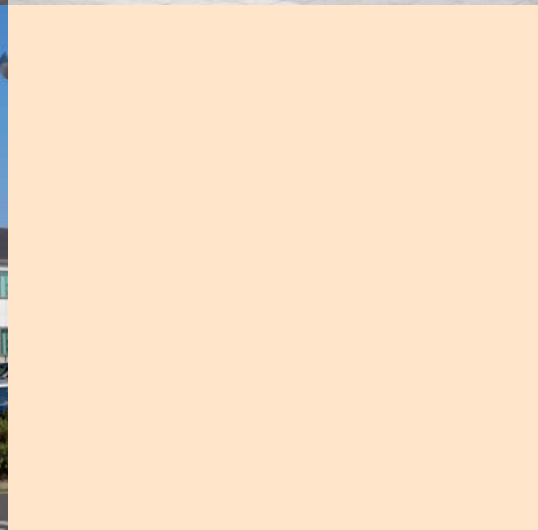




Redcar & Cleveland

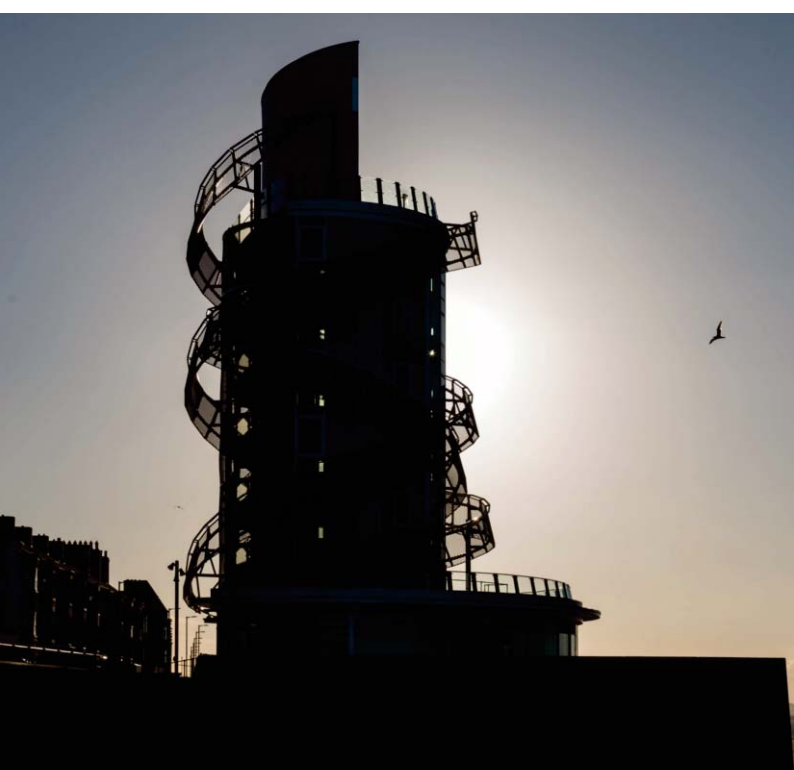
Authority's Monitoring Report 2017-2018



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.

This AMR covers the period 1 April 2017 to 31 March 2018, 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.

Up until now, the AMR has monitored trends to assess the performance of the policies within the Local Development Framework (LDF), 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 has now completed the development of the new Local Plan, which was adopted in May 2018. The new Local Plan has replaced the LDF and Saved Local Plan Policies.

This AMR covers the 12 month period up to March 2018. Therefore, it will monitor the effectiveness of the policies within the now superseded LDF but also introduce a number of new indicators to reflect the new Local Plan, which was adopted in May 2018. This will provide a baseline to allow the effective monitoring of the performance of the Local Plan policies in future years.

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 2017 -2018. We have based this report on the main objectives of the adopted plan, rather than attempting to monitor every policy. We have also introduced new indicators to start monitoring the performance of policies in the new Local Plan.

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 2017 the borough has a population of 135,500. The projections indicated that, based on a continuation of existing trends, the population of the borough would very slightly decrease to 134,600 by 2032. The figures also project a significant increase in the retired population and significant decrease in the working age population during this period. Based on a continuation of existing trends, an additional 1544 households are 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.

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 0.7% by December 2017.

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.

A high proportion of the population in Redcar & Cleveland is elderly with 22% over 65. The national average is lower at 18%. The global economic downturn 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.

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. 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.

2.3 Economy

The borough houses a world-class economic area 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 again. During the year from April 2017 to March 2018, the number of claimants reduced from 3,100 to 3,070. This was lower than the Tees Valley average of 4.3%. However, the proportion of the working age population who are recorded as official claimants, still remains well above the regional and national averages.

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. 2017 was warmer than 2015 and 2016. All of the nine warmest years since 1910 have occurred since 2000. Redcar & Cleveland received below average rainfall during 2017.

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.

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.

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.

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 to identify brownfield sites with realistic potential for achieving residential development within five years. The Government is seeking to encourage more brownfield housing developments.

Registers need to comprise of two parts. Part 1 must contain brownfield sites that meet the criteria set out in the regulations. Part 2 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. The Council published its initial Brownfield Land Register in December 2017. The Council is required to review the register at least once a year and published the first update in December 2018.

National Planning Policy Statement (NPPF)

In February 2017, DCLG published the white paper "Fixing our Broken Housing Market". This set out the Government's proposals to boost the delivery of new homes and its commitment to revise the National Planning Policy Framework (NPPF) and associated Planning Practice Guidance (PPG). Following the White Paper, the Government consulted on proposed changes to the NPPF through the 'Planning for the Right Homes in the Right Places' consultation, which closed on the 9 November 2017.

In March 2018 the government published proposed changes to the National NPPF. The intention of the changes was predominantly to speed up the delivery of housing development. The consultation on the NPPF ended on the 10th May. Since the end the monitoring year, the Government has published the revised NPPF. This is the first revision of the NPPF since 2012. It implements around 85 reforms announced previously through the Housing White Paper, the planning for the right homes in the right places consultation and the draft revised National Planning Policy Framework consultation.

The main changes to the NPPF include, but are not limited to:

- A requirement for local authorities to review local plan policies at least once every 5 years following the date of adoption, with updates, as necessary.
- Setting out that, to meet the test of soundness, authorities will need to prepare and maintain a Statement of Common Ground, as evidence of the Duty to Co-operate and effective joint working.
- The requirement for strategic plans to be based upon the new standard method of calculation of a local housing need assessment.
- Local authorities are required to disaggregate housing need into particular types of housing required for families with children; affordable housing; self-build and custom-build development; student accommodation; travellers who have ceased to travel; private rented sector and build to rent; and, specifically the need for housing for older people.
- Inclusion of content from Written Ministerial Statement (November 2014) to state that provision of affordable housing should not be sought for developments that are not major developments (other than in designated rural areas where policy may set out a lower threshold of 5 units or fewer). 10% of homes on major sites should be available for affordable home ownership.
- Requirement to ensure that at least 10% of housing requirement is met on small sites (1 hectare or less).
- The Housing Delivery Test is to be introduced from November 2018. This includes a requirement for a local planning authority to produce an action plan where delivery has fallen below 95% of its housing requirement over the previous three years. From November 2018, Councils will need to provide a 20% buffer on top of its five year supply of deliverable sites, where delivery in previous three years was below 85% of the housing requirement.
- Allowing development of exception sites for entry-level homes (suitable for first-time buyers or those looking to rent their first home) on sites outside existing settlements, on land not allocated for housing – unless the need for such homes is already being met within the authority's area.
- Additional recognition to the role that planning can play in promoting social interaction and healthy lifestyles.

