



Redcar & Cleveland Local Development Scheme 2016 - 2019



this is Redcar & Cleveland

1	INTRODUCTION	3
	The Planning System	3
	Schedule of Local Planning Documents	6
	Sustainability Appraisal	8
	Format of the Redcar & Cleveland Local Plan	9
	Monitoring and Review	10
	Management of the Local Plan	10
<hr/>		
2	LOCAL PLANNING DOCUMENTS	15
	Local Planning Documents	15
	Local Plan	17
	Policies Map	18
	Supplementary Planning Documents	19
	Statement of Community Involvement	19

I. INTRODUCTION

The Planning System

- I.1 This Local Development Scheme sets out the timetable and management arrangements for preparing the Redcar & Cleveland Local Plan, which have been updated since the last iteration of the scheme published in January 2016.

Background

- I.2 The Localism Act 2011 brought about significant changes to the planning system that had been in operation since 2004. The upper 'regional' tier of plan making has been abolished, and Regional Spatial Strategies revoked. At the same time, a new 'neighbourhood' level has been established, with Parish Councils and Neighbourhood Development Forums being empowered to prepare 'neighbourhood development plans' that can form part of the statutory development plan. There have also been significant changes to national planning policy. The planning system will now consist of:

- The National Planning Policy Framework, which was published by the Government to consolidate and streamline national planning policies;
- National Policy Statements, which are being prepared by the Government to set out national guidance for major infrastructure developments;
- The Local Plan, which will interpret national policy at the local level; and
- Neighbourhood Development Plans, to be prepared by Parish Councils and Neighbourhood Development Forums should they choose to do so.

- I.3 The Redcar & Cleveland Local Plan will be prepared to replace the existing development plan documents (the Core Strategy and Development Policies DPDs), and will be a single document that will incorporate strategic, detailed and site-specific policies within the area. Minerals and Waste development will be planned separately, and jointly, with the other Tees Valley Local Planning Authorities. Supplementary Planning Documents (SPDs) will continue to set out additional guidance on how policies should be interpreted and applied in practice.

The Local Plan

- I.4 The Redcar & Cleveland Local Plan will be a single document that will set out the vision, objectives, spatial strategy and policies for the development of the plan area for a 15 period. It will interpret national planning policies within the context of Redcar and Cleveland and will aim to ensure that the future development of the borough is planned in a sustainable manner.
- I.5 The Local Plan will take into account other strategies and plans produced by the Council and its Local Strategic Partners in order to present a shared vision and strategy to ensure consistency in programme delivery. It will deliver the spatial aspects of the Redcar and Cleveland Sustainable Community Strategy, "Building a Better Borough" as well as the Redcar & Cleveland Economic Growth Strategy.
- I.6 The Local Plan will be the overarching planning document that will be prepared within the context of a number of other documents:

- The **Supplementary Planning Documents** give more detailed guidance on the implementation of policies, for example, good practice for the design of new development;
- The **Sustainability Appraisal** sets out the independent assessments that have been carried out during the course of preparing the Local Plan;
- The **Statement of Community Involvement** sets out how and when consultation on the preparation of local planning documents will be carried out;
- The **Local Development Scheme** sets out the documents that will be produced and the timetable for their preparation. This Local Development Scheme covers the period 2016 - 2019; and
- The **Infrastructure Delivery Plan** sets out the infrastructure required to support the delivery of the Local Plan.

I.7 Minerals and Waste Development Plan Documents were prepared jointly with other local authorities in the Tees Valley area. In some previous iterations of the Local Development Scheme we had indicated that we might include the policies relevant to Redcar and Cleveland within the Local Plan. However, we have decided that it would be preferable and more appropriate to continue planning for Minerals and Waste matters jointly with the other Tees Valley Local Authorities.

The Local Development Scheme

- I.8** This Local Development Scheme sets out a programme and timetable for the preparation of the local planning documents for Redcar and Cleveland during the period 2016 – 2019. Table I.1 summarises the timetable for the preparation of documents for this period. Progress with the preparation of these documents will be reviewed annually as part of the Authority's Monitoring Report. The Local Development Scheme will be updated in the light of this review and at such other times when circumstances require a change to the timetable for the preparation of documents.
- I.9** The Local Development Scheme is the starting point for people to find out about the Council's timetable for preparing local planning documents, the status of each document and the policies contained in it. The Local Development Scheme describes:
- the content and geographic area to which each of the local planning documents relates;
 - the timetable and the key milestones in their preparation;
 - the interrelationships between each document; and
 - whether any of the local planning documents are to be prepared on a joint basis with other Local Planning Authorities.

