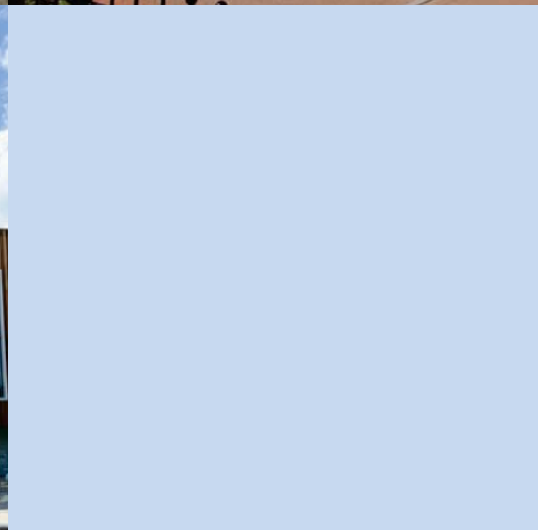
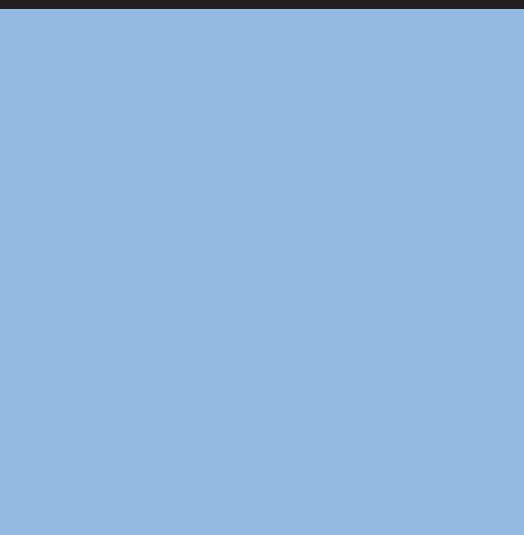




# **Redcar & Cleveland** **Authority's Monitoring** **Report 2015-2016**



**this is Redcar & Cleveland**



# Contents

<b>1.0</b>	Introduction	1
	- What is the Authority's Monitoring Report (AMR)?	1
	- Why monitor?	1
	- How is the report structured?	2
	- Further information	2
<b>2.0</b>	A place called Redcar and Cleveland	3
<b>3.0</b>	Monitoring plan making	6
	- Have there been any significant changes to national planning policy?	6
	- What progress has been made on the Local Development Plan?	6
<b>4.0</b>	Economic development	11
<b>5.0</b>	Housing	19
<b>6.0</b>	Transport and community infrastructure	29
<b>7.0</b>	Environmental quality	33





## 1.1 What is the Authority's Monitoring Report?

The Authority's Monitoring Report (AMR) is part of the Redcar & Cleveland Local Development Plan (LDP). Its key purpose is to assess the progress made in preparing the LDP, the effectiveness of LDP policies and to make any recommendations on where policy changes should be made.

This AMR covers the period 1 April 2015 to 31 March 2016, and also includes anything significant which has happened since this monitoring period.

## 1.2 Why do we need to monitor?

Monitoring is a vital process of plan and policy making. It reports on what is happening now and what may happen in the future. These trends are assessed against existing policies and targets to determine whether or not current policies are performing as expected, ensuring that the LDP continues to contribute to the attractiveness and functionality of Redcar and Cleveland as a place to live, work, invest and visit.

In 2004, a new system of development planning was introduced with the enactment of the Planning and Compulsory Purchase Act 2004 (as amended). Section 35 of the Act required Local Planning Authorities to prepare an AMR every year and submit the report to Secretary of State by the end of each year.

The Localism Act 2011 removed the requirement for the Council to submit an AMR to the Secretary of State, but still requires the Council to prepare an annual report to monitor the Council's progress in preparing its Local Development Plan and review the adopted policies contained within it. Under the provisions of the Act, the Council must make their monitoring report available to the public.





### 1.3 How is the report structured?

The report uses themes to assess the performance of planning policies and targets. Each theme summarises the key policy outcomes and targets together with a selection of performance indicators and findings during the review year 2015 -2016. We have based this report on the main objectives of the adopted plan, rather than attempting to monitor every policy.

#### **Chapter 2: A Place Called Redcar and Cleveland**

This chapter sets out the social, environmental and economic characteristics, as well as the key issues in respect of the Local Authority's planning area.

#### **Chapter 3: Monitoring Plan Making**

This chapter provides a broad overview of any changes in national planning policy and monitors the progress made in meeting the targets and milestones established in the Local Development Scheme and the need for any new documents to be introduced. It also gives an indication of any adjustments that will be required to the LDS timetable.

Chapters 4-7 of the AMR set out key monitoring data and indicator performance for each of the four monitoring topics.

- **Chapter 4: Economic Development**
- **Chapter 5: Housing**
- **Chapter 6: Transport and Community Infrastructure**
- **Chapter 7: Environmental Quality**

### 1.4 Further Information

The AMR is available to view at Redcar & Cleveland House, Redcar and on the Council's website - [www.redcar-cleveland.gov.uk/localplan](http://www.redcar-cleveland.gov.uk/localplan).

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Redcar and Cleveland is a borough of particular contrast and diversity. Situated to the south of the River Tees, it is the southernmost borough in the North East region. Geographically, it is the largest borough within the Tees Valley, covering nearly 25,000 hectares. The borough stretches from the River Tees to Cowbar, north of Staithes and extends into the North York Moors National Park. This Authority's Monitoring Report only refers to the area outside of the national park, as the National Park Authority is the local planning authority for development within the park.

### 2.1 People

In May 2014, the Office for National Statistics (ONS) published its 2012 based sub-national population projections. Based on these projections, in 2015 the borough has a population of 134,700. The projections indicated that, based on a continuation of existing trends, the population of the borough would slightly decrease to 134,300 by 2037. The figures also project a significant increase in the retired population and significant decrease in the working age population during this period. Using this information, in February 2015 the ONS published its 2012 based sub-national household projections. These indicated that, based on a continuation of existing trends, an additional 1969 households were expected to form within the borough between 2015 and 2032, resulting in an increase in the number of households from 60,294 households in 2015 to 62,263 households by 2032. It should be noted however that the level of household growth predicted over this period is lower than previous projections.

The population of the borough is mostly white, with a non-white population of 1.4% (Census 2011), although the proportion of ethnic minorities has been slowly increasing in recent years. A recent report published by Tees Valley Unlimited indicated that whilst continuing to increase in recent years, the proportion of the Borough's registered electorate which were non-UK nationals was still only 0.5% by December 2014, with the highest proportions being located within the Grangetown (1.7%) and Saltburn (1.2%) wards. The population is split between the main urban conurbation of Redcar and Greater Eston, and the smaller commuter towns, rural villages and coastal settlements of East Cleveland and Guisborough.

The global economic downturn and slow recovery has meant that some communities are facing significant challenges. Our most deprived communities are predominantly located within the conurbation areas of Redcar and Greater Eston, although pockets of deprivation can also be found within the rural communities of East Cleveland. Despite these challenges, the latest figures for the Index of Multiple Deprivation (IMD) 2015, show a slight improvement in the rank of average score at 49, compared with 48 in 2010 and 46 in 2007.

## **2.2 Place**

The borough is rich in both natural assets and a proud industrial heritage. The borough has a varied landscape, ranging from alluvial plain through to higher land in the moors and the Eston Hills, and is bordered by a coast of sandy bays and dramatic cliffs, where along a stretch of Heritage Coast of over 12km length. The Teesmouth and Cleveland Coast Special Protection Area and Ramsar site, a site of European importance for birds, also includes several sites of national importance.

There are twenty three square miles of North York Moors National Park within the borough, itself designated for its European and national importance for wildlife and habitat.

The borough's heritage assets (outside of the North York Moors National Park) include a wide variety of sites and buildings; in total there are 567 listed heritage assets in the borough including 520 Listed Buildings, 30 Scheduled Monuments, 1 Historic Park and Garden and 15 Conservation Areas.

## **2.3 Economy**

The borough houses a world-class economic powerhouse at South Tees, alongside high quality agricultural land and a National Park and Heritage Coast that provides the basis for a visitor economy.

The traditional employment base of Redcar and Cleveland has been manufacturing based on steel, chemicals and heavy engineering. However, over recent years there has been a decline in these industries which has impacted upon many communities in the borough and resulted in local unemployment rates rising sharply from 3,201 official claimants in March 2008, reaching a peak of 5,992 official claimants in January 2013. Since then the number of official claimants within the borough has declined dramatically to 2,923 by May 2015. This represents 3.5% of the working age population of the borough, which is comparable with levels last seen in late 2007. However, the proportion of the working age population who are recorded as official claimants, still remains above the regional and national averages.

The global recession has highlighted major flaws in the borough's economy, most notably its reliance on a few large employers and on external markets for products of steel and petrochemical processes. In October 2015, the Redcar Steelworks closed following the liquidation of SSI UK, with the loss of over 2,000 jobs. A task force has been set up to ensure that the impact on workers, local businesses and the wider community is reduced as far as possible by delivering a programme of tailored support. The Council is also putting in place a long term framework for economic development in the form of the Growth Strategy and the Regeneration Masterplan.

<sup>1</sup> Please note that the North York Moors National Park Authority act as the Local Planning Authority for the part of the borough which falls inside the national park, and as such, any development within the national park is not covered by this AMR.



## 2.4 Climate

The geography and rural nature of a significant part of the borough combined with an ageing population, pockets of disadvantage and isolated communities, results in a degree of vulnerability when incidences of severe weather are experienced. Having a good understanding of vulnerability to our climate, both now and in the future, is the key to resilient communities. Although individual weather events cannot be directly attributed to climate change, we know the kinds of impacts we may face because we have some experience of them already.

A partnership with the Met Office examining historical weather data has led to a much greater understanding of local trends in temperature, rainfall, wind speed and snowfall with interesting results obtained. Since 1961 there has been an observed average increase of 0.5°C in summer (April-September) and 0.3°C in winter. Summer rainfall has remained static over the last 50 years however winter rainfall has doubled since 1961, with over 80mm received during October and March. The analysis of local weather data is in line with Defra's UK Climate Projections and demonstrates that we are experiencing on average hotter, drier summers, while winters are becoming milder and wetter. There are, however, sometimes discrepancies from these general trends, with 2012 being registered as the second wettest year in the UK since records began back in 1910.



### 3.1 What significant changes have happened to the national planning system?

#### National Planning Policy: consultation on proposed changes

In December 2015 the Government consulted on a number of changes to planning policy including broadening the definition of affordable housing to encompass more home ownership products (starter homes); increasing density around commuter hubs; supporting delivery of more homes, including new settlements and encouraging development on brownfield land and smaller sites; and putting in place transitional arrangement.

#### Housing and Planning Act 2016

The Housing and Planning Act introduces a number of changes including to affordable housing provision, including a broader definition and the introduction of starter homes. The act also introduces permission in principle for housing-led development, further support for self-build and custom house building and requirements to keep registers, including of brown-field land. There are also changes affecting neighbourhood planning and the powers on the Secretary of State.

### 3.2 What progress has been made on the Local Plan?

The Local Development Scheme (LDS) is a vital component to the successful management of the Local Development Plan as it sets out the Council's timetable for the preparation of its Local Plan.

In July 2014, the Publication Local Plan was not approved by the Borough Council. In light of this, we have reviewed and updated the LDS to set out a new timetable for the preparation of the Local Plan.

