



Redcar & Cleveland Submission Local Plan April 2017

Regulation 22 Consultation Statement



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I INTRODUCTION

Purpose of this document

- I.1** This Consultation Statement has been prepared as a supporting document for the submission of the Redcar & Cleveland Local Plan to the Secretary of State for independent examination. The Consultation Statement describes the process of how Redcar & Cleveland Borough Council has undertaken community participation and stakeholder involvement in the production of the Local Plan, setting out how such efforts have shaped the Plan and the main issues raised by consultation / representations.
- I.2** The Consultation Statement forms one of the submission documents referred to in Regulation 22 of The Town and Country Planning (Local Planning) (England) Regulations 2012.

Regulatory Context for Consultation and Engagement

- I.3** Section 18 of the Planning and Compulsory Purchase Act 2004, requires local planning authorities to produce a 'Statement of Community Involvement' (SCI), explaining how they will engage local communities and other interested parties in the production of their local plans and in the determination of planning applications. Section 19 of this Act imposes the requirement for all development plan documents, such as the Local Plan, to comply with the SCI.
- I.4** Regulation 18 of the 2012 Regulations specifies the consultation a local planning authority must undertake on a Local Plan before it can proceed to publish a Publication version of the Local Plan.
- I.5** The 2012 Regulations further require that, at the formal submission stage, the local planning authority prepares a statement setting out:
- 22(1)(c) (i) Which bodies and persons were invited to make representations under regulation 18,*
- (ii) How those bodies were invited to make representations,*
- (iii) A summary of the main issues raised by those representations,*
- (iv) How those main issues have been addressed in the Local Plan.*
- I.6** Regulation 22(1)(c) sub paragraph (v) of the 2012 Regulations require that, at the same stage, the Council must also prepare a statement setting out:
- (v) if representations were made pursuant to regulation 20, the number of representations made and a summary of the main issues raised in those representations.*

- 1.7** At the outset it is also considered pertinent to note that consultation has been undertaken within the guidance of National Planning Policy Framework (NPPF) that stipulates that early and meaningful engagement and collaboration with neighbourhoods, local organisations and businesses is essential. A wide section of the community should be proactively engaged, so that Local Plans, as far as possible, reflect a collective vision and a set of agreed priorities for the sustainable development of the area, including those contained in any neighbourhood plans that have been made.
- 1.8** The National Planning Practice Guidance (NPPG) further elaborates on the requirements of the NPPF and advises that local planning authorities will need to identify and engage at an early stage with all those that may be interested in the development or content of the Local Plan, including those groups who may be affected by its proposals but who do not play an active part in most consultations. Local planning authorities will also need to ensure that they works proactively with other authorities on strategic cross boundary issues in line with the duty to cooperate.

Duty to Cooperate

- 1.9** This consultation statement provides a record of the formal stages of consultation on the Local Plan. However, the Council also has a duty to cooperate with other local planning authorities and other prescribed bodies in the formulation of development plan documents. This ‘duty to co-operate’ is a requirement of Section 33A of the Planning and Compulsory Purchase Act 2004, as inserted by the Localism Act 2011.
- 1.10** Full details of how the Council has engaged with those bodies through the Councils supporting Statement ‘Duty to Cooperate Statement’.

2 OVERVIEW OF CONSULTATION

Statement of Community Involvement

2.1 The policy and standards the Council have pursued in engaging with the community is set out in the Redcar & Cleveland Statement of Community Involvement (SCI). It explains how the Council will engage local communities and other interested parties in the production of its Local Plan and in the determination of planning applications. This is in line with section 19 (3) of the Planning and Compulsory Purchase Act 2004. Since the 2004 Act was introduced, the Council has adopted a number of versions of the SCI:

- **SCI (January 2006)** – First SCI adopted following public consultation.
- **SCI (July 2010)** – The Planning Act 2008 introduced changes to the stages required to prepare the then Local Development Documents. The SCI was revised to ensure it is fully compliant with these changes.
- **SCI (Dec 2010)** - Updated following changes to the timetable.
- **SCI (July 2014)** - Further legislative and regulatory changes introduced by the Localism Act 2011 and 2012 Regulations required the SCI to be reviewed and updated.
- **SCI (Oct 2014)** - Following the decision of Borough Council in July 2014 not to approve the publication of the Local Plan, a revised Local Development Scheme was agreed by Cabinet on 28th October 2014.
- **SCI (Jan 2016)** – Updated following changes to the timetable.
- **Adopted SCI (November 2016)⁽¹⁾** – Updated following minor changes to the timescale and the completion of a number of evidence base documents.

Formal consultation stages undertaken

2.2 In line with the Council's commitment to early and meaningful community engagement, extensive public consultation has preceded, and informed, each stage of the Plan's preparation. The Council has undertaken extensive consultation with its communities and other stakeholders (including developers, landowners and infrastructure providers) to gather people's opinions and raise awareness of its planning documents.

¹ <http://www.redcar-cleveland.gov.uk/rcbcweb.nsf/Web+Full+List/5D9B08F8A267F018802571720037EFF7?OpenDocument>

2.3 The development of the Local Plan commenced during 2012. The initial Scoping Report was produced for consultation in November 2012. There was subsequently a consultation on the initial draft of the Local Plan during October - December 2013. Following this the Planning Strategy team went on to prepare the Publication Local Plan. This was approved by the Council's Cabinet on the 8th July but was rejected by Borough Council on the 31st July 2014. The reasons for rejection included Members' objections to a major strategic development site. This meant that the Local Plan required major modifications and required the Council to start the Local Plan development process again. The new process commenced in 2015 with a consultation on the updated Scoping Report during July and August 2015. Following this consultation there was consultations on the updated Draft Local Plan and Publication Local Plan. Table I sets out the different consultation stages.

Table I Local Plan consultation stages

Consultation Stage	Document Stage	Date (all 6 weeks)
Early Engagement: Regulation 18	Local Plan Scoping Report	Nov 2012 - Dec 12
Pre-Publication: Regulation 20	Draft Local Plan	Oct 2013 - Dec 2013
	Publication Local Plan (rejected by Borough Council prior to consultation)	
Early Engagement: Regulation 18	Local Plan Scoping Report	July 2015 - Aug 2015
Pre-Publication: Regulation 20	Draft Local Plan	June 2016 - Aug 2016
Pre-Publication: Regulation 20	Publication Local Plan	Dec 2016 - Jan 2017
Pre-Publication: Regulation 22	Local Plan Consultation Statement for the Local Plan Publication Draft with Amendments	April 2017

Who Has Been Involved

2.4 The Council has developed a comprehensive consultation database which includes residents, resident associations, elected representatives, community and voluntary groups, developers and businesses, infrastructure providers, government agencies and other prescribed bodies (as detailed in Regulation

2 of The Town and Country Planning (Local Planning) (England) Regulations 2012). The database has grown significantly as the Plan has developed and is updated through:

- Individuals/organisations formally requesting to be kept informed of the Plan and added to the database (or alternatively wishing to be removed from the database); and
- Automatically adding those respondents to the database as they submit comments to the respective consultation activities.

2.5 The current consultee database contains some 2,700 contacts.

2.6 As a matter of course, prior to the commencement of any consultation activity, all contacts within this consultee database have been notified of the impending consultations by either postal or electronic mailshot which set out:

- The nature of the consultation that was about to commence;
- What the consultation was on;
- The duration of consultation (including start/end dates);
- How consultees could find out more information either on the Council website or where documents would be available to view in a hard copy such as council offices and libraries;
- Contact details for the planning team and times, dates, and locations for drop in session if this was applicable; and
- Links to the consultation information and the Statement of Representations Procedure (Regulation 17).

The consultation methods used

2.7 Throughout the Plan preparation process, the Council has made extensive efforts to engage with relevant agencies and the local community in the formulation and refinement of the policies and proposals in the Plan. At each stage, the Council has adhered to the standards for consultation set out within its adopted Statement of Community Involvement (SCI) as well as those set by legislation and guidance. It should be borne in mind that the range of techniques set out within the SCI are not always suitable for every stage of the Plan. Accordingly, our techniques have been tailored to maximise both the number of people and organisations engaged but also the nature of the information sought for that particular stage of the Plan. For example, at the Scoping Report stage of the plan making process, a key objective from the engagement has been to gather ideas and thoughts as to the issues and potential solutions proposed. As the Plan advanced towards and reached the Publication Stage (Regulation 20), the emphasis of the consultations focused around generating feedback to the specific policies and proposals.

2.8 Throughout each engagement period, the Council has consistently sought to implement a range of methods. Such techniques have included:

- The Council introduced specific electronic consultation portal which enables participants to submit comments electronically and view a 'live' version of other responses. The consultation portal was also able to host consultation material for that stage of the process of the Development Plan Document.
- Copies of all documents were made available at Council premises and libraries.
- Copies of all documents including previous versions of the development plan documents and the accompanying evidence base is available to view on the Redcar and Cleveland Council website.
- The Planning Strategy Team have been available to offer advice and assistance in person, over the telephone and in writing.
- Making use of the Council's resident's magazine - 'this is Redcar & Cleveland' which is distributed to every household in the borough.
- Using social media, and the local press to give advanced notifications and information of forthcoming coming consultations i.e. the Councils facebook and twitter services.
- Sending direct notifications to those on our consultee database to publicise consultations and explain how to get involved.
- Staffed exhibitions and drop in events, ensuring those events have been accessible to all and held at times that maximise the ability for people to attend. Upon direct request, we have attended specific meetings with interest groups and/or local organisations.
- Press releases
- Briefing elected members – notwithstanding their formal constitutional role to approve plans, ward councillors are also community advocates and invariably be the first port of call for local residents and therefore through member briefings increasing awareness of the Plan and the process involved.

2.9 As part of the consultation on the Publication Local Plan, a guidance note (Appendix 6) was produced to assist in the submission of comments regarding the 'soundness' and 'legality of the Local Plan.

3 REPRESENTATIONS MADE UNDER REGULATION 18

- 3.1** The following section outlines the details of all consultation undertaken during the preparation of the Local Plan under Regulation 18 i.e. all drafts of the Plan consulted upon prior to the formal pre-submission draft including the issues raised from the consultations and how policy has been developed throughout this process as a consequence of that engagement. This forms the statement of Regulation 18 content as required by Regulation 22 (1)(c)(i-iv).

Local Plan Scoping Report (2012 and 2015)

- 3.2** As part of the Local Plan development process, there has been two Scoping Reports produced and consulted upon, the first in 2012 and the second in 2015⁽¹⁾. Both Scoping Reports were similar in nature and similar methods were used for both consultations.
- 3.3** The Scoping Reports were produced to set out the key issues the Council believed should be addressed in the new Local Plan, as well as setting out, to a limited extent, proposals to deal with these issues. The Report were used as the basis for stimulating debate with key stakeholders and other interested parties on issues including the economy, sustainability, design, housing, environment, transport and heritage assets and ideas on how to address these through the Local Plan.
- 3.4** The Report were organised into two parts: part 1 provided the context for preparing the new Local Plan; and part 2 set out the proposed structure of the new Local Plan on a theme by theme basis.

What we did and how we did it

- 3.5** Comments on the initial Scoping Report were sought during a 6 week period between November 2012 and December 2012. Emails and letters advertising the consultation on the Scoping Report were circulated to all those on the Council's planning consultee database. Over 800 letters and emails were sent out to the statutory consultees, individuals and organisations on the Council's Local Plan consultee database inviting them to comment on the Scoping Report.
- 3.6** The consultation on the second Scoping Report was undertaken between July 2015 to August 2015. This time around, the number of contacts on the database had increased significantly to over 2,500 and emails and letters were sent to all these contacts.

¹ http://redcarcleveland-consult.limehouse.co.uk/portal/local_plan/lp_scoprep?tab=info

- 3.7** Consultees ranged from the statutory consultees, such as Heritage England, the Environment Agency and Natural England, to town and parish councils, community groups, businesses and interested local residents.
- 3.8** Scoping Reports for the Sustainability Appraisal were also prepared and subject to consultation. Consideration of the comments received have been carried out separately as part of the concurrent sustainability appraisal process.
- 3.9** A press release (Appendix 1) was issued publicising the opportunity to make comment during both consultations. The consultations were also publicised on the Council's website, and the documents were made available to view at the Council's main office at Redcar & Cleveland House in Redcar and also at each of the 13 libraries in the Borough.
- 3.10** After each consultation, the responses were recorded in a report of consultation, which sets out in detail how the consultations were undertaken, the issues raised and how the Draft Local Plan would deal with those issues. The reports will be made available as part of the Local Plan evidence library.

