to balance potential impacts on heritage assets along with

Comments noted.

the need for development, and how some developments may enhance overall access to such assets.

Angela Atkinson, Marine Management Organisation

The MMO has reviewed the Scoping Report and we note that there is little reference to the coast or the marine environment, with the exception of two policies:

- CS22 Protecting and enhancing the Borough's landscape
- DP8 Coastal development

The document did not contain much detail regarding what each policy covered and therefore it may be that other policies also cover coastal/marine matters.

Any works may also require consideration under The Marine Works (Environmental Impact Assessment) Regulations 2007 (as amended) and early consultation with the MMO is advised. We would suggest that reference to this be made within the scoping report to ensure that necessary regulatory requirements are covered. We would encourage applicants to engage early with the MMO alongside any application for planning consent to ensure that the consenting process is as efficient as possible.

The General Development Principles Policy requires proposals to take into account coastal change.

**Transport comments
Individual/Organisation
Name**

Michael Hoults, Highways Agency

Comment

The Highways Agency is generally supportive of the Scoping Report and welcomes the proposed linkages to existing LDF. In particular the HA is supportive of the proposed scope for the Infrastructure Delivery Plan and the intention to assess both local and strategic transport infrastructure needs to accommodate and mitigate the impacts of development. In particular, the HA is supportive of the recognition that there will be a need to mitigate the cumulative impacts of development, including at the sub-regional level, which would obviously have implications for the

Response

The Highways Agency will be involved as part of plan preparation.

operation of the SRN and presents a need for the Council to work in partnership with the HA. We are therefore supportive of para. 1.25 and 2.4, which sets out the intention to collaborate with stakeholders and advisory groups.

Para. 4.7 identifies that a revised for the location of development will be taken forward which will reconsider the provisions of Policies CS1, CS2 and DP1. Given the close relationship between the location of development and the needs and impacts on supporting infrastructure, we would wish to be involved in the consideration if any new approach to the strategic and spatial direction for the location of new development, given the potential implications for the operation or safety of the SRN.

With regards to the approach for housing and employment development, the Agency welcomes the intention to identify priority areas for development and growth and the infrastructure provisions which will be necessary to ensure that development in such locations can be sustainably delivered. It is noted that the Council intends to review the existing employment allocations and may potentially allocate new sites for such development. It is noted with regards to housing , that there has been a consistent underperformance in terms of delivery, therefore requiring an addition 20% supply over the five year requirement which will require a review of the allocated sites and may include a review of the development limits and use of greenfield sites. Again, the Agency would wish to be involved in the review process to ensure that which ever sites are taken forward, they can be sustainability delivered and accommodated on the SRN where necessary, without detrimentally impacting on its safety or operation.

The HA is generally supportive of the current approach and policy provisions in the Core Strategy's policies regarding transport and accessibility. The approach to promote a model shift towards more sustainable transport methods, by improving the existing sustainable transport provisions and reducing the need to travel,

particularly by car, continues to be supported by the HA.

It is stated that there is the intention to update the strategic transport schemes currently included in the Core Strategy. Given that the schemes referred to include the 'A66 and A174 road links to the A19 and beyond to the A1/A1 (M), the HA would particularly welcome involvement in the reconsideration of any schemes which could have implications for the network. It will be essential to ensure that robust evidence is developed and appropriate consideration is given to the correlation between such schemes and the impacts generated as a consequence of any new approach for housing and employment development. The HA would be able to assist with this respect and as such looks forward to working in partnership with the Council.