Developer Contributions

Sitting alongside the consultation on the NPPF was a consultation on reforming developer contributions. It looks at problems with the CIL regime and contributions made under Section 106 obligations. Rather than toning the CIL regime down, the consultation focuses on front-loading the contribution requirements (including setting these in local plans), giving LPAs more flexibility in their approach towards CIL and (to an extent) looks at limiting the use of s106 agreements. The consultation on developer contributions proposed some significant changes. The proposed changes included:

- Lifting the current pooling restriction on s106 contributions.
- A requirement for local authorities to prepare an infrastructure funding statement which sets out how spending of any forecasted income from s106 contributions over the next five year will be prioritised. The intention of this document is to give

local people more clarity on how contributions are spent and to give LPAs flexibility on their spending priorities.

- Various changes to the Community Infrastructure Levy including allowing LPAs to set CIL charging schedules so that figures are based on the existing use of land so that the practical uplift in value of the land is accounted for. In practice this could mean that a larger CIL contribution would be payable when developing green field land as opposed to another more valuable use e.g. industrial.

The finalised changes to developer contribution requirements have not been published by the Government. However, the Government has published a response to the consultation on the 29th October 2018. The response includes the government's preferred view on way forward. The Government has agreed that lifting the pooling restriction in all areas would remove barriers to development. This could give local planning authorities the ability to secure more funding through s106 to deliver the infrastructure needed to support development. Therefore, the Government has proposed to take forward a modified proposal and intends to lift the pooling restriction in all areas. However, it remains the government's intention that the Community Infrastructure Levy should be used to secure contributions to address the cumulative impact of development.

The Government intends to take forward the proposal which would require the reporting of developer contributions from the Community Infrastructure Levy and s106 planning obligations through an Infrastructure Funding Statement.

The Government has recognised the need to address existing uncertainty around using s106 planning obligations to collect monitoring sums. The Government therefore intends to take forward proposals to make clear that local authorities can seek a fee from applicants towards monitoring planning obligations.

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. Performance is measured against the LDS that was published in November 2016. During the period April 2017 to March 2018, significant progress was been made towards the adoption of the new Local Plan.

The Plan was submitted to the Secretary of State for examination in April 2017. Examination hearing sessions were then held between during September and October 2018. Following the hearing sessions, the Inspector recommended that modification were made to the Plan. A further 6 week public consultation was undertaken on these modifications prior to the Inspector writing his report.

The Inspector's Final Report was received by the Council on 23 March 2018. The conclusion of the Inspector's report was that the Local Plan meets the criteria for soundness in the NPPF on the condition that the Inspectors recommended modifications were made to the Plan. Following receipt of the Inspector's Report, a fully revised version of the Local Plan has been prepared in order to incorporate all the suggested modifications and changes to the Policies Map. This revised Plan has since been adopted by Full Council in May 2018.

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
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	May/June 2017	Examination took place during September and October 2017. Following submission to the Secretary of State, the time-frame is set by the Planning Inspectorate.	5 months	Fair
Adoption	August 2017	An additional consultation was undertaken on the Main Modifications between December 2017 and January 2018.	6 mths +	Poor

The new Local Plan has now replaced the Local Development Framework including the Core Strategy DPD, Development Policies DPD and the saved policies of the 1999 Local Plan.

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 adoption in the future.

Statement of Community Involvement

The last update to the 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

During the monitoring period, the Council prepared the South Tees Area SPD, which was then adopted in May 2018. This SPD supports the economic and physical regeneration of the South Tees area, setting out the core objectives for the area and providing greater detail on how adopted planning policies will be interpreted. This SPD has been prepared by the Council, as the Local Planning Authority for the South Tees Area. The SPD is supported by the South Tees Area Regeneration Background Study (formerly the South Tees Regeneration Master Plan), which presents a vision and strategy for the redevelopment of the South Tees area and provides a range of technical information on the area's existing conditions, constraints and opportunities. The Council undertook two rounds of consultation as part of the development of the SPD, the initial consultation on the first draft of the SPD coincided with the consultation on the South Tees Area Regeneration Background Study.

Background Studies

In the 2017-2018 reporting year, the following background studies were completed to support the Local Plan. Studies completed include:

- **Redcar & Cleveland Teesmouth & Cleveland Coast SPA Recreation Management Plan (November 2017)**
- **Redcar & Cleveland Strategic Housing Land Availability Assessment (SHLAA) Update (August 2017)**
- **Redcar & Cleveland Brownfield Land Register (December 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.

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 was published alongside the Local Plan to detail how the Council has met its duty to cooperate on the preparation of its Local Plan. The Council's compliance with the Duty to Co-operate has recently been tested during the examination of the Local Plan and we have been able to demonstrate that we undertake constructive engagement with neighbouring authorities and other bodies.

3.6 Development Management Performance

Performance on major applications from April 2017 to March 2018 was 95.03% of major applications determined within 13/16 weeks. This is above the Council's 60% target. 95.03% of minor applications were determined within 8 weeks, significantly above the target of 70% and 97.83% of other applications were determined within 8 weeks, above the Council's target of 90%.

Next Steps

- In order to ensure that the Council's suite of Supplementary Planning Documents (SPDs) continue to provide appropriate guidance to developers and planning officers and reflect the policies in the new Local Plan and any changes to national policy, these documents will be updated. This includes the South Tees Area SPD, Developer Contributions SPD and the Affordable Housing SPD.





4. Economic Development

Indicator Number	Indicator	Output	Trend
ED1	Amount of available employment land (Ha)	412ha	Down
ED2	Employment land developed	22ha	Up
ED3	Total employment floorspace developed (by use class)	B1: 2780m ² B2: 3410m ² B8: 641m ²	Up Up Down
ED4	Percentage of vacant floorspace within town and district centres (town centre uses only)	10.1%	Up
ED5	Percentage of town centre units in poor/very poor condition (town centre uses only)	6.4%	Up
ED6	In-centre floorspace permitted (gross)	3,048m ²	Up
ED7	Out of centre floorspace permitted (gross)	1,238m ²	Down
ED8	Number of tourism/leisure facilities permitted	5	Down
ED9	Unemployment rates (16-64)	5.7%	Down
ED10	Number of farm diversification schemes approve	1	Down
ED11	Percentage of people (16-64) with no qualifications	9.7%	New
ED12	Percentage of pupils meeting expected education standards	69%	New

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

The revised NPPF reinforces the point (previously made in the 2012 NPPF at para. 22) that planning policies should avoid the long term protection of sites allocated for employment use where there is no reasonable prospect of a site being used for that purpose and that allocations should be regularly reviewed; and that applications for alternative uses should be treated on their merits having regard to market signals and the relative need for different land uses.

To date, the review of employment land availability in Redcar & Cleveland has been undertaken separately from the SHLAA, primarily through detailed assessments of employment land availability and development needs within the context of the local economy and labour market area. Now, the review is undertaken as part of the SHLAA in the Housing Employment Land Availability Assessment (HELAA). The HELAA draws on the Employment Land Review (ELR), which was last updated in 2016, and was first published in September 2018.

From a local authority perspective, Redcar & Cleveland is unusual in having very substantial areas of dedicated employment land both in absolute terms and relative to its resident population, and because it contains the South Tees economic development area, which is recognised as the single largest economic development opportunity in the UK.

