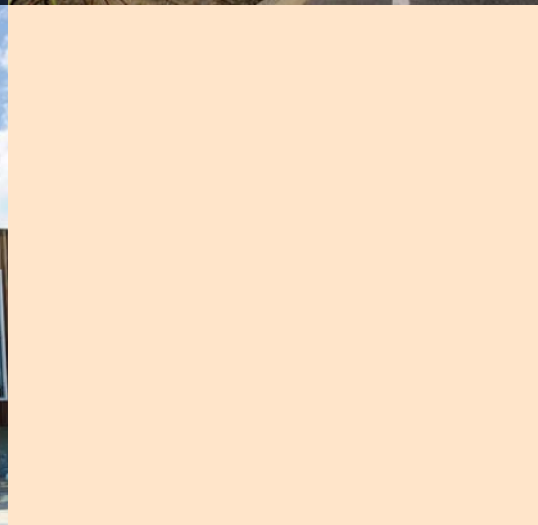




Redcar & Cleveland **Authority's Monitoring** **Report 2016-2017**



this is Redcar & Cleveland

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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.

The requirement to prepare the Authority's Monitoring Report replaced the requirement to prepare the LDF Annual Monitoring Report in 2012, following a change in legislation introduced by the Localism Act (2011). This AMR covers the period 1 April 2016 to 31 March 2017, 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.

Currently, the AMR monitors trends to assess the performance of the policies within the Local Development Framework, which is made up of the Core Strategy Development Plan Document (DPD) and Development Policies DPD and the Saved Policies of the 1999 Local Plan. However, the Council is developing a new Local Plan which, when adopted, will replace the Local Development Framework and Saved Local Plan Policies. It is currently expected that the new Local Plan will be adopted in the spring of 2018 and, therefore, the next AMR will be measuring against the policies of the new Plan.

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 seven 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 2016 -2017. 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.

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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 2016, the Office for National Statistics (ONS) published its 2014 based sub-national population projections. Based on these projections, in 2016 the borough has a population of 134,800. The projections indicated that, based on a continuation of existing trends, the population of the borough would very slightly decrease to 134,700 by 2038. 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 July 2016 the ONS published its 2014 based sub-national household projections. These indicated that, based on a continuation of existing trends, an additional 1544 households were expected to form within the borough between 2016 and 2032, resulting in an increase in the number of households from 60,374 households in 2016 to 61,918 households by 2032. It should be noted however that the level of household growth predicted over this period is lower than previous 2012 based 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 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, showed 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 borough¹, itself designated for its European and national importance for wildlife and habitat. Approximately 90% of the borough's land area is dominated by agriculture, which is in sharp contrast to the industrial landscape along the south bank of the River Tees.

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 2,891 by May 2016. This represents 3.5% of the working age population of the borough, which is the same as at May 2015 and is comparable with levels previously 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 was set up in September 2015 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, which will be revised and updated to reflect changes in the economic outlook.

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

¹ 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.

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?

A number of proposed Government reforms to legislation and planning policy and proposed reforms have been announced during the period since the last AMR. These have related primarily to increasing the development of housing, in line with the Government's focus upon housing delivery and meeting its target of 1 million new homes by the end of 2020.

These reforms and consultation proposals, outlined below, will be reflected in a revised National Planning Policy Framework, which is intended to be published in Spring 2018.

Housing and Planning Act

The Housing and Planning Act came into effect in May 2016 and introduced changes to housing and planning law. Some of the key provisions relating to planning include:

- Promote the supply of starter homes with starter homes to be defined as affordable housing and a requirement on residential developments to be set out in regulations.
- Introduction of provision for permission in principle for housing led developments and Brownfield Land Registers.
- Duty on local authorities to give permission for serviced plots of land to meet demand for self-build and custom-build houses.
- Measures to allow the Secretary of State to intervene in local plan making to encourage progress with adopting local plans.

Self-Build and Custom Housebuilding

On 31 October 2016 the Self-Build and Custom Housebuilding Regulations 2016 came into force. These were provided under the Self-Build and Custom Housebuilding Act 2015, which required local authorities to keep a register of individuals and associations of individuals who are seeking to acquire serviced plots of land in the authority's area.

The Regulations set out the information requirements for the register, eligibility criteria and the timescales for the local authority to determine any applications they received. They also set out requirements for the serviced plots of land to have access to a public highway, and connections for electricity, water and waste water.

Housing White Paper: Fixing our Broken Housing Market

The Housing White Paper was published by the Government on 7 February 2017. This paper set out plans and proposals to reform the housing market and increase the supply of new homes. It also included a number of proposals that were to be consulted upon at future dates.

The White Paper set out the Government's intention to introduce a new standard methodology to identify housing requirements, placed a renewed emphasis on bringing brownfield land back into use, and stressed the importance of building more homes on public sector land and of providing a range of small and

medium-sized housing allocation sites within local plans. It included proposed measures to ensure that plans and development proposals should make efficient use of land by encouraging higher density residential development in suitable locations and proposals to revisit the use of minimum space standards for housing developments to ensure greater local housing choice. The Paper also sets out a desire to ensure that Local Plans contain policies to deliver homes suitable for groups with particular needs, such as the elderly and disabled.

Also included in the Paper were proposals to create more certainty around an adequate land supply for housing through the introduction of a new housing delivery test and a proposed revised definition of affordable housing and suggests a requirement for a minimum affordable contribution and threshold.

While many of the proposals had been consulted upon previously, it was intended that some would be consulted upon in due course. The Paper is, therefore, yet to lead to the implementation of national policy changes.

Planning for Right Homes in the Right Places

Planning for Right Homes in the Right Places was launched on 14 September 2017 and is a consultation on a number of proposals from the Housing White Paper to increase the supply of new homes and increase local authority capacity to manage growth.

The consultation addressed:

- a standard method for calculating local authorities' housing need
- how neighbourhood planning groups can have greater certainty on the level of housing need to plan for
- a statement of common ground to improve how local authorities work together to meet housing and other needs across boundaries
- making the use of viability assessments simpler, quicker and more transparent
- increased planning application fees in those areas where local planning authorities are delivering the homes their communities need

Brownfield Register and Permission in Principle

On 16 April 2017, the Town and Country Planning (Brownfield Land Register) Regulations 2017 came into force. The Regulations require local authorities to prepare and maintain registers of brownfield land considered to be appropriate for residential development, which must be published by 31 December 2017.

Registers will comprise of two parts. Part 1 must contain brownfield sites that meet the criteria set out in the regulations. Part 2 will contains those sites from Part 1 that the local authority consider are suitable to be granted permission in principle for residential development, when considered against the requirements set out in the regulations. Local authorities are required to review the registers at least once a year.

The Town and Country Planning (Permission in Principle) Order 2017 came into force on 15 April 2017 to provide for permission in principle to be granted on the site entered into Part 2 of the Brownfield Registers. Where permission in principle is granted for a site, only applications for technical details consent will be required before development of the site can proceed.

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. Throughout this last year, significant progress has been made towards the adoption of the new Local Plan. The Plan was submitted to the Secretary of State for examination in April 2017, following consultation on the Publication Local Plan in December 2016.

The Examination hearing sessions took place during September and October 2017 led by the Inspector Matthew Birkinshaw. The Inspector has now written to the Council to confirm that the Examination can proceed to consultation on the Main Modifications. Main Modifications are those which the Inspector considers are necessary to make the plan sound and/or legally compliant. Consultation of Main Modifications runs from Monday 20 November until Wednesday 10 January 2018. All representations to the Main Modifications will be taken into account by the Inspector who will then write a Report on the legal compliance and soundness of the Plan, and will set out Main Modifications to the policies or supporting text that are required to overcome any correctable aspect of unsoundness/legal non-compliance. Following these Modifications the Local Plan can be adopted by the Council through the Committee process. Timings will be subject to the Inspector's timescale, however it is anticipated that, subject to the Inspector's Report, the Local Plan could be adopted in spring 2018.

The progress the Council has made since November 2016 against the timeframe set out in the LDS is indicated below. However, it should be noted that following submission of the Local Plan, progress against the timetable is dictated by the Planning Inspectorate who set the examination schedule and timeframe for receiving the Inspector's Final Report.

The performance of each milestone in the LDS has been rated as follows in the table below:

- 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	What was achieved	Delay	Rating
Authority's Monitoring Report: Completion	December 2016	Completed	None	Excellent
Local Plan Scoping Report	July 2015	Consultation took place in July 2015	None	Excellent
Draft Local Plan	May 2016	Consultation took place in May 2016	None	Excellent
Publication Local Plan	December 2016	Consultation took place in December	None	Excellent
Submission to Secretary of State	March/April 2017	Submission achieved in April 2017	None	Excellent
Examination of Local Plan	March 2017 - August 2017	The examination has not yet closed. A consultation on Main Modifications began on 20 Nov 2017. Following submission, the timeframe is set by the Planning Inspectorate.	3 months +	Fair/Poor

Community Infrastructure Levy

The Community Infrastructure Levy (CIL) allows local authorities to raise funds from new developments in order to fund the wide range of infrastructure that is needed as a result of development in the local authority area. Regulations for the charging of CIL came into force on 6 April 2010 and the Council subsequently considered whether to adopt CIL and introduce a charging schedule.

The Council determined that it was not appropriate to adopt CIL at the present time, due to a lack of viability. However, this decision is to be kept under review and CIL may be revisited following adoption of the Local Plan or any future changes to Government policy or legislation in relation to CIL or planning obligations.