Responses received

- 3.11** A total of 23 responses were received during the consultation on the Scoping Report (2012) providing 194 comments.
- 3.12** A total of 52 responses were received during the consultation on the Scoping Report (2015) providing 248 comments.
- 3.13** All of the comments received during both consultations have been used to develop the Local Plan.

Key issues that arose

- 3.14** The consultation responses highlighted a number of key issues, which have been taken into account when developing the Local Plan. All the comments received on the Scoping Reports can be viewed on the Council's consultation portal⁽²⁾. The following provides a summary of the key issues raised during the Scoping Report consultations. Note that as similar issues were raised during both consultations, the issues have been included in one list below:

Local Plan Objectives and Vision

- It was suggested that greater emphasis on improving health should be incorporated into the Local Plan.
- It was proposed that a process is agreed to embed screening for health impact on all the policies and strategies that support the delivery of the

2 <http://redcarcleveland-consult.limehouse.co.uk/portal/>

plan. This could be aligned to the current arrangement for equality impact assessment in order to avoid duplication of efforts.

- The New Marske Residents Association advised that some primary school children are already having to be bussed in and out of Schools away from their home areas and think that increased development will exacerbate this problem.
- There was a request that the strategic initiative from the NHS and Public Health England, which seeks to bring the issue of health and wellbeing into the land use planning framework, be taken into account and suggest that the issues of health, well-being and the need to tailor our existing and new communities to meet the demographic challenges of the increasing number of elderly people should be included as a priority.

Housing

- The Council must obtain an understanding of its full OAN before establishing a housing requirement.
- Several developers advised that the only way to improve affordability is to provide more housing. The Local Plan housing requirements should reflect the full need for affordable housing provision as required by paragraph 47 of the Framework if addressing affordability is to be achieved.
- Young people aged 25yrs to 35yrs are leaving the borough to seek employment but also because affordable 1 to 2 bed roomed homes are limited and they are forced to leave their villages.
- The housing supply needs to reflect the ageing population.
- It was thought that a clear policy on using brownfield sites for further housing development before considering further greenfield build should be included.
- A policy on returning unoccupied properties in High Streets to residential use needs to be in place.
- A number of local residents thought that house building should be kept at an absolute minimum.
- A number of developers would like to make clear that as part of any review of Development Limits, so there should be a review of the existing 'Green Wedge' designations.
- Developers recommended that following years of persistent under delivery it is important that the Council removes all obstacles to the delivery of new housing within the borough over the plan period.
- The Home Builders Federation (HBF) stated that a district wide 'one size fits all' density target is neither appropriate nor desirable due to the variations in character and circumstances between sites and locations.
- The HBF advises that it is important that any housing mix policies retain sufficient flexibility to enable developers to respond not only to the

specific characteristics of individual sites and their setting but also prevailing market conditions.

Sustainability and Design

- It was recommended that the Council adopt a CIL.
- A number of developers expressed concern on the adoption of a Community Infrastructure Levy, which may place unjustified and significant burdens upon development and prevent the delivery of new homes while others recommended that the Council does adopt a CIL.
- The Environment Agency advised that the plan should ensure that groundwater is protected and where necessary improved during regeneration and development. The plan should also reflect contaminated land matters.
- The Environment Agency advised that in order to reduce surface run-off, the plan should include references to the Tees Valley Authorities Local Standards for Sustainable Drainage document.
- The Environment Agency advised the plan should include a policy/section in relation to flood risk. This should seek to ensure that development is located away from areas at risk of flooding and flood management measures are included with the development to ensure flood risk in the surround areas is not increased.
- The Environment Agency advised that the impacts of climate change should be taken into account. In particular, it should identify where climate change is expected to increase flood risk. Would also welcome the inclusion of policies which promote the use of SuDS and de-culverting.
- A number of developers recognised that whilst the requirement for “good design” is a key component of sustainable development, it is important to set realistic and not overly prescriptive requirements. They also supported the Council’s approach to removing any policy requiring additional energy savings on top of Building Regulation requirements.
- A number of developers advised that the Council must review Development Limits.
- Developers advised that the Council must put in place a flexible criteria based policy mechanism that would allow the Council to give positive consideration to development proposals on sustainable but unallocated sites outside adopted development limits in circumstances where it can be demonstrated that the actual supply of housing land is falling short of meeting the Borough’s objectively assessed housing requirements.
- The Mobile Operators Association considered it important that there is a specific telecommunications policy within the emerging Local Plan.
- Some residents disagreed with the categorisation of areas i.e.Lazenby as a conurbation area. It should be within the Villages category.

- The Highways Agency supported maintaining a policy that establishes a strategic approach to the location of development and directs growth to the most sustainable locations.
- The NFU believed farming can play a key role in meeting the Government's renewable energy targets.

Spatial Strategy

- A number of respondents thought that the spatial strategies need to be retained while a number of people thought they should be reviewed.
- A number of respondents thought that green-wedges and strategic gaps must be protected.

Economic Development

- The Strategic Retail, Leisure and Office Study is out of date and needs updating.
- Guisborough Town Council thought that the number of food outlets and takeaways in town centres should be restricted.
- The delivery of new housing within the borough should be viewed positively in terms of economic development and included as a priority within the Plan.
- It was recommended that the provision of more tourist accommodation to be encouraged.

Natural Environment

- The RSPB is concerned about the apparent lack of positive planning in relation to landscape scale conservation and ecological networks and their importance for nature conservation.
- The RSBP noted that much of the Tees Estuary supports internationally and nationally important populations of waterbirds and, as such, the plan must ensure that the integrity of this network of sites is protected and, ideally, enhanced.
- In terms of spatial differentiation, the RSPB advised that reference should be made to the natural environment, particularly designated and protected sites and ecological networks.
- Natural England recommended that the objectives within the Biodiversity Action Plan, Local Nature Partnership, National Character Areas, Rights of Way Improvement Plan and Green Infrastructure Strategy should be taken into consideration.
- A number of developers advised that it is not appropriate to include development limits in the plan.
- It was thought that Guisborough has now increased in size to the extent that it is losing much of its previous rural charm.

Historic Environment

- Historic England stated that the strategy for the historic environment should be derived from a clear understanding of the issues specific to the borough.
- The plan should set out the approach the Council intends to follow to address heritage at risk.
- North East Archaeological Research Ltd advised that when considering the impact of proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation.

Transport and Accessibility

- It was advised that public transport cannot currently accommodate new development. Public Transport across the borough needs to be a priority in including links to towns and employment sites in neighbouring local authority areas.
- Guisborough and East Cleveland has no rail link and Guisborough has very poor access to strategic road network (A66, A174 and A19).
- Access by road to Middlesbrough from the south is affected by developments in Nunthorpe and Marton and Great Ayton which are neighbouring Local Authority areas. Any further development in any of these areas should be limited until road infrastructure is addressed.

Draft Local Plan (2013 and 2016)

What we did and how we did it

Draft Local Plan (2013)

- 3.15** The Council's Cabinet approved the Draft Local Plan (2013) for public consultation on the 24th September 2013⁽³⁾, which took place over 6 weeks between 21st October and 2nd December 2013.
- 3.16** During this consultation we made copies of the Plan and the key supporting documents available in all public libraries in the borough, of which there are 13. The documents were also made available in the main council offices and on the Council's website. All of the supporting background evidence documents were made available online at www.redcar-cleveland.gov.uk/localplan.
- 3.17** During this period, the Planning Strategy Team hosted 8 drop-in events across the borough to answer questions on the Local Plan and help people submit comments. The public events were as follows:

3 <http://www.redcar-cleveland.gov.uk/cabpap13-14.nsf/allbykey/6810EE10FB41C84380257BD00055756F?opendocument>

Table 2

Venue	Date and Time of Meeting
Skelton Civic Centre	Monday 21 st October (2pm – 7pm)
Tuned In!, Coatham, Redcar	Wednesday 23 rd October (2pm – 7pm)
Youth and Community Centre, Nunthorpe Academy	Monday 28 th October (2pm – 7pm)
Loftus Town Hall	Monday 4 th November (2pm – 7pm)
Saltburn Community and Arts Centre (Hall)	Tuesday 5 th November (2pm – 6pm)
Marske Leisure Centre	Friday 8 th November (2pm – 7pm)
Eston City Learning Centre	Tuesday 19 th November (2pm – 7pm)
Sunnyfield House, Guisborough	Thursday 21 st November (2pm – 7pm)

3.18 These events were attended by a total of 470 people.

3.19 Information about the Local Plan and the consultation, including the dates and times for the drop-in events, was publicised through the Council's winter 2013 edition of residents magazine 'this is Redcar & Cleveland', which was delivered to all households in the borough. The consultation was also promoted through the Council's Twitter and Facebook pages. Letter and emails were also sent directly to everyone on the council's planning consultee database, which at the time had just over 1,500 contacts.

3.20 The Evening Gazette also published a press release at the start of the consultation to encourage people to engage in the Local Plan process. Articles were also subsequently published in the Darlington and Stockton Times and the Northern Echo reporting on the consultation.

Draft Local Plan (2016)

3.21 The Cabinet approved the Draft Local Plan in May 2016⁽⁴⁾.

3.22 Consultation on the Draft Local Plan (May 2016)⁽⁵⁾ took place over 6 weeks between 27th June and 8th August 2016.

3.23 Similar to the previous consultation, copies of the Plan and the supporting documents were also made available in all public libraries in the borough and in the main council offices and on the Council's website.

4 <http://www.redcar-cleveland.gov.uk/cabpap16-17.nsf/allbykey/79B86DC1E524E97F80257FBD002AD13D?opendocument>
5 http://redcarcleveland-consult.limehouse.co.uk/portal/local_plan/dlp_1

- 3.24** Information about the Local Plan and the consultation, including the dates and times for the drop-in events, was publicised through the Council magazine (“this is Redcar & Cleveland”), which was delivered to all households in the borough, the Council’s Twitter and Facebook pages, and directly sent over 2,500 letters or emails to everyone on our consultee database who requested to be notified about Local Plan consultations.
- 3.25** The Evening Gazette also published a press release at the start of the consultation (Appendix 7).
- 3.26** During this consultation, the Planning Strategy Team hosted 13 drop-in events across the borough. These events were attended by less people than first time around (235 people)⁽⁶⁾. The display boards at the events contained a general overview of the Local Plan and had a copy of the Policies Map that had been enlarged to make it easier to view. The events were as follows:

Table 3 Consultation Events

Venue	Date and Time
Council staff/Member Drop In, The Heart, Redcar	Monday 27 th June (11.30am – 2.30pm)
Brotton Library	Monday 4 th July (2pm-7pm)
Lockwood Parish Council Building	Tuesday 5 th July (2pm – 7pm)
The Heart, Redcar	Wednesday 6 th July (2pm – 7pm)
Ormesby Children’s Centre	Thursday 7 th July (1pm – 5pm)
Skelton Civic Hall	Friday 8 th July (2pm-6pm)
Eston Civic & Learning Centre	Monday 11 th July (2pm-7pm)
Saltburn Community & Arts Building	Tuesday 12 th July (1pm-6pm)
Sunnyfield House, Guisborough	Wednesday 13 th July (2pm – 7pm)
Loftus Town Hall	Thursday 14 th July (2pm-7pm)
Marske Leisure Centre	Friday 15 th July (2:30pm – 6:30pm)
Kirkleatham Pavilion	Wednesday 20 th July (2pm-7pm)
Nunthorpe Youth & Community Centre	Thursday 21 st July (2pm – 7pm)

Responses received

- 3.27** During the consultation on the Draft Local Plan (2013) we received 1835 comments from 957 individuals and organisations.

⁶ The main reason for this was that for revised draft, the large strategic site (Marske Inn Farm), which had a lot of opposition from residents in Marske, was removed from the Plan at a request from Members.