Performance is measured against the LDS that was published in November 2016.



The table below indicates the progress made between 1 April 2015 and 31 December 2016 against the timetable set out within the LDS (November 2016). The performance of each milestone has been rated as follows:

- Excellent - Indicates that the milestone has been reached, or has not been delayed by more than three months
- Fair - Indicates that the milestone was not met, and that progress has been delayed by more than three but not more than six months.
- Poor - Indicates that the milestone was not met, and that progress has been delayed by more than six months.

LDS target by December 2015	What was achieved by December 2015	Delay	Rating
Authority's Monitoring Report: Completion	Completed	None	Excellent
Local Plan Scoping Report	Scoping Report: Consultation took place in July 2015	None	Excellent
Draft Local Plan	Consultation took place in May 2016	None	Excellent
Publication Local Plan	Consultation took place in December 2016	None	Excellent

### Statement of Community Involvement

In order to take account of revisions to the Planning Regulations brought about by the Government's changes to the planning system, it has been necessary to update the Council's Statement of Community Involvement (SCI) to ensure that it is consistent with the Town and Country Planning (Local Planning) (England) Regulations 2012.

The updated SCI was published by the Council in November 2016 following approval by Borough Council.

### Supplementary Planning Documents

The Council has prepared a number of Supplementary Planning Documents (SPDs) to provide detailed guidance on how the Council will deal with applications for particular types of development. The LDS no longer sets out timescales for the preparation of SPDs. No SPDs have been produced within the last year.



## Background Studies

Since the last AMR, there have been various background studies completed to support the production of the Local Plan. Studies completed include:

- **Redcar & Cleveland Five Year Housing Land Supply Assessment 2016/17 – 2020/21 (September 2016)**
- **Redcar & Cleveland Strategic Housing Land Availability Assessment (SHLAA) Update (November 2016)**
- **Redcar & Cleveland Strategic Market Housing Assessment (SHMA) Volume 1 (Feb 2016)**
- **Redcar & Cleveland Strategic Market Housing Assessment (SHMA) Volume 2 (Feb 2016)**
- **Redcar & Cleveland Strategic Market Housing Assessment (SHMA) Volume 2 (Update September 2016)**
- **Housing Land Supply and Allocations Background Evidence Paper (June 2016)**
- **Employment Land Review Update (July 2016)**
- **Redcar & Cleveland Town Centre Study (December 2016)**
- **Redcar & Cleveland Level 1 Strategic Flood Risk Assessment Update (May 2016)**
- **Redcar & Cleveland Open Space Assessment ( April 2016)**
- **Redcar & Cleveland Green Wedge and Strategic Gap Review (May 2016)**
- **Review of Development Limits Background Evidence Report (May 2016)**



### 3.3 Local Wildlife Sites and Local Geological Sites

Three new Local Wildlife Sites have been selected and ratified by the Tees Valley Nature Partnership, Skelton Ellers and Upleatham Bridge Local Wildlife Sites for their butterfly interest, and Lingdale Common Local Wildlife Site for its grassland. These sites will be protected through the Development Plan.

### 3.4 Duty to Cooperate

The Council has a long established working relationship with neighbouring authorities on strategic and cross boundary issues. Regular meetings are held between officers of the Tees Valley authorities to discuss cross boundary and strategic issues and identify areas of work to be prepared jointly between the authorities.

Recent examples of studies which have been prepared jointly between Redcar & Cleveland Borough Council and its neighbouring authorities include:

- Whole Plan Viability Testing Study – prepared jointly with Middlesbrough Borough Council;
- Affordable Housing Offsite Contributions Study – prepared jointly with Middlesbrough Borough Council; and
- Strategic housing sites model assessment report – prepared jointly with Middlesbrough Borough Council.

Where necessary, the Council has also worked in partnership with neighbouring authorities to prepare Local Development Documents covering cross boundary issues. This includes the Tees Valley Joint Minerals and Waste DPDs which were adopted in September 2011. The Tees Valley authorities, in consultation with neighbouring mineral planning authorities, have also worked together to produce the Tees Valley Local Aggregates Assessment.

The Council have had ongoing and regular dialogue with neighbouring authorities on cross boundary planning issues during the preparation of the new Local Plan. A duty-to-cooperate statement has been published alongside the Publication Local Plan to detail how the Council has met its duty to cooperate on the preparation of its Local Plan.

### 3.5 Development Management Performance

Performance on major applications from April 2015 to March 2016 was 91.3% of applications determined within 13/16 weeks for EIA applications. This is above the Council's 60% target and the DCLG performance threshold of 50%. 97.3% of minor applications were determined in 8 weeks, above the Council's target of 85%, and 96.3% of other applications were determined within 8 weeks, again above the Council's target of 90%.

#### Next Steps

- The Council will seek to submit the new Local Plan for examination in March 2017, in accordance with the timetable set out in its latest Local Development Scheme published in November 2016.





## 4. Economic Development

Indicator Number	Indicator	Output	Trend
ED1	Amount of available employment land (Ha)	528.6ha	Down
ED2	Employment land developed	0.36ha	Down
ED3	Total employment floorspace developed (by use class)	B1: 2572m <sup>2</sup> B2: 3236m <sup>2</sup> B8: 252m <sup>2</sup>	Down Up Down
ED3	Percentage of vacant floorspace within town and district centres (town centre uses only)	8.8%	Down
ED4	Percentage of town centre units in poor/very poor condition (town centre uses only)	7.0%	Down
ED5	In-centre floorspace permitted (gross)	Permitted: 233.5m <sup>2</sup>	Down
ED6	Out of centre floorspace permitted (gross)	Permitted: 3,435m <sup>2</sup>	Up

This section aims to evaluate the Council's performance against its economic development policies. Economic development involves any development which creates jobs and wealth and includes business, industrial, town centre, leisure and tourist development. The following analysis includes a broad range of indicators to show the amount of economic development within the borough within the last year, together with an assessment of the vitality and viability of the town and district centres.

### 4.1 Employment Land

Within the year 0.36 hectares of safeguarded employment land was taken up for employment development, which is lower than the 1.55 hectares of employment land which was developed in the previous year. There has also been a decrease in the total amount of employment floorspace provided when compared to the previous year for all types of industrial and business use, with the exception of Use Class B2 which increased slightly.

There were a total of 6 developments providing industrial and business floorspace which were completed within the year, which represents a 50% decrease on the number of schemes completed in the previous year. Develops included industrial units at Tod Point Road, Redcar, and a number of change of uses.

The borough has two Local Development Orders (LDOs) in place at Skelton Industrial Estate and Kirkleatham Business Park. The LDOs grant automatic planning permission for specified development in these areas. During the monitoring period no schemes were permitted under the LDOs.

The Employment Land Review (ELR) Update, published in July 2016, confirms that over 520 hectares (net) of employment land remains available for development within the borough, although only approximately 151 hectares (including 51ha at Wilton International) is suitable for general industrial use. The remainder is safeguarded for specialist uses, including port related development and potentially polluting and hazardous industries (PPHI), such as chemical and steel.

Take-up of employment land has fluctuated in recent years. An analysis of data in the ELR shows that activity has been driven primarily by developments on specialist use sites such as Wilton International and Teesport. Such developments are estimated to have accounted for more than 90% of all floorspace delivered across the borough over the last 10 years.

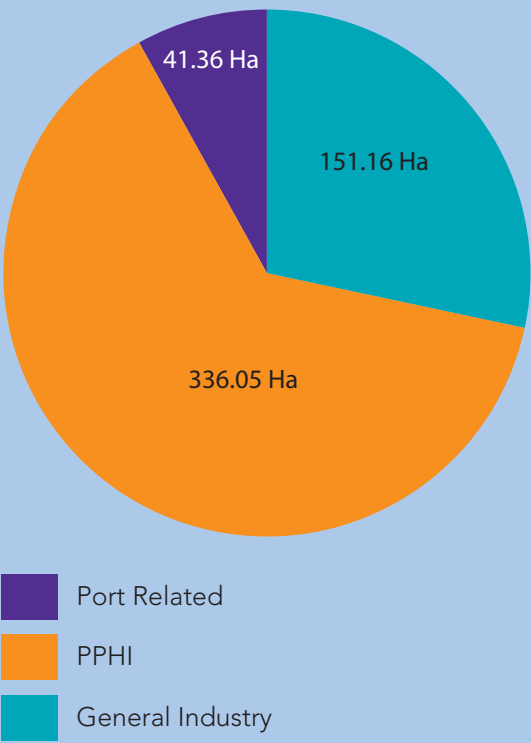
The ELR explains that the industrial market is strongest in locations in Greater Eston and South Tees – areas that benefit from proximity to the wider Tees Valley, as well as access to the A19/A66 interchange. Demand for general industrial premises is dominated by local enquiries, whereas the market for specialist use land is far less localised. Wilton and Teesport, in particular, are widely acknowledged as major drivers of inward investment.

Demand for office space in Redcar & Cleveland is primarily local and this is reflected in the size of units typically sought in the borough. As with the industrial market, demand is considered to be strongest for office premises in South Tees/Greater Eston and Redcar.

The ELR concludes that the borough has an oversupply of employment land when considered against projected future needs over the future Local Plan period. The supply of general industrial land has therefore been considered through the emerging Local Plan, with some sites proposed for de-allocation.

The emerging plan continues to protect specialist use employment land, recognising the unique and critically important role that these industries play in driving the economic growth of Redcar & Cleveland and the wider Tees Valley.

Amount of available employment land by type





In 2015/16, the unemployment rate (age 16-64) in Redcar & Cleveland was 9.4%, significantly above the national rate of 5.3% and also above the North East rate of 7.7%. Following the closure of the SSI Steelworks in 2015, the Council is continuing to work with partners to support those affected by the closure through the SSI task force, and on the future use of the site through a mayoral development company. Over 1000 new jobs have been created through the SSI Fund, over 388 jobs safeguarded and 51 former SSI Apprentices were found training or employment<sup>1</sup>.

<sup>1</sup>SSI Taskforce December 2016 - based on local information and estimates.