Schedule of Local Planning Documents

Table 1.1 Schedule of Local Development Documents

Document Title	Status	Role and Content	Geographical Coverage	Chain Of conformity	Date of Scoping Report	Date for Consultation on Draft	Date for Publication Version	Date for Submission to Secretary of State	Proposed Date of Adoption
Statement of community involvement	N/A	Document setting out standards and approach to involving the community and stakeholders in the production of the Local Plan	Authority area outside North York Moors National Park	N/a					Adopted January 2006 & 2010 Revised SCI July 2014
Local Plan	DPD	Sets out the spatial vision, spatial objectives and strategy for the development of the area; generic policies to provide a framework for development control; and sets out policies and allocations for housing, community facilities, economic/industrial development, town, district and local centres, transport and environmental designations.	Authority area outside North York Moors National Park	Consistent with national planning policy. All other local planning documents to conform to Local Plan	July 2015	May 2016	December 2016	March/April 2017	August 2017
Policies Map	PM	Illustrates the site specific policies, allocations and designations of the adopted	Authority area outside North York Moors National Park	Illustrates all adopted local planning policies					Adopted 2007. To be revised

Document Title	Status	Role and Content	Geographical Coverage	Chain Of conformity	Date of Scoping Report	Date for Consultation on Draft	Date for Publication Version	Date for Submission to Secretary of State	Proposed Date of Adoption
		development plan on an Ordnance Survey map .		with spatial extents					alongside preparation of new Local Plan
Core Strategy (To be replaced by Local Plan)	DPD	Sets out the spatial vision, spatial objectives and strategy for the development of the area	Authority area outside North York Moors National Park	Consistent with national planning policy. All other DPDs and SPDs to conform to Core Strategy					Adopted July 2007
Development Policies (To be replaced by Local Plan)	DPD	Sets out generic policies to provide a framework for development control	Authority area outside North York Moors National Park	To conform to the Core Strategy					Adopted July 2007
Joint Tees Valley Minerals and Waste Core Strategy	DPD	Sets out the vision, spatial strategy and strategic policies for waste management and mineral working requirements to 2026	Tees Valley wide outside North York Moors National Park	Consistent with national planning policy. To conform to Local Plan.					September 2011
Joint Tees Valley Minerals and Waste Policies and Sites	DPD	Sets out allocations for waste management and minerals working and related policies	Tees Valley wide outside North York Moors National Park	Consistent with national planning policy. To conform to Local Plan.					September 2011

Sustainability Appraisal

- 1.10** A Sustainability Appraisal is being carried out on the Local Plan at key stages of its preparation.
- 1.11** The Sustainability Appraisal, which incorporates Strategic Environmental Assessment, is to be carried out as an integrated process to consider how the principles of sustainable development are reflected in the strategy and policies of the Local Plan. It will examine the impact of the strategy, policies and options on economic, social and environmental objectives. Baseline indicators will also be established as part of the process to enable the impact of the implementation of local planning policies to be assessed in the future.
- 1.12** The Sustainability Appraisal is being undertaken at three 3 stages during the preparation of the Local Plan:
- Scoping/Preparation - establishing baseline information and indicators;
 - Draft Local Plan - the production of a Sustainability Report for consultation considering the impact of the strategy and options;
 - Publication and Submission - the production of the final Sustainability Report for consultation, considering the impact of the policies and allocations.
- 1.13** The Sustainability Appraisal framework has been reviewed and updated to ensure it is fit for purpose and reflects up-to-date legislation and policy.

Habitats Regulation Assessment

- 1.14** Habitats Regulation Assessment under Article 6(3) and (4) of the Habitats Directive 92/43/EEC will be carried out on each local planning document (where appropriate) to assess the impact of the document against the objectives of a European site to ascertain whether it would affect the integrity of the site.

Joint Development Plan Documents

- 1.15** Joint Minerals and Waste Core Strategy and Policies and Sites Development Plan Documents were prepared by the five Tees Valley local planning authorities, and were adopted in 2011. It is proposed that we continue planning for Minerals and Waste matters jointly in the Tees Valley.