3.28 During the consultation on the Draft Local Plan (2016) we received 657 comments from 186 individuals and organisations. We also received two petitions; the first of these concerning the site allocation adjacent to Rye Hills School (76 signatories), and the second seeking additional commitment from the Council for new development in Loftus (220 signatories).

3.29 Summaries of each comment received during the consultation on the Draft Local Plan (2016), and details of each change that has been made to the plan, are set out in the 'Report of Consultation on the Draft Local Plan (2016)' and can be viewed on the Council's website ⁽⁷⁾. The Report of Consultation on the Draft Local Plan (2013) can also be made available on request.

Key issues that arose from the 2013 consultation

3.30 As noted above, we received 1835 comments on the Draft Plan. However, whilst all of the responses received were logged as comments, a large proportion of these were submitted as a signature to a standard proforma, which had been prepared to object to a particular aspect of the Plan on the same grounds/issues. In particular, proformas were used to object to the following:

- Policy H3.1 Marske Inn Farm Strategic Site (614 responses).
- Housing on Greenfield sites in Nunthorpe/Ormesby (230 responses).
- Seeking the inclusion of a "traditional pier" for Redcar in the plan (139 responses).

3.31 The key issues raised during the consultation on the initial draft of the Local Plan were as follows:

- Significant number of objections to specific housing allocations, in particular Marske Inn Farm, Swan's Corner and Long Bank Farm. Marske Inn Farm was therefore removed from the Plan.
- There was a request to define the Strategic Gaps on the Proposals Map. The Council later undertook an assessment of the Strategic Gaps and a review of the Green Wedges to help define them on the Proposals Map.
- Objections to our housing requirement with many residents considering it too high, and the house building sector considering it too low.
- Although covered by Policy SD4 (General Development Principles) Northumbrian Water sought a specific, detailed policy on flooding. A new policy was added.
- There was a request to show support for the proposed York Potash pipeline (now MTS) and processing facility, which has been included.
- National Park requested a tightening of policy wording with regards to landscape impact and Natural England/RSPB were seeking to strengthen

7 http://redcarcleveland-consult.limehouse.co.uk/portal/local_plan/plp?tab=files

policy regarding level of protection offered to protected species/habitats, both of which was included.

- There was strong level of local support for the creation of a “traditional” pier in Redcar, and for this to be recognised in the Local Plan. Although the viability of this was under question, it was considered that there was no harm in including this in the Plan as an inspirational project.
- A group of individuals sought the designation of Beacon Moor as a ‘local green space’. We previously considered this but it was assessed as not meeting the criteria in the NPPF. Notwithstanding, there is already a significant level of protection offered from development in the location.
- There was a request from the Council’s Routes to Employment Team to include a policy requirement for Local Employment Agreements and Local Procurement Plans, which was added.

Key issues that arose from the 2016 consultation

3.32 The key issues raised during the consultation on the Draft Local Plan (2016) were as follows:

- There were objections to specific sites, most notably Belmangate Field, Guisborough and Land adjacent to Rye Hills School, Redcar. Due to the level of objections for Bemlangate Field, this site was removed from the Plan.
- There were concerns that the Whole Plan Viability Study was out of date. The study was subsequently updated.
- Similar to the previous consultation, some developers and landowners contended that the background evidence in relation to the housing requirement was not robust and was too low to meet the Objectively Assessed Need/housing requirement for the borough. Following this, Council commissioned consultants to update the Strategic Housing Market Assessment.
- A number of additional sites were put forward for allocation, mainly housing sites but most of these were rejected due to other more suitable sites.
- Some developers drew attention to a recent court judgment which confirmed that sites of 10 or fewer dwellings are exempt from affordable housing requirements so this was removed from the Plan.
- There was significant a response from residents in Loftus and Loftus Town Council seeking further support for new development and regeneration in Loftus, which was added.
- There was request to include obesity considerations as part of the Hot Food Takeaway policy but this was rejected as the policy was concerned with the viability of Town Centres not obesity rates.
- The North York Moors National Park requested a tightening of policy wording with regards to landscape impact.

- There was concern that too much of the rural area was being identified as being potentially suitable for wind and solar energy development.
- There was a request to include a safeguarded route for the proposed new Dockside Road on the Policies Map, which was added.

3.33 In addition to comments received on the Local Plan, the consultants who were undertaking the Sustainability Appraisal and Habitats Regulations Assessment recommended several changes including:

- The Sustainability Appraisal recommended wording changes to ensure economic, environmental and social objectives are met, and that policies are suitably comprehensive and clearly worded.
- The Habitats Regulations Assessment recommended that the distance threshold for developments requiring an Appropriate Assessment be reduced from 16km to 6km (distance between development and the Teesmouth and Cleveland Coast Special Protection Area).
- The Habitats Regulations Assessment recommended that the Council should commit to preparing a Recreation Management Plan to address the identified disturbance issue.

3.34 All of the issues raised from the comments received during both consultations were taken into account and it was considered that a number of changes would be made to the Plan as a result of the comments. The proposed changes to the plan were considered and agreed in the first instance by the Local Plan Steering Group, which consists of a cross party group of Members supported by relevant officers of the Council and then by Cabinet and Borough Council once the Publication Local Plan was finalised.

Consultation with other stakeholders, groups and working partnerships

3.35 In addition to the consultations on the Local Plan itself, the following consultation and engagement has been carried as part of the Local Plan evidence base. These are not exhaustive:

Strategic Housing Market Assessment (2016) – A sample survey of households across Redcar and Cleveland Council area. A total of 22,109 households were contacted and 2,753 questionnaires were returned and used in the data analysis for the study. An online survey of key stakeholders was also undertaken including Local Housing and Planning Authority representatives, Registered Social Landlords (RSLs), Estate Agents, Lettings Agents, Developers and Supporting People representatives and interviews with estate and letting agents.

Town Centre Study (2016)- 800 household telephone surveys, along with on-street surveys in Redcar Town Centre and online survey of businesses in the centre, provided a helpful indication as to current shopping and leisure patterns across the borough. They also provided an overview of some of the

key issues facing Redcar Town Centre in particular. The results of the household surveys was used as part of the quantitative retail/leisure capacity assessments undertaken for the Town Centre study and informed the qualitative assessments of need and policy recommendations.

Employment Land Review Update (2016): In order to test the emerging conclusions of the Employment Land Review Update with Council's partners, as well as key local businesses and stakeholders, a workshop session was held on March 22nd, 2016. The feedback from this workshop was used to discuss the functional economic relationships with neighbouring authorities and to seek agreement on Redcar and Cleveland's policy approach to employment.

Strategic Housing Land Availability Assessment (SHLAA): A number of 'call for sites' have been issued to major landowners, developers and agents over the past five years. There is also been an ongoing opportunity to submit, at any time, sites for consideration in the SHLAA at via a pro forma on the Council's website.

Open Space Assessment: Public consultation was undertaken in summer 2015 primarily via questionnaire surveys using the Council's Viewfinder portal. Viewfinder is a voluntary survey panel comprising several hundred adult residents from across the borough which provides an opinion sounding board through survey questionnaires issued on a periodic basis. This was supplemented by discussions with Neighbourhood Officers and the Community Enhancement Forum to gain further insight into particular spaces and area issues.

Whole Plan Viability Assessment: Considerable stakeholder engagement was undertaken as part of this study including semi-structured interviews with local housebuilders and developers. Developer workshops with local housebuilders and developers were also undertaken where the assumptions and methodology to be used were presented and feedback was sought on this.

4 REPRESENTATIONS PURSUANT OF REGULATION 20

Publication Local Plan (December 2016)

- 4.1** The consultation formally on the Publication Local Plan commenced on Tuesday 6th December 2016 and closed at 5pm on Tuesday 31st January 2017. This provided a six week period for public engagement and responses to be made.

Bodies invited to make Representation

- 4.2** All specific consultation bodies that were invited to make representations under regulation 18(1) were sent direct notification of the consultation. A list of agencies, groups and organisations notified is available in Appendix 7. Residents notified have been excluded from the list but can be made available on request.

Direct notification of the consultation

- 4.3** Individuals, groups, businesses and other agencies and organisations with an interest in the Redcar & Cleveland Local Plan were notified of the consultation. The notification included:

- The title of the local plan;
- The subject matter of, and the area covered by, the local plan;
- The date by which representations were to be received;
- The address to which representations must be made;
- That representations were acceptable in written or by way of electronic communications;
- A link to the formal Statement of Representations procedure as required by Regulation 19 of The Town and Country Planning (Local Planning) (England) Regulations 2012; and
- Places where all consultation materials could be found.

- 4.4** The consultation notifications were sent in the following manner:

- A Legal Notice was placed in the Evening Gazette on the 5th December 2016 (Appendix 2)
- A letter was sent to those contacts on the consultation mailing list who requested to be contacted by letter on 2nd December inviting them to comment on the Publication Local Plan (Appendix 3). An email was sent out on Monday 5th December to those on the mailing list who had requested to be contacted by email. A total of 2705 letters and emails were sent out.
- A press release was included in the Council's magazine - 'this is Redcar & Cleveland' (Appendix 1) which was sent to all households within the borough on the 1st December 2016.

- A link to the consultation was placed on the Council's home page under 'What's new'.
- The Redcar & Cleveland Council Twitter feed and Facebook page were also used to directly advertise the launch of the consultation. The Council's Facebook/and Facebook Alerts had over 7,300 users at the time alerts were set out. The Council's Twitter account had 5,900 followers.
- An acknowledgement was sent to all who commented following the consultation.

Availability of Information

- 4.5** A representation form was produced (Appendix 4). The representation form was based on guidance from the Planning Inspectorate and asked specific questions on issues such as compliance and soundness. A guidance note (Appendix 5) was produced to assist the completion of the representation form. A Statement of Representation Procedure was also produced (Appendix 6).
- 4.6** Paper copies of the Publication Local Plan, Policies Map, Sustainability Appraisal, Habitat Regulations Assessment, representation form and guidance note were also available at all public libraries in the borough and the Council's planning reception. Copies of the Report of Consultation on the Draft Local Plan was made available at the Council's planning reception.
- 4.7** Information was also sent out by the Planning Strategy Team on request and copies of the Plan were available for purchase. Contact with planning officers could also be made via email, telephone conversations or face to face at the council's planning reception.
- 4.8** The Publication Local Plan was available to view and comment on via the Council's Consultation Portal. The Consultation Portal can be accessed from the Council's planning policy website page. All of the consultation material, including the Statement of Representations Procedure was made available on the website and evidence base was also available from this webpage.

Member Briefings and Involvement

- 4.9 Local Plan Steering Group** - The Publication Local Plan was developed with involvement from the Local Plan Steering Group. The Local Plan Steering Group consists of a cross party group of Members and relevant officers of the Council. It brings together representatives of the leading party and the opposition parties with the aim to work in collaboration, and provide political leadership and direction, to assist in the preparation of the Local Plan and to determine the appropriate policy options. Membership of the Local Plan Steering Group includes the:

- Leader of the Council (Labour)
- Deputy Leader of the Council, Cabinet Member for Adults (Labour)
- Cabinet Member for Economic Growth (Labour)
- Leader of the Opposition (Conservative)
- Shadow Cabinet Member for Environment (Liberal Democrat)
- Shadow Cabinet Member for Highways, Planning, Infrastructure (Independent)
- Regulatory Services Manager
- Planning Strategy Manager
- Assistant Director, Regeneration
- Corporate Director of Corporate Resources

4.10 Local Plan Governance Group - The Publication Local Plan was developed with involvement from the Local Plan Governance Group. This officer group is responsible for all aspects of governance relating to the Local Plan. It is chaired by the Chief Executive and includes representation from senior management and officers developing the Local Plan. It was set up to ensure a 'whole Council approach' is in operation to provide the skills to support the preparation of the Local Plan. It also ensured that the Local Plan aligned to the wider ambitions of the Council.

4.11 Regulatory Committee – at the request of Members, the Council's Regulatory Committee was reinstated to provide the opportunity to debate and scrutinise the Local Plan, and its supporting evidence base, throughout its preparation and journey through the democratic process. The Local Plan Steering Group was responsible for agreeing the policy options that was to be subject to wider debate at Regulatory Committee. In accordance with the Council's Constitution, Regulatory Committee fulfils the scrutiny function on behalf of the Borough Council for all planning policy issues, including the Local Plan.