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 April 2014 following approval by Borough Council. No changes were required during the monitoring period.

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

In the 2016-2017 reporting year, 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)**
- **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/Update Dec 2016)**
- **Redcar & Cleveland Employment Land Review Update (July 2016)**
- **Redcar & Cleveland Town Centre Study (December 2016)**
- **Redcar & Cleveland Coatham Enclosure Retail and Leisure Statement (February 2017)**

3.3 Duty to Co-operate

The Council has a long established working relationship with neighbouring authorities and other prescribed bodies, such as Natural England and Highways England, 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, which is updated annually.

The Council have had ongoing and regular dialogue with neighbouring authorities and other bodies 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.

The Duty to Cooperate Statement demonstrates that the Council's partnership working has proved successful in identifying and addressing key strategic issues. The identified strategic issues relate to:

- Housing and employment land requirements;
- Transportation issues (including addressing matters with the adjoining authorities and Highways England);
- Education;
- Water infrastructure, flood risk and surface water management;
- Minerals and Waste; and
- Biodiversity and green infrastructure (including greenspace, wildlife corridors and impact on the North York Moors National Park and international sites.

The Council's compliance with the Duty to Cooperate has recently been tested during the Examination of the Local Plan and we have been able to demonstrate that we have undertaken constructive engagement with neighbouring authorities and other bodies, leaving no unresolved strategic issues, and have fulfilled the Duty. The Council will continue to engage in a constructive and proactive way beyond the adoption of the Local Plan.

3.6 Development Management Performance

Performance on major applications from April 2016 to March 2017 was 100% of major applications determined within 13/16 weeks. This is above the Council's 60% target and the DCLG performance threshold of 40%. 93.5% of minor applications were determined in 8 weeks, significantly above the target of 85% and 93.4% of other applications were determined within 8 weeks, again above the Council's target of 90%. This reflects the priority of processing major applications in light of the DCLG performance regime.

Next Steps

- The Council will await the outcome of Local Plan Inspectors' Final Report and intends to adopt the Local Plan in spring 2018.
- The next AMR is to be assessed against the new plan.



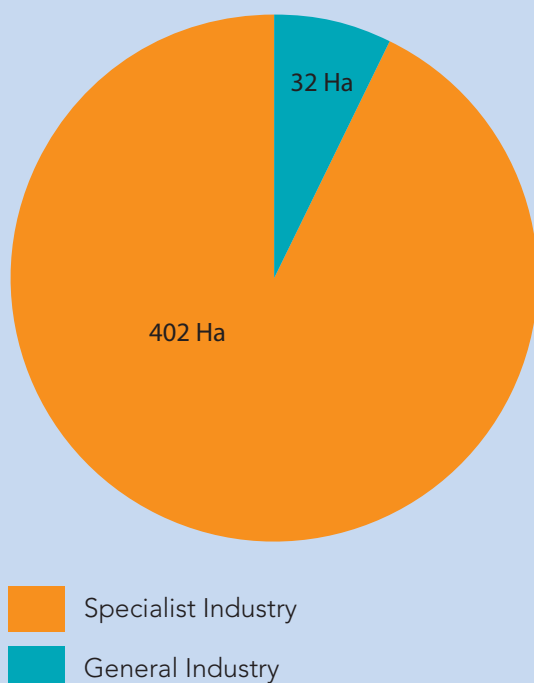
4. Economic Development

Indicator Number	Indicator	Output	Trend
ED1	Amount of available employment land (Ha)	434ha	Down
ED2	Employment land developed	4.6ha	Up
ED3	Total employment floorspace developed (by use class)	B1: 951m ² B2: 661m ² B8: 760m ²	Down Down Down
ED3	Percentage of vacant floorspace within town and district centres (town centre uses only)	9.5%	Up
ED4	Percentage of town centre units in poor/very poor condition (town centre uses only)	6.3%	Down
ED5	In-centre floorspace permitted (gross)	Permitted: 0m ²	Down
ED6	Out of centre floorspace permitted (gross)	Permitted: 8,602m ²	Up
ED7	Number of tourism/leisure facilities permitted	13	Down

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 approximately 4.6ha of safeguarded employment land, including sites allocated as mixed-use in the emerging Local Plan, was taken up for development, which is higher than the 0.36 hectares and 1.55 hectares of employment land which was developed in the previous two years. Some of this land has been developed for sui-generis uses considered to be appropriate on industrial estates, while other areas of employment land have been released for uses such as retail in response to a previous oversupply of employment land. Generally 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 a 10 year period to 2016.



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, although the overall number of developments increased.

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 one scheme was permitted under the Skelton LDO, subject to a number of conditions. Both LDOs are due to expire in March 2017.

Approximately 402 hectares (net) of employment land remains available for development for specialist uses within the borough. Approximately 32 hectares are suitable for general industrial use. This figure is based on allocations in the emerging Local Plan and excludes land which is proposed for de-allocation, or allocation for alternative uses (the majority of which have already been permitted, or have been discounted due to lack of development potential). The remainder of the land is safeguarded for specialist uses, including port related development, heavy industry and potentially polluting and hazardous industries (PPHI), such as chemical and steel. Some land is also available and safeguarded for employment purposes on sites allocated as mixed-use in Skelton and Guisborough.

The South Tees Development Corporation, the first mayoral development corporation outside London was formally established in August 2017. The STDC primarily covers the area of land which is safeguarded for steel in the Core Strategy and includes the former SSI site. While this is outside of the monitoring period the Board were established in shadow form in May 2016, and have been continually working to establish a vision for the redevelopment of the 1820 ha site through an ambitious Regeneration Master Plan. Consultation on an initial draft of the Master Plan and a draft Supplementary Planning Document were undertaken in late 2017.

The ELR 2016 concluded that the borough had an oversupply of employment land when considered against projected future needs over the future Local Plan period. This

oversupply has been addressed through the emerging Local Plan and the remaining safeguarded land is considered important to meeting employment needs over the Local Plan period from 2016 to 2032.

In 2016/17, the unemployment rate (age 16-64) in Redcar & Cleveland was 7.6%. While this is still above the national rate (Great Britain) of 4.8% it is only slightly higher than the North East average of 7.3%. It is also considerably lower than the 2015/16 rate which was 9.4%. This may reflect the closure of the SSI Steelworks in 2015, and the relative success of the SSI Task Force in supporting a number of people affected by the closure back into employment. It is hoped that the work of the South Tees Development Corporation will also create a number of highly skilled jobs.

4.2 Town, District and Local Centres

The borough's centres continue to support a diversity of uses, including a range of retail, leisure, other commercial and residential uses. Table 1 shows the breakdown of town and district centre units by use class.

Number of units in the town and district centres by use class (2017)

	Redcar	Eston	Low Grange	Loftus	Marske	Guisborough	Saltburn
A1 (Retail)	218	30	6	41	32	94	43
A2	39	10	0	7	4	19	5
A3	31	1	1	3	4	18	10
A4	21	4	1	2	2	11	3
A5	26	12	0	3	5	8	5
B1 (Offices)	16	0	0	0	0	1	1
B2	1	0	0	0	0	0	0
B8	1	0	0	0	0	1	0
D1	22	1	2	5	4	13	5
D2	3	1	0	1	0	3	2
Sui Generis	36	7	2	6	2	14	4
C1	3	0	0	0	0	0	0
C2	0	0	0	1	0	0	0
C3 (Residential)	120	13	0	94	27	0	23
Total Units	537	79	12	163	80	182	101

Vacancy Rates and Unit Condition

Through the adopted development plan, the Council seeks to improve and protect the vitality and viability of its designated centres. The amount of vacant floorspace and number of vacant units within a centre is a good indicator of its health. Figure 1 shows the amount of vacant town centre use floorspace as a proportion of the total town centre use floorspace for the town and district centres.

Over the reporting year, there has been an overall increase in vacant floorspace with a change from 8.8% to 9.5%. The biggest increase has occurred in Redcar Town Centre with an additional 2.5% of town centre use floorspace being vacant (15.6% in total). This could partly be attributed to the closure of Beale's Department Store which occupied a large unit within the town centre.

Eston and Loftus both continue to show high levels of vacant floorspace, with 14.8% and 17.8% respectively. However, over the reporting year, Loftus has seen a decrease in vacant floorspace of 5.3%, which is the biggest improvement of any centre. Despite this improvement, the Council recognises that urgent action needs to be taken to address the decline of the centre. The Council is seeking to address this through the emerging Local Plan and the Council's regeneration programme. Improvements to Eston, which has seen an increase in the number of vacant units, have also been identified as a priority for the Council.

Despite the overall increase in vacant floorspace, the borough has seen a small decrease in the overall number of vacant units. Table 2 (below) shows that there are 105 vacant commercial units within the town and district centres, which is down from a 7 year high of 107 during 2015 and 2016. Since the last reporting year, only Redcar and Eston have seen an increase in the number of vacant units, with Redcar Town Centre having its highest number of vacant units since 2011.

In response to the declining vitality and viability of Redcar Town Centre, the Council has committed funds to develop a series of projects and interventions to help the town. This will be used alongside funding received from central Government, via the SSI Taskforce, to encourage new business and further investment within the town. During February and March of the reporting year, the Council carried out a public consultation to inform the development of future plans for the centre.