Transitional Arrangements

- 1.16** Transitional arrangements allowed for the policies in the adopted Redcar & Cleveland Local Development Framework to continue to hold full weight until March 2013. Following this date these policies can still be used but, where there are conflicts with national policy, it is the national policy that will hold greater weight.

Format of the Redcar & Cleveland Local Plan

- I.17** The Local Plan will hold statutory development plan status. This means that it will be hold significant weight in the consideration of planning applications. Decisions on development proposals must accord with statutory development plan unless material considerations indicate sufficient reason for departure.
- I.18** Supplementary Planning Documents will continue to be prepared to set out guidance on how statutory development plan policies should be implemented.

Background and Technical Studies

- I.19** It is a key feature of plan making that policies and proposals are to be based on soundly researched evidence. A number of technical reports will be undertaken to provide essential background data that will assist in the development of policies and the selection of development options. This evidence base will also provide baseline data for the monitoring and review of the development plan.
- I.20** The main technical studies being undertaken to support the Local Plan are listed in the Table 1.2 below:

Table 1.2 Schedule of Background and Technical Studies

Study	Purpose	Timescale
Whole Plan Viability Testing	To assess the viability of the Local Plan	Updated 2016
Strategic Housing Land Availability Assessment	To assess the supply of potential housing sites	2016
Housing Supply Requirements & Site Allocations Background Evidence Paper	To set out the reasons for the selection of sites to be included as the Preferred Options and rejection of other sites, based on the findings of the Strategic Housing Land Availability Assessment	2016
Strategic Housing Market Assessment	To assess the future requirements for housing of various types and tenures.	2016
Redcar & Cleveland Economic Growth Strategy	To develop a strategy for the future economic development and regeneration of the Borough	2016
Gypsy and Travellers Needs Assessment	To assess the future accommodation needs of gypsies, travellers and travelling showpeople	2015
Strategic Flood Risk Assessment	Prepared jointly with other Tees Valley authorities to undertake investigations into those areas likely to be at risk from flooding	2016
Town Centre Study	To consider the future need for development in town and district centres to help support their viability and vitality	2016
Leisure Needs Assessment	To assess the need for various types of built sports and leisure facilities	2007
Playing Pitch Strategy	To set out strategy for improvement and maintenance of existing playing pitches and outdoor sports provision	2015

Study	Purpose	Timescale
Employment Land Review	To review the amount and type of land and buildings available for economic development and the nature of current demands and likely future trends	2016
Open Space Assessment	To assess the borough's stock of publicly accessible green spaces and set out standards for provision	2016
Renewable Energy Study	To assess the opportunities and constraints for renewable energy in the borough (on-shore wind focus)	2015

I.21 The full evidence base can be found at www.redcar-cleveland.gov.uk/localplan.

Monitoring and Review

I.22 Redcar & Cleveland Borough Council produced its first Local Plan Monitoring Report in 2001 and has completed further reports covering the period up to and including 2014.

I.23 Progress with the preparation of local planning documents will be reviewed each year as part of the Authority's Monitoring Report. It may be necessary to update our policies in the light of this review.

I.24 The Authority's Monitoring Report will:

- Assess how the Council is performing against the timescales set out within the previous year's Local Development Scheme, consider the reasons for any slippage and the need for any revisions to the Local Development Scheme;
- Propose a revised timetable for the Local Development Scheme, if necessary;
- Assess whether local planning policies need adjusting or replacing because they are not working or do not reflect national policy;
- Assess the performance of local planning policies in relation to national and local targets, using contextual, core and local output indicators and consider the need to review any of the policies;
- Monitor the progress of implementing the policies and allocations to determine the extent to which these need to be reviewed. This will include a housing trajectory covering the Authority's Monitoring Report reporting period and the entire plan period;
- Identify policies that are not being implemented, the reasons and action proposed.

I.25 The planning system is intended to be a continuous rather than a finite process. An ongoing programme of review of the statutory development plan and SPDs will be undertaken to ensure that they are revised and updated as and when required in response to the findings of the Authority's Monitoring Report.

Management of the Local Plan

Resources

I.26 The preparation of local planning documents will be carried out by the Planning Strategy Team within the Regeneration Directorate at Redcar & Cleveland Borough

Council. Specialist consultants will be employed to carry out background and technical studies where necessary. Officers from relevant divisions of the Council will co-ordinate these studies to help ensure the integration and shared ownership of local planning documents.