Formal Member Consideration

4.12 On 25th October 2016, Cabinet considered and approved the Publication Local Plan and its subsequent submission to the Secretary of State for Independent Examination. The resolution was approved by Full Council on 17th November.

Submission of Representations

4.13 Arrangements were made so that responses to the consultation could be made by entering representations directly online using the Council's consultation portal; return of the representations form or submission of letters and emails to the Council.

- 4.14** Council officers also assisted those who contacted the Council by phone, email or in person, seeking further information on the content or the processes being followed.
- 4.15** A total of 210 representations were made on the Publication Local Plan consultation by 44 respondents through the above methods before the end of the consultation. A further 3 representations were received from 3 respondees after the consultation closing date. These have not been logged as an official representation but has been made available to the Inspector for information.

Main issues raised

- 4.16** A schedule containing all comments with an officer response to how these issues have been addressed can also be viewed on the Councils website at www.redcar-cleveland.gov.uk/localplan. All original responses are available to view on request and will be made available to the Planning Inspector at submission. The main issues that were raised during the consultation period included:
- There were objections to specific sites, most notably Belmangate Field, Guisborough and Land adjacent to Rye Hills School, Redcar.
 - Some developers and landowners contended that the housing requirement was too low to meet the Objectively Assessed Need for the borough, whilst other consultees thought it too high.
 - A number of additional sites were put forward for allocation, mainly housing sites.
 - Natural England and the RSPB raised concerns over the impact on the Special Protection Areas (SPA).
 - Sport England raised concerns over the loss of playing fields at two locations.
 - Highways England did not consider the plan to be sound due to outstanding evidence base for detailed traffic modelling (Tees Valley Area Action Plan) to understand the implications of development allocations on the strategic road network.
 - Historic England raised concerns over the potential impact of development allocations on the historic environment.
 - An individual has alleged that the Council has failed to engage on the Strategic Cross Boundary issue of the East Middlesbrough Transport Corridor (EMTC).

- Land which has been allocated within an employment allocation in Guisborough should not be.
- Concerns over the type of housing planned which does not meet the needs of the borough.
- The policy obligations including the 15% affordable housing contribution requirement and other developer contributions will have a severe impact on development viability.

4.17 As part of the Submission Local Plan, the Council has prepared a Schedule of Proposed Main Modifications and also a Schedule of Additional Modifications to respond the representations received during the consultation on the Publication Local Plan. As we work towards the Examination in Public, and the hearing sessions themselves, the Council will continue to work pragmatically with respondents with a view to remove other live objections.

Conclusion

4.18 Redcar & Cleveland Borough Council has and continues to place engagement at the heart of its plan making processes. Throughout the evolution of the Local Plan, the Council has, at every stage, consulted with statutory stakeholders, communities and organisations through a variety of methods and opportunities in accordance with the relevant Government Regulations and adopted Statement of Community Involvement.



Appendices

Appendix 1 Press Releases and News Articles

Redcar & Cleveland Borough Council Press Release:

NEW PLANNING DOCUMENTS FOR CONSULTATION

Today Redcar & Cleveland Borough Council started the first stage of preparing a new Local Plan for the borough. The Local Plan will set out policies and proposals to guide development over a 15 – 20 year time frame to ensure that sufficient land can be developed to meet our needs and aspirations. This document will eventually replace our existing policies set out in the Local Development Framework.

The Scoping Report for the Local Plan details the issues that will be addressed by the Local Plan including housing, employment and retail development whilst recognising the need to protect certain heritage assets and natural environments. Views are being sought to make sure that we have identified all relevant issues that need to be considered.

Cllr Helen McLuckie, Portfolio Holder for Highways, Transportation and Planning, said: “The Local Plan Scoping Report is the first stage in preparing our development planning policies for the borough that will ensure that enough development takes place for our existing and future residents. The Local Plan will be particularly important for ensuring that we create the right conditions for economic growth in Redcar and Cleveland”.

Meanwhile, the Council has also published a revised ‘Residential Extensions and Alterations Supplementary Planning Document (SPD)’ to update its guidance for those wishing to extend or alter their homes. The revised SPD takes into account the most up to date planning regulations and provides guidance on a wider range of development types.

Both documents are available to view and comment on at www.redcar-cleveland.gov.uk/strategicplanning. The consultations for both documents run until 10 December 2012.

Redcar & Cleveland Borough Council Press Release:

Views wanted on Local Plan Scoping Report

MEMBERS of the public have been invited to give their views on what should be addressed in the Local Plan.

The Scoping Report sets out the key issues the Council believes should be addressed in the new Local Plan, which will replace the existing planning policy framework. As well as laying out – to a limited extent – proposals to deal with these issues.

Available to view now, the public are invited to raise points they feel should be contained in the new Local Plan to ensure it represents the views of the borough.

Councillor Dale Quigley, Cabinet Member for Economic Growth, said: “The Local Plan is an important document for everyone in Redcar and Cleveland. We appreciate that many people had strong feelings about individual parts of the previous Draft Local Plan and these were taken into account by the Council when it decided not to publish the previous draft local plan document.

“The Scoping Report gives the green light to an extended conversation with local residents, community groups, members and businesses, before a new draft Local Plan is produced for publication and further public consultation.

“The Local Plan will provide a blueprint for successful and thoroughly planned growth, to boost the economy in Redcar and Cleveland, create new training opportunities, skills and jobs and deliver the new homes and employment land needed to support economic growth”

Comments on the Scoping Report can be made on the council’s website at: www.redcar-cleveland.gov.uk/localplan, by emailing: strategic.planning@redcar-cleveland.gov.uk, or by writing to the Strategic Planning Team at Redcar & Cleveland House, Kirkleatham Street, Redcar, TS10 1RT.

The deadline for comments is Friday 4th September 2015.

Local Plan Progress Update (this is Redcar & Cleveland, the council magazine, Autumn 2015)

Next Steps for the Local Plan

Following the decision of the Council last year not to publish the previous draft Local Plan, work is now underway on its replacement.

A consultation recently took place on the Local Plan Scoping Report, which sets out the key issues the council believes should be addressed in the new Local Plan.

The Local Plan will be an important document for the borough as it will provide a blueprint for successful and well-planned growth. It will also help boost the economy of Redcar and Cleveland by identifying areas for economic regeneration as well as helping to deliver new homes.

With the consultation now complete, officers are looking at the responses received from the public, businesses, councillors and other consultees and will be using this information to help prepare the Draft Local Plan over the coming months.

Once the Draft Local Plan has been written, there will be another period early next year when the Council will be asking for views on the document before it is finalised.

More information on the Local Plan and details on how to get involved at the next consultation stage can be found at www.redcar-cleveland.gov.uk/localplan, or by calling the Strategic Growth Team on 01287 612356.

[http://www.redcar-cleveland.gov.uk/rcbcweb.nsf/A9FBAA2BFB45A5DA8025800C004D43C5/\\$FILE/Issue%2026%20-%20Autumn%202015.pdf](http://www.redcar-cleveland.gov.uk/rcbcweb.nsf/A9FBAA2BFB45A5DA8025800C004D43C5/$FILE/Issue%2026%20-%20Autumn%202015.pdf)

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Redcar & Cleveland Draft Local Plan (this is Redcar & Cleveland, the council magazine, Summer 2016)

The Council is asking for your views on a draft document that sets out the proposed long-term strategy for the borough.

The Local Plan will set out a vision for how Redcar and Cleveland will be developed during the period to 2032. It will determine how much development will take place and where it will be located, as well as setting out how we can improve the quality of life in the borough as a place to live and work. The Plan explores proposals around housing, employment, retail and town centres; natural and built environment; and transport.

The consultation on the draft local plan will take place between 27 June and the 8 August. Your views will help shape the document and how we can move forward to the next stage.

Copies of the draft local plan are available to view at libraries in the borough and online at www.redcar-cleveland.gov.uk/localplan.

TO COMMENT ON THE PROPOSALS EITHER:

- Visit the online planning consultation portal, which can be found on redcar-cleveland.gov.uk/localplan
- Email: strategic.planning@redcar-cleveland.gov.uk
- Write to Strategic Planning Team, Redcar, TS10 1RT
- Attend a drop-in event where council officers will be available to discuss the plan at:

<u>Venue</u>	<u>Date and Time</u>
Brotton Library, Linden Road, Brotton	Monday 4 th July (2pm-7pm)
Lingdale Village Hall, Lingdale	Tuesday 5 th July (2pm – 7pm)
Redcar & Cleveland Community Heart, Ridley Street, Redcar	Wednesday 6 th July (2pm – 7pm)
Ormesby Children’s Centre, Daisy Lane, Ormesby	Thursday 7 th July (1pm – 5pm)
Skelton Civic Hall, Coniston Road, Skelton	Friday 8 th July (2pm-6pm)
Inspire2Learn, Eston Civic & Learning Centre	Monday 11 th July (2pm-7pm)
Saltburn Community & Arts	Tuesday 12 th July (1pm-

Association, Albion Terrace, Saltburn-by-the-Sea	6pm)
Sunnyfield House, Westgate, Guisborough	Wednesday 13 th July (2pm – 7pm)
Loftus Town Hall, High Street, Loftus	Thursday 14 th July (2pm-7pm)
Marske Leisure Centre, High Street, Marske-by-the-Sea	Friday 15 th July (2:30pm – 6:30pm)
Kirkleatham Pavilion, Kirkleatham, Redcar	Wednesday 20 th July (2pm-7pm)
Nunthorpe Youth & Community Centre, Nunthorpe Academy	Thursday 21 st July (2pm – 7pm)

[http://www.redcar-cleveland.gov.uk/rcbcweb.nsf/A9FBAA2BFB45A5DA8025800C004D43C5/\\$FILE/Issue%2029%20-%20Summer%202016.Pdf](http://www.redcar-cleveland.gov.uk/rcbcweb.nsf/A9FBAA2BFB45A5DA8025800C004D43C5/$FILE/Issue%2029%20-%20Summer%202016.Pdf)

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Redcar & Cleveland Leisure and Community Heart, Ridley Street, Redcar	6 July	2-7pm
Ormesby Children's Centre, Daisy Lane, Ormesby	7 July	1-5pm
Skelton Civic Hall, Coniston Road, Skelton	8 July	2-6pm
Inspire2Learn, Normanby Road, Eston	11 July	2-7pm
Saltburn Community & Arts Association, Albion Terrace, Saltburn	12 July	1-6pm
Sunnyfield House, Westgate, Guisborough	13 July	2-7pm
Loftus Town Hall, High Street, Loftus	14 July	2-7pm
Marske Leisure Centre, High Street, Marske	15 July	2.30-6.30pm
Bellamy Pavilion, Kirkleatham, Redcar	20 July	2-7pm
Nunthorpe Youth & Community Centre, Nunthorpe Academy	21 July	2-7pm

Grow our economy and create more jobs...

Publication Local Plan (this is Redcar & Cleveland, the council magazine, Winter 2017)

Next steps for Local Plan

THANK you to everyone who took the time to comment during the public consultation – we received more than 650 comments, which sets out our planning strategy for the future and identifies our preferred development sites.

Having an up-to-date local plan helps us deliver sustainable development and puts the Council in a better position to resist building in areas which are not considered appropriate for development or that should be protected.

Your comments helped shape the draft plan which has been approved by full council. Final consultation on the latest version will take place from early December through to the end of January 2017. After this final round of consultation, we will send the plan to the Government's Planning Inspectorate and a Government appointed Planning Inspector will then carry out an examination of the plan, a process that typically takes about six to eight weeks.

Once the examination process is complete and provided the Inspector has found the plan sound, the Council will proceed to formally adopt the plan and this is expected to be in August 2017.