Number of vacant commercial units in the town and district centres since 2011

	2011	2012	2013	2014	2015	2016	2017
Redcar	51	44	50	56	61	58	64
Eston	6	7	5	6	6	6	7
Low Grange	N/A	1	0	0	0	0	0
Loftus	16	17	15	19	17	21	18
Marske	4	3	5	3	4	3	2
Guisborough	12	15	12	13	11	15	10
Saltburn	1	4	1	7	8	4	4
Total	90	91	88	104	107	107	105

The quality of the commercial units within the centres is also provides an indication of the health of a centre. Table 3 shows the number of town centre use units in poor or very poor condition in the reporting year. Since the last reporting year, there has been a small decrease in the number of units considered to be in poor or very poor condition in three of the designated town and district centres. There has been a decrease in the number of poor/very poor units in Redcar and Guisborough of 1 and a reduction of 2 in Eston. While these improvements are small, 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.

Condition of the units in town centre uses in the town and district centres

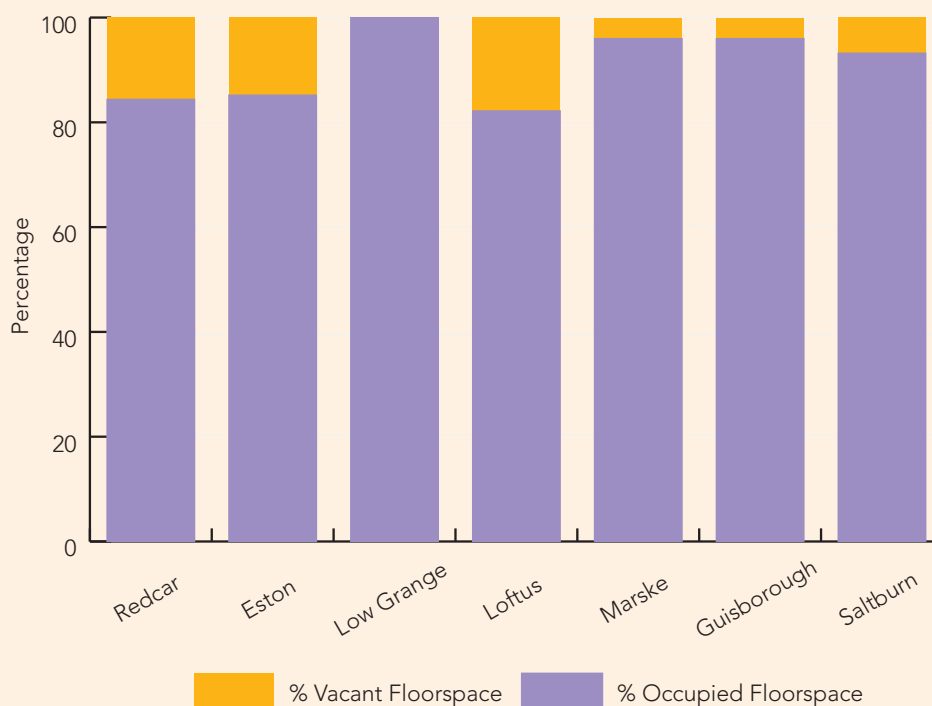
	Units in poor/very poor condition	Percentage of town centre use units in poor/very poor condition	Change from 2016	
			No. units	%
Redcar	29	7.4%	-1	-0.4%
Eston	5	7.7%	-2	-4.2%
Low Grange	0	0	0	0
Loftus	14	22.2%	0	+0.3% (change due to additional unit in town centre use)
Marske	0	0	0	0
Guisborough	3	1.8%	-1	-0.6%
Saltburn	1	1.37%	0	-0.08% (change due to more units in town centre use not change in number of vacant units)
Total	52	6.3%	-4	-0.7%

Town Centre Use Permissions

Within the reporting year, there have been a number of planning approvals relating to town centre uses. However, the majority of these have related to changes between use classes already considered to be town centre uses and none have resulted in permission for additional town centre use floorspace within the designated centres.

Outside of the designated centres, 8,602m² of new floorspace (gross) was approved from 2 applications. These permissions provide 4,740m² of retail floorspace at the Former Esco Foundry site in Guisborough (as part of a larger scheme also including workshop units) and 3,482m² of retail and 380m² of A3/A5 floorspace on land at Pheasant Fields Lane, Skelton. The retail element of the development on the Esco site has recently completed and development is also underway at Skelton.

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



Since the previous reporting year, there has been an addition of 4605m² of floorspace for town centre uses within the borough's designated centres. However, this increase is as a result of the inclusion of existing businesses previously omitted from the totals. As an example, an additional 4134m² was added to Low Grange District Centre as a result of the inclusion of the existing Sandstone Nab public house (A4) and McDonald's drive-thru.

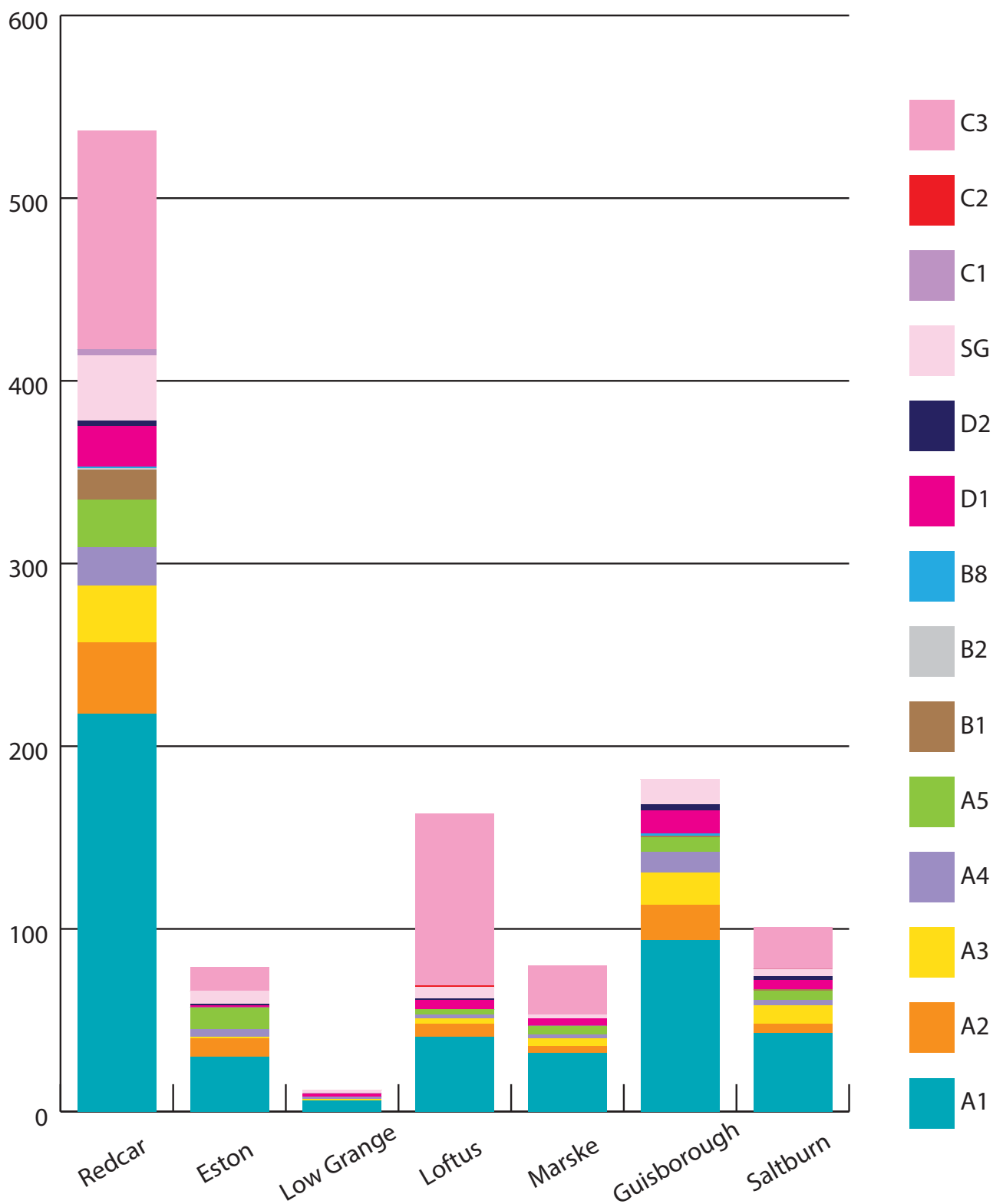
In Redcar Town Centre, where the centre boundary has not changed, there has been a decrease of 542m² gross floorspace in town centre uses over the reporting year.