- I.27** Adequate budgets will be in place to cover the cost of the technical studies, printing and other costs associated with consultations, and the costs of examination.

Management

- I.28** The overall production of local planning documents will be managed by a Steering Group consisting of key council officers, headed by the Assistant Director - Economic Growth. The Steering Group consists of staff representing all relevant parts of the Council. The group's responsibilities will be:

- To have overall direction of the preparation of local planning documents;
- To agree and support the bid for resources;
- To agree the objectives, strategy, policies and proposals for inclusion in draft local development documents;
- To agree changes to timescales; and
- To ensure the compliance of local planning policies with other corporate strategies or political directives.

- I.29** The Planning Strategy Team Leader will be the Project Manager and will be responsible for:

- Preparing and reviewing the Local Development Scheme;
- Monitoring progress in preparation of documents against key milestones, identifying areas at risk and contingency where necessary;
- Identifying and bidding for resources required to prepare and deliver local planning documents;
- Understanding the statutory and technical requirements for preparing local planning documents;
- Overseeing the process of managing community involvement and undertaking sustainability appraisal to ensure that the local planning document production process is compliant with the Statement of Community Involvement and Sustainability Appraisal guidance;
- Allocating resources and responsibilities and manage the work of Planning Strategy Team in preparing local planning documents;
- Overseeing the monitoring and review of local planning documents and the preparation of the Authority's Monitoring Report; and
- Ensuring that the documents are produced to the required standard within the specified timescale.

Risk Assessment

- I.30** An analysis of potential risks has been carried out. These, together with the proposed action/contingency approach to managing them, are set out in the Table I.3 below:

Table I.3 Risk Assessment

RISK	IMPACT	MITIGATING ACTIONS
Not progressing the preparation of the Local Plan in a timely manner	<p>Failure to meet the Council's statutory duty of preparing a development plan for the Borough that will support the delivery of key objectives of the Sustainable Community Strategy and the Corporate Plan;</p> <p>Lack of up-to-date development plan for deciding planning applications;</p> <p>As a consequence, the Council loses the opportunity to guide development to the most suitable locations.</p>	<p>Ensure that the preparation of the Local Plan is identified as a corporate priority;</p> <p>Project manage the preparation of each document;</p> <p>Identify any possible causes of delay early and seek to resolve delays;</p> <p>Ensure sufficient staffing levels are maintained.</p>
Local Planning Documents being found to be unsound by Planning Inspector	<p>Need to return to early stage of preparation and review work;</p> <p>Significant delays of possibly up to 2-3 years in adopting documents;</p> <p>Significant additional costs if background evidence has to be repeated;</p> <p>Loss of the Council's reputation;</p> <p>Political embarrassment;</p>	<p>Ensure that Local Planning Documents are developed using a comprehensive and robust evidence base to ensure compliance with national policy requirements and tests of soundness;</p> <p>Complete soundness and legal-compliance self assessment toolkits;</p> <p>Ensure staff continue to be up to date with latest policy and guidance.</p>
Infrastructure required to deliver strategic allocations not funded or delayed.	<p>Allocations not delivered or delayed;</p> <p>Failure to deliver strategic housing or economic developments;</p> <p>Significant delays may lead to need to review allocations.</p>	<p>Work with funding partners and stakeholders to secure the delivery of infrastructure in a timely manner;</p> <p>Prepare infrastructure plan and monitor annually.</p>
Further changes in legislation and government policy / guidance/ requirements	Abortive work/additional work causing slippage in programme.	Maintain close contact with Government departments and discuss with them details of plan preparation as they arise. Keep up-to-date on emerging guidance and respond to changes early.
Volume of work greater than anticipated - e.g. higher level of representations than expected.	Causes slippage in programme.	Ensure timetable is realistic but has some flexibility built in. Review timetable if necessary. Steering Group to consider additional resources.
Lack of in-house skills for specialised areas of policy work/ background studies.	Slow progress causing a slippage in programme. Objectives on quality compromised.	Steering Group to consider employing specialised staff on a consultancy basis.

RISK	IMPACT	MITIGATING ACTIONS
Planning Strategy Team required to do other unforeseen work.	Diverts team from Local Plan causing a slippage in programme.	Preparation of the Local Plan to be made a priority and other work minimised.
Lack of IT support for current system or for delivery of electronic service	Delays due to failure of computers. Delays in making documents available electronically	Ensure adequate backup of documents and databases and alternative hardware available. Continue to highlight priority to be given to electronic delivery of planning.
Insufficient revenue provision to finance the project.	Work delayed or cannot be progressed. Objectives on quality compromised.	By setting adequate budgets by ensuring Local Plan is corporate priority.