You can find out further details about the local plan at www.redcar-cleveland.gov.uk

[http://www.redcar-cleveland.gov.uk/rcbcweb.nsf/A9FBAA2BFB45A5DA8025800C004D43C5/\\$FILE/Issue%2031%20-%20Winter%202016-2017.Pdf](http://www.redcar-cleveland.gov.uk/rcbcweb.nsf/A9FBAA2BFB45A5DA8025800C004D43C5/$FILE/Issue%2031%20-%20Winter%202016-2017.Pdf)

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You can find out further details about the local plan at www.redcar-cleveland.gov.uk

Loftus Facebook page

The screenshot shows the Facebook interface for the Rosecroft Action Group. At the top, there is a navigation bar with the Facebook logo and a 'Sign Up' button. To the right, there are fields for 'Email or Phone' (containing 'dodge_tall@hotmail.com') and 'Password', with a 'Log In' button and a link for 'Forgotten account?'. Below this is a large banner image of a person riding a horse in a stone-walled area. Overlaid on the banner is a white box with the text 'Rosecroft Action Group is on Facebook.' and 'To connect with Rosecroft Action Group, sign up for Facebook today.' with 'Sign Up' and 'Log In' buttons. Below the banner is the group's profile picture (a landscape) and the name 'Rosecroft Action Group @gahaar'. Navigation tabs for 'Home', 'About', 'Photos', 'Likes', and 'More' are visible. On the left side, there is a 'Community' section with a search bar, 'PEOPLE' (249 likes), and 'ABOUT' (a brief description of the group). The main content area shows a post from the group, dated '17 hrs', with the text: 'Up to when I left attendance at 615pm was 55 , slightly disappointed to say the least . The future of this town is everyone's business. To those who couldn't make it please make the time and effort to complete the online portal. To those that did make it, you are helping this town change for the better.. And we will.....if you want to live in a better place, want your house to increase in value etc etc then you have contributed and will help shape this towns future ! We have till 8th August 2016 to complete the consultation documents. Thank you'. Below the post are 'Like' and 'Comment' buttons, and a notification that 'Tim Rolan likes this.' with a 'Chronological' sorting option.

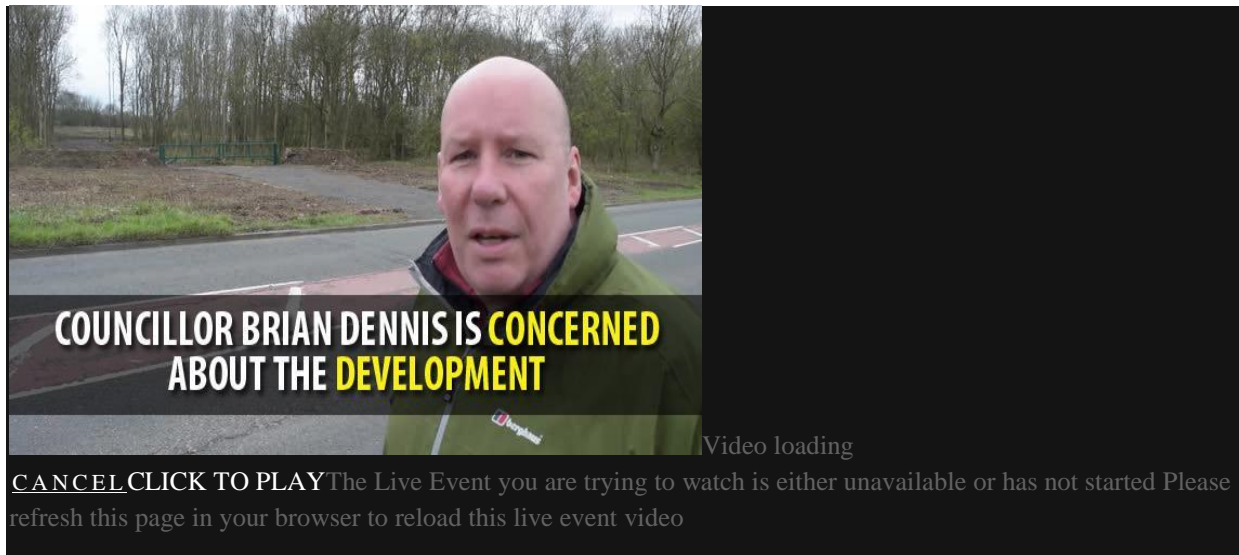
Teesside Evening Gazette

Where will new homes be built in Redcar and Cleveland? Time to have your say

- 19:00, 27 JUN 2016
- BY DAVE ROBSON

Public consultation launched over borough's new policy :: Document has been two years in the making and will runs to 2032

- 25 SHARES



It's been two years in the making - but [Redcar and Cleveland's plan](#) for where new homes will be built is finally going out to the public.

In 2014, the borough was left without a "Local Plan" after the vital policy was rejected by councillors.

ADVERTISING

[inRead invented by Teads](#)

A coalition of [Liberal Democrat](#), Tory and independent members turned down the plan 29-28, meaning a new one needed to be drawn up.

It sparked fears housing developers would take advantage by submitting schemes which wouldn't have been allowed had a plan been in place.

But now, the new document is ready to go out to the public.

And over the next few weeks, the council is seeking the public's view on the draft document, which sets out the strategy up to 2032.



Flatts Lane plans

The consultation, which explores proposals around housing, employment, retail and town centres, natural and built environment, and transport, will run until Monday, August 8.

Councillor Dale Quigley, Cabinet member for economic growth, said: “The Local Plan will provide a blueprint for successful and thoroughly planned growth, to boost the economy in Redcar and Cleveland, create new training opportunities, skills and jobs, and deliver the new homes and employment land needed to support economic growth.

“We are inviting the public to come forward with their views on the new Local Plan to ensure it represents the views of the borough. This will help shape the document and how we move forward to the next stage.”

A number of controversial housing developments have been proposed in Redcar and Cleveland in recent years.

In January, plans for 130 homes on green land between Saltburn and Marske were approved after a long-running planning wrangle.

And £45m proposals for 400 homes on part of the Flatts Lane Woodland Country Park, in [Normanby](#) have also come under fire.

Copies can be viewed at all libraries in the borough and online at www.redcar-cleveland.gov.uk/localplan .

Comments can be left online, by emailing strategic.planning@redcar-cleveland.gov.uk, by writing to Strategic Planning Team, Redcar & Cleveland House, Kirkleatham Street, Redcar, TS10 1RT, or by attending a drop-in event, details of which can be found on the web page.

WEDNESDAY 25 JANUARY 2012

Business

Public Notices

THE COUNCIL OF THE BOROUGH OF REDCAR AND CLEVELAND
LOCAL GOVERNMENT ACT 1972, SECTION 122
LOCAL GOVERNMENT PLANNING AND LAND ACT 1990,
SCHEDULE 12 PART 1
DISPOSAL OF OPEN SPACE LAND