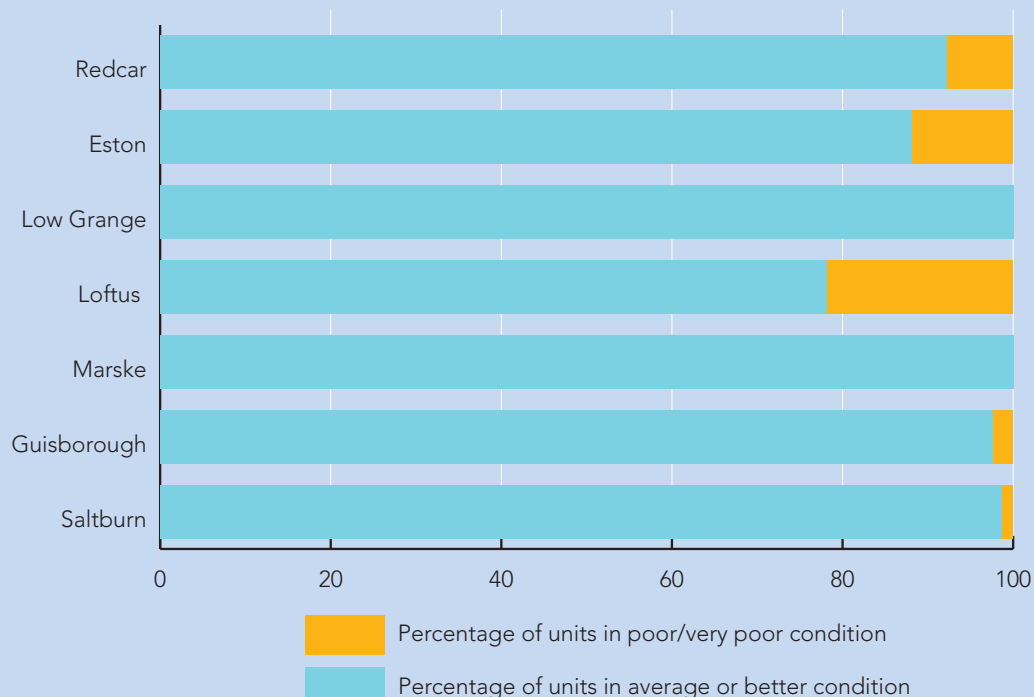
## 4.2 Town, District and Local Centres

Through the adopted development plan, the Council seeks to improve and protect the vitality and viability of its designated centres. This year the borough has seen a decrease in the amount of vacant floorspace within the borough's designated town and district centres with the amount going from 9.5% in 2015 to 8.8% in 2016. This is reversed the trend of increasing vacancies over the last three years but is still above the level of 6.8% in 2013. However, the number of units considered to be in a poor or very poor condition also decreased within the year from 7.8% in 2015 to 7% in 2016. Whilst these decreases are relatively small they show that the borough's centres are continuing to stay resilient in the face of increasing competition from out of centre retail destination and online retailing. In addition, the vacancy rate still compares favourably to the national average vacancy rate for retail and leisure units of 11.84%.

Despite the overall decrease in the amount of vacant floorspace within the borough, Loftus and Guisborough district centres have both seen an increase in vacancy rates over the monitoring period. The increase in Loftus was the most significant with a change from 15.3% vacant floorspace in 2015 to 23.1% in 2016. The biggest improvement was seen in Saltburn with a change from 8.8% in 2015 to 5.2% in 2016. It should be recognised however, that as the number of units contained within some of the smaller centres is relatively small, these centres are more sensitive to minor changes. For example, in Saltburn district centre the 5.2% vacant floorspace relates to 4 units whereas a similar percentage of vacant floorspace in Guisborough (5.4%) relates to 15 vacant units.

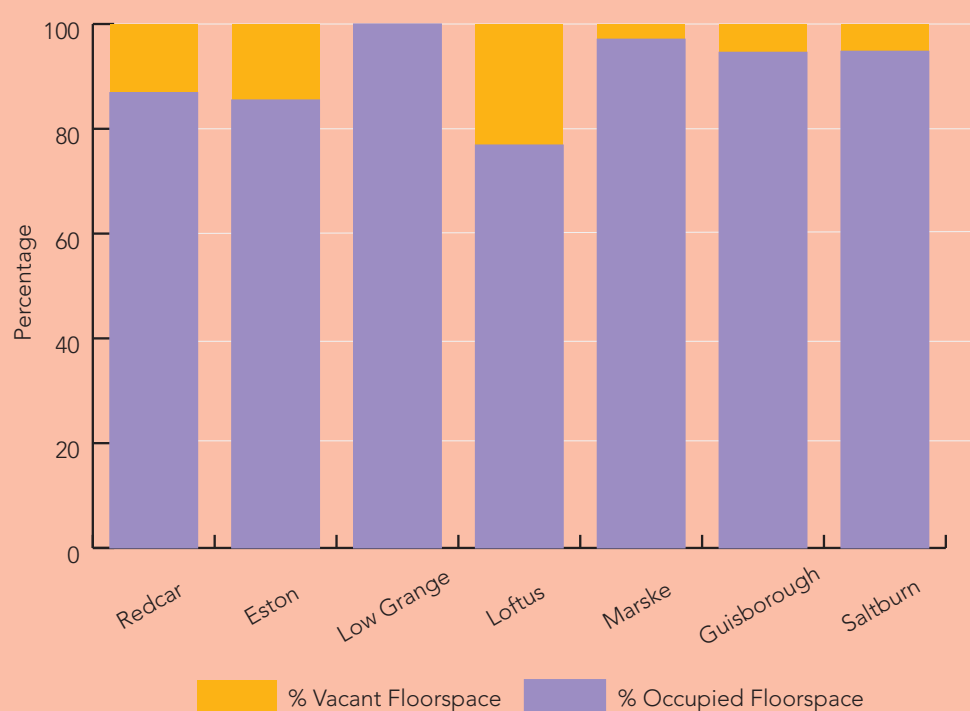


**Percentage of floorspace in poor or very poor condition within town and district centres  
(Town Centre Uses only)**



With regard to the overall quality of the borough's centres, there was a small decrease in the number of units considered to be in poor or very poor condition in all of the designated town and district centres within the year, with the exception Eston centre which experienced a change of +1.7% in relation to one unit and Guisborough and Low Grange centres which saw no change. In contrast to the increasing vacancy rate, Loftus district centre experienced the biggest improvement in unit quality with a change from 25.4% of units in poor or very poor condition in 2015 to 21.9% in 2016. The Council is committed to improving the overall appearance of the borough's centres and will continue to address the quality of shop fronts through its regeneration programme, taking account of the good design guidance set out within the adopted Shop Fronts and Advertisements SPD.

**Percentage of vacant floorspace as a proportion of total floorspace for town and district centres  
(Town Centre Uses only)**





While Loftus continues to be the most poorly performing centre in the borough with the number of vacant units being 21 and 31.8% of the total units in town centre uses, the Council recognises that urgent action needs to be taken to address this decline and is seeking to address this through the emerging Local Plan and the Council's regeneration programme. Improvements to Eston, which has seen a decrease in the quality of units in the centre, have also been identified as a priority for the Council.

Within the reporting year only 233.5m<sup>2</sup> of new floorspace for town centre uses was approved in the designated centres. This is from 3 applications relating to change of use and 1 application for a small extension to a unit within Redcar Town Centre. This is a decrease from the previous year, which saw 500m<sup>2</sup> of floorspace being approved. Outside of the designated centres, 3435m<sup>2</sup> of floorspace was approved from 11 applications. The approved applications included the erection of a new public house adjacent to Pheasant Fields Lane, Skelton.

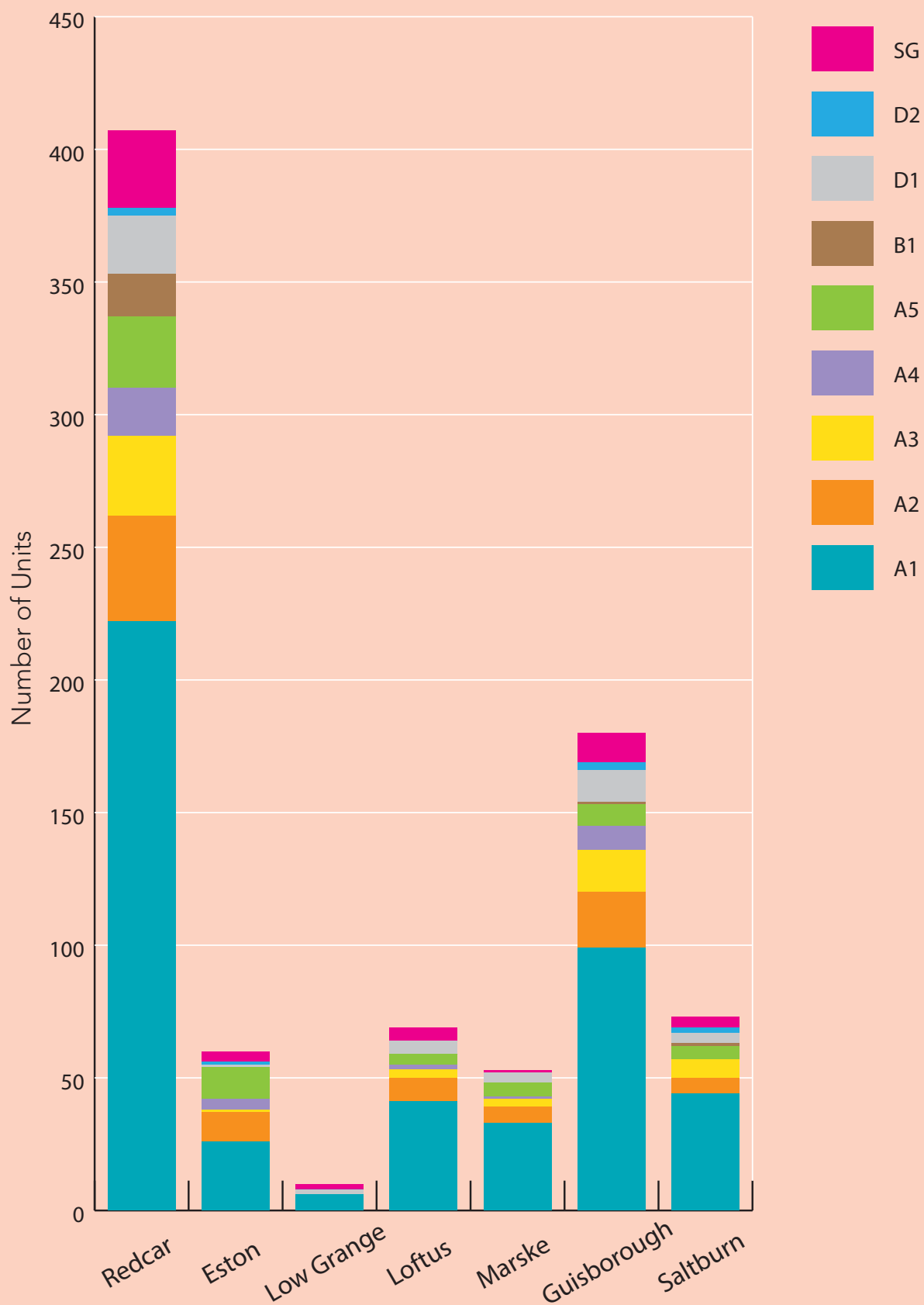
A large proportion of the floorspace approved for outside of designated centres related to a single application for the change of use of Brockley Hall, Saltburn from a religious retreat to a hotel and does not necessarily indicate that development within designated centres has not been prioritised.

Within the year 122.5m<sup>2</sup> of floorspace was completed in relation to development for town centre uses within the borough's designated centres. This represents a significant decrease from the previous year. However, during 2014/15 the Redcar & Cleveland Leisure and Community Heart Development was completed. This was a substantial one off development, which created an uncharacteristically high level of development for that year.

In July 2008 the Council adopted its interim hot food takeaway policy in order to protect the vitality and viability of the borough's town, district and local centres from an over proliferation of hot food takeaways. The policy indicates that there should be no more than 5% hot food takeaways within each centre when measured as a proportion of all commercial units within the centre. Most of the borough's centres currently exceed this



Number of units within each centre by Use (Town Centre Uses only)



threshold, with the exception of Low Grange Farm and Guisborough district centres. Since its adoption, the policy has generally been successful in ensuring that there has been no significant increase in the number of hot food takeaways within each of the borough's centres. Over the monitoring period, only one extra hot food takeaway has been opened in a designated centre. This is a unit in Redcar town centre, taking the total in the centre to 27.