Interim Hot Food Takeaway Policy

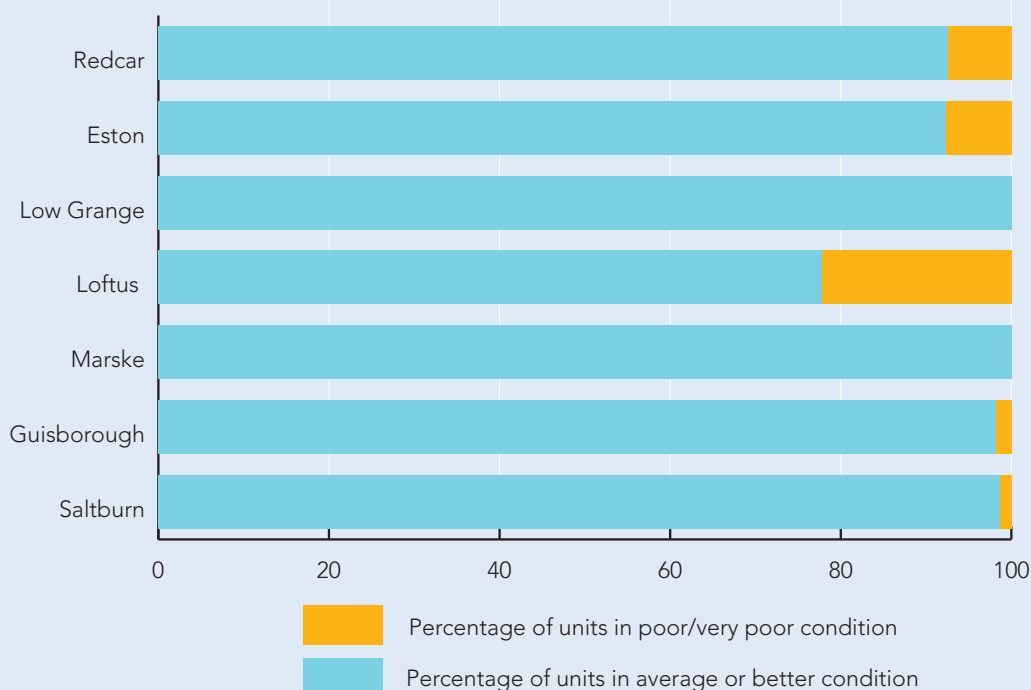
In July 2008, the Council adopted its interim hot food takeaway policy in order to protect the vitality and viability of the borough's town, district and local centres from an over proliferation of hot food takeaways. The policy indicates that there should be no more than 5% hot food takeaways within each centre when measured as a proportion of all commercial units within the centre. While more than half of centres currently exceed the threshold, since its adoption, the policy has generally been successful in ensuring that there has been no further significant increase in the number of hot food takeaways within each of the borough's centres.

Hot food takeaways (A5) in the town and district centres

	No. A5 Units	Proportion of commercial units in A5 use	Change since 2016
Redcar	26	6.2%	-1 unit
Eston	12	18.2%	0
Low Grange	0	0	0
Loftus	3	4.3%	-1 unit
Marske	5	9.4%	0
Guisborough	8	4.4%	0
Saltburn	5	6.4%	0



Units in town and district centres by uses class



Over the monitoring period, Redcar and Loftus have each seen the loss of an A5 unit and there has been no change in the number of units in the remaining centres. The loss of a hot food takeaway within Loftus District Centre has resulted in the centre no longer exceeding the 5% threshold.

Within the monitoring period, four planning applications were determined for new hot food takeaways in the borough. While three of these applications were granted permission, none were within a designated centre and the interim policy was not applicable in these cases.

4.3 Leisure and Tourism

Within the year a total of 13 developments relating to leisure and tourism were approved. These schemes include a development of 45 beach huts on the Lower Promenade at Saltburn, the change of use of vacant factory units to an indoor golf course and a trampoline park on Skelton Industrial Estate and 6 log cabin holiday lets in Skinningrove.

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

- Safeguard employment sites and promote economic development through the new Local Plan.
- Support the work of the South Tees Development Corporation, and implementation of the South Tees Master Plan, through the Local Plan and production of a Supplementary Planning Document.
- Protect the vitality and viability of designated centres through the new Local Plan.

Indicator Number	Indicator	Output	Trend
H1	Number of net additional dwellings	516	Up
H2	Number of new housing completions (Gross)	566	Up
H3	Percentage of new housing completions in conurbation area and rural area	51% Conurbation (291) 49% Rural (275)	Up Down
H4	Percentage of new housing completions built on previously developed land	43% Brownfield (242) 57% Greenfield (324)	Down Up
H5	Number of affordable dwellings delivered	167	Up
H6	Number of demolitions/conversions	50	Down

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/2016/0759/OOM The Abattoir and adjoining land to the South High Street, Boosbeck: outline application (with some matters reserved) for demolition of existing abattoir and erection of 69 dwellings with associated landscaping; public open space; 8 school car parking spaces; relocation of children's play areas and new vehicle and pedestrian accesses.

R/2016/0614/FFM Cleveland Gate, Springwood Road, Guisborough: erection of 114 dwellings including affordable homes.

R/2016/0410/OOM Spencerbeck Farm Normanby Road, Ormesby: outline application for demolition of existing buildings and erection of residential development.

R/2016/0612/FFM Cleveland Gate, Spring Wood Road, off Rectory Lane, Guisborough: erection of 20 dormer bungalows.

R/2016/0489/OOM Land off Gypsy Lane, Nunthorpe: outline application for 10 4/5 bedroomed dwellings with associated garages and new access (amended scheme).

R/2016/0201/FFM Land at Fabian Road, Eston: 51 residential units including new vehicular and pedestrian accesses and associated landscaping.

R/2016/0154/RMM Land South of Marske Road, Saltburn: APPLICATION FOR RESERVED MATTERS APPROVAL (APPEARANCE, LANDSCAPING, layout and

scale) for erection of 116 dwellings and associated garaging, sub-station, provision of open space, landscaping and ancillary works.

R/2016/0142/FFM Land bounded by Ormesby Bank, Guisborough Road & Rothesay Grove, Nunthorpe: detailed application for the development of 128 dwellings including associated access; infrastructure and open space.

R/2015/0645/FFM Bridge House, Bridge Court, Normanby: demolition of Bridge House and erection of two storey building with accommodation in the roof space to provide 12no. residential units with new vehicular access.

Although outside of the monitoring period, in 2017 permission was granted at appeal for large housing developments, where the Council had previously refused planning permission, at land to the south of Marske (up to 1000 dwellings) by the Secretary of State, and land north of Woodcock Wood (400 dwellings) by the Planning Inspectorate. These appeals were primarily granted due to a lack of 5 year housing supply and the opinion that the Objectively Assessed Need (OAN) established by the Council was set too low. These issues have now been examined by a Government appointed Planning Inspector through the Local Plan examination.

5.2 Housing numbers

The Local Plan must make provision for an adequate supply of residential dwellings 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 Practice 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 (equivalent to 132 per annum) and has informed the housing requirement in the emerging 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.

The Publication Local Plan (November 2016) sets a minimum net requirement of 234 dwellings per annum for the plan period 2015-2032 (Policy H1). This is based on meeting the OAN as explained above, plus achieving the Council's corporate objective to increase the population by approximately 250 people per annum more than the official projections, in order to restore the resident population to 2001 levels and to retain and attract more working age households and families to promote a more balanced demographic profile. This approach has now been tested through the Local Plan Examination.

In 2016/17, the number of new housing completions in the borough increased by approximately 60% to 566 dwellings, from 335 in the previous year. The number of net additional dwellings also increased significantly from 213 in 2015/16 to 516 in 2016/17. As illustrated in the table below, this is the highest net and gross figure achieved in the last five years.

The Strategic Housing Land Availability Assessment (SHLAA) was updated in August 2017 and includes a housing trajectory has been prepared to show completions and projected delivery against the housing requirement for the period from April 2015 to March 2032 (the emerging Local Plan period). This trajectory is also set out at Appendix 4 in the emerging Local Plan. The trajectory takes into account planning permissions and proposed housing allocations in the emerging Plan.

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.

Year	Completions	Losses	Net
2012-13	259	198	61
2013-14	366	138	228
2014-15	556	96	460
2015-16	335	122	213
2016-17	566	50	516
2012-17 (Total)	2082	604	1478

The latest 5 year Land Supply assessment, from 2017 - 2022 is also set out in the SHLAA. The five year supply requirement for the period from 1 April 2017 to 31 March 2022 is 1,091 net additional dwellings, which is derived from the minimum net requirement set out in the emerging Local Plan (234 per annum), less the surplus accrued against the annual requirement in the first two years of the plan period, from 2015 to 2017 (261 dwellings).

The estimated five year housing supply from 2016/17 to 2020/21 is 2,447 net additional dwellings, by 1,356 and equates to 11.2 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.