NOTICE IS HEREBY GIVEN that the Council of the Borough of Redcar and Cleveland is commencing disposal of an area of land adjoining to 11-13, 15, 17, 19, 21, 23, 25, 27, 29, 31, 33, 35, 37, 39, 41, 43, 45, 47, 49, 51, 53, 55, 57, 59, 61, 63, 65, 67, 69, 71, 73, 75, 77, 79, 81, 83, 85, 87, 89, 91, 93, 95, 97, 99, 101, 103, 105, 107, 109, 111, 113, 115, 117, 119, 121, 123, 125, 127, 129, 131, 133, 135, 137, 139, 141, 143, 145, 147, 149, 151, 153, 155, 157, 159, 161, 163, 165, 167, 169, 171, 173, 175, 177, 179, 181, 183, 185, 187, 189, 191, 193, 195, 197, 199, 201, 203, 205, 207, 209, 211, 213, 215, 217, 219, 221, 223, 225, 227, 229, 231, 233, 235, 237, 239, 241, 243, 245, 247, 249, 251, 253, 255, 257, 259, 261, 263, 265, 267, 269, 271, 273, 275, 277, 279, 281, 283, 285, 287, 289, 291, 293, 295, 297, 299, 301, 303, 305, 307, 309, 311, 313, 315, 317, 319, 321, 323, 325, 327, 329, 331, 333, 335, 337, 339, 341, 343, 345, 347, 349, 351, 353, 355, 357, 359, 361, 363, 365, 367, 369, 371, 373, 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1477, 1479, 1481, 1483, 1485, 1487, 1489, 1491, 1493, 1495, 1497, 1499, 1501, 1503, 1505, 1507, 1509, 1511, 1513, 1515, 1517, 1519, 1521, 1523, 1525, 1527, 1529, 1531, 1533, 1535, 1537, 1539, 1541, 1543, 1545, 1547, 1549, 1551, 1553, 1555, 1557, 1559, 1561, 1563, 1565, 1567, 1569, 1571, 1573, 1575, 1577, 1579, 1581, 1583, 1585, 1587, 1589, 1591, 1593, 1595, 1597, 1599, 1601, 1603, 1605, 1607, 1609, 1611, 1613, 1615, 1617, 1619, 1621, 1623, 1625, 1627, 1629, 1631, 1633, 1635, 1637, 1639, 1641, 1643, 1645, 1647, 1649, 1651, 1653, 1655, 1657, 1659, 1661, 1663, 1665, 1667, 1669, 1671, 1673, 1675, 1677, 1679, 1681, 1683, 1685, 1687, 1689, 1691, 1693, 1695, 1697, 1699, 1701, 1703, 1705, 1707, 1709, 1711, 1713, 1715, 1717, 1719, 1721, 1723, 1725, 1727, 1729, 1731, 1733, 1735, 1737, 1739, 1741, 1743, 1745, 1747, 1749, 1751, 1753, 1755, 1757, 1759, 1761, 1763, 1765, 1767, 1769, 1771, 1773, 1775, 1777, 1779, 1781, 1783, 1785, 1787, 1789, 1791, 1793, 1795, 1797, 1799, 1801, 1803, 1805, 1807, 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2141, 2143, 2145, 2147, 2149, 2151, 2153, 2155, 2157, 2159, 2161, 2163, 2165, 2167, 2169, 2171, 2173, 2175, 2177, 2179, 2181, 2183, 2185, 2187, 2189, 2191, 2193, 2195, 2197, 2199, 2201, 2203, 2205, 2207, 2209, 2211, 2213, 2215, 2217, 2219, 2221, 2223, 2225, 2227, 2229, 2231, 2233, 2235, 2237, 2239, 2241, 2243, 2245, 2247, 2249, 2251, 2253, 2255, 2257, 2259, 2261, 2263, 2265, 2267, 2269, 2271, 2273, 2275, 2277, 2279, 2281, 2283, 2285, 2287, 2289, 2291, 2293, 2295, 2297, 2299, 2301, 2303, 2305, 2307, 2309, 2311, 2313, 2315, 2317, 2319, 2321, 2323, 2325, 2327, 2329, 2331, 2333, 2335, 2337, 2339, 2341, 2343, 2345, 2347, 2349, 2351, 2353, 2355, 2357, 2359, 2361, 2363, 2365, 2367, 2369, 2371, 2373, 2375, 2377, 2379, 2381, 2383, 2385, 2387, 2389, 2391, 2393, 2395, 2397, 2399, 2401, 2403, 2405, 2407, 2409, 2411, 2413, 2415, 2417, 2419, 2421, 2423, 2425, 2427, 2429, 2431, 2433, 2435, 2437, 2439, 2441, 2443, 2445, 2447, 2449, 2451, 2453, 2455, 2457, 2459, 2461, 2463, 2465, 2467, 2469, 2471, 2473, 2475, 2477, 2479, 2481, 2483, 2485, 2487, 2489, 2491, 2493, 2495, 2497, 2499, 2501, 2503, 2505, 2507, 2509, 2511, 2513, 2515, 2517, 2519, 2521, 2523, 2525, 2527, 2529, 2531, 2533, 2535, 2537, 2539, 2541, 2543, 2545, 2547, 2549, 2551, 2553, 2555, 2557, 2559, 2561, 2563, 2565, 2567, 2569, 2571, 2573, 2575, 2577, 2579, 2581, 2583, 2585, 2587, 2589, 2591, 2593, 2595, 2597, 2599, 2601, 2603, 2605, 2607, 2609, 2611, 2613, 2615, 2617, 2619, 2621, 2623, 2625, 2627, 2629, 2631, 2633, 2635, 2637, 2639, 2641, 2643, 2645, 2647, 2649, 2651, 2653, 2655, 2657, 2659, 2661, 2663, 2665, 2667, 2669, 2671, 2673, 2675, 2677, 2679, 2681, 2683, 2685, 2687, 2689, 2691, 2693, 2695, 2697, 2699, 2701, 2703, 2705, 2707, 2709, 2711, 2713, 2715, 2717, 2719, 2721, 2723, 2725, 2727, 2729, 2731, 2733, 2735, 2737, 2739, 2741, 2743, 2745, 2747, 2749, 2751, 2753, 2755, 2757, 2759, 2761, 2763, 2765, 2767, 2769, 2771, 2773, 2775, 2777, 2779, 2781, 2783, 2785, 2787, 2789, 2791, 2793, 2795, 2797, 2799, 2801, 2803, 2805, 2807, 2809, 2811, 2813, 2815, 2817, 2819, 2821, 2823, 2825, 2827, 2829, 2831, 2833, 2835, 2837, 2839, 2841, 2843, 2845, 2847, 2849, 2851, 2853, 2855, 2857, 2859, 2861, 2863, 2865, 2867, 2869, 2871, 2873, 2875, 2877, 2879, 2881, 2883, 2885, 2887, 2889, 2891, 2893, 2895, 2897, 2899, 2901, 2903, 2905, 2907, 2909, 2911, 2913, 2915, 2917, 2919, 2921, 2923, 2925, 2927, 2929, 2931, 2933, 2935, 2937, 2939, 2941, 2943, 2945, 2947, 2949, 2951, 2953, 2955, 2957, 2959, 2961, 2963, 2965, 2967, 2969, 2971, 2973, 2975, 2977, 2979, 2981, 2983, 2985, 2987, 2989, 2991, 2993, 2995, 2997, 2999, 3001, 3003, 3005, 3007, 3009, 3011, 3013, 3015, 3017, 3019, 3021, 3023, 3025, 3027, 3029, 3031, 3033, 3035, 3037, 3039, 3041, 3043, 3045, 3047, 3049, 3051, 3053, 3055, 3057, 3059, 3061, 3063, 3065, 3067, 3069, 3071, 3073, 3075, 3077, 3079, 3081, 3083, 3085, 3087, 3089, 3091, 3093, 3095, 3097, 3099, 3101, 3103, 3105, 3107, 3109, 3111, 3113, 3115, 3117, 3119, 3121, 3123, 3125, 3127, 3129, 3131, 3133, 3135, 3137, 3139, 3141, 3143, 3145, 3147, 3149, 3151, 3153, 3155, 3157, 3159, 3161, 3163, 3165, 3167, 3169, 3171, 3173, 3175, 3177, 3179, 3181, 3183, 3185, 3187, 3189, 3191, 3193, 3195, 3197, 3199, 3201, 3203, 3205, 3207, 3209, 3211, 3213, 3215, 3217, 3219, 3221, 3223, 3225, 3227, 3229, 3231, 3233, 3235, 3237, 3239, 3241, 3243, 3245, 3247, 3249, 3251, 3253, 3255, 3257, 3259, 3261, 3263, 3265, 3267, 3269, 3271, 3273, 3275, 3277, 3279, 3281, 3283, 3285, 3287, 3289, 3291, 3293, 3295, 3297, 3299, 3301, 3303, 3305, 3307, 3309, 3311, 3313, 3315, 3317, 3319, 3321, 3323, 3325, 3327, 3329, 3331, 3333, 3335, 3337, 3339, 3341, 3343, 3345, 3347, 3349, 3351, 3353, 3355, 3357, 3359, 3361, 3363, 3365, 3367, 3369, 3371, 3373, 3375, 3377, 3379, 3381, 3383, 3385, 3387, 3389, 3391, 3393, 3395, 3397, 3399, 3401, 3403, 3405, 3407, 3409, 3411, 3413, 3415, 3417, 3419, 3421, 3423, 3425, 3427, 3429, 3431, 3433, 3435, 3437, 3439, 3441, 3443, 3445, 3447, 3449, 3451, 3453, 3455, 3457, 3459, 3461, 3463, 3465, 3467, 3469, 3471, 3473, 3475, 3477, 3479, 3481, 3483, 3485, 3487, 3489, 3491, 3493, 3495, 3497, 3499, 3501, 3503, 3505, 3507, 3509, 3511, 3513, 3515, 3517, 3519, 3521, 3523, 3525, 3527, 3529, 3531, 3533, 3535, 3537, 3539, 3541, 3543, 3545, 3547, 3549, 3551, 3553, 3555, 3557, 3559, 3561, 3563, 3565, 3567, 3569, 3571, 3573, 3575, 3577, 3579, 3581, 3583, 3585, 3587, 3589, 3591, 3593, 3595, 3597, 3599, 3601, 3603, 3605, 3607, 3609, 3611, 3613, 3615, 3617, 3619, 3621, 3623, 3625, 3627, 3629, 3631, 3633, 3635, 3637, 3639, 3641, 3643, 3645, 3647, 3649, 3651, 3653, 3655, 3657, 3659, 3661, 3663, 3665, 3667, 3669, 3671, 3673, 3675, 3677, 3679, 3681, 3683, 3685, 3687, 3689, 3691, 3693, 3695, 3697, 3699, 3701, 3703, 3705, 3707, 3709, 3711, 3713, 3715, 3717, 3719, 3721, 3723, 3725, 3727, 3729, 3731, 3733, 3735, 3737, 3739, 3741, 3743, 3745, 3747, 3749, 3751, 3753, 3755, 3757, 3759, 3761, 3763, 3765, 3767, 3769, 3771, 3773, 3775, 3777, 3779, 3781, 3783, 3785, 3787, 3789, 3791, 3793, 3795, 3797, 3799, 3801, 3803, 3805, 3807, 3809, 3811, 3813, 3815, 3817, 3819, 3821, 3823, 3825, 3827, 3829, 3831, 3833, 3835, 3837, 3839, 3841, 3843, 3845, 3847, 3849, 3851, 3853, 3855, 3857, 3859, 3861, 3863, 3865, 3867, 3869, 3871, 3873, 3875, 3877, 3879, 3881, 3883, 3885, 3887, 3889, 3891, 3893, 3895, 3897, 3899, 3901, 3903, 3905, 3907, 3909, 3911, 3913, 3915, 3917, 3919, 3921, 3923, 3925, 3927, 3929, 3931, 3933, 3935, 3937, 3939, 3941, 3943, 3945, 3947, 3949, 3951, 3953, 3955, 3957, 3959, 3961, 3963, 3965, 3967, 3969, 3971, 3973, 3975, 3977, 3979, 3981, 3983, 3985, 3987, 3989, 3991, 3993, 3995, 3997, 3999, 4001, 4003, 4005, 4007, 4009, 4011, 4013, 4015, 4017, 4019, 4021, 4023, 4025, 4027, 4029, 4031, 4033, 4035, 4037, 4039, 4041, 4043, 4045, 4047, 4049, 4051, 4053, 4055, 4057, 4059, 4061, 4063, 4065, 4067, 4069, 4071, 4073, 4075, 4077, 4079, 4081, 4083, 4085, 4087, 4089, 4091, 4093, 4095, 4097, 4099, 4101, 4103, 4105, 4107, 4109, 4111, 4113, 4115, 4117, 4119, 4121, 4123, 4125, 4127, 4129, 4131, 4133, 4135, 4137, 4139, 4141, 4143, 4145, 4147, 4149, 4151, 4153, 4155, 4157, 4159, 4161, 4163, 4165, 4167, 4169, 4171, 4173, 4175, 4177, 4179, 4181, 4183, 4185, 41

Appendix 3 Publication Local Plan Consultation Letter



Redcar & Cleveland Borough Council
Regeneration Directorate
Development Services
Redcar & Cleveland House
Kirkleatham Street
Redcar, TS10 1RT

Tel: (01287) 612356

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

Our Ref: PLP

Your Ref:

Contact: Strategic Planning Team

Direct line: (01287) 612356

2nd December 2016

Dear Sir/Madam,

Redcar & Cleveland Publication Local Plan Consultation

I am writing to inform you that Redcar & Cleveland Borough Council is about to undertake consultation on its Publication Local Plan. The consultation period will begin on **Tuesday 6 December 2016 and finish at 5pm on Tuesday 31st January 2017.**

The Local Plan includes a vision for how the Borough should be in 2032 and sets out a strategy for growth, identifying appropriate areas and sites for development, as well as the necessary infrastructure to support this growth. The Local Plan will also be used to make decisions on future planning applications and, once adopted, will replace the Council's existing planning framework set out in the Local Development Framework Core Strategy Development Plan Document (DPD) and Development Policies DPD, 2007, as well as a number of 'saved' Local Plan Policies, originally adopted in 1999.

The Publication Local Plan is the version of the Plan which the Council wishes to adopt. The Council has previously consulted on the Draft Local Plan (from 27 June to 8 August 2016) and representations received on that consultation have been taken into account, alongside other considerations, during the preparation of the Publication Local Plan.

Following this consultation, the Publication Version Local Plan will be submitted, together with the representations received in this publication consultation, to the Secretary of State for Examination in Public.

Alongside the Publication Local Plan, the Council is also publishing the proposed Policies Map for consultation. This sets out, on an Ordnance Survey base map, where the site and locationally specific planning policies will apply.

For details of how to comment on the Publication Local Plan, please see the Statement of Representation, which accompanies this letter.

You are receiving this letter because your contact details are held on our register of consultees database. If you no longer wish to be consulted on Local Plan or other strategic planning matters, and/or the contact details are incorrect, please let us know either by phone 01287 612356 or email strategicplanning@redcar-cleveland.gov.uk

If you require any further information regarding this consultation, please do not hesitate to contact the Strategic Planning Team using the details at the top of this letter.

Yours faithfully

Adrian Miller
Head of Planning and Development

Appendix 4 Representation Form

Redcar & Cleveland Local Plan

Publication Stage Representation Form

This form has two parts – Part A for Personal Details and Part B for your representation. Please fill in a separate Part B sheet for each representation you wish to make.

Representations must be received by 5pm on 31 January 2017

Completed forms should be returned to:

Strategic Planning
Redcar & Cleveland Borough Council
Redcar & Cleveland House
Kirkleatham Street
Redcar TS10 1RT

Or by email to: strategic.planning@redcar-cleveland.gov.uk

Part A

1. Personal Details

2. Agent's Details (if applicable)

Title		
First Name(s)		
Last Name		
Job Title (where relevant)		
Organisation (where relevant)		
Address 1		
Address 2		
Address 3		
Address 4		
Postcode		
Telephone		

Email

Part B

Please use a separate sheet for each representation

Name or Organisation:

3. To which part of the Local Plan does this representation relate?

Paragraph

Policy

Policies Map

4. Do you consider the Local Plan is: (tick as appropriate)

4.(1) Legally Compliant

Yes

No

4.(2) Sound

Yes

No

4.(3) In compliance with the Duty to Cooperate

Yes

No

5. Please give details of why you consider the Local Plan is not legally compliant or is unsound or fails to comply with the Duty to Cooperate. Please be as precise as possible.

If you wish to support the legal compliance or soundness of the Local Plan or its compliance with the duty to co-operate, please also use this box to set out your comments.

(Continue on a separate sheet or expand box if necessary)

6. Please set out what modification(s) you consider necessary to make the Local Plan locally compliant or sound, having regard to the Matter you have identified above at 5 where this relates to soundness. (NB Please note that any non-compliance with the duty to co-operate is incapable of modification at examination). You will need to say why this modification will make the Local Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

Please note your representation should cover succinctly all the information, evidence and supporting information necessary to support/justify the representation and the suggested modification, as there will not normally be a subsequent opportunity to make further representations based on the original representation at publication stage.

After this stage, further submissions will only be at the request of the Inspector, based on matters and issues they identify for examination.

7. If your representation is seeking a modification, do you consider it necessary to participate at the oral part of the examination?

No, I do not wish to participate at the oral examination

Yes, I wish to participate at the oral examination

8. If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary:

Please note the inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to participate at the oral part of the examination.

9. Do you want to be kept informed of progress with the Redcar & Cleveland Local Plan:

Yes, I want to be informed

No, I don't want to be informed

Signature

Date

Appendix 5 Representation Guidance Notes

Redcar & Cleveland Local Plan Publication 2016

Representation Guidance Notes

1. Introduction

- 1.1. The Local Plan is published in order for representations to be made prior to submission. The representations will be considered alongside the published plan when submitted, which will be examined by a Planning Inspector. The Planning and Compulsory Purchase Act 2004 (as amended) (PCPA) states that the purpose of the examination is to consider whether the plan complies with the legal requirements, the duty to co-operate and is sound.