Within the monitoring period, two planning applications were determined for new hot food takeaways within the borough's centres. Both of these applications were refused planning permission by the Council. The applicants for one of the applications subsequently appealed against the decision and the Planning Inspectorate upheld the Council's decision and dismissed the appeal.

### **4.3 Leisure and Tourism**

Within the year a total of 16 developments relating to leisure and tourism were approved. These schemes include the provision of a high ropes adventure course in the Valley Gardens, Saltburn, improvements at Redcar Town and Saltburn Football Clubs, a new visitors centre and exhibition space at the Cleveland Ironstone Mining Museum and a 10 hole mini golf course at the Lower Promenade in Saltburn.

These approvals, and other developments already in the pipeline, will increase access to leisure facilities for residents of the borough and will also support the development of Redcar and Cleveland as a visitor destination.

#### **Next Steps**

- Through the preparation the new Local Plan, the Council will seek to address the oversupply of employment land, while ensuring that sufficient land is maintained to support economic growth. Policies will also be put in place to protect the vitality and viability of designated centres.



Indicator Number	Indicator	Output	Trend
H1	Number of net additional dwellings	213	Down
H2	Number of new housing completions	335	Down
H3	Percentage of new housing completions in conurbation area and rural area	50% Conurbation 50% Rural	Down Up
H4	Percentage of new housing completions built on previously developed land	57% Brownfield 43% Greenfield	Down Up
H5	Number of affordable dwellings delivered	62	Down
H6	Number of demolitions/conversions	122	Up

To retain our skilled workers, and attract others to the borough, we need to provide a high quality residential offer and attractive neighbourhoods to meet a variety of needs and aspirations. This section of the AMR reports on progress against the targets set out in Core Strategy policies CS2; CS13; CS14; CS15; CS16 and CS17.

## 5.1 Major Planning Applications

The following major planning applications for housing have been approved in the last monitoring year:

**R/2015/0573/RSM** Land off Newbury Road, Brotton: erection of 25 extra care bungalows with associated access; landscaping & parking (revised scheme).

**R/2015/0540/RMM** Former Redcar & Cleveland College Site, Redcar Lane, Redcar: reserved matters application for appearance, landscaping, layout and scale for 126 dwelling houses.

**R/2015/0395/FFM** Former Day Centre Site, Grosmont Close, Redcar: 12 residential supported units in two blocks comprising 4 bungalows and 8 flats including communal facilities; car parking provision; and associated landscaping.

**R/2015/0353/OOM** Land at Middlesbrough Road (Former South Bank Police Station), South Bank: outline planning application for residential development (28 units) for elderly persons.

**R/2015/0152/RMM** Land South of Redcar Road, Redcar: reserved matters application for access; appearance; landscaping; layout and scale for 138 residential units.

**R/2015/0066/CAM** Bridge House, The Square, Skinningrove: erection of 7 apartments and 4 dwelling houses with associated car parking.

**R/2015/0060/FFM** High Farm, Skippers Lane, Normanby; amended site layout to increase residential units from 33 to 45 including amended house types.

**R/2014/0744/OOM** Land to rear of 19-21 Peirson Street, Redcar: outline application for residential development (comprising 10 two bed roomed dwellinghouses).

**R/2015/0011/FFM** Land off Westfield Way, Loftus: detached part two/part three



storey building for 60 extra care apartments including communal facilities; car parking and landscaping scheme.

**R/2015/0767/RSM** Land adjacent to 1 Marske Mill Lane, Saltburn: residential development comprising of 14 detached dwellings with garages including new access from Marske Mill Lane (resubmission).

**R/2014/0455/OOM** Former Redcar & Cleveland College Site, Redcar Lane, Redcar: outline application for residential development (up to 149 houses) with new vehicular and pedestrian access off Redcar Lane.

In addition, the following major planning applications for housing have been approved at appeal:

**R/2014/0631/OOM** Land South of Marske Road, Saltburn: outline application for residential development up to 130 dwellings, with provision of access from Marske Road, associated landscaping and ancillary works.

**R/2014/0304/OOM** Longbank Farm Farmbank Road, Ormesby: outline planning application for residential development (320 units) including vehicular and pedestrian accesses off Ormesby Bank and associated landscaping.

**R/2013/0803/OOM** Land South of Spencerbeck Farm, Normanby Road, Ormesby: outline planning permission for residential development (60 units).

## 5.2 Housing numbers

The Local Plan must make provision for an adequate number of houses within the plan area for the next 15 years.

The National Planning Policy Framework (NPPF) advises that housing requirements should be determined locally and be based on sound evidence to ensure that local plans meet 'the full objectively assessed needs for market and affordable housing in the market area', drawing on the Strategic Housing Market Assessment (SHMA). The NPPF also advises that local plans should be 'aspirational but realistic' and that local authorities should seek to 'boost significantly the supply of housing'.

The revised Strategic Housing Market Assessment (SHMA), published in February 2016, includes the objectively assessed need for housing (OAN) covering the plan period from 2015 to 2032. The completed study has been undertaken in accordance with the Planning Practise Guidance (PPG) and the Planning Advisory Service (PAS) technical advice note on Objectively Assessed Need and Housing Targets, which seeks to supplement the PPG with more detailed and more specific advice, based on established good practice, Inspectors' verdicts and judicial decisions.

In line with the PPG, the household projections assumed the starting point for determining the OAN. The study then tested the validity of the projection against past housing delivery rates, demographic trends, housing market signals and affordability and labour market projections.

The OAN has identified a need for 2,244 dwellings for the 2015-2032 period and will inform the housing requirement in the Local Plan. This estimate is based on the CLG household growth projections for 2012-2037, plus the following:

- a 10% uplift to reflect a potential past constraint from the under-delivery of housing land allocations in the previous plan period, which contributed to population loss during the 2001-11 Census decade; and
- an allowance for vacancy rates (at 3.84%) in order to convert annual household projections into a dwelling requirement.

The above approach is in line with best practice undertaken elsewhere. The study did not find any justification for adjusting the household projections in respect of any other considerations.

In September 2016, Volume 2 of the SHMA was updated to consider the implications for housing of the Oxford Economics (OE) economic forecast that the Council is using to underpin its employment land policies. For the plan period 2015- 2032, this forecast is extremely close to the Experian forecast used in the original SHMA. Both forecasters predict that job demand, the resident population and the resident labour force will be virtually unchanged over the period. These predictions are based on business-as-usual labour demand, and increasing activity rates for older age groups in line with Experian's and OE's assumptions. The update therefore concluded that there is no justification for a 'future jobs' adjustment to the demographic starting point of 120 dpa.

The update also tested an alternative future in which older people's activity rates increase more slowly at both national and local levels, as predicted by the Office for Budget Responsibility. An alternative forecast scenario from Experian was used, which models the impact of these lower activity rates. The result is that, even with these lower activity rates, there would be no justification for a 'future jobs' uplift to the demographic starting point.

Year	Completions	Losses	Net
2013-14	366	138	228
2014-15	556	96	460
<b>2015-16</b>	<b>335</b>	<b>122</b>	<b>213</b>
<b>2013-16 (Total)</b>	<b>1257</b>	<b>356</b>	<b>901</b>

In 2015/16, the number of new housing completions in the borough decreased by approximately 40% to 335 dwellings, from 556 in the previous year. The number of net additional dwellings also decreased significantly from 460 in 2014/15 to 213 in 2015/16.

A housing trajectory has been prepared to show completions and projected delivery against the OAN for the period from April 2016 to March 2032. The trajectory takes into account planning permissions and housing allocations within the Publication Local Plan (November 2016), but does not include a trend based allowance for small sites and conversions.

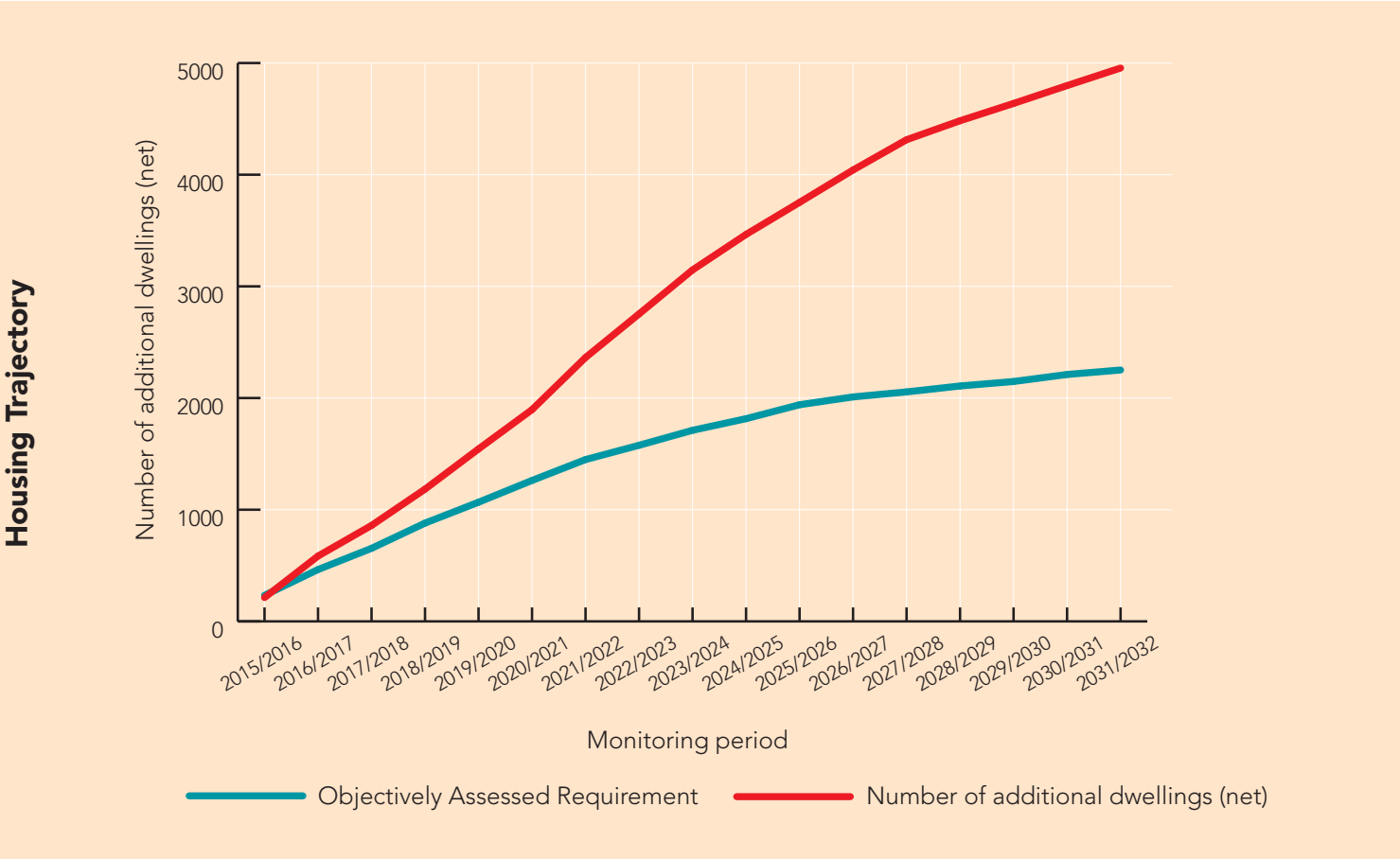
5.3 Five Year Supply

The National Planning Policy Framework indicates that the Council should identify and update annually a supply of specific deliverable sites sufficient to provide five years’ worth of housing against its requirements. In line with NPPF Para 47 it is also appropriate, as in previous assessments, to add a 20% buffer to the OAN to reflect persistent under-delivery.