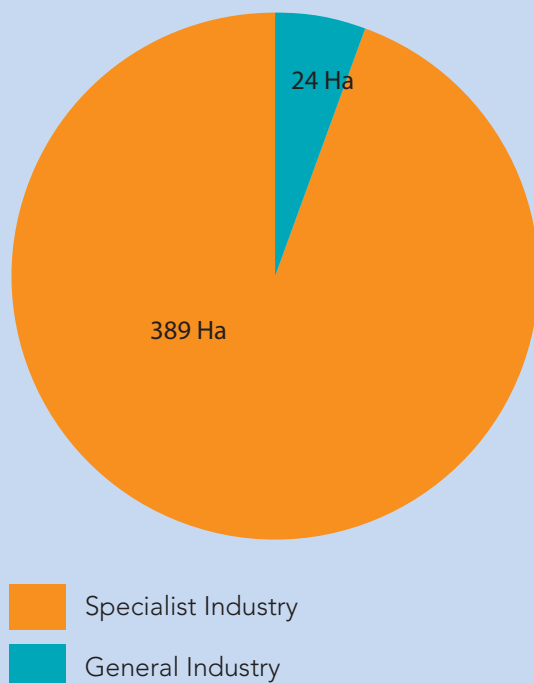
There is a need to ensure that there is a continuous supply of employment land within the borough to provide a choice of sites in terms of size, quality and location. The Employment Land Review (ELR) update (2016) identified a need of up to 163ha of employment land for specialist uses over the plan period. However, given the unique and critically important role these specialist use sites play in driving the economic growth of Redcar & Cleveland, the ELR concluded that the majority of land previously protected for steel, chemical and port-related industries should continue to be protected in the Local Plan. These sites will also help support the growth ambitions of the newly established South Tees Development Cooperation and the Council's Growth Strategy. The new Local Plan (May 2018) therefore allocates land for specialist uses, including 405ha of net additional available land. Approximately 32 hectares are suitable for general industrial use on 17 industrial estates. Some land is also available and safeguarded for employment purposes on sites allocated as mixed-use site at Skelton (27ha) and Cleveland Gate, Guisborough (5.1ha).

The allocated supply of general employment land is in excess of the ELR assessed requirement for up to 11.2ha. based on recent take-up rates, or 26ha. based on limited pre-2008 recession data. However, due to the significant loss of general employment land through deletion or re-designation, particularly at Skelton Industrial Estate and Kirkleatham Business Park, the Council made the point at the Local Plan examination that the proposed level of over-allocation against the higher assessed requirement was justified.

The area of land safeguarded for general employment uses in the Local Plan is slightly higher than the projected need of up to 26ha over the plan period, as identified in the ELR. However, it is considered that following the de-allocation of land on a number of sites, such as Kirkleatham Business Park, justification exists for protecting the remaining sites in order to meet local needs and allow a small amount of choice and flexibility.

Within the reporting year approximately 22ha of safeguarded employment land, including sites allocated as mixed-use in the emerging Local Plan, was taken up for development, which is significantly higher than the previous year. There were 3 large projects which accounted for the majority of the land taken up. This included the Tees Renewable Energy Plant (Tees REP) (13.3ha) and 2 retail developments at Skelton Industrial Estate (2.6ha). The construction of the Tees REP commenced in 2017 and is scheduled to come online in 2020.

There has also been an increase in the total amount of employment floorspace provided when compared to the previous year for all types of industrial and business use with a



total of 6,831 square metres of new floor space created. Over 50% of this new space was provided through the new Cleveland Gate Business Park in Guisborough, which includes workshop units, offices and space for light industry. The developer of this scheme estimates 300 new jobs will be created through this development. Another 2 notable developments were the development of land at South Tees Freight Park for a new haulage yard and also an extension to Caterpillars engineering facility at Skinningrove.

Significant developments are currently taking place and are in the pipeline at Wilton, including the Sirius minerals potash processing plant where construction has recently commenced on a 37ha. site. The Wilton Centre complex within the site provides approximately 500,000ft² (over 46,000m²) of integrated office, laboratory and plant space. It is by far the largest office building in the borough and a major employment site with about 800 workers and 60 organisations based there. In October 2017, it was reported that the building was approximately 80 per cent let.

The borough previously had two Local Development Orders (LDOs) in place at Skelton Industrial Estate and Kirkleatham Business Park. The LDOs, which were adopted by the Council in 2012 and 2013, worked by granting planning permission for certain types of development ahead of proposals coming forward, thus removing the need to submit planning applications for particular developments. Over the period from 2012, there have been no applications or developments delivered at Kirkleatham Business Park through the LDO. The LDO was therefore unsuccessful in this location despite being in place for approximately six years. Financial incentives associated with the Enterprise Zone also expired on 31st March 2018. Due to the poor success of the LDOs in encouraging new development, and the expiry of financial incentives at Kirkleatham Business Park, both LDOs were not renewed and were allowed to expire on 31st March 2018.

It is considered that there is a sufficient supply of available and developable economic land for specialist and general purposes to meet the assessed requirements for Class B sector uses over the course of the Local Plan period. As there is an up-to-date evidence base in relation to employment land supply and demand supporting the recently adopted Local Plan, which over-allocates land against the recommendations of the ELR, there is no requirement to review employment land allocations and policies.

The South Tees Development Corporation, (STDC) was launched in August 2017. The Corporation covers an area of 4,500 acres of land, including the site of the former SSI steelworks and was awarded £123 million of funds from the Government to begin land remediation and encourage large-scale industrial investment in the South Tees area. The STDC is pursuing the comprehensive and coordinated long term economic regeneration of the South Tees area over an indicative period of 25 years and are actively promoting the area to attract businesses to the site. Due to these activities taking place in the South Tees area to bring land forward for redevelopment, the availability of developable land and the amount of economic development taking place in the borough could increase over the next few years.

Quality of Employment Land

In terms of the quality of general industrial areas, these areas do vary and it is recognised that environmental, access and security improvements are needed in order to retain and to attract new businesses. Over the monitoring period, a number of projects have been implemented or are being planned by the Council in areas such as the South Tees business parks.

The Council will continue to make improvements during the next monitoring period. The Council's 2018 Industrial Estates Strategy will set out how this will be achieved.

Employment Rates

In 2017/18, the unemployment rate (age 16-64) in Redcar & Cleveland was 5.7%. While this is still above the national rate (Great Britain) of 4.2% it is only slightly higher than the North East average of 5.4%. 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.

Overall employment is up. However, job growth is largely been confined to low pay sectors with high value sectors seeing employment decline. This has led to a 10% fall in the average male wage since 2014. It is hoped that the work of the South Tees Development Corporation will also create a number of highly skilled jobs to increase the average wage again.

The liquidation of Sahaviriya Steel Industries (SSI) in October 2015 marked the end of nearly 170 years of iron and steelmaking in the borough and the loss of some 2,000 employees directly, 1,000 contractors and a further 1,000 indirect jobs.

Immediately following the closure of SSI, the SSI Task Force was formed with the aim of providing tailored support to affected workers, local businesses, communities and the wider economy and supported by £53 million of central Government funding. This money has been spent on training, advice and support for those wanting to set up new businesses, and the creation of new jobs by helping existing businesses grow. The Task Force has successfully supported many former employees and others affected by the closure. Around 9 in 10 of the 2,150 SSI and other workers who made an initial claim for benefits have since ended the claim. Over 17,000 training courses have been provided. However, the challenge of replacing lost industries with long term alternative major employment opportunities for generations to come is one that requires major intervention and significant long-term investment.

In 2016 the South Tees Site Company established as an interim government body and is responsible for the safe, secure and cost-effective management of the former SSI steelworks site.

Progress been made in preparing the South Tees Area SPD. The document was launched in October 2017 and underwent a 6 week public consultation. The SPD was adopted by the Council in May 2018. The South Tees Area SPD has been prepared by Redcar & Cleveland Borough Council, as the Local Planning Authority for the South Tees Area but is supported by the South Tees Area Regeneration Background Study (formerly the South Tees Regeneration Master Plan). These documents provide a framework for the further development of the South Tees Area.

In January 2018 Boulby Mine (ICL) announced it was making 230 employees redundant. 71 of these employees were made compulsory redundant.

In February 2017 Borough Council agreed to commit £8million to spend on boosting growth, and ensuring growth is shared right across the Borough so that its benefits will be felt in every community. Area Growth Plans have been prepared for Redcar, East Cleveland and Greater Eston. These plans set out the projects that will be delivered over the next few years to improve the borough's environment.