2. LOCAL PLANNING DOCUMENTS

Local Planning Documents

2.1 Currently, there are a number of local planning documents that we currently use:

- Core Strategy DPD;
- Development Policies DPD;
- 'Saved' policies from the Local Plan 1999;
- Proposals Map;
- Joint Tees Valley Minerals and Waste Core Strategy DPD;
- Joint Tees Valley Minerals and Waste Policies and Sites DPD;
- Statement of Community Involvement; and
- A suite of Supplementary Planning Documents (SPDs).

2.2 In response to the newly published National Planning Policy Framework (NPPF) it is proposed that we will undertake a review of our existing policies and to consolidate these into fewer documents. In the future, our local planning documents will include:

- Local Plan;
- Policies Map;
- Statement of Community Involvement;
- Joint Tees Valley Minerals and Waste Core Strategy DPD;
- Joint Tees Valley Minerals and Waste Policies and Sites DPD; and
- A suite of Supplementary Planning Documents (SPDs).

Geographic coverage

2.3 The Local Plan will cover the whole of Redcar and Cleveland borough outside the North York Moors National Park. Figure 1 shows this area.

Approach to involving Stakeholders / Community

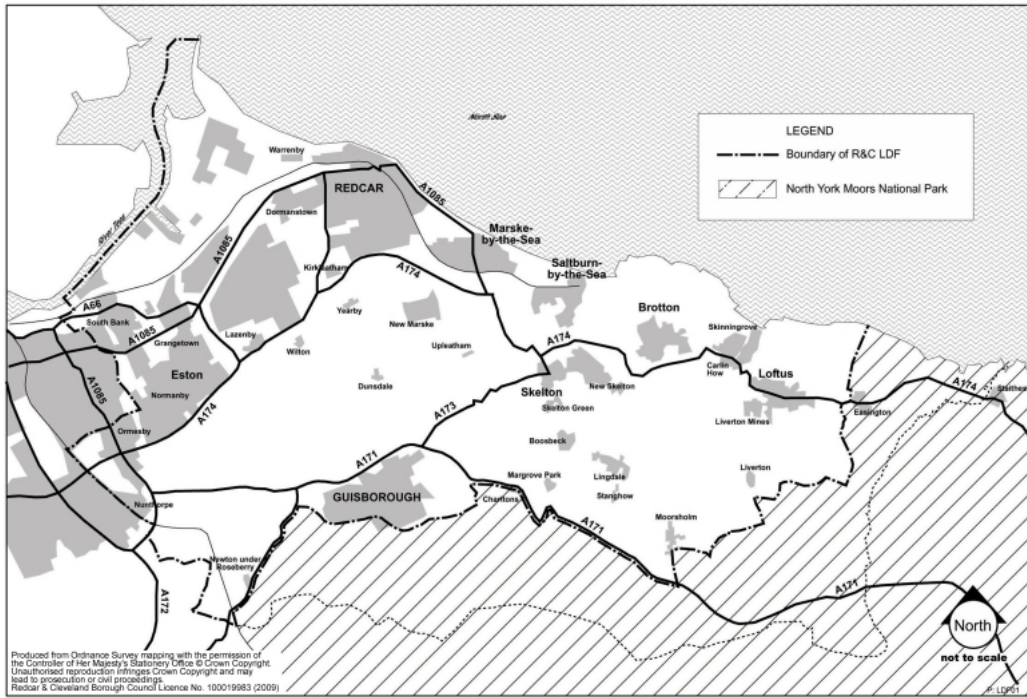
2.4 The Statement of Community Involvement (SCI) sets out the standards, method and timetable for consultations. The SCI aims to ensure that all sectors of the community have the opportunity to become involved in preparing the local planning documents.

Overview of the local planning documents

2.5 The **Redcar & Cleveland Local Plan** will set out the vision, objectives, spatial strategy and policies for the development of the plan area for the next 15 years or so. It will interpret national planning policies within the context of Redcar and Cleveland and will aim to ensure that the future development of the borough is planned in a sustainable manner. It will replace the Core Strategy and Development Policies DPDs and set out other site specific allocations and designations.