The latest 5 year Land Supply assessment 2016 -2021 has a base date of April 2016. Combining the above elements results in a five year supply requirement of 1,259 housing units, for the 2016/17 to 2020/21 period.

The estimated five year housing supply from 2016/17 to 2020/21 is 1,839 additional dwellings, which exceeds the assessed requirement of 1,259 by 580 and equates to 7.3 years supply.

Further information and the Council’s latest position with regard to its five year supply can be found on the Council’s website at [www.redcar-cleveland.gov.uk/localplan](http://www.redcar-cleveland.gov.uk/localplan).



## 5.4 Location of new housing

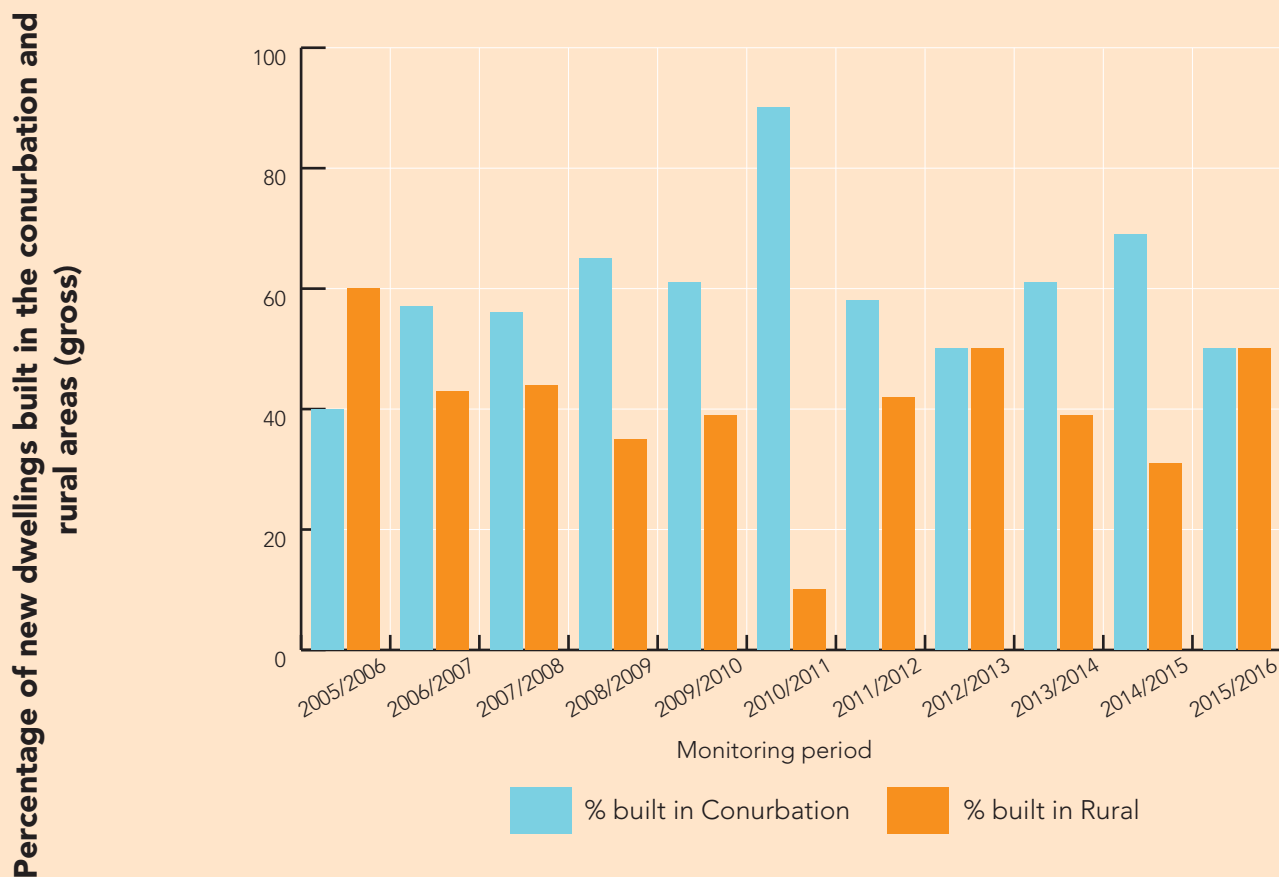
Policy CS2 of the Core Strategy sets out a broad locational target of approximately 70% of new development to be built in the conurbation area (Greater Eston, South Tees, Redcar and Marske) and approximately 30% in the remaining 'rural area' (Guisborough and East Cleveland).

In 2015/16, just over 50% of gross new housing development (169 dwellings) was located in the conurbation area. This is below the Core Strategy target of 70% of housing development to be located in the conurbation.

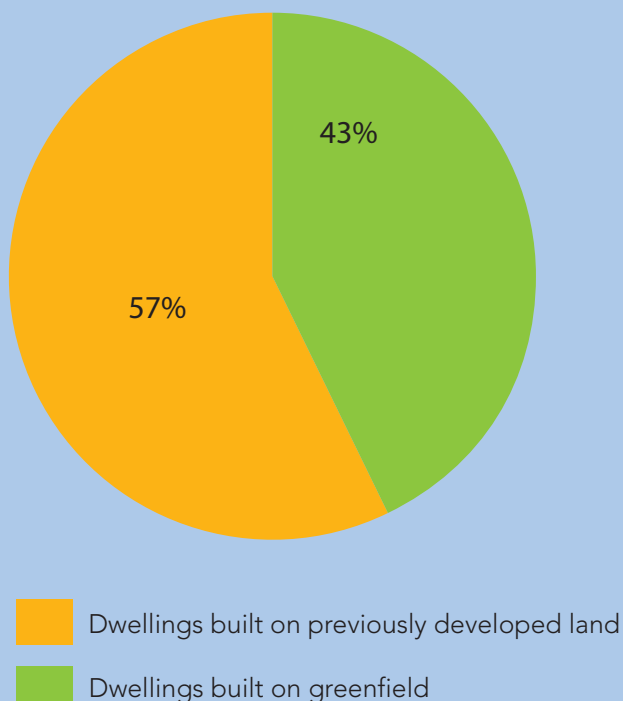
Overall, since 2004, approximately 59% of new housing development has been built within the conurbation. Therefore, over the plan period, it is clear that the desired split of development is not being achieved.

It is important to note however that the locational strategy was prepared during a period of sustained economic growth and was based on the Council delivering significant numbers of housing on large regeneration sites within the conurbation. Due to the recession and subsequent cuts in public funding, large scale regeneration projects have not been delivered as originally envisaged.

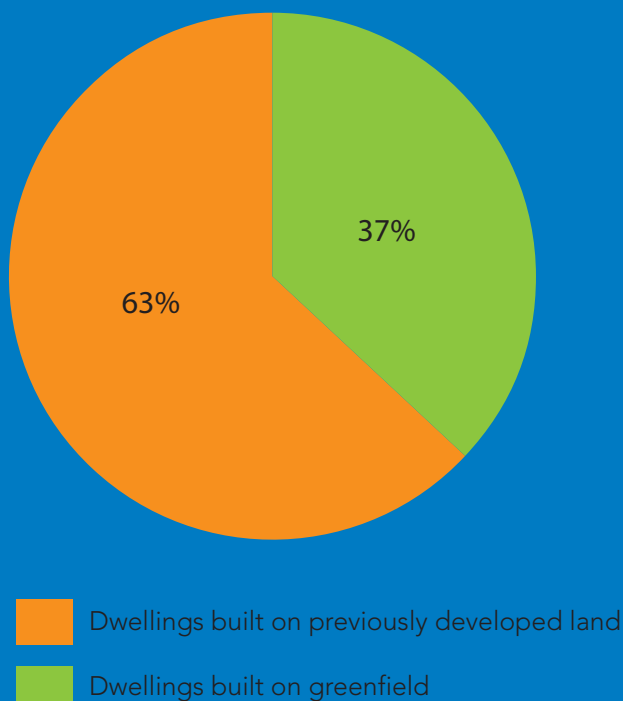
We are conscious that the amount of public funding available to deliver development in areas in need of regeneration remains significantly lower than when the Core Strategy was prepared. The locational strategy has therefore been reviewed in the emerging Local Plan, to include the most sustainable allocations that have been assessed as viable, with a realistic prospect of being developed over the plan period. The Publication Local Plan therefore contains a revised target to achieve a minimum of 60% of all new development in the 'coastal and urban' areas. These areas are where many of the local services, shops and public transport links are predominantly located.



New dwellings 2015-16



New dwellings 2004-16



Just over 50% of all housing completions within the year were on previously developed land. This was a significant decrease from the figure recorded in the previous year and is below the target of 65% by 2016 as set out in the Core Strategy (from the revoked Regional Spatial Strategy). Over the plan period as a whole since 2004, the number of dwellings completed on previously developed land is also slightly below the Core Strategy target at 63%.

## 5.5 Affordable housing

House prices in the borough remain lower than other parts of the UK. According to Land Registry House Price Index July 2016, the average house price in the borough was £120,240, a 1.9% increase from the previous year. This compares to an England average of £232,885. Nonetheless, many first time buyers and households with marginal incomes are still unable to afford their own property. In addition, pressures on the existing social housing stock have increased as households attempt to access affordable housing. The Government have introduced further support for first time buyers through its Help to Buy scheme, its Help to Buy ISA and Starter Homes initiative.

During 2015/16, there were 62 units of affordable housing delivered in the borough. This was through a mixture of HCA-funded schemes; empty homes brought back into an affordable use; and affordable housing within private developments secured through S106 planning agreements. This is significantly below the Council's target for delivery of 100 units and may be in part due to changes in housing policy, and the limited access to government funding.

## 5.6 Design of new housing

Good quality housing design can improve social well-being and quality of life by reducing crime, improving public health, easing transport problems and increasing property values.

A 'Building for Life 12' assessment scores the design quality of housing developments against the 12 Building for Life criteria developed by the Building for Life partnership



(Cabe at the Design Council, the Home Builders Federation and Design for Homes). This replaces the original 20 criteria established under the initial Building for Life scheme. The criteria cover four areas; environment and community; character; streets, parking and pedestrianisation; and design and construction.

Whilst 'Building for Life 12' provides a useful tool for assessing the design quality of housing developments, it is not a requirement for the Council or developers to undertake an assessment and subsequently no assessments have been undertaken within the monitoring period. However, the Council will encourage developers to score their proposals against the 'Building for Life 12' criteria in order to secure a high standard of design in all new developments.

## 5.7 Empty homes

Redcar & Cleveland Borough Council is working with partner organisations to deliver the approximately £1.9 million 'Empty Homes to Happy Homes' project, to unlock the potential of empty homes in the borough and utilise a wasted resource to meet housing need.

The project is part of the Council's ongoing commitment to return empty homes to use and minimise the amount of time homes stand empty. In 2015-16, 12 empty homes were returned to affordable housing use.

The Council and Coast & Country are working with social enterprises Community Campus 87 and East Cleveland Youth Housing Trust to give young people the chance to pick up new construction skills and qualifications as they work on the sites.



## 5.8 Gypsies, Travellers and Travelling Showpeople

The Council currently has one designated gypsy and traveller site at The Haven, South Bank.