The Council's strategy for growth is aligned to the other national, regional and local plans in place. The Government's Industrial Strategy which was published in 2017 sets out the plans to create a national economy that boosts productivity and earning power through investing in skills, infrastructure and industry. The Tees Valley Combined Authority Strategic Economic Plan (SEP) is the Tees Valley's Industrial Strategy and is aligned closely with the national strategy.

4.2 Town and District 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.



Table 1: Number of units in the town and district centres by use class (2018)

	Redcar	Eston	Low Grange	Loftus	Marske	Guisborough	Saltburn
A1 (Retail)	208	30	6	17	34	92	45
A2	36	10	0	2	4	20	5
A3	33	1	1	0	4	18	10
A4	22	4	1	2	2	12	3
A5	27	12	0	1	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	23	1	2	4	3	13	5
D2	3	1	0	0	0	3	1
Sui Generis	43	7	2	2	2	14	4
C1	2	0	0	0	0	0	0
C2	0	0	0	1	0	0	0
C3 (Residential)	123	13	0	50	27	0	23
Total Units	538	79	12	79	81	182	101

Table 2: Number of units in Loftus District Centre in 2017, by use class

Use Class	Units
A1 (Retail)	41
A2	7
A3	3
A4	2
A5	3
B1 (Offices)	0
B2	0
B8	0
D1	5
D2	1
Sui Generis	6
C1	0
C2	1
C3 (Residential)	94
Total Units	163

In the 2016-2017 AMR it was reported that number of units in Loftus centre, by use class were as shown in Table 2 with a total of 163 units. There has, therefore, been a significant change to the number of units surveyed for Loftus within the reporting year.

As can be seen from Tables 3 and 4 below, Loftus centre has had a relatively high number of vacant units and units in poor condition for a number of years. The dispersed nature of the centre and its poor performance prompted the Council to propose a reduction in the centre area to consolidate the offer. In May 2018, the Council adopted the Redcar & Cleveland Local Plan and Local Plan Policies Map, which changed the defined boundary of Loftus District Centre.

The Local Plan provides a smaller area for Loftus centre and its adoption has resulted in a number of units in the west, primarily along Zetland Road, being removed from the District Centre. In total, 84 units have been removed, 44 of which were residential properties. This AMR is primarily reporting on the consolidated centre in order for the impact of the boundary changes and Local Plan

Policy ED1 to be effectively monitored going forward. However, some data relating to the units within the 2017 boundary will also be included in order to allow consideration of the changes in the borough's overall town centre offer over the reporting year.

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 in the town and district centres with a change from 9.5% to 10.1%. This follows a previous increase from 8.8% in 2016. The biggest increase has occurred in Guisborough District Centre with an additional 2.5% of town centre use floorspace being vacant. However, there has been no change in the total number of vacant units in the centre and the increase is as a result of a larger unit becoming vacant in the same reporting year that a previously vacant unit was brought back into use.

Loftus has seen a decrease in vacant floorspace of 7.6%, due to the consolidation of the centre boundary. Despite this, proportion of vacant floorspace within the centre remains high at 10.2%. This is the third highest level of vacant floorspace, behind Eston at 15.9% and Redcar at 15.8%. However, the boundary changes at Loftus have only recently been adopted (May 2018) and have not had opportunity to take effect. Therefore, future monitoring of the Local Plan policies will consider whether the changes have resulted in a more viable and vibrant centre with a lower proportion of vacant units in future years.

During the reporting year the vacant floorspace in Eston has increased by 1.1% with an additional unit in the centre becoming vacant. Improvements to Eston, which has seen its highest number of vacant units since 2001, have been identified as a priority for the Council. Funding to enhance the town centre has been identified through the Council's Area Growth Plans and work to improve the public realm commenced in August 2018.

Table 3: Number of vacant commercial units in the town and district centres since 2011

	2011	2012	2013	2014	2015	2016	2017	2018
Redcar	51	44	50	56	61	58	64	63
Eston	6	7	5	6	6	6	7	8
Low Grange	N/A	1	0	0	0	0	0	0
Loftus	16	17	15	19	17	21	18	5
Marske	4	3	5	3	4	3	2	1
Guisborough	12	15	12	13	11	15	10	10
Saltburn	1	4	1	7	8	4	4	5
Total	90	91	88	104	107	107	105	92

Despite the overall increase in vacant floorspace, the borough has seen a decrease in the overall number of vacant units in the town and district centres. Table 3 shows that there are 92 vacant commercial units within the town and district centres, which is down from a 8 year high of 107 during 2015 and 2016. Since the last reporting year, only Eston and Saltburn have seen an increase in the number of vacant units.

Despite the small reduction in the number of vacant units seen in Redcar Town Centre, vacancy rates remain relatively high and 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 the reporting year, the Council agreed Area Growth Plans that will see the implementation of a number of projects to support Redcar, such as new public realm and landscape improvements through the High Class High Street project and grant funding for business investment through the High Street Support Scheme.

The quality of the commercial units within the centres is also used to provide an indication of the health of a centre. Table 4 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.

Table 4: 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 2017	
			No. units	%
Redcar	30	7.7%	+1	+0.3%
Eston	7	10.8%	+2	+3.1%
Low Grange	0	0	0	0
Loftus	5	20.8%	-9	-1.4%
Marske	0	0	0	0
Guisborough	6	3.6%	+3	+1.8%
Saltburn	2	2.7%	+1	+0.9%
Total	50	6.4%	-2	-0.7%

Town Centre Use Permissions

The majority of planning approvals for town centre uses within the reporting year have related to applications for a change of use. However, permission has been granted for some additional town centre use floorspace within the designated centres.

One planning application resulted in a minor amount of additional floorspace in Redcar Town centre. Planning permission for a change of use from A1 to A1 and A3 included proposals to enclose a rear yard to provide an additional 28m² of town centre use floorspace (application R/2017/689/FF).

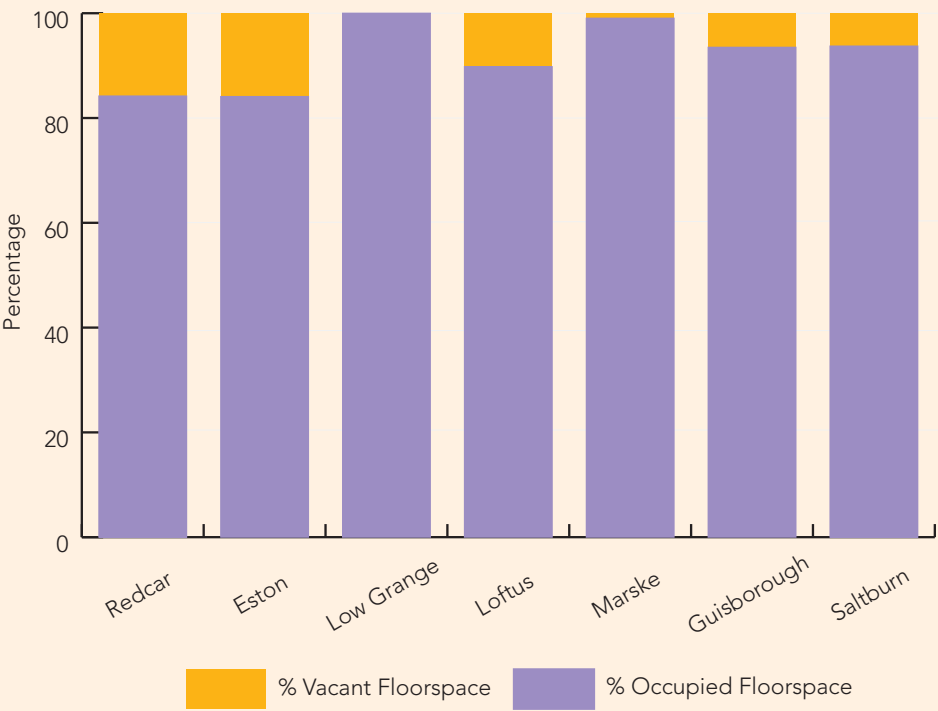
A second planning application resulted in the approval of an additional 3,020m² of new gross internal retail floorspace in Low Grange Farm District Centre. This application (R/2017/0252/FFM) was for the erection of a B&M retail unit with external garden centre and the store opened in November 2018.