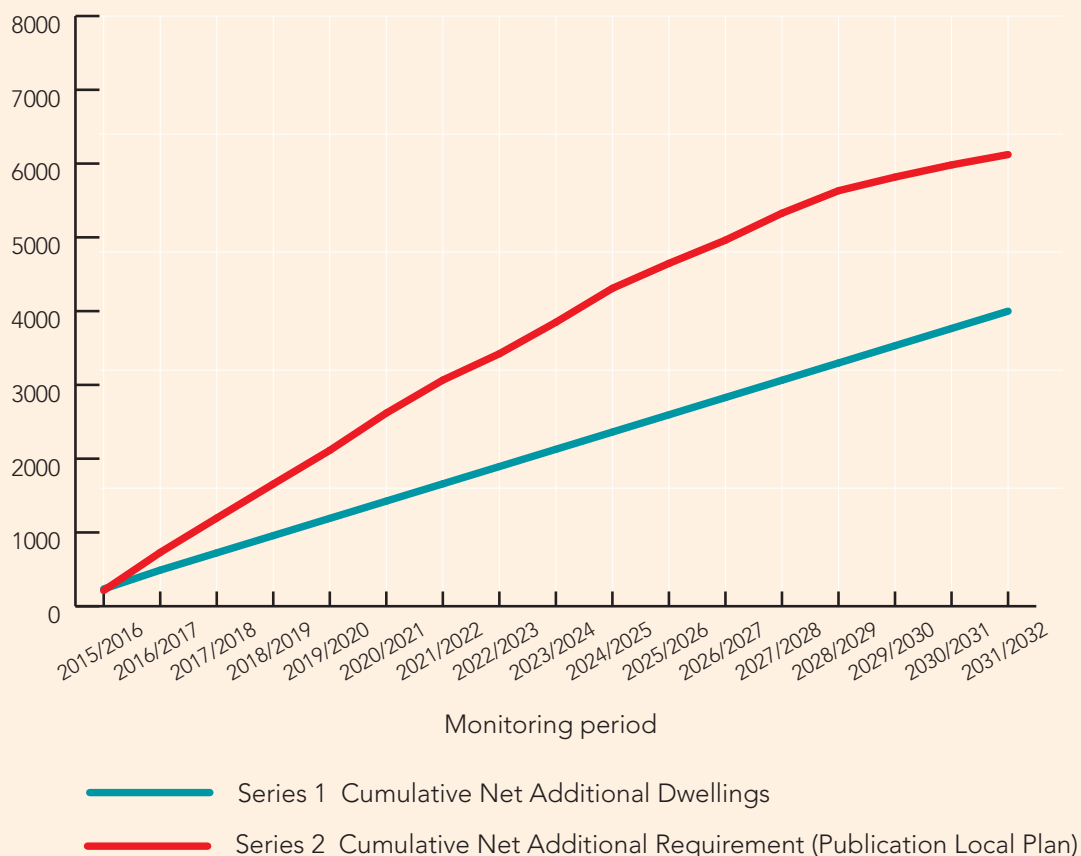
5.4 Location of new housing

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 2016/17, 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 58% of gross 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

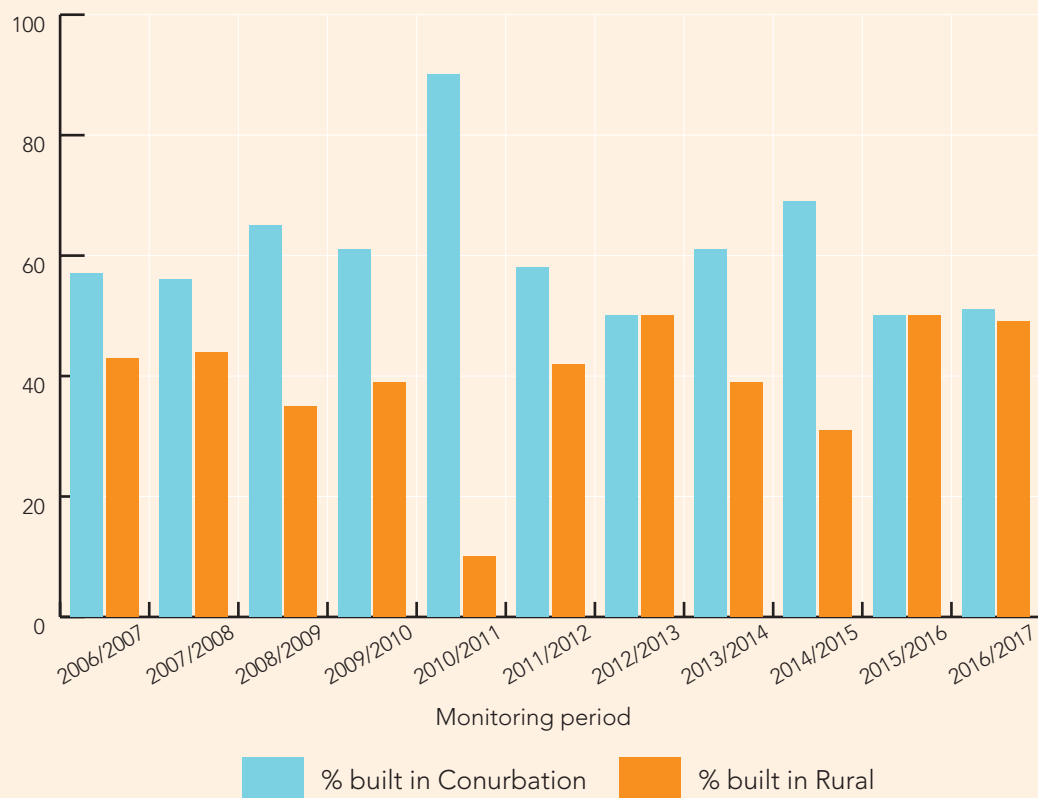


numbers of housing on large regeneration sites within the conurbation. Due to the recession and subsequent cuts in public funding, large scale regeneration projects have not been delivered as originally envisaged.

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 aim of achieving approximately 60% of 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.

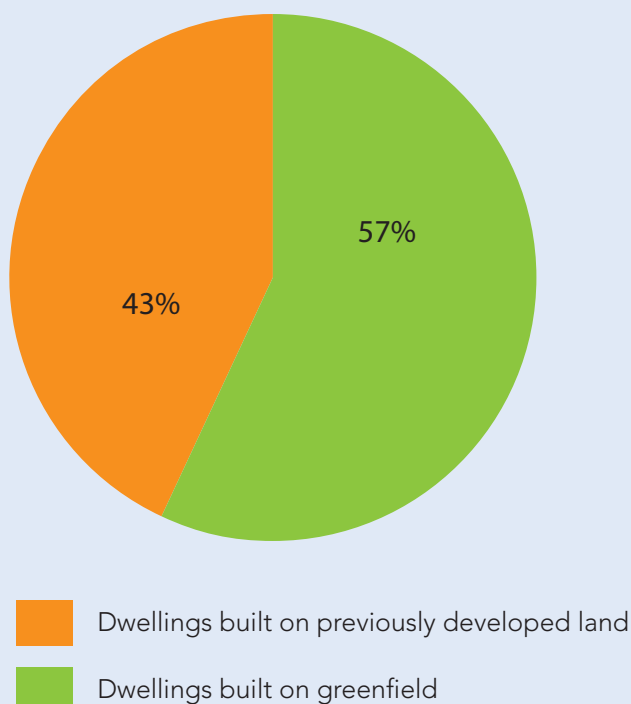
Just over 40% of all housing completions within the year were on previously developed land. This was a decrease from the figure recorded in previous years, as illustrated in the table below, and is below the target of 65% by 2016 as set out in the Core Strategy (from the revoked Regional Spatial Strategy). 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 61%. This decrease may reflect that the supply of viable brownfield sites is becoming increasingly limited. In order to meet our housing needs, the emerging Local Plan has responded to this by allocating the most sustainable greenfield sites, however the Plan states that wherever possible we will prioritise the use of previously developed land.

Location of new housing (gross)

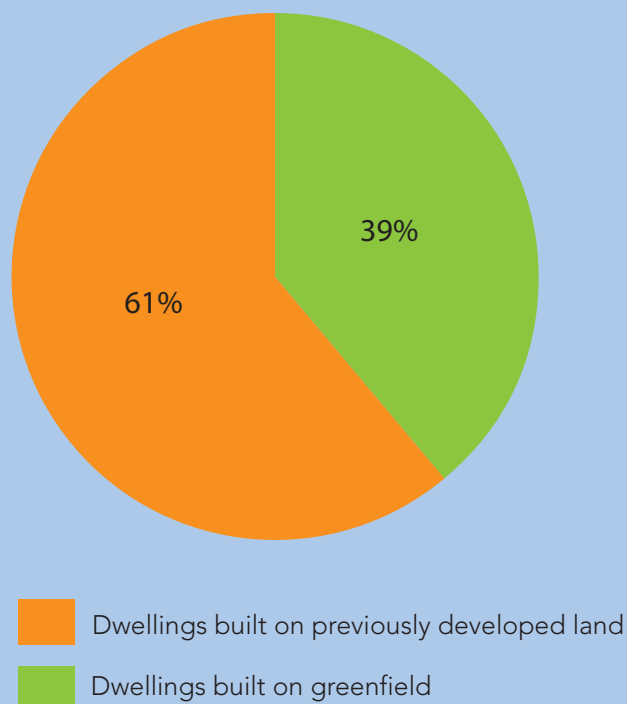


New dwellings		
Year	Brownfield (%)	Greenfield (%)
2004/05	34	66
2005/06	39	61
2006/07	34	66
2007/08	76	24
2008/09	65	35
2009/10	87	13
2010/11	93	7
2011/12	69	32
2012/13	58	42
2013/14	63	37
2014/15	84	17
2015/16	57	43
2016/17	43	57
Total	61	39

New dwellings 2016-17



New dwellings 2004-17



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 2017, the average house price in the borough was £122,065, a 1.2% increase from the previous year. This compares to an England average of £243,220. 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 which has recently been extended and the Starter Homes initiative.

During 2016-17, there were 167 units of affordable housing delivered in the borough. The majority (115) were delivered through HCA funded projects; 25 were empty homes brought back into an affordable use; and the remaining 27 were affordable housing within private developments secured through S106 planning agreements.

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

In 2016-17, 25 empty homes were returned to affordable housing use, this included 4 homes delivered through the 'Empty to Happy Homes' project which saw Redcar & Cleveland Borough Council work with partner organisations to unlock the potential of empty homes in the borough and utilise a wasted resource to meet housing need. The Council maintain an ongoing commitment to returning empty homes to use and minimising the amount of time homes stand empty.

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.