The site has been improved and redeveloped using a £860, 000 grant secured from the Homes and Communities Agency's Traveller Pitch Fund. The redevelopment of the site resulted in an increase in the total number of residential pitches on the site from 13 to 18.

The Government's Planning Policy for Gypsy and Traveller sites was published alongside the NPPF in March 2012 and sets out the national planning framework for gypsy and traveller sites. Included within the policy, is the requirement for the council to demonstrate and update annually details of its five year supply of traveller sites required to meet its identified need.

The Council has recently published its updated Gypsy and Traveller Accommodation Needs Assessment (GTAA). This indicates that there is a need to provide an additional 2 pitches over the next five years in order to meet identified need, with a further 6 pitches required over the plan period to 2030, as set out in the table below. To ensure alignment with the upcoming Local Plan (i.e. up to 2032), the same formula was extended for a further 2 years which identified a need for one further pitch, bringing the total requirement to 9 pitches.

	<b>Number of additional pitches required</b>	<b>Total number of pitches</b>
2015-2020	2	20
2020-2025	3	23
2025-2030	3	26
2030-2032	1	27
<b>Total</b>	<b>9</b>	<b>27</b>

As the Council's existing traveller site at the Haven is fully occupied, the Council cannot currently demonstrate a five year supply of traveller pitches in order to meet identified needs.

The Council will seek to provide additional traveller pitches through the emerging Local Plan to meet the needs identified through the GTAA.

## Next Steps

- Continue to review the Strategic Housing Land Availability Assessment (SHLAA) on an annual basis to keep an up to date record of the supply of potential housing land available within the borough.
- Continue to update and review the Council's five year supply of deliverable housing sites.
- Ensure that sufficient housing allocations are made through the Local Plan to ensure that the Council can fully meet its objectively assessed housing needs.







Indicator Number	Indicator	Output	Trend
TCI1	% of applications submitted with travel plans which required them under Policy DP3	100%	Same
TCI2	Number of people killed or seriously injured in traffic accidents	50	Up
TCI3	Bus patronage	4,113,693	Up
TCI4	Number of new community facilities permitted	Permitted: 15	Down
TCI5	Number of community facilities lost	2	Down

This section seeks to reflect on the Council's delivery of the transport policies within the Local Development Framework and Local Transport Plan, together with the delivery of new community infrastructure in the borough. The chapter will focus on new developments which have taken place, any within the pipeline and outline any successful bids for funding new projects.

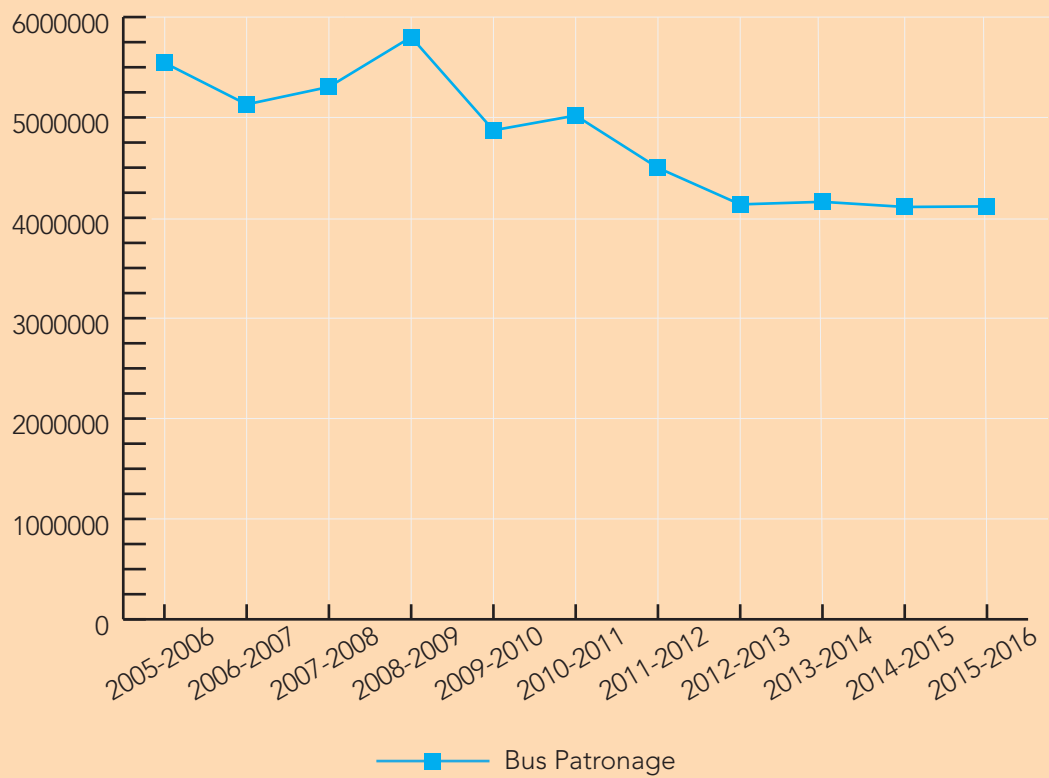
## 6.1 Transport

In the last reporting year (2014-15) further work was undertaken on the Tees Dock Road Cycle Route project, installing and connecting street lighting along A1053 Tees Dock Road. This was a major stage in the creation of the safe cycle link to the port and work continued into 2015/16 to complete the scheme.

The Council engaged Middlesbrough Environment City to deliver a mobile Active Travel Hub service across the Borough using funds from the Department for Transport (DfT) Local Sustainable Transport Fund. This delivered a series of cycle maintenance and cycle maintenance training activities along with guided walks and cycle rides to promote the use of active travel. This contract has been continued into 2016/17 using funding from the DfT Sustainable Travel Transition Year fund.

Bus patronage had been in decline over many years. However since 2012-2013 the bus patronage figures appeared to have levelled off to some extent and in the reporting year, for the first time since 2010, a slight increase has been recorded. This evidence suggests that the Tees Valley Bus Network Initiative has had positive benefits in addressing the steep decline in patronage seen in earlier years. The Council will continue to promote sustainable forms of transport.

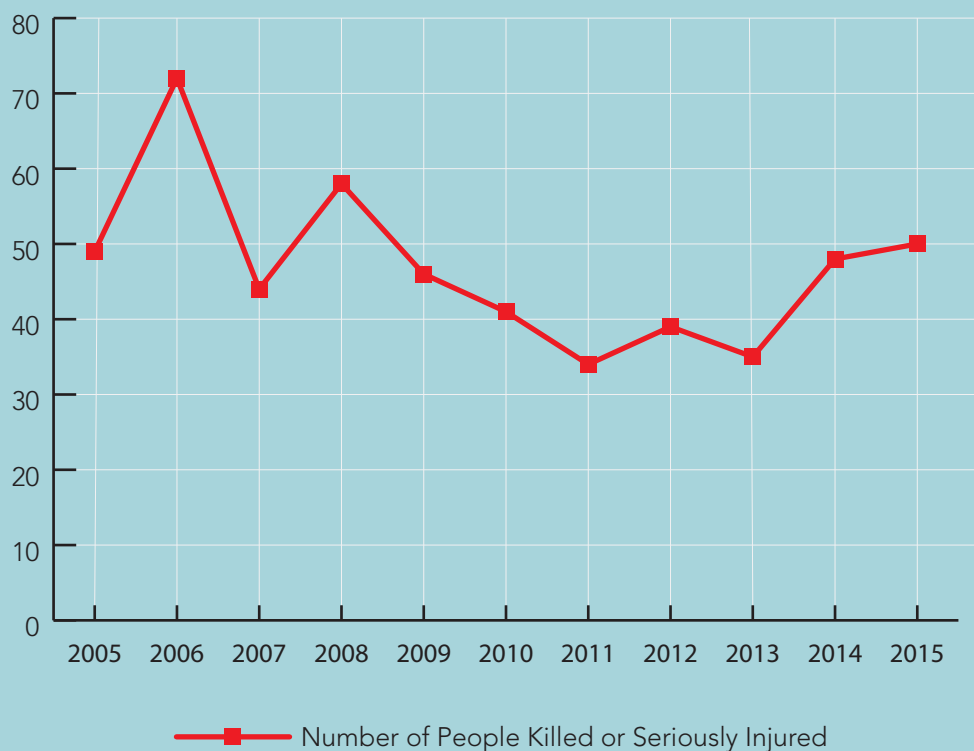
Bus patronage



\* Please note that figures from 09/10 onwards only include Arriva patronage

There was a slight increase in the number of people killed or seriously injured on the Council's roads in 2015 when compared to the previous year. However, despite this year on year increase numbers remain significantly below the peak in 2006.

Number of people killed or seriously injured by year





## 6.2 Community Facilities

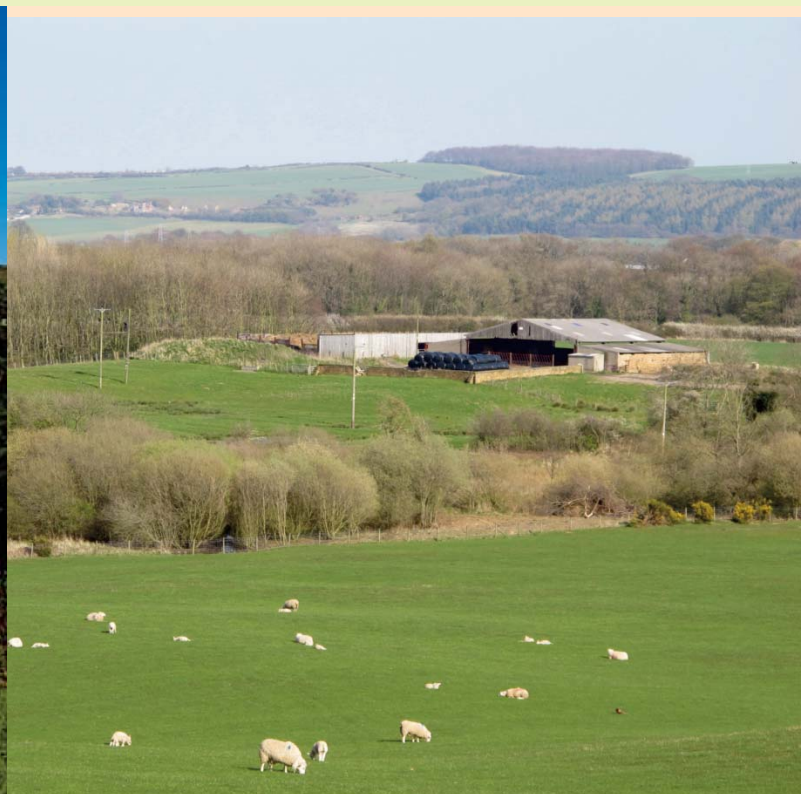
Within the year there were 15 planning applications for community uses permitted within the year, which is a decrease of 3 on the figure recorded in the previous year. These permissions include a number of extensions to school buildings but also the demolition and rebuild of South Bank Community Primary School. The primary school was originally opened in 2006 but due to structural issues caused by the sub base, the school was closed at the end of the 2013/2014 academic year, resulting in the temporary relocation to Teesville Infant School. Following approval of the rebuild application, work has been ongoing at the site and it is expected that the school will reopen on the original site in the next reporting year.

A 27 bed nursing home at Northgate in Guisborough and two change of use applications in Redcar, to facilitate a 12 bed extension to a nursing home and to create a 7 bed residential care home, were also among the developments approved within the reporting year.