2. Legal Compliance and Duty to Co-operate

- 2.1. The Inspector will first check that the plan meets the legal requirements under s20(5)(a) and the duty to co-operate under s20(5)(c) of the PCPA before moving on to test for soundness.
- 2.2. You should consider the following before making a representation on legal compliance:
- The Local Plan should be included in the current Local Development Scheme (LDS) and the key stages should have been followed. The LDS is effectively a programme of work prepared by the LPA, setting out the Local Development Documents (LDDs) it proposes to produce. It will set out the key stages in the production of any plans which the LPA proposes to bring forward for independent examination. If the plan is not in the current LDS it should not have been published for representations. The LDS should be on the LPA's website and available at its main offices.
 - The process of community involvement for the Local Plan should be in general accordance with the LPA's Statement of Community Involvement (SCI) (where one exists). The SCI sets out the LPA's strategy for involving the community in the preparation and revision of LDDs (including plans) and the consideration of planning applications.
 - The Local Plan should comply with the Town and Country Planning (Local Planning) (England) Regulations 2012 (the Regulations). On publication, the LPA must publish the documents prescribed in the Regulations, and make them available at its principal offices and on its website. The LPA must also notify the various persons and organisations set out in the Regulations and any persons who have requested to be notified.
 - The LPA is required to provide a Sustainability Appraisal Report when it publishes a plan. This should identify the process by which the Sustainability Appraisal has been carried out, and the baseline information used to inform the process and the outcomes of that process. Sustainability Appraisal is a tool for appraising policies to ensure they reflect social, environmental and economic factors.

2.3. You should consider the following before making a representation on compliance with the duty to co-operate:

- The duty to co-operate came into force on 15 November 2011 and any plan submitted for examination on or after this date will be examined for compliance. LPAs will be expected to provide evidence of how they have complied with any requirements arising from the duty.
- The PCPA establishes that non-compliance with the duty to co-operate cannot be rectified after the submission of the plan. Therefore the Inspector has no power to recommend modifications in this regard. Where the duty has not been complied with, the Inspector has no choice but to recommend non-adoption of the plan.

3. Soundness

3.1. Soundness is explained in paragraph 182 of the National Planning Policy Framework (NPPF). The Inspector has to be satisfied that the plan is positively prepared, justified, effective and consistent with national policy:

- **Positively Prepared:** This means that the plan should be prepared based on a strategy which seeks to meet objectively assessed development and infrastructure requirements, including unmet requirements from neighbouring authorities where it is reasonable to do so and consistent with achieving sustainable development.
- **Justified:** The plan should be the most appropriate strategy when considered against reasonable alternatives, based on proportionate evidence.
- **Effective:** the plan should be deliverable over its period and based on effective joint working on cross-boundary strategic priorities.
- **Consistent with national policy:** the plan should enable the delivery of sustainable development in accordance with the policies of the NPPF.

3.2. If you think the content of the Local Plan is not sound because it does not include a policy where it should do, you should go through the following steps before making representations:

- Is the issue with which you are concerned already covered specifically by national planning policy? If so it does not need to be included.
- Is what you are concerned with covered by any other policies in the plan on which you are seeking to make representations or in any other plan?
- If the policy is not covered elsewhere, in what way is the plan unsound without the policy?
- If the plan is unsound without the policy, what should the policy say?

4. General Advice

4.1. If you wish to make a representation seeking a modification to a plan or part of a plan you should make clear in what way the plan or part of the plan is inadequate having regard to legal compliance, the duty to co-operate and the four requirements of soundness set out above. You should try to support your representation by evidence showing why the plan

should be modified. It will be helpful if you also say precisely how you think the plan should be modified. Representations should cover succinctly all the information, evidence and supporting information necessary to support/justify the representation and the suggested modification, as there will not normally be a subsequent opportunity to make further submissions based on the original representation made at publication. After this stage, further submissions will be only at the request of the Inspector, based on the matters and issues he/she identifies for examination.

- 4.2. Where there are groups who share a common view on how they wish to see a plan modified, it would be helpful for that group to send a single representation which represents the view, rather than for a large number of individuals to send in separate representations which repeat the same points. In such cases, the group should indicate how many people it is representing and how the representation has been authorised.

Appendix 6 Statement of Representation Procedure

Statement of Representations Procedure and Availability of Documents

Town and Country Planning (Local Planning) (England) Regulations 2012 – Regulation 19

Redcar & Cleveland Local Plan – Publication

Title of Document

Redcar & Cleveland Local Plan – Publication Draft, November 2016.

Subject matter and area covered

Redcar & Cleveland Borough Council has prepared the Publication version of the Local Plan for submission to the Secretary of State for Communities and Local Government. The Local Plan sets out the broad spatial planning and policy framework for Redcar & Cleveland Borough (apart from the area within the North York Moors National Park, which is covered by the National Park Authority) up to 2032. The Local Plan sets out a vision for how the Borough should be in 2032 and sets out a strategy for growth, identifying appropriate areas and sites for development, as well as the necessary infrastructure to support this growth. The Local Plan will also be used to make decisions on future planning applications.

Period of publication for representations

Representations are invited on the Redcar & Cleveland Local Plan – Publication Draft for a period of eight weeks, **from 6 December 2016 and ending at 5pm on 31 January 2017**. This statement provides details on how to make representations.

Statement of fact – How to view the documents

Until 5pm on 31 January 2017, copies of the Redcar & Cleveland Local Plan – Publication Version and its accompanying documents, including the representation form, will be available to view on the Council's website at www.redcar-cleveland.gov.uk/Localplan and will also be available for inspection at the Council's offices at Redcar and Cleveland House, Kirkleatham Street, Redcar and Belmont House, Rectory Lane, Guisborough during office opening hours (Mon-Fri 9am to 5pm) and at the Borough's libraries.

The opening hours of individual branch libraries are available on the Council's website.

Representations

Comments on the plan can be made throughout the consultation period. Comments must be made in writing before 5pm on 31 January 2017. It is recommended that comments are made through the Council's consultation portal at www.redcar-cleveland.gov.uk/localplan or by completing a representation form.

Representation forms are available to download from the Council's website, from the Council's offices or by request from Strategic Planning on 01287 612356 or via the details below.

Completed forms should be returned to:

**Strategic Planning
Redcar & Cleveland Borough Council
Redcar & Cleveland House
Kirkleatham Street
Redcar TS10 1RT**

Or by email to: **strategic.planning@redcar-cleveland.gov.uk**

All comments received will be submitted to the Secretary of State and considered as part of a public examination by an independent Planning Inspector. Representations at this stage should only be made in regards to the legal and procedural compliance of the Local Plan, the soundness of the Local Plan and whether the Local Plan is in conformity with the Duty to Cooperate.

Receiving notification of the progress of the Local Plan

By using the representation form you can request to be notified of the following steps:

- The submission of the Redcar & Cleveland Local Plan- Publication Draft to the Secretary of State for Communities and Local Government for independent examination.
- Publication of the Planning Inspector's Report on the Redcar & Cleveland Local Plan
- Adoption of the Redcar & Cleveland Local Plan

For further details, please contact Strategic Planning on 01287 612356 or via strategic.planning@redcar-cleveland.gov.uk

Appendix 7 List of Organisations Consulted on the Publication Local Plan

757 Homes Ltd
Accent Group NE
Action North Skelton
Administration Officer Royal Life Saving Society UK - Northumberland and Durham
Administrator Guisborough Bridge Association
Age Concern Teesside
Agency for the Legal Deposit Libraries
Agent Lady Hewley Trust
Akeler Services
Alpha Plus Architects
Alyn Nichols & Associates
Anchor Housing Association
Appleton's Chartered Surveyors
Archaeology Officer Tees Archaeology
Architectural Consultant ACIAT FRSA
Arcus Consultancy Services Ltd
ASA North East
Asda Stores
Ash Green Florists
Askew Bunting Solicitors LLP
Askham Bryan College
ASP Associates
Avant Homes
B Ridsdale Solicitors
Bankfields Primary School
Barbarella Hairdressers
Barratt Developments Plc
Barton Willmore LLP
BDP Planning
Bellway Homes (NE Division)
Belmont Community Group
Bennett UK Ltd
Betterhome Builders Merchants Ltd
Bhive Business Centre
Blackett Hart & Pratt LLP
BNP Paribas Real Estate UK
BOC Group
Boosbeck Looking Good
Boots UK Ltd
BRITA
British Archaeology
British Canoe Union - Northern Region
British Judo Association - Northern Area
British Sign and Graphics Association (BSGA)
British Telecom Group Plc
British Waterways, Canal Owners and Navigation Authorities

Broadacres
Brotton Community Action Group
Brotton Community Association
Brotton Residents Association
Brotton Village Hall
Brotton West Community Association
Builders Federation Ltd
Bullrose Consultancy
Business Development Manager Sembcorp Utilities UK Ltd
Business Transformation Unit Cleveland Police
CABE
Campaign for the Protection of Rural England (CPRE)
Campaigns Officer The Campaign for Real Ale (CAMRA)
Campbells of Marske
Carers Together in Redcar & Cleveland
Carillion Head Office
Carlin How Residents Association
Centre Manager Whale Hill Community Association
CH2M
Chair CPRE
Chaloner Properties Ltd
CHANGE Carlin How
Charltons Improvement Group
Chartered Surveyor & Estate Agent Cook & Forth Estate Agents
CHCA Carlin How Community Centre
Church Hill Residents Association
Church Lane Partnership
CIU Workingmen's Club & Institute
Civic Trust
Civil Aviation Authority (CAA)
Clay Pigeon Shooting Assoc. - Durham
Cleveland Architects
Cleveland Fire Authority
Cleveland Fire Brigade Redcar and Cleveland Section
Cleveland Playing Fields Association
Cleveland Police
Cleveland Representative The Campaign for Real Ale (CAMRA)
Cleveland Way Guest House
Cleveland Wheelers
Close Granger Gray & Wilkin
Coast and Country Housing
Coatham and Dormanstown Community Partnership
Coatham House
Coatham Ward Community Forum
Colonnade Insurance
Commission for Racial Equality
Community forum
Conservative Group
Cooks Local
Cooper and Kime Chemists

Cornerstone Telecommunications Infrastructure Limited (CTIL)
Corporate Director of People Services Redcar & Cleveland Borough Council
Country Land and Business Association (CLA North East)
County Secretary South Durham and Cleveland County Netball Association
Craddocks
Cyclists' Touring Club - Teesside District
Daisy Chain
Dalcour Maclaren
Dalton Warner Davis
Darlington Borough Council
Darnton B3 Architecture
David Lock Associates Ltd
ddd design limited
De Pol Associates Ltd
Demography & Modelling Officer Tees Valley Combined Authority
Dentist (Hussains)
Denton Wilde Sapte
Dickinson Dees
Diedre McDermott and Assocs.
District Valuer Services
DKS Architects
DMD Urban
Dogs Body Pet Shop
Dormanstown Community Forum
Dormanstown Liaison Panel
Dormanstown Royal British Legion
DPDS
Drivers Jonas Deloitte
Dunsdale Community Association
Dunsdale Community Centre
Durham Tees Valley Airport
E G E Hall Opticians
Early Support & Portage Practitioner Redcar & Cleveland Borough Council
Easington Village Hall
East Cleveland Community Organisation
East Redcar Residents Association
Economic Strategy and Spatial Development Manager Stockton on Tees Borough
Council
Ecotricity
EDF Energy Renewables
EE
ELG
Emmanuel Church
Engineering Director Progressive Energy Limited
England and Wales Cricket Board - Durham
England Basketball - North Regional Forum
English Table Tennis Association - Cleveland
Enterprise Inns Ltd
Environment Agency
Esh Developments