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

As the Council's existing traveller site at the Haven is fully occupied, the Council has allocated an area of land within the emerging Local Plan as an extension to the existing site at the Haven which will meet the future pitch requirements in full.

5.9 Self-build register

The Self-Build and Custom Housebuilding Act 2015 requires local authorities to have a register of people who are interested in self-build or custom build housing projects in their area. The register will allow the Council to understand the demand for self-build and custom build houses in the Borough and to develop a strategy for providing plots to meet this demand.

The Council's register was made available in March 2016 and by the end of the monitoring year (March 2017) had entries for 4 individuals seeking plots for self-build or custom build dwellings in various locations in the borough.

Next Steps

- Continue to review the Strategic Housing Land Availability Assessment (SHLAA)/Strategic Housing and Employment Land Availability Assessment on an annual basis to keep an up to date record of the supply of potential housing and employment 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 adoption of the new Local Plan to ensure that the Council can fully meet its objectively assessed housing needs.
- Establish and maintain a Brownfield Register.



6. Transport and Community Infrastructure

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	38	Down
TCI3	Bus patronage	3,867,230	Down
TCI4	Number of new community facilities permitted	4	Down
TCI5	Number of community facilities lost	0	Down

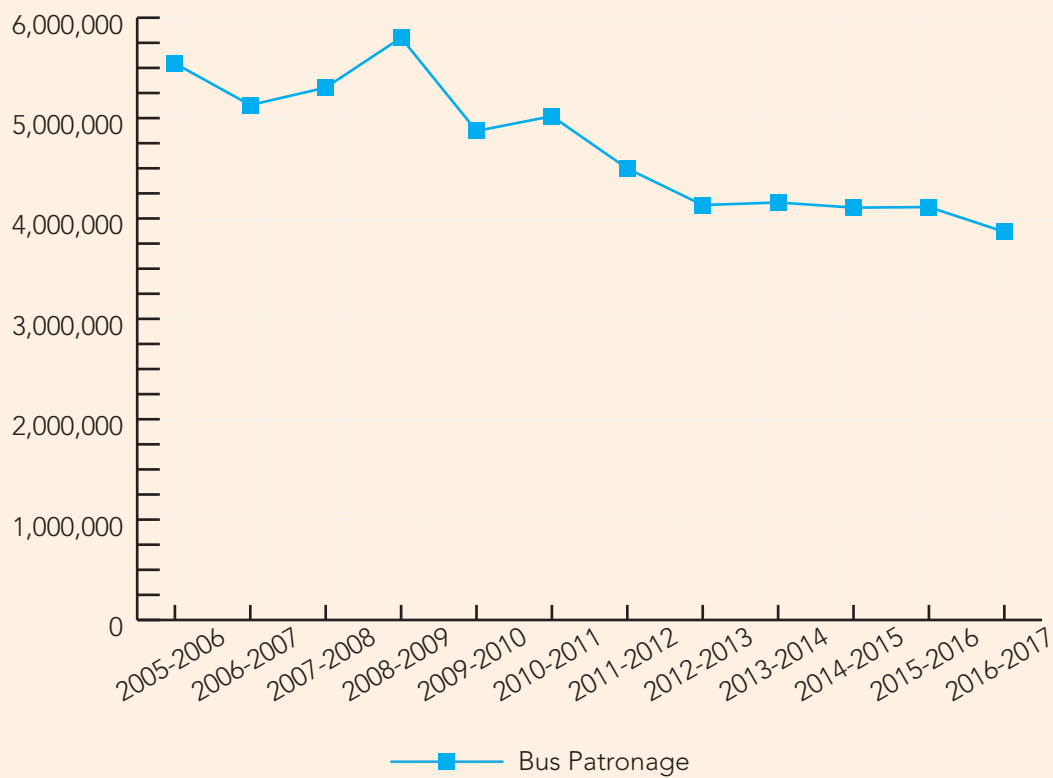
This section seeks to reflect on the Council's delivery of the transport policies within the Local Development Framework and Local Transport Plan, together with the delivery of new community infrastructure in the borough. The chapter will focus on new developments which have taken place, any within the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

6.1 Transport

Through the reporting year, the Council has continued the contract with Middlesbrough Environment City to deliver a mobile Active Travel Hub service across the Borough using funds from the Department for Transport (DfT) Local Access Fund. This is delivering a series of cycle maintenance and cycle maintenance training activities along with guided walks and cycle rides to promote the use of active travel.

Bus patronage has been in decline over many years. In the 2015-2016 AMR, it had been reported that bus patronage figures had levelled off since 2012-2013 and during 2015-16, for the first time since 2010, a slight increase had been recorded. However, the bus patronage figures for the reporting year again show a significant decline, from 4,113,693 to 3,867,230, which is a difference of - 246,463. The Council will continue to promote sustainable forms of transport to stem the decline in the use of these modes of transport.

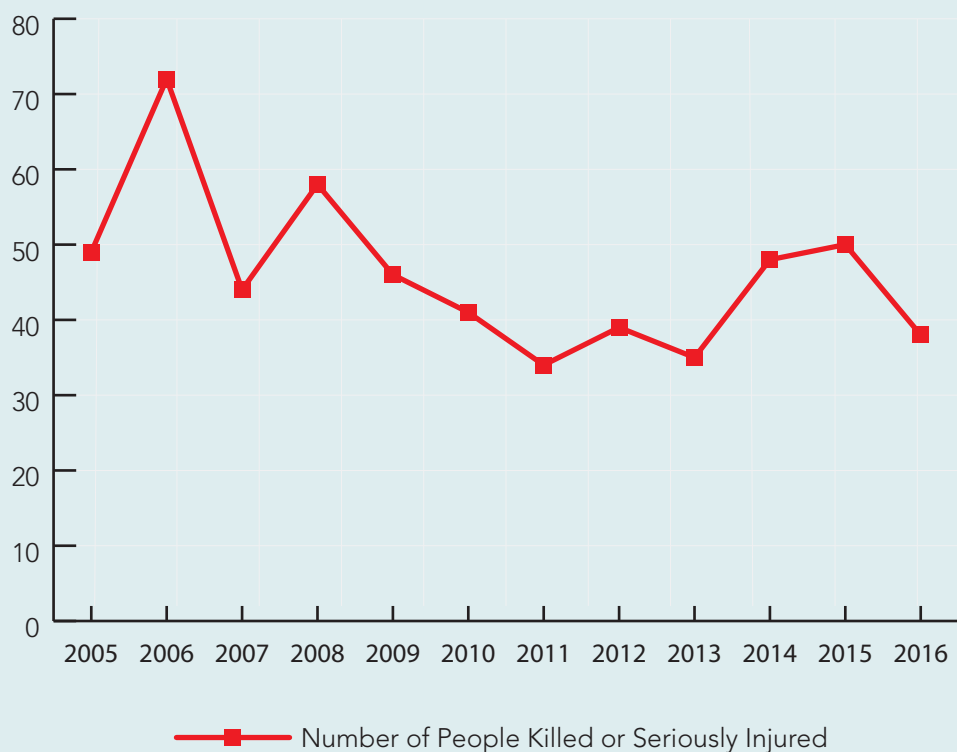
Bus patronage



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

There has been a decrease in the number of people killed or seriously injured on the Council's roads between 2015 and 2016, with the total going from 50 to 38 in 2016. Numbers also continue to remain significantly below the peak of 72 in 2006.

Number of people killed or seriously injured by year



6.2 Community Facilities

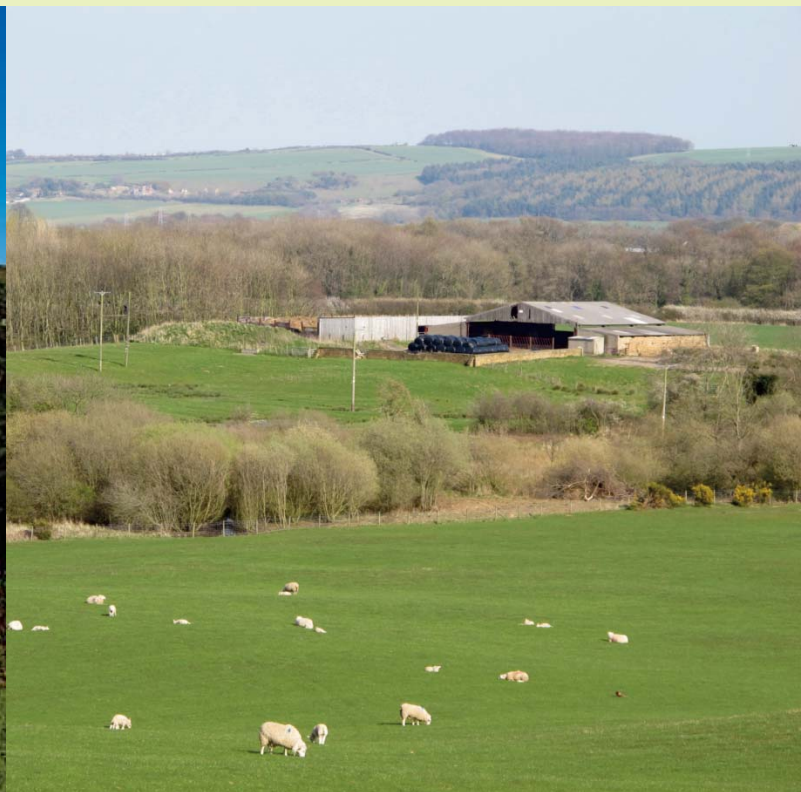
Within the year there were 16 planning applications related to community uses during the reporting year (up from 15 the previous year) but only 4 of these were related to the provision of a new facility.