Whilst there has been success in delivering new community development within the year and there are number of schemes in the pipeline, some community buildings have also been lost. During the reporting year, a planning application for the change of use and conversion of the ground floor of a Community Centre at Stump Cross in Guisborough into 3 apartments and an application for the change of use of Brotton Church Educational Centre into 2 dwellings were approved. However, it should be recognised that the loss of community facilities is not necessarily a negative, as this represents the reuse of buildings which have been vacant for a number of years.

### Next Steps

- The Council will continue to encourage a modal shift to sustainable modes of transport through the Local Plan and Local Transport Plan, and will continue to seek to obtain external funding to improve public transport provision and highways improvements within the borough.
- The Council will continue to promote and protect community facilities through the Local Plan, particularly in rural parts of the borough.



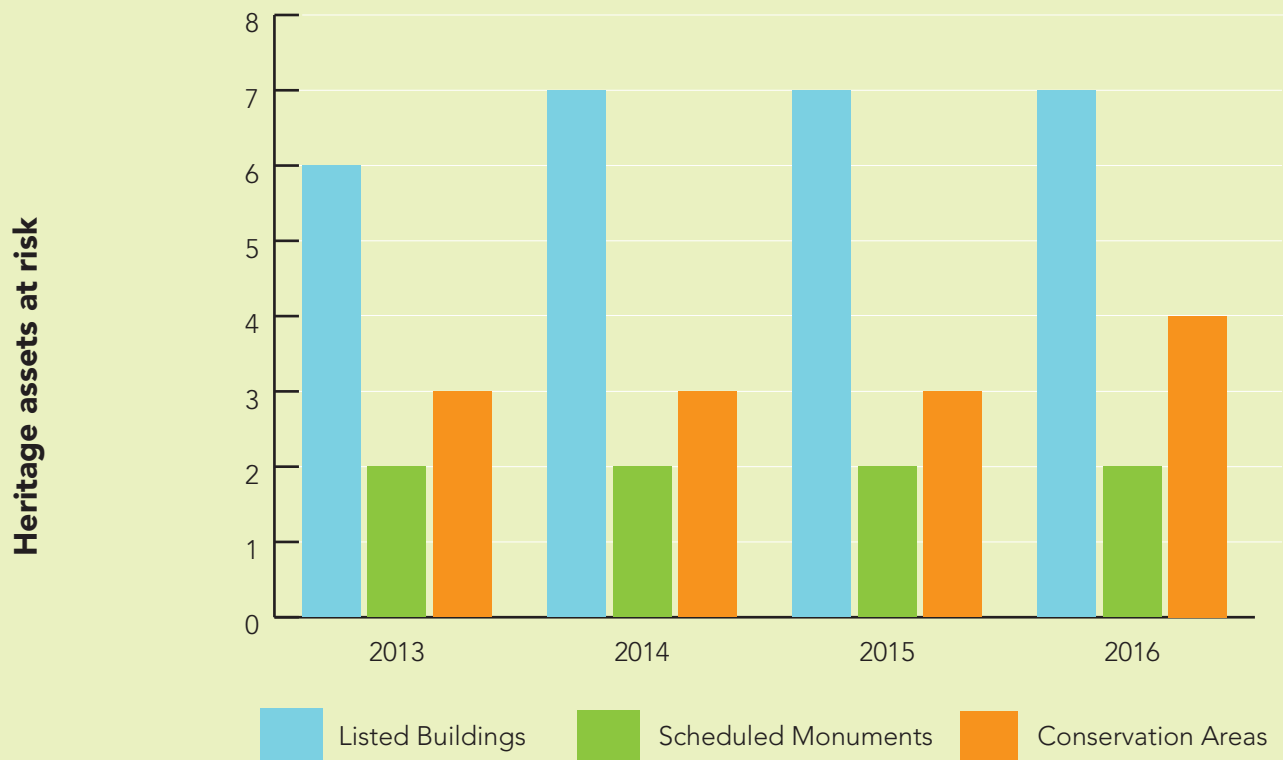
## 7. Environmental Quality

Indicator Number	Indicator	Output	Trend
EQ1	Number of heritage assets classified 'at risk'	7 Listed Buildings/Structures/ Places of Worship 2 Scheduled Monuments 4 Conservation Areas	Same Same Up
EQ2	Percentage of major applications that have submitted a design and access statement	100% of all relevant applications	Same
EQ3	Percentage of major applications with an artistic contribution condition	14%	Down
EQ4	Number of approved applications outside of development limits	50	Up
EQ5	Total amount of protected open space lost to new development (permission granted)	1.4 ha	Down
EQ6	Percentage of major applications where 10% of predicted energy demand is met through renewables (conditioned through application)	18%	Down
EQ7	Total amount of waste collected (tonnes)	70,995.06 (Municipal) 57,628.03 (Household)	Down Up
EQ8	Percentage of household waste arising by management type	61.41% Energy recovery 26.82% Recycled 15.86% Composting 0.60% Landfill	Up Down Down Down

In order to protect and enhance the special qualities and unique character of Redcar and Cleveland, we need to ensure that our adopted LDF policies on heritage, design, open space, climate change and minerals and waste are working effectively.

### 7.1 Heritage Assets

The repair, revitalisation and re-use of our heritage assets, listed buildings and conservation areas continues to be a priority. The Council had been working in partnership with owners and local community groups to make improvements to a range of heritage assets. In 2016, the number of Grade I and II\* listed buildings and listed places of worship on the Historic England at Risk Register remained static at seven. The number of scheduled monuments remained at two, including Eston Nab Hill Fort where despite efforts, vandalism remains an issue. The number of conservation areas at risk increased to four as Loftus was added to the register. On-going issues also exist with other heritage assets including the Grade II\* Listed Red Barns, and commercial and agricultural buildings which are in a poor state of repair.



The Council is currently preparing a Conservation Area Management Plan for Saltburn, with a Conservation Area Management Plan for all other conservation areas within the borough intended to follow. Considerable work is ongoing at Kirkleatham to help secure the conservation and enhancement of the historic buildings and their landscape settings through pursuit of a heritage-led regeneration strategy.

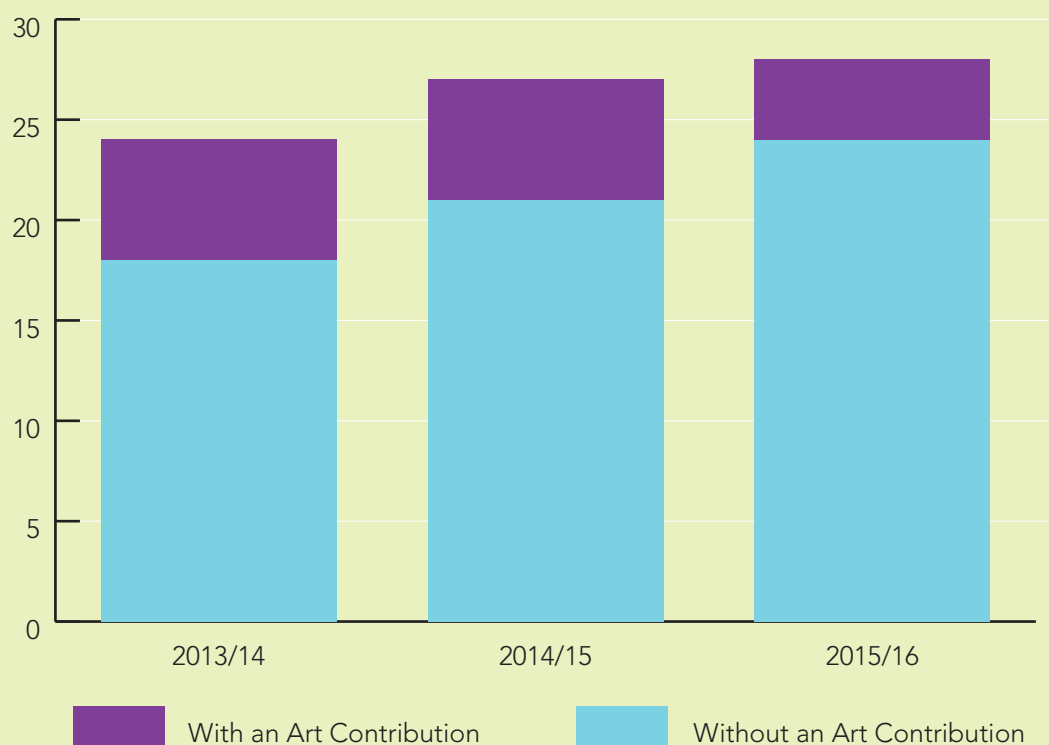
## 7.2 Urban Design

Promoting sustainable development and design quality is a key overarching theme running throughout Council policy. Quality of place is one of the few drivers of economic competitiveness which we can control, shape and influence, and importantly 'sell' to existing and potential investors and residents. As such all new development is expected to promote high standards of built form and urban and landscape design. The Council is continually trying to raise design standards across the borough and aims to achieve high quality design in new developments.

## 7.3 Percentage for Art

As part of its policy of securing a high quality built environment, Redcar & Cleveland Borough Council is promoting a scheme whereby developers devote a percentage of development costs to the installation of a work or works of art.

Artwork adds distinctiveness to development and can raise commercial appeal. When a major application is submitted, developers are asked to devote up to 1% of those costs to a work of art to be displayed within the development and visible to the public. During the 2015/16 monitoring period 28 major applications were approved, 4 of which included a condition relating to the provision of art.



## 7.4 Development Limits

Permission was approved for 50 planning applications outside of development limits. Exceptional criteria, as defined in Policy DP1, applied to 96% of permissions. Where permission was granted for development which didn't meet the criteria, circumstances exist which justified departure from the policy. Permission was also granted at appeal for a number of residential developments outside of limits, including 320 dwellings at Longbank Farm, 60 dwellings south of Spencerbeck Farm and up to 130 dwellings on land to south of Marske Road, Saltburn. In these cases the Inspectors concluded that the proposals would accord with NPPF and that developments would boost the borough's supply of housing.

## 7.5 Open Space

Recreational facilities, including outdoor play space, informal open space and built recreation facilities are important to local communities for their recreational amenity and their impact on the quality of the environment.

In April this year, the Council published an updated Open Space Assessment Report. The study assesses the quality, quantity and access to the borough's open spaces, including public satisfaction. The quality audit showed significant variations with percentage scores varying from 38% to 93%, with a median average of 69%. The quantity audit estimated that overall supply was equivalent to 5.1 ha per 1000 population. In terms of generic space, the recorded supply was equivalent to 3.3 ha per 1000 population, which significantly exceeds the minimum local standard in the Developers Contributions SPD (1.2ha /1000 population). While this does not imply that there is a surplus of space, it demonstrates that there may be potential for diversification or, if necessary, rationalisation of some spaces in order to support an improved offer. The audit found the vast majority of residents live within the notional catchment of at least one space.



In terms of consultation responses, for amenity spaces, urban parks, civic spaces and, natural areas, the most popular answer when questioned about the sufficiency of provision within their local area was 'about right', although for natural areas and urban parks the percentage difference with the 'not enough' option was small. For younger children's play areas, provision for teenagers and older children and sports pitches more respondents selected the 'not enough' option than 'about right'. For teenage and older children's provision, an overwhelming majority (73%) indicated that the level of supply was 'not enough'.