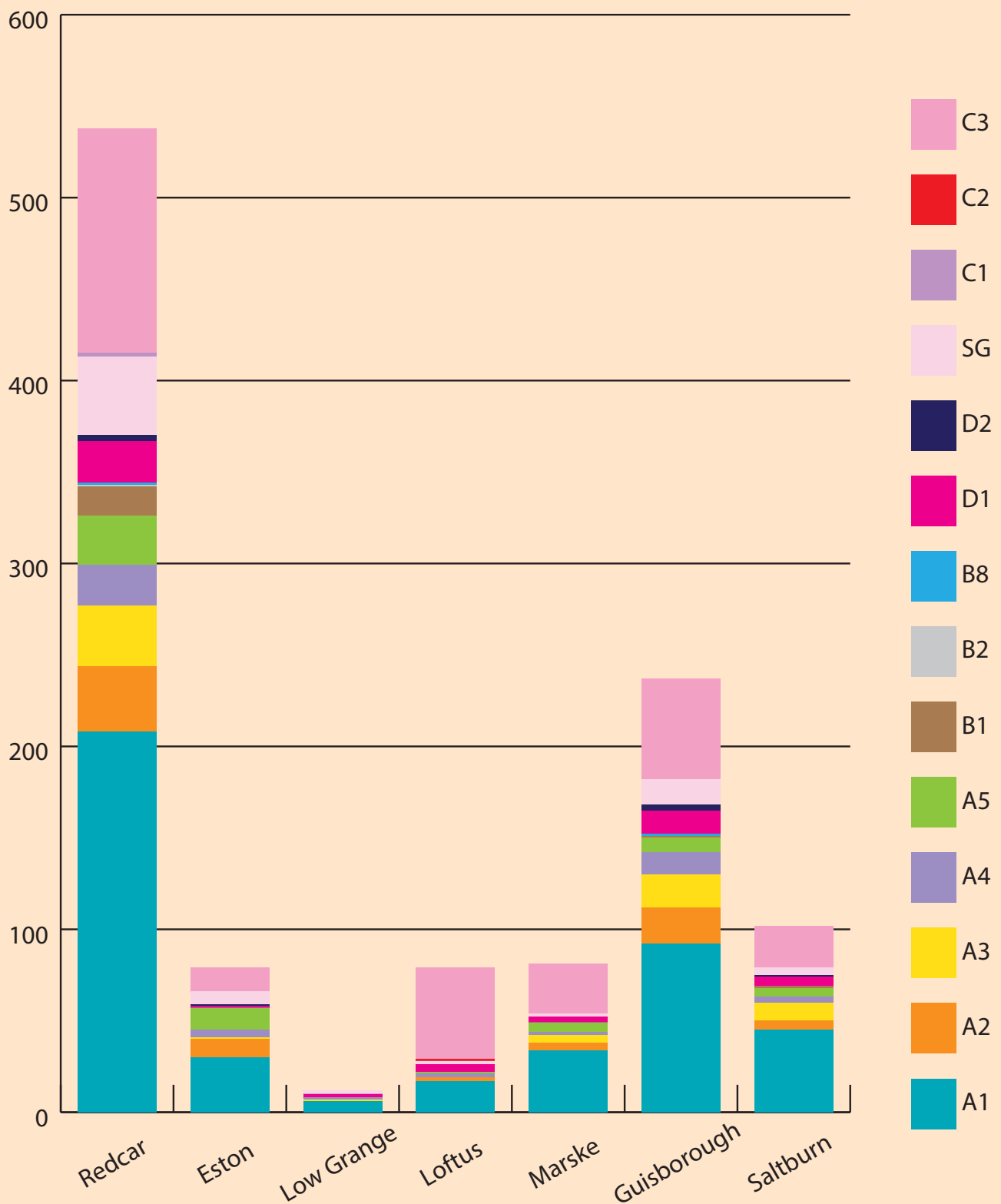
Outside of the designated centres, planning permission was granted for an additional 1096m² gross internal floorspace for retail (A1) use. This was through 2 planning applications. The first being for 4 new retail units on the site of a former petrol filling station in Redcar (R/2017/0372/FF) and the second for extensions to an existing Lidl store in Guisborough (R/2017/0443/RS).

A further 124m² of A3 use floorspace was granted permission during the reporting year (R/2017/0636/CA), resulting in a total of 1238m² of town centre use floorspace being granted permission on sites outside of the designated centres.

Since the previous reporting year, there has been a loss in the total floorspace in town centre use in the town and district centres of 1027m². However, 3191m² of floorspace was lost from Loftus District Centre due to the consolidation of the centre. Overall, therefore, the borough has seen the provision of 2164m² of additional town centre use floorspace in the town and district centres. This increase is as a result of the inclusion of existing businesses previously omitted from the boundary within Saltburn and as a result of changes of use within Redcar, Marske and Saltburn.

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





Units in town and district centres by uses class

Hot Food Takeaways

In May 2018, the Council adopted the Redcar & Cleveland Local Plan. This included Policy ED3, which seeks 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. This is a continuation of the approach that was taken with the previously adopted Interim Hot Food Takeaway policy which had been adopted in July 2008.

Table 5: Hot food takeaways (A5) in the designated centres

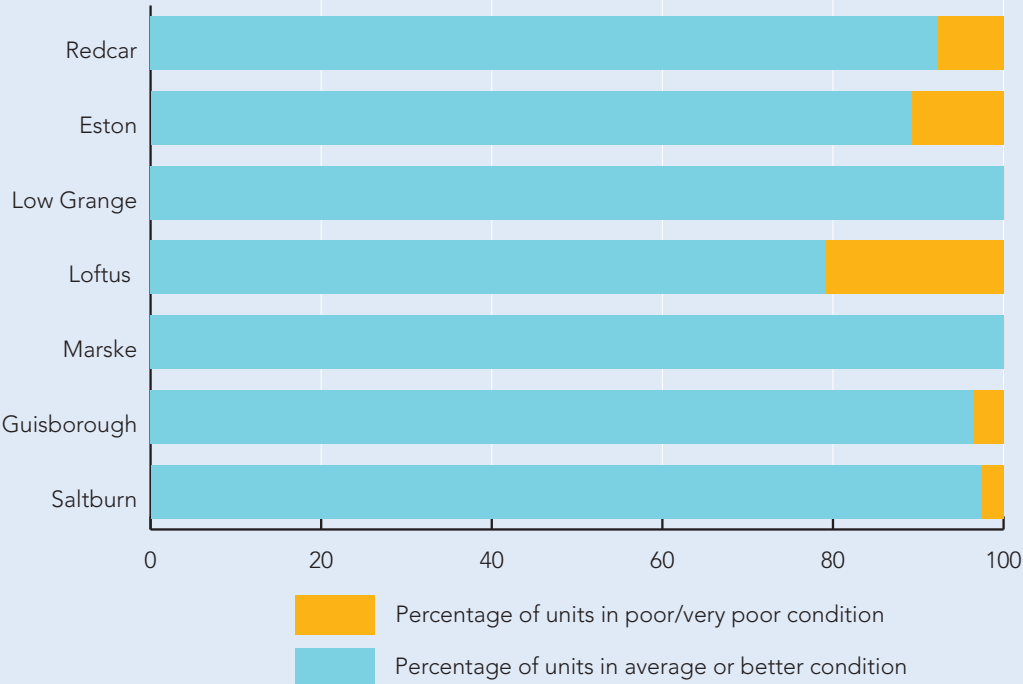
	No. A5 Units	Proportion of commercial units in A5 use	Change since 2017
Redcar	27	6.5%	+1 unit (+0.3%)
Eston	12	18.2%	0
Low Grange	0	0	0
Guisborough	8	4.4%	0
Loftus	1	3.4%	-2 units (4.3%)(due reduction in centre)
Marske	5	9.3%	0
Saltburn	5	6.3%	0
Brotton	3	18.7%	0
Carlin How	1	20%	0
Dormanstown	7	33.3%	0
Enfield Chase, Guisborough	1	11.11%	0
New Marske	2	28.6%	0
Normanby	3	8.3%	0
Nunthorpe	2	20%	0
Park Avenue, Redcar	0	0	0
Roseberry Square, Redcar	2	22.2%	0
Skelton	1	3.1%	0