2.6 The purpose of the **Policies Map** is to illustrate all of the site specific policies and allocations in the Local Development Framework on an Ordnance Survey map base in a clearly understandable way.

Figure 1 Area covered by Redcar & Cleveland Local Plan



Local Plan

Description and Role

- 2.7** The Local Plan will set out the overall strategy and the policies against which development will be assessed. It will include the overarching strategic policies, detailed policies and site-specific designations and allocations for the borough.

Interrelationships and Conformity

- 2.8** The Local Plan will be aligned to the vision and priorities of 'Our Plan' (the corporate plan), the Redcar & Cleveland Sustainable Communities Strategy (Building a Better Borough), the Redcar and Cleveland Economic Growth Strategy and other key Council strategies.
- 2.9** Supplementary Planning Documents will be prepared that expand on and provide detailed guidance on the implementation of policies within the Local Plan.

Timetable with key milestones

- 2.10** The Local Plan will be prepared in accordance with the following timetable:

	MILESTONE	DATE
1.	Scoping Report	July 2015
2.	Preparation of Background Evidence and Assessment of Options	Ongoing to May 2016
3.	Consultation on Draft Local Plan	May 2016
4.	Publication Version of Local Plan	December 2016
5.	Submission of Local Plan to Secretary of State	March/April 2017
6.	Examination of Local Plan	March 2017 - August 2017
7.	Adoption of Local Plan	August 2017

Geographical Coverage

- 2.11** The Local Plan will be applicable to the whole borough excluding the part that lies within the North York Moors National Park, as shown in Figure 1.

Policies Map

Description and Role

2.12 The Policies Map will illustrate the policies and proposals in our Local Plan on an Ordnance Survey base map to allow them to be clearly understood. It shows the allocations, designations and locations for which specific policies will apply for example:

- Housing and employment allocations;
- Nationally designated areas such as the Heritage Coast and SSSIs;
- Local environmental designations such as conservation areas and SNCIs;
- Town and district centres; and
- Minerals safeguarding areas, and allocations for waste management facilities.

Interrelationships and Conformity

2.13 The Proposals Map was published in September 2007 to show the policies and proposals contained in the Core Strategy and Development Policies DPD and the "saved" Local Plan policies. Under the latest requirements, the Proposals Map will become the Policies Map, and will be updated at the same time as the Local Plan is prepared or revised.

Supplementary Planning Documents

- 2.14** It is proposed that we prepare a number of Supplementary Planning Documents (SPDs) to provide guidance on the implementation of policies in the Local Plan. The SPDs that are currently in use include:
- The Greater Eston Design Code SPD (January 2010);
 - The Residential Extensions and Alterations SPD (May 2013);
 - The Landscape Character SPD (March 2010);
 - The Design of Residential Areas SPD (July 2011);
 - The Affordable Housing SPD (October 2011);
 - The Shop Fronts and Advertisements SPD (February 2012); and
 - Skelton & Brotton Neighbourhood Development Plan SPD (March 2013)
 - Developer Contributions SPD (December 2014).
- 2.15** We will prepare the Sub-division and Conversion SPD and update the Developer Contributions SPD and Affordable Housing SPD during 2017. Further SPDs may also be prepared to cover other issues.

Statement of Community Involvement

- 2.16** Local Planning Authorities are required to consult with the community throughout the preparation of all local planning documents. The SCI sets out the Council's standards for community involvement in the process of preparing these documents and major planning applications.

Interrelationships and Conformity

- 2.17** The consultation procedures set out in the SCI will relate to all local planning documents produced.
- 2.18** The first SCI was adopted by the Council in January 2006. A review of the SCI was undertaken in June 2010 to take account of revisions to consultation requirements that had arisen since the publication of PPS12 in 2008 and revised regulations. The Town & Country Planning (Local Planning) (England) Regulations 2012 brought about further changes to the regulatory regime concerning plan making. The SCI was subsequently revised again 2014 to take account of these changes.
- 2.19** The effectiveness of the SCI will be kept under review as part of the Authority's Monitoring Report.

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



**this is
Redcar & Cleveland**

Strategic Planning Team
Regeneration Directorate
Redcar & Cleveland House
Kirkleatham Street
Redcar
TS10 1RT

strategic.planning@redcar-cleveland.gov.uk

Telephone: 01287 612356

www.redcar-cleveland.gov.uk/localplan