Participants were asked to rate the overall quality of different types of open space. The dominant rating given was 'satisfactory', to varying degrees. The exception to this was in terms of provision for teenagers and older children, for which two-thirds of replies rated the quality of these sites as 'poor' or 'very poor'. These responses correspond to the relatively low overall quality rating emerging from the audit for some of these spaces. Equipped play areas received a relatively high proportion of 'poor' ratings. The ratings for amenity spaces are particularly significant as these sites comprise the majority of open spaces in the assessment. Just under two thirds of responses rated them as 'satisfactory', 'good' or 'very good', but a sizeable proportion gave a 'poor' quality rating; similar observations can be made about sports pitches and urban parks. A follow-up question revealed that 79% of respondents felt that their local or preferred open space could be improved, which demonstrates that quality issues are highly significant. The findings of the assessment have been used to inform policies within the emerging Local Plan.

The 2015 Green Flag Awards once again saw Flatts Lane Woodland Country Park; Guisborough Forest and Walkway; and Saltburn Valley Gardens maintain their high standards to retain the award. The three parks combine nature conservation with public amenity and education. All are situated on the urban fringe and have significant areas of woodland that are populated by large numbers of birds, in particular, and mammals. They are an ideal place to begin exploring the borough's wildlife.

As well as woods, the Country Parks have wetlands, meadows and streams within their bounds, all supporting their characteristic suite of plants and animals. Such sites are



important in themselves as wildlife reserves, but they also act as links to the wider countryside for people and wild animals. Because they are managed with biodiversity and amenity in mind, and have a network of footpaths throughout, the Country Parks bring wildlife right up to our doorstep and are a real asset within the borough. In addition to work by Council staff, the sites are supported by friends groups who fundraise and volunteer to maintain and improve facilities. Green Flag is the national standard for parks and green spaces, and is awarded in recognition of the best green spaces in the country. Sites are assessed against eight criteria including cleanliness, sustainability and conservation.

During the last year several environmental improvement projects have taken place throughout the borough, including a number of access improvements. Throughout the borough a number of areas were successful in the Northumbria in Bloom competition.

In 2015/16, permission was granted at appeal for housing development to the South of Spencerbeck Farm, Ormesby which will result in the loss of 1.4ha of green wedge. In granting permission the Inspector concluded that while the development would cause some harm to the green wedge, this would not significantly and demonstrably outweigh the development's benefits, particularly in boosting the supply of housing in a sustainable location, and the enhancements to biodiversity of the site. The green wedge in this location will be reviewed through the emerging Local Plan.

Permission was also granted for the provision of a high ropes adventure course at Saltburn Valley Gardens, which is within the Skelton Beck Complex Local Wildlife Site. In granting permission it was concluded that physical damage caused by the ropes and wires would be minimal. Prior to any works commencing on site details of the exact location and methods of fixing will be agreed to ensure there is limited impact on the trees and vegetation, and a management plan will be required. The proposed route of the York Potash tunnel also crosses a number of Local Wildlife Sites, however development will include restoration. A small amount of development has been permitted within wildlife corridors, however they are not expected to be detrimental to their function.





## 7.6 Biodiversity

There are seven Sites of Special Scientific Interest (SSSI) within, or partially, within Redcar and Cleveland, excluding the National Park. All sites were in a favourable condition, excluding two units, one which makes up part of South Gare and Coatham Sands SSSI and one which makes up part of Pinkney and Gerrick Woods. These units were in an unfavourable but recovering condition.

Within the plan area there is also the Teesmouth and Cleveland Coast SPA/Ramsar Site. In 2015 Natural England consulted on plans to expand the SPA to include protection for breeding common turn and avocet as newly qualified features; an extension to the marine boundary to include foraging areas for little tern and common tern; and the inclusion of additional terrestrial areas to protect breeding colonies of common tern and avocet and non-breeding waterbirds. The Council have been working with partners, including other regulatory authorities and industry, as part of the Tees Estuary Partnership to agree a collective vision for on-going management of the interests of wildlife and industry in the estuary. The Council have also been undertaking further monitoring of birds and recreational disturbance to inform future mitigation and management.

A small amount of the North York Moors Special Area of Conservation (SAC) and Special Protection Area (SPA) also lie within Redcar and Cleveland, but outside of the Plan area.

At March 2016, there were 100 Local Sites within the borough, including the area which lies within the National Park. Of these sites, 39% were in positive management, a decrease from 42% in the previous year. The Council are continuing to work with the relaunched Tees Valley Local Nature Partnership to identify potential biodiversity improvements and positively influence planning policy. The Council have also been working to increase the accessibility of our sites.



## 7.7 Climate Change

As a signatory of the Nottingham Declaration on Climate Change and EU Covenant of Mayors initiative, we recognise that climate change is one of the greatest threats facing our planet and that we must act swiftly to minimise the potential far reaching effects on Redcar and Cleveland's communities, economy and the environment, committing to the achievement of a 20% reduction in the borough's greenhouse gas emissions by 2020. The Council recognises that it cannot achieve this on its own and commits to working with the Redcar and Cleveland Partnership and wide ranging stakeholders to identify measures to mitigate our impact but also to adapt to the known impacts of climate change.

Policy DP3 (Sustainable Design) requires major developments to provide at least 10% of their predicted energy requirements from renewable sources. During the last year approximately 18% of major applications were approved with a renewable energy condition, a slight decrease from 19% the year before. Nationally, in accordance with updated building regulations, there has been a move towards reducing carbon footprints through the design process and at the build stage. This requirement has therefore been removed from the emerging Local Plan, however development will still be required to meet national construction standards as a minimum and exceed such requirements where possible. In circumstances where a condition was not included on permitted schemes, measures have been sought to reduce the developments impact on the borough's carbon footprint, and have included the use of highly efficient design and technologies.

During the 2015/16 period, planning permission was granted for a single wind-turbine at Barnaby Grange and for a 3.4ha solar farm at Woodhouse Farm, Guisborough. The amount of renewable energy systems installed is likely to be a lot higher as most domestic systems do not require planning consent making it difficult for the Council to monitor. Feed-in tariffs (FiT) act as a financial incentive for the investment in small-scale, low carbon electricity generation technologies. Between April 2015 and March 2016, 424 installations were registered in Redcar and Cleveland, a 29.9% decrease on the previous





year. All of these installations were photovoltaics, including one community development, giving a total installed capacity of 1.53MW, a decrease from 2.16MW installed in 2014/15.

7.8 Minerals and Waste

The five Tees Valley Unitary Authorities adopted the joint Minerals and Waste Development Plan Documents in September 2011.

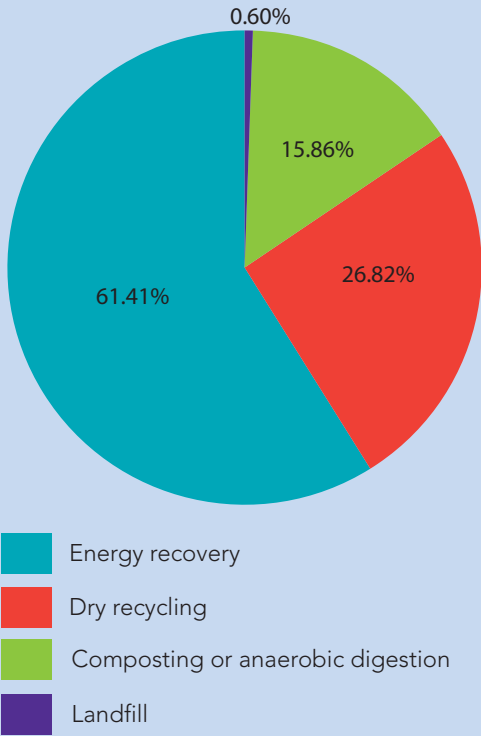
A Local Aggregates Assessment (LAA) was published by the joint authorities in July 2016. The LAA explains that there is expected to be a continued reliance on imports of primary aggregates from North Yorkshire and other areas of the North East, particularly in the short to medium term. It is therefore important to continue to liaise with authorities which export aggregates to the Tees Valley.

Waste management policies which encourage the re-use, recycling and recovery of waste have continued to have a positive effect in Redcar and Cleveland. In 2015/16, 70,995.06 tonnes of municipal waste was collected, a 1.12% decrease from 2014/15. A total of 57,628.03 tonnes of household waste was collected, a 0.06% increase from the previous year. The percentage of household waste sent to landfill decreased to 0.6%, a very low figure nationally. There was an increase in the amount of waste sent for energy recovery, while there was a small decrease in the amount recycled and composted.

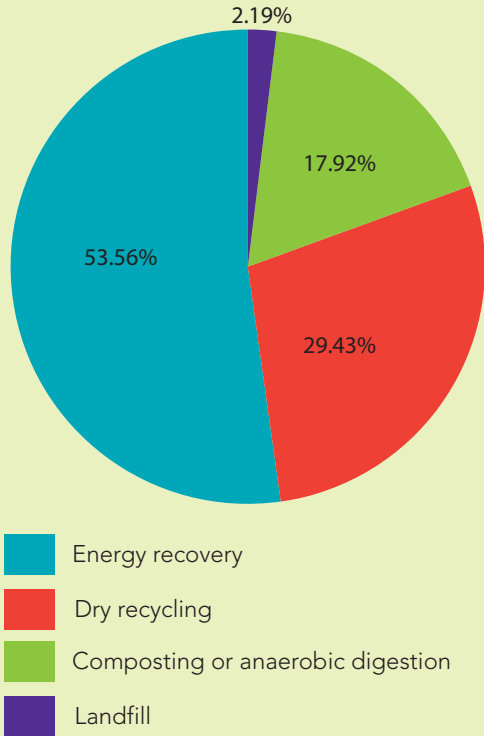
Where relevant all planning applications included a waste audit.

No planning permissions were granted within safeguarding areas which would affect long term mineral resources. Rail and port facilities are being used to transport minerals, including from the Boulby Potash Mine to Teesport. All of the necessary planning permissions for the York Potash Project have now been granted, including permissions granted in 2015 for a mineral transport system that will transport potash from the potash mine in the North York Moors National Park to a new materials handling facility at Wilton. Permission has also been granted by the Secretary of State for harbour facilities which will allow the transport of potash by water from the River Tees.

Household waste by management type 2015/16



Household waste by management type 2014/15





Sewage waste in the Tees Valley is managed by Northumbrian Water who operate a number of facilities across the area including the Regional Sludge Treatment Centre at Barn Sands in Redcar & Cleveland. Sewage waste had previously been implicated in the eutrophication (nutrient enrichment) of the Tees Valley. Northumbrian Water Ltd is engaged in a continuous process of upgrading their various facilities to meet water quality targets. Permission was granted in February 2016 for a control cabinet in Loftus, required as part of the proposed construction of a sewage pumping station adjacent to Whitecliff Beck and Gaskell Lane.

### **Next Steps**

- Continue to pursue opportunities to secure the conservation and enhancement of the historic buildings and their landscape settings at Kirkleatham Estate through a heritage led regeneration strategy.
- Continue to ensure development in or adjacent to Heritage Assets is appropriate by proactively promoting the council's householder guide to conservation areas, Conservation Area Character Appraisals and produce Conservation Area Management Plans for each of the Conservation Areas, commencing with Saltburn.
- Work with Tees Valley Local Nature Partnership in preparing the new Local Plan and identifying potential opportunities for improvements to biodiversity and geodiversity.
- Use the findings on the Open Space Study to inform future developments and policy in the new Local Plan.
- Continue to ensure that energy efficiency and good design are promoted.

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



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