The Council’s monitoring, which has been reported through the published AMRs has shown that, while more than half of all of the 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. The reporting year has seen only on additional unit being created within the borough’s centres. This has been within Redcar Town Centre and is not the result of a recent planning application.

Within the monitoring period, three planning applications were determined for new hot food takeaways in the borough. All three of these applications were granted permission; one outside of the centres, which were not covered by Policy ED3, and two within a centre.

Within the centres, planning permission was granted for the change of use of a retail unit at 1 North Road Loftus from retail (use class A1) to mixed retail and hot food takeaway (A1 and A5). The second approval of an A5 use within a centre related to the change of a tanning salon within New Marske Local Centre. This approval was considered to be appropriate as it would bring a vacant unit back into use and would not result in the loss of a retail unit. It was, therefore, considered that the benefits of the proposal could outweigh the negative impacts from an additional hot food takeaway in this centre.

Percentage of units in poor/very poor condition in the town and district centres (town centre uses only)



4.3 Leisure and Tourism

Within the year a total of 5 small scale developments relating to leisure and tourism were approved. These schemes include a soft play centre in Dormanstown and 2 new holiday accommodation units/sites. There were no commercial equestrian or livery stable development approvals. There were no hotel or guesthouse approvals.

It is recognised that the number of leisure and tourism developments and developments supporting the rural economy that were approved during the monitoring period was low. However, the new Local Plan includes a number of new policies to support leisure and tourism developments to attempt to grow the leisure and tourism economy and improve the facilities on offer for local people. This includes promoting and enhancing Kirkleatham as a leisure and tourist destination, enhancing visitor facilities on Redcar Seafront and improving the leisure and tourism offer of Guisborough as a gateway to the National Park. The Local Plan also includes a policy to support the development of the new South Tees Motorsports Park, which will allow the relocation of the existing Motorsports Park. The new site was not developed during the monitoring period.

Next Steps

- Promote economic development through the new Local Plan.
- Safeguard and improve employment sites.
- Support the work of the South Tees Development Corporation, and implementation of the South Tees Master Plan, including new infrastructure to support new development.
- Implement Area Growth Plans.
- Protect the vitality and viability of designated centres through the new Local Plan.



5. Housing

Indicator Number	Indicator	Output	Trend
H1	Number of net additional dwellings	422	Down
H2	Number of new housing completions (Gross)	431	Down
H3	Percentage of new housing completions in conurbation area and rural area	54% Conurbation (232) 46% Rural (199)	Up Down
H4	Percentage of new housing completions built on previously developed land	29% Brownfield (126) 71% Greenfield (305)	Down Up
H5	Number of affordable dwellings delivered	78	Down
H6	Number of demolitions/conversions	9	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 Councils housing targets, including housing completions, location of new housing, affordable housing and number of demolitions, conversions, empty homes, Gypsy and Traveller sites and information on the Self-build Register.

5.1 Major Planning Applications

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

R/2016/0326/OOM Land North of Woodcock Wood and West of Flatts Lane Normanby: Outline application for residential development (400 dwellings) including new vehicular and pedestrian accesses, infrastructure, open space and landscaping (all matters reserved except for access). Granted on appeal.

R/2013/0669/OOM Land to the South of Marske: Outline application for up to 1000 dwellings together with ancillary uses and a neighbourhood centre, park-and-ride car park; petrol filling station; drive-thru; public house/restaurant and 60 bed hotel with details of access. Granted on Appeal.

R/2016/0747/OOM Rear of 119 Churchill Road Eston: Outline application (all matters reserved) for the demolition of existing bungalow to provide access for residential development (12 dwellings) (amended scheme).

R/2017/0728/FFM Land at Former Ryehills School site Redcar Lane Redcar: Erection of 49 residential units with associated works.

R/2017/0407/FFM Former Education Development Centre Site Wilton Lane Guisborough: Residential development comprising 14 three bedroom semi-detached dwelling houses, including associated car parking; vehicular and pedestrian access and landscaping.

R/2017/0133/FFM Land North of Newbury Road Brotton: Erection of 25 extra care bungalows with associated access, landscaping and parking (amended scheme).

R/2016/0663/OOM Land North of Kirkleatham Business Park and West of Kirkleatham Lane Redcar: Outline planning application for up to 550 residential units with associated access, landscaping and open space.

R/2018/0014/CAM 1 Pearl Street Saltburn: Change of use and conversion of existing 11 bedroom house in multiple occupation to 11 self-contained flats.

R/2017/0353/FFM: Former Guisborough General: Change of use and conversion of vacant hospital building (class c2) to form 14 residential flats (class c3) including detached two storey office building with associated car parking.

R/2017/0325/FFM Land at Mersey Road/Roseberry Road Redcar: Demolition of existing church building and erection of 25no. semi and detached dwellings with associated access.

Permission was granted at appeal for two large housing developments, where the Council had previously refused permission. This included Land to the South of Marske (1,000) and Wood and Land North of Woodcock Wood and West of Flatts (400). 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 addressed with the adoption of the Local Plan.

5.2 Housing numbers

The population of the borough has been steadily declining over the last three decades, with Redcar and Cleveland amongst a small group of local authorities that lost population during the last census period between 2001 and 2011. Looking forward, the Office for National Statistics (ONS) sub-national population projections suggest that the overall population is likely to remain relatively stable. However, there will be a significant change to the demographic profile of the borough, with approximately 8,800 additional people aged 65 and over, and approximately 8,900 fewer aged 64 and under.

The Strategic Housing Market Assessment concluded that the OAN for housing in the borough at an average of 132 dwellings per annum. This number is based on the CLG 2012-based household projections plus a 10% uplift to reflect a potential past constraint on land supply, primarily due to historical constraints on the availability of viable housing land. The new Local Plan minimum housing requirement been calculated at 234 net additional dwellings per annum, which is significantly above the borough's OAN. The reason for the higher target is to meet the NPPF requirement to significantly boost the supply of housing in the borough and to grow our population.

During the past 5 years, we have delivered new housing at an average rate of 368 dwellings per annum (net). The number of new homes completed decreased from 566 in 2016/17 to 431 in 2017/18. This was a drop of 24%. However, this was still significantly above the minimum requirement.

Table 1: Housing Delivery Summary Table

Year	Completions	Losses	Net
2013-14	366	138	228
2014-15	556	96	460
2015-16	335	122	213
2016-17	566	50	516
2017-18	431	9	422
2013-18 (Total)	2254	415	1839

If it becomes evident at any point through the monitoring process that the Council cannot demonstrate a five-year supply of housing, or that actual or anticipated rates of delivery are consistently falling below the housing requirement, the Council will seek to address the shortfall using appropriate mechanisms which, depending on the scale and nature of potential under-delivery, may include one or more of the following:

- In the first instance, investigating why are not coming forward as per the trajectory.
- Preparation of new development plan documents, development briefs and use of the Council's powers to support delivery, such as through Compulsory Purchase Orders.
- Drawing on the Strategic Housing Land Availability Assessment and any other appropriate evidence to identify additional allocations where justified to enable further suitable and deliverable sites to be brought forward for housing.
- Undertaking a partial review of the Local Plan.