Estates & Portfolio Manager TUI UK
Eston & California Social Club
Eston Autos
Eston Equitation Centre
Eston Glass
Eston Guides/Brownies
Eston Institute
Eston Memorials
Eston Residents' Associations
Euremica Environmental Ltd
Fairhurst
Fairhurst and Partners
Federation of Master Builders
Fields In Trust (formerly National Playing Fields Assoc)
Financial Secretary Diocese of Middlesbrough
Fining Associates
Fire Brigade Headquarters
Fishmongers
Flower Power for Redcar
Forestry Commission
FORMA
Freebrough Academy
Fresh and Fruity
Friends of Flatts Lane
Friends of Guisborough Forest and Walkway
Friends of Hazel Grove
Friends of Marske Valley Gardens Association
Friends of Redcar Cemetery
Friends of Rye Hills School
Friends of Saltburn Pier
Friends of Westgate Park
Friends of Zetland Park
Friendship Group
Fusion Online Limited
G L Hearn Limited
G R Lince & Co
Galley Hill Farm Ltd
GAMBOL
Gentoo Homes Ltd
George F White
George Wimpey North Yorkshire
Georgian Group
Gisborough Priory Project Ltd
Gladman
Gleeson Homes Ltd
Great Ayton Parish Council
Grenfell Club
Groundwork South Tees
Guisborough Aquafit Group
Guisborough Civic Society

Guisborough Cricket Club
Guisborough Development Action Group
Guisborough M.T.R.
Guisborough Rugby Club
Guisborough Town Council
Guisborough Town Pride
GVA Grimley
GVA Lamb and Edge
Halcrow Group Ltd
Hall Construction
Hallam Land Management Ltd
Hambleton District Council
Handyman
Hartlepool Borough Council
Hartlepool College of Further Education
Health and Safety Executive
Health Improvement Commissioning Lead Redcar & Cleveland Borough Council
Highly Sprung Upholstery
Highways England
Historic England
HJ Banks and Company Ltd
HM Inspector of Health and Safety Health and Safety Executive
HM Prison Service and NOMS
HM Transportation Planning Associates Ltd
Home Builders Federation Ltd
Home Group
Home Housing
Home Start Teesside
Homes and Communities Agency
Hon Secretary Lawn Tennis Association - Durham and Cleveland
Hon. Secretary Moorsholm Memorial Hall
How Planning LLP
Humber MRSC
Husband and Brown Limited
Hutton Village Residents
INCA (Industry and Nature Conservation Association)
Ince & Co Solicitors
INEOS NITRILES (UK) LTD
Information Resource Manager Terence O'Rourke plc
Information Worker Redcar & Cleveland MIND
Ingleby's Estate Agents
J Sainsbury PLC
J.McDonald Butchers
Jane O'Hare Florist
John R Paley Associates
John Ramsden Pawnbrokers
Kebbell Homes
Keep Fit Association - North East
Keepmoat
Kirkleatham Community Forum

Knight Frank LLP
Ladies of Steel
Lambert Smith Hampton
Landmark Information Group Limited
Langbaugh District Chamber of Trade
Lazenby Blooms
Lazenby Social Club
Lichfields
Lingdale Revitalisation Project
Lingdale Village Hall Committee
Little Rascals Playgroup
Liverton Village Hall Management Committee
Local Government Yorkshire and Humber (LGYH)
Locke Park Bowls Club
Lodge Service Station
Lofthouse
Loftus Community Forum
Loftus Cricket & Athletic Club
Loftus Development Trust
Loftus Town Council
Loftus Town Crier Loftus Accord Walking Group
Loftus Womens Institute
Lovell
LTS Planning Engineer Northern Gas Networks
M Shuttleworth Gym
Macdonald and Company
Management Systems Officer Cleveland Potash Ltd
Manageress Ladbrokes
Mandale Group
Manless Green Farm
Margrove Park Residents
Margrove Park Village Association
Margrove Park Village Hall
Marine Management Organisation
Mars. Estate Residents Group
Marske & New Marske Branch Labour Party
Marske Against Development
Marske Centre Ltd
Marske Community Partnership
Marske Residents Association
Martineau
Marton Hotel & Country Club
md millblastuk
MD2 Consulting Ltd
Meadowfields Residents Association
Meldrum Construction Services
MEP
Methodist Homes for the Aged
Michael Poole Estate Agents
Miller Homes

Mineral Products Association
Modern Pentathlon Association of Great Britain - North
Moorsholm Village Community Forum
Multi Cultural Arts
National Farmers Union
National Farmers Union
National Grid
National Land Management Team DEFRA
National Trust
NATS
NATS Safeguarding
Natural England
NE DRES
NECTAR Co-Ordinator
Nessfield Care Home
Network Rail
Network Rail
New Development Team Leader Northumbrian Water Ltd
New Marske Allotment Association
New Marske in Bloom
New Skelton & Hollybush Residents Association
Newcomen Ward Community Forum
NHS Property Services Ltd
NHS South Tees Clinical Commissioning Group
Noreast Woodside Housing Society
Normanby Community Forum
North East and Cumbria Openreach
North East Archaeological Research Ltd
North East Chamber of Commerce (Tees Valley office)
North East Strategic Health Authority
North Eastern Counties Athletic Association
North Guisborough Community Forum
North of England Civic Trust
North Riding County Football Association Ltd
North Skelton Village Hall Association and Action North Skelton
North Star Housing Group
North York Moors National Park
North Yorkshire and Cleveland Coastal Forum
North Yorkshire County Council
Northallerton Estate Agency
Northern Powergrid
Northern Rail Limited
Northern Trust
Northumbria Historic Churches Trust
Northumbrian Water Ltd
Nunthorpe Forward
Nunthorpe Parish Council
Oakbridge Retirement Villages LLP
Office of Rail Regulation
One Step Ahead Dance Studio

Open Spaces Society
Operations Manager Tees Valley Property Services Ltd
Organisation Details
Outdoor Media Centre
Parish Clerk Lockwood Parish Council
Parish Councillor Lockwood Parish Council
Parks and Gardens UK Project
Paul Morgan Bakery
Peel Holdings Ltd
Peppercorn Playmates
Persimmon Homes Teesside Ltd
Persimmon Homes Teesside Ltd
Principal Policy Officer North Yorkshire County Council
planinfo
Planning Potential
Plans to Expand
Planware Ltd
Plot of Gold Ltd
Plus Solutions Ltd
Police & Crime Commissioner for Cleveland
Policy & Research Officer The Campaign for Real Ale (CAMRA)
Pontac Farm
Prospect Developments Ltd
Protection of Rural England (CPRE)
Queens Head
Railsite
Railway Housing Association & Benefit Fund
Ramblers Association
Rapleys Llp
RCVDA Be All You Can
Redcar & Cleveland Borough Council
Redcar & Cleveland Borough Ramblers Association
Redcar & Cleveland Community Network
Redcar & Cleveland PCT - Patient and Public Involvement Form
Redcar & Cleveland Real Opportunities Centre (ROC)
Redcar & Cleveland Voluntary Development Agency
Redcar and Cleveland College
Redcar Angling
Redcar Business Association
Redcar Coastwatch (DFS)
Redcar Gymnastics Club
Redcar Racecourse Ltd
Redcar RUFC
Redcar Rugby Club
Redcar Sea Cadets Unit Management Committee
Regenerating Existing Communities
Regional Director Road Haulage Association
Renew North/TNEI
Renewables Developer Npower Renewables
Research Intern

Retail Planning Liaison Manager The Co-operative Group Ltd
Richard J Knaggs Solicitors
Richardson & Smith
Robert Doughty Consultancy
Roger Tym & Partners
Roseberry Crescent Neighbourhood Group
Routes to Employment South Tees Skills Centre
Royal Mail Property Holdings
Royal Yachting Association - North East
RSPB
RTPI Yorkshire
Rural Economy and Land Use Programme Centre
SABIC UK Petrochemicals (Pipelines Office)
Saltburn 500 Club
Saltburn Agora Partnership
Saltburn Civic Society
Saltburn in Bloom
Saltburn Methodist Church Hall
Saltburn, Marske and New Marske Parish Council
Samuel Smith
Sand and Land Yachting - North East
Sanderson Weatherall
Savills
Scarborough Borough Council
Schools Capital Officer Redcar & Cleveland Borough Council
Scott Brothers Ltd
Seahorse Watersports Trust
Shell UK Limited
Shepherd Construction Ltd
Shepherd Homes
Showmans Guild of Great Britain
Shuttleworth Picknett
Signet Planning
Sir Williams Turners Resident Association
Sirius Minerals
SITA UK
SJD Architects
SJR Architectural & Interior Designers
Skelton & Brotton Labour Party
Skelton & Brotton Parish Council
Skelton Bowls Club
Skelton Cricket Club
Skelton Green Village Hall
Skelton Villages Civic Pride
Skelton Villages Environment Improvement Group
Skinningrove Community Centre
Skinningrove Link Up
Skippers Fish Bar
Smith's Gore
Society for the Protection of Ancient Buildings

Solicitor (non .prac.)
South Bank Estate Management Board
South Bank Football Community Association
South Bank Women's Centre
South Tees Clinical Commissioning Group
Stockton on Tees Borough Council
Spawforth Associates
Spencerbeck & Overfields Community Association
Sport England
SSA Planning
St Anne's RC Church
St Helen's Metropolitan Borough Council
St Hildas Children's Group
St Hildas Parish Church
St Mark's PCC
St Nicholas Church, Guisborough
St Peter's Ladies Wednesday Group
Stan Graham Builders
Stanghow Community Centre
Stanghow Residents Association
Stapylton Arms
Start A New South Bank
Steve Hesmondhalgh & Associates
Stewart Ross Associates
Story Homes
Stratus Environmental Limited
Strutt and Parker
Surestart Children's Centre
Sustainable Places Team Leader on assignment until March 2014 Environment
Agency
Sustrans
T N E I Services Ltd
Talbot Hotel
Taylor Wimpey (Uk) Ltd
Tees Community Equipment Service
Tees Esk & Wear Valleys NHS Foundation Trust
Tees Valley Arts
Tees Valley Combined Authority
Tees Valley Housing Group
Tees Valley Nature Partnership Officer Tees Valley Nature Partnership
Tees Valley RIGS Group
Tees Valley Rural Community Council (TVRCC)
Tees Valley Wildlife Trust
Teesside and District Society for the Blind
Teesside Archaeological Society
Teesside Athletic
Teesside Hospice Care Foundation
Teesside Hospice Trading Ltd
Teesside Union of Golf Clubs
Teesville & Normanby Residents Association

The administrator - Local Plans Health and Safety Executive
The British Library
The Campaign for Real Ale (CAMRA)
The Coal Authority
The Crown Estate
The Crown Marine Estate
The Gardens Trust
The Guinness Partnership
The Gypsy Council
The Kings Head Hotel & Restaurant
The Manager Coatham Caravan Park
The Manager Kapellis Hairdressers
The North of England Refugee Service
The Redcar Pier Association
The Roman Catholic Diocese of Middlesbrough
The Showmens Guild of Great Britain
The Theatres Trust
The Tuesday Club
Theakston Land
Theatres Trust
Theatres Trust
Thirteen Group
Thomas Stevenson
Three Mobile
Three Rivers Housing Group
TNEI Energy
Toad Hall Arms
Tom Blenkinsop MP
Town and Country Developments
Town Guisborough Town Council
Town Planning Technician LNE Network Rail
Trinity House Corporation
trustee New Marske Sports Club
Trustees Of Skelton & Gilling Estates Skelton & Gilling Estates
Turley Associates
Turley Associates
Twentieth Century Society
Tyne and Wear Highways Agency
Tyne Tees Wear Amateur Boxing Association
University of Teesside
Upleatham Residence Association
Victorian Society
Virgin Media
W Pawsons & Son
Walsingham Planning
Ward Hadaway
Warrenby 50/50 Resident's Club
Warrenby in Bloom
Wellington Hotel
Wesley Bungalow

West Midlands Metropolitan Authority Pension Fund
Westfield Residents Association
Whale Hill Primary School
White Young Green (WYG)
Wilcomm Homes
Wildlife Trust
Wilson's Newsagents
Wilton Golf Club
Wilton Primary School
Wilton Village Residents Association
Wm Morrison Supermarkets PLC
Woodhouse Triangle Ltd
Woodland Trust
Working Links
York Potash Ltd
Yorkshire Bank
Yorkshire Gardens Trust
Zetland Estates
Zetland Estates Peter Greenwood & Co
Zetland Neighbourhood Watch
Zetland Park Bowls Club
Zetland Park Ladies Bowls Club