These 4 applications have resulted in consent being granted for the conversion of a vacant building into public toilets at Skinningrove, the construction of an all weather playing surface at Whale Hill Primary School, Eston, the change of use of the former working mens' club in Lingdale into a place of worship and the provision of a children's' playground and play equipment at the Eston Centre, Normanby Road. Approval has also been granted for the demolition and replacement of the Grangetown Fire Station

During the current reporting year there have not been any planning permission granted which would lead to the loss of community facilities. However, this has occurred in previous years and 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.



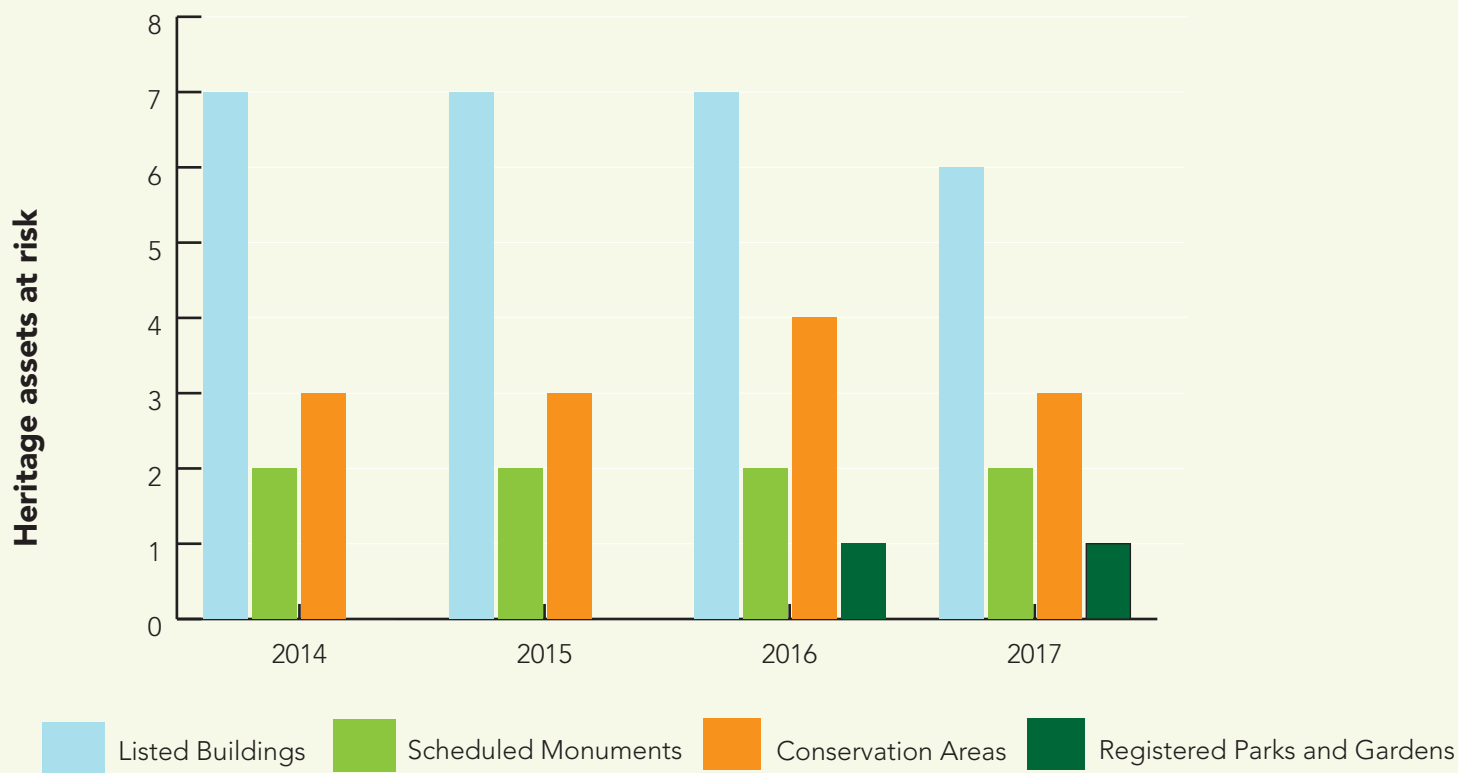
7. Environmental Quality

Indicator Number	Indicator	Output	Trend
EQ1	Number of heritage assets classified 'at risk'	6 Listed Buildings/Structures/ Places of Worship 2 Scheduled Monuments 3 Conservation Areas 1 Registered Park and Garden	Down Same Down Same
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	24%	Up
EQ4	Number of approved applications outside of development limits	41	Down
EQ5	Total amount of protected open space lost to new development (permission granted)	0.2 ha	Down
EQ6	Percentage of major applications where 10% of predicted energy demand is met through renewables (conditioned through application)	24%	Up
EQ7	Total amount of waste collected (tonnes)	67,611.76 (Municipal) 57,486.97 (Household)	Down Down
EQ8	Percentage of household waste arising by management type	59.51% Energy recovery 24.31% Recycled 18.32% Composting/Aerobic digestion 0.60% Landfill	Down Down Up Same

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

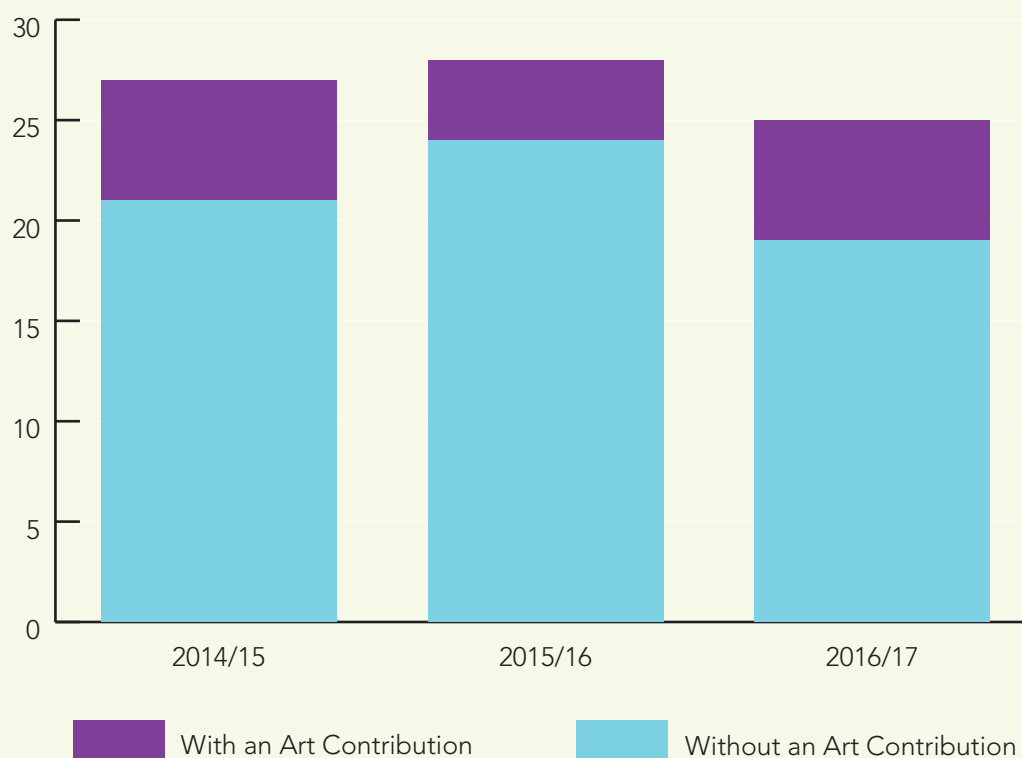
The repair, revitalisation and re-use of our heritage assets, listed buildings and conservation areas continues to be a priority. The Council had been working in partnership with owners and local community groups to make improvements to a range of heritage assets. Historic England's The Heritage at Risk Register provides a picture of historic places most at risk and in need of support. In 2017, the grade I listed Turner Mausoleum at Church of St Cuthbert, Kirkleatham was



removed from the register following a grant from the Heritage Lottery Fund and a package of urgent repairs. Saltburn's First World War Memorial (Listed Building II*/RPG grade II) was also removed from the Register following a series of repairs. Overall, the number of Grade I and II* listed buildings and listed places of worship on the Historic England at Risk Register fell to six as Christ Church, Redcar was added to the schedule. The church is awaiting the outcome of a grant application to the Heritage Lottery Fund for a first phase of repairs. The number of scheduled monuments remained at two, including Eston Nab Hill Fort where despite efforts, vandalism remains an issue. Overall the number of conservation areas at risk reduced to three. Considerable work is ongoing



Number of approved major applications with a % for Art contribution



at Kirkleatham and the Conservation Area has now been removed from the Register, although three grade II* buildings remain at risk. Brotton Conservation Areas were removed from the register, however Coatham Conservation Area, which has been subject to detrimental interventions, has however been added to the register. Saltburn Valley Gardens remains at risk, with issues including path and step subsidence and unmanaged tree and shrub growth, primarily due to the steeply sloping nature of the site. Structures around the site have also suffered from vandalism and unplanned management. A Friends of Group has been established on the site. 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. This building is being added to the published At Risk Register.

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.

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 2016/17 monitoring period 25 major applications were approved, 6 of which included a condition relating to the provision of art.