As shown in Table 2, over the last five years stock losses averaged 83 dwellings per annum, but the vast majority were demolitions at the two Coast & Country redevelopment sites at the former Westfield Estate, Loftus and The Closes Estate, Redcar. These two schemes accounted for 85% of stock losses over the five years and 80% over the last three years to 2016/17 and have been fully cleared. In 2017/18, there were 9 stock losses, which is by a substantial margin, the lowest figure for many years.

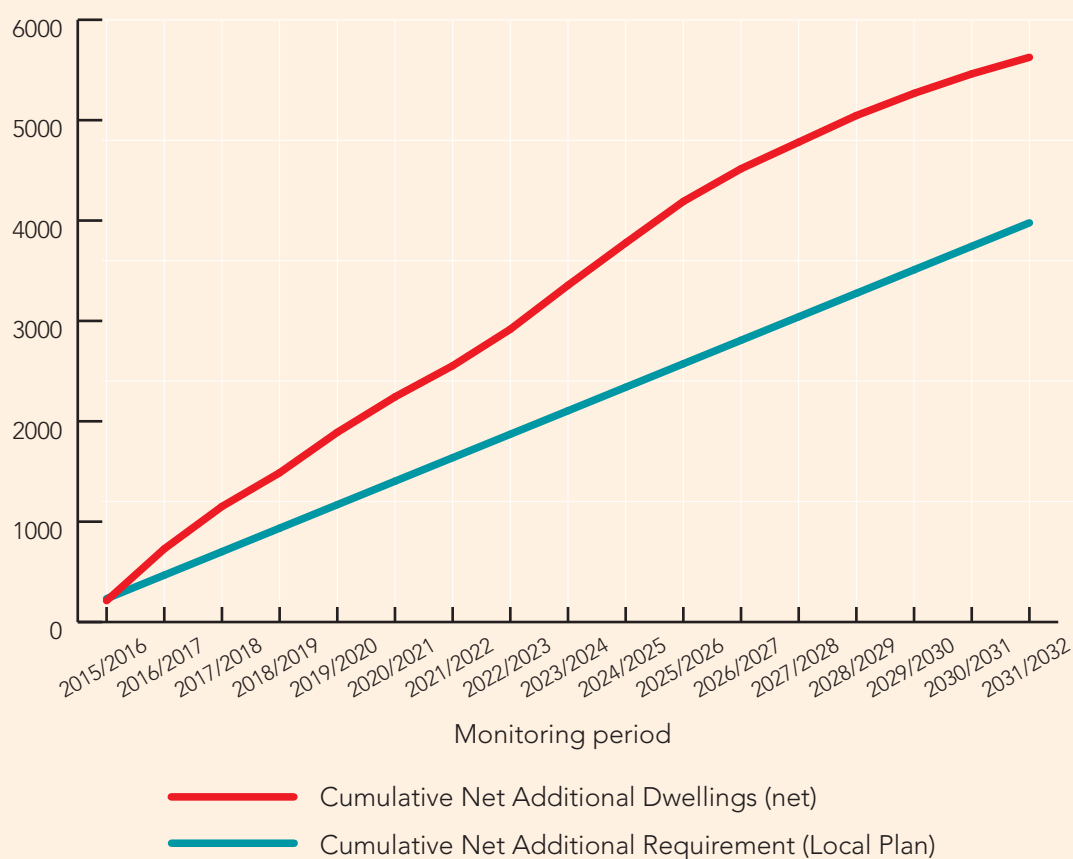
With significantly reduced funding available, net clearance rates have fallen markedly compared to the previous decade. There are no major clearance or redevelopment schemes in the pipeline, and there is no indication that the situation is likely to change in the short-term.

Table 2: Five Year Breakdown of Demolitions and Stock Losses 2013/14-2017/18

Year	Westfield Estate	The Closes	South Bank OHA	Other CCH	Other Sites	Total Recorded Demolitions	Conversions /Change of use	Total Stock Losses
2013/14	0	114	6	0	4	124	14	138
2014/15	6	68	0	0	7	81	15	96
2015/16	74	25	0	0	6	105	17	122
2016/17	40	0	0	0	1	41	9	50
2017/18	0	0	0	0	2	2	7	9
Total	120	207	6	0	20	353	62	415
Annualised Average						71	12	83

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 Local Plan period). The trajectory takes into account planning permissions and proposed housing allocations in the Local Plan.

Housing Trajectory



5.3 Five Year Supply

The assessment of five year deliverable supply is determined through comparing the assessed five year housing requirement and the estimated five year supply in order to calculate the estimated supply expressed in years.

In previous years, a 20% buffer has been added to the supply figure to reflect persistent under-delivery in earlier years. However, it is now evident that a 5% buffer is appropriate. In 2017/18, 422 net dwellings were completed which has increased the surplus balance against the Local Plan requirement.

Table 3: Balance of Housing Requirement against Policy H1

Year	2015/16	2016/17	2017/18
Net Completions	213	516	422
Local Plan Requirement (Policy H1)	234	234	234
Balance	-21	261	449

Combining the above elements results in a five year supply requirement of 757 housing units for the 2018/19 to 2022/23 assessment period, as follows:

Local Plan Minimum Requirement (234dpa):	1,170
Less Surplus Balance:	449
Local Plan Requirement:	721
Plus 5% Buffer:	36
Five Year Supply Requirement:	757

As of 31 March 2018, Council records showed there were an estimated 4,125 net additional dwellings awaiting completion on 153 sites with planning permission. The figures include the permission site at Low Grange Farm, South Bank for which outline permission for 1,250 dwellings was granted in March 2016.

The assessed supply position indicates a five year deliverable supply from 2018/19 to 2022/23 of 1,854 net additional dwellings. The estimated supply significantly exceeds the assessed minimum requirement of 757 residential units and equates to 12.28 years supply.

Table 4: Five-Year Supply Position as at September 2018

Site Type / Supply Source	Dwellings
Under Development	981
Detailed Permission	373
Outline Permission	327
Allocation Sites	60
Commitments on Small Sites (1-4 dwellings), incl 10% lapse discount.	113
Estimated Net Deliverable Supply	1,854
Annualised Average	371
Adjusted Local Plan Minimum Requirement (234dpa)	757
Annualised Average	151
Balance of Supply	1,097
Supply in Years	12.28

The average annual projected net yield is 371 dwellings, with net completions ranging from 310 to 452, as shown in Table 5.

Table 5: Five-Year Supply Estimate Annual Breakdown

Year	2018/19	2019/20	2020/21	2021/22	2022/23
Net Units	452	336	403	353	310

Brownfield Land Register

In April 2017, the government published regulations requiring local planning authorities to prepare a brownfield land register by 31 December 2017, and to review it at least annually thereafter. The register provides publicly available information on previously developed (brownfield) sites in Redcar & Cleveland which are considered to offer realistic potential for housing development.

Brownfield land registers consist of a part 1 and a part 2. Part 1 provides details of all sites included in the register. Part 2 list those sites which have also been granted 'permission in principle', which has a similar status to an outline planning permission.

Part 1 of the Redcar & Cleveland Brownfield Land Register was published in December 2017, drawing on sites and information in the 2017 SHLAA. The Register comprises a spreadsheet arranged and populated in accordance with the government's published data standard. Part 2 was not completed. This is not compulsory for local authorities and the Council will continue to review its approach to Part 2 on an annual basis.