7.4 Development Limits

Permission was approved for 41 planning applications outside of development limits. Exceptional criteria, as defined in Policy DP1, applied to all permissions. However, in other monitoring periods permission has been granted for development which does not meet the exceptions criteria, particularly residential development outside of development limits. Development limits have been amended in the emerging Local Plan to ensure that sufficient land is available, within development limits, to meet the borough's identified housing need.

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 2016, the Council published an updated Open Space Assessment Report. The study assessed 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. The dominant rating given to the quality of open spaces was 'satisfactory'. 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 Green Flag Awards are judged by green space experts, who volunteer their time to visit applicant sites and assess them against eight specific criteria, including horticultural standards, cleanliness, sustainability and community involvement. In 2016/17, Green Flag Awards were once again given to three open spaces within the borough: Flatts Lane Woodland Country Park; Guisborough Forest and Walkway; and Saltburn Valley Gardens. 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 provide a link between the countryside and the local population. In addition to work by Council staff, the sites are supported by friends groups who fundraise and volunteer to maintain, and try to improve facilities. This includes at Saltburn Valley Garden where a number of improvement issues are known to exist.

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 2016/17, permission was granted for the redevelopment of Spencerbeck Farm (replacement of previously lapsed application on the northern portion of the site). Part of the development site (0.2ha) would be located within the green wedge (protected under Policy CS23 Green Infrastructure), however this loss would not outweigh the benefits of the scheme. Spencerbeck Farm has been allocated in the emerging Local Plan (including the southern part of the site which was granted at appeal). The green wedge boundary in this area has therefore been amended.

Permission was also granted for the installation of 18m lattice tower; smart metering equipment cabinet; palisade fencing and access gate including ancillary works and landscaping at Windy Hill, in the strategic gap between Marske and Saltburn. The development (site area 0.01ha) would not compromise the function of the strategic gap.

Permission was also granted for a detached double garage/workshop to the rear of a property at Dunsdale. While the application site is theoretically located within Dunsdale Wood Complex Local Wildlife Site and a wildlife corridor, it was considered that development of the 0.006ha site would not result in harm to these designations, as the site was already within domestic use. Permission was also granted for a single storey extension to the Seaview Restaurant in Saltburn, which is also located within a wildlife corridor (0.02ha). However, again it was not considered that the permission would be detrimental to the function of the wildlife corridor designation or the aims of Policy CS24 Biodiversity and Geological Conservation.

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 (TEP) to agree a collective vision for on-going management of the interests of wildlife and industry in the estuary.

In October 2017, the Tees Estuary Partnership (TEP) produced a Memorandum of Understanding (MoU) for the Teesmouth and Cleveland Coast SPA and proposed extension to give clarity to businesses about operations in and around the Tees Estuary, providing up-front advice on activities that can continue at current levels once the proposed extension of the SPA has been classified. The MoU will be used as a reference document for developers, local authorities and regulators. The second part of the TEP's vision for the Tees seeks ambitious outcomes for nature conservation, exploring the development of a Habitat Banking system which will facilitate a wide range of environmental projects and simultaneously enable future developments on the Estuary. Progress on this process will be reported in future Monitoring Reports.

During the monitoring period the Council also commissioned a study of recreational disturbance of the SPA and proposed SPA (which is recognised as a threat to the integrity of the SPA). This study found that approximately 16% of recreational activities caused disturbance across all sites. With the exception of Bran Sands area, dog walking with dogs off leads was the most common recreational activity, typically accounting for around 50-60% of the total number of all recreational events at each site. In general the proportion of disturbance caused by dog walking was roughly equivalent to the proportion of its overall occurrence. However, bearing in mind that certain, infrequent events, such as kite-based activities and horse riding, cause disproportionately high levels of disturbance it is likely that dogs off leads cause proportionately more disturbance than some other activities such as walking or when dogs are on a lead. The findings of this study have been used to inform the emerging Local Plan and mitigation measures within the Redcar and Cleveland Teesmouth and Cleveland Coast Recreation Management Plan.

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 2017, there were 103 Local Sites within the borough, including the area which lies within the National Park. This included 3 new Local Wildlife Sites designated in January 2017: Lingdale Common (neutral grasslands), Skelton Ellers (white-letter hairstreak) and Upleatham Bridge (white-letter hairstreak). Of these sites, 37% were in positive management, a decrease from 39% in the previous year. The Council are

continuing to work with the Tees Valley Local Nature Partnership to identify potential biodiversity improvements and positively influence planning policy. The Council have also been working to manage and increase the accessibility of our Council owned 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 24% of major applications were approved with a renewable energy condition, an increase from 18% and 19% in the two preceding years. Despite this increase in the last year, 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.

No renewable energy schemes were granted permission in 2016/17, however smaller systems, including most domestic systems, do not require planning consent and therefore the amount of renewable energy systems installed can be a lot higher.

Feed-in tariffs (FiT) act as a financial incentive for the investment in small-scale, low carbon electricity generation technologies. Between April 2016 and March 2017, 122 installations were registered in Redcar and Cleveland, a decrease from 424 in the 2015/16 and 594 in 2014/15. This decrease is likely to reflect a national cut in subsidies. Commercial installations included 3 photovoltaic and 2 wind, with a combined capacity of 1.68MW. All of the domestic installations were photovoltaics, with an installed capacity of 0.37MW. Despite the large decrease in the number of installations, total capacity installed increased to 2.07MW from 1.53MW in 2015/16, and only slightly below the 2.16MW installed in 2014/15. The emerging Local Plan aims to support appropriate renewable energy schemes by identifying potentially suitable areas for solar and wind energy.

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.

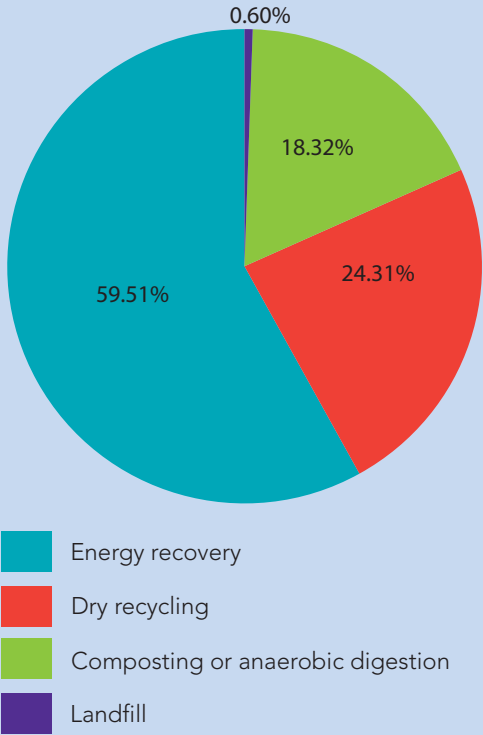
Waste management policies which encourage the re-use, recycling and recovery of waste have continued to have a positive effect in Redcar and Cleveland. In 2016/17, 67,611.76 tonnes of municipal waste was collected, a 4.8% decrease from 70,995.06 tonnes in 2015/16. A total of 57,486.97 tonnes of household waste was collected, a 0.2% decrease from 57,628.03 tonnes in 2015/16. The percentage of household waste sent to landfill remained at 0.6%, a very low figure nationally. There was a decrease in the amount of waste sent for energy recovery and recycled, with an increase in composting or anaerobic digestion.

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.

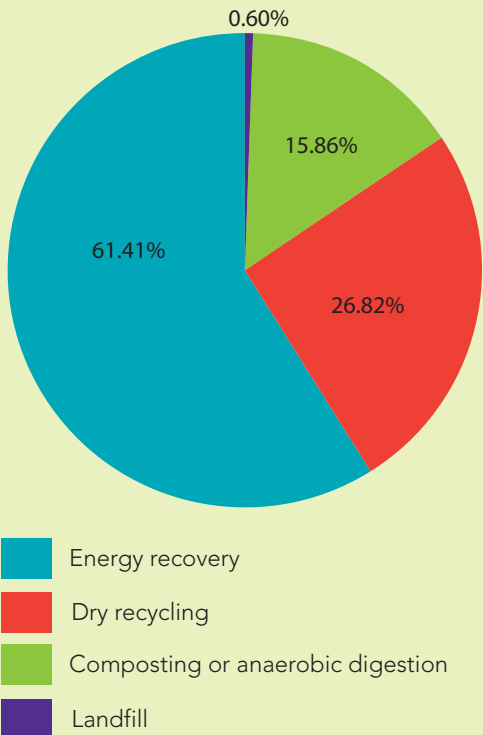
The Sita Sembcorp UK energy from waste plant was constructed at Wilton during the monitoring year. A rail transfer system is also to be constructed and will import waste from the Merseyside area.

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. No new permissions were granted during the monitoring period.

Household waste by management type 2016/17



Household waste by management type 2015/16



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.
- Continue to work with Tees Valley Local Nature Partnership to identifying potential opportunities for improvements to biodiversity and geodiversity, particularly in Biodiversity Opportunity Areas.
- Continue to work as part of the Tees Estuary Partnership (TEP) to agree a collective vision for on-going management of the interests of wildlife and industry in the estuary.
- Use the findings on the Open Space Study to inform future developments and policy in the new Local Plan and begin work on a Green Infrastructure Strategy and Implementation Plan.
- Continue to ensure that energy efficiency and good design are promoted.
- Implement the new Local Plan to protect the natural and historic environment.



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