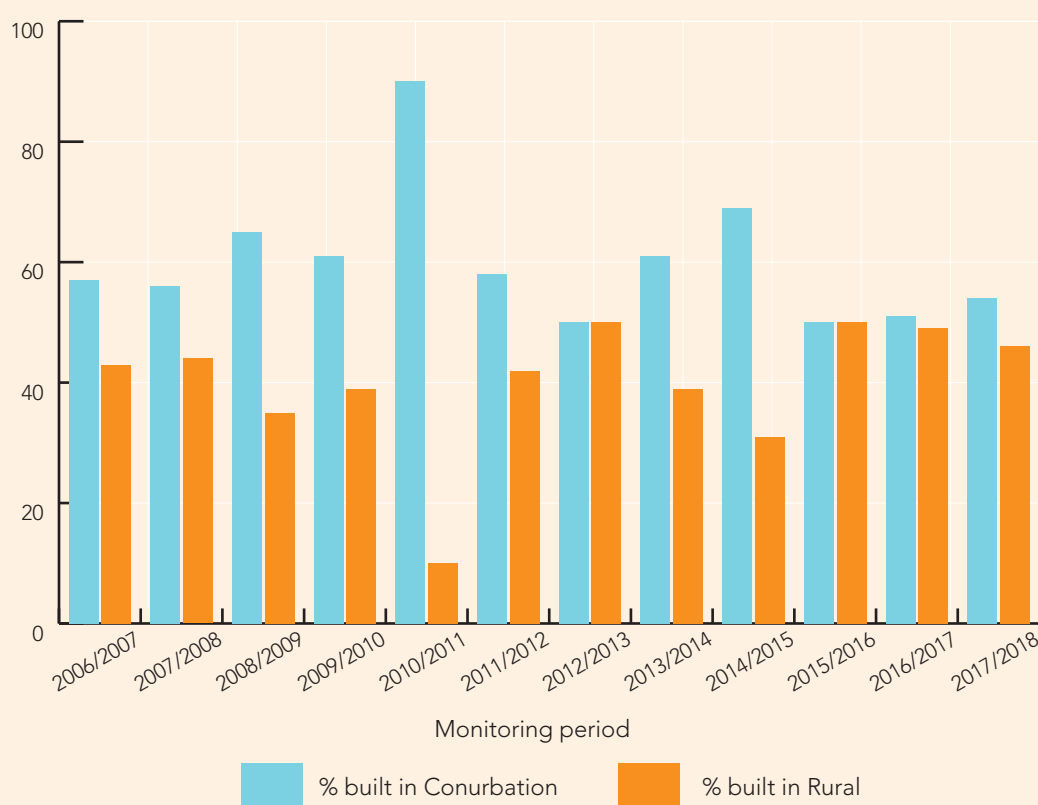
5.4 Location of new housing

Policy CS2 of the Core Strategy set 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 2017/18, 54% of gross new housing development was located in the conurbation area. This was well below the Core Strategy target of 70%. Overall, since 2004, less than 56% of gross new housing development has been built within the conurbation. Therefore, over the Core Strategy plan period, it was clear that the desired split of development was not being achieved.

The Core Strategy 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 cuts in public funding, large scale urban regeneration projects have not been delivered as originally envisaged. The locational strategy was therefore reviewed during the development of the Local new Local Plan. It was decided that a similar strategy would be adopted to promote development in the most sustainable locations but to also take into account development viability and only include sites which have a realistic prospect of being developed over the plan period. The new Local Plan therefore contains a revised aim of achieving approximately 60% of new development in the urban and coastal areas, which includes a similar area to the conurbation in the Core Strategy but also includes Saltburn. Based on the new urban and coastal areas defined in the Local Plan, 61% of housing development during the monitoring year took place within these areas.

During the monitoring period, 29% of all housing completions were on previously developed land. This was a significant decrease from the figure recorded in previous years, as illustrated in the table below. Over the plan period as a whole since 2014, the number of dwellings completed on previously developed land is below the Core Strategy

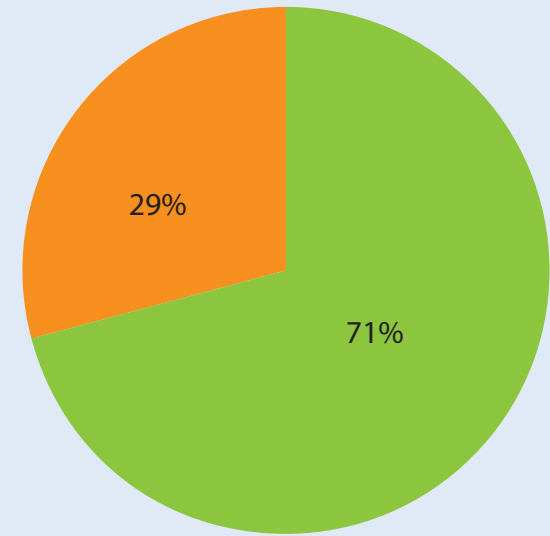
Percentage of new dwellings built in the conurbation and rural areas (gross) as defined in the Core Strategy



target (65%) at 58%. This decrease may reflect that the supply of viable brownfield sites is becoming increasingly limited, a reduction in public funding and a change in Government policy. In order to meet our housing needs, the new Local Plan has responded to this by allocating the most sustainable greenfield sites. A target for the amount of development on previously developed land has not been included within the Local Plan. However, the Plan states that wherever possible we will prioritise the use of previously developed land and we will, therefore, continue to report on the proportion of development on brownfield and greenfield land within future AMRs.

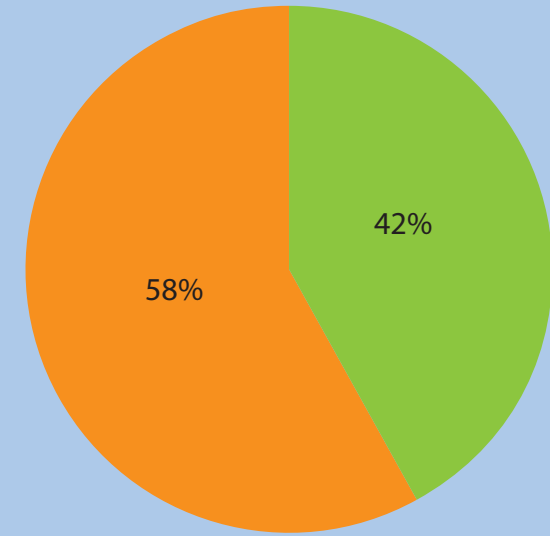
New dwellings		
Year	Brownfield (%)	Greenfield (%)
2007/08	76	24
2008/09	65	35
2009/10	87	13
2010/11	93	7
2011/12	69	32
2012/13	58	42
2013/14	63	37
2014/15	84	17
2015/16	57	43
2016/17	43	57
2017/18	29	71
Total	58	42

New dwellings 2017-18



- Dwellings built on previously developed land
- Dwellings built on greenfield

New dwellings 2004-18



- Dwellings built on previously developed land
- Dwellings built on greenfield

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 2018, the average house price in the borough was £121,038, a 1.5% increase from the previous year. This compares to an England average of £248,611, a 3% increase from the previous year. 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 has recently announced an extension to its Help to Buy Scheme from the original 2021 until 2023.

During 2017-18, there were 78 units of affordable housing delivered in the borough. The reduction in the affordable provision in this year compared to the previous monitoring period during which 197 units were delivered is notable. There are several reasons attributed to this. The effects of the Governments Welfare Reform and Work Act introduced, amongst other things, an annual rent cut which heavily impacted the long-term business plans of our Registered Provider partners thereby reducing available income and increasing risks associated to affordable housing provision within developments. In addition, last year saw the completion of a number of large developments.

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.

Whilst 'Building for Life 12' provide 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.

The new Local Plan does not include any particular requirement to deliver better quality homes other than to adopt the nationally described standards prevalent at the time although developments will be encouraged to exceed such requirements where possible.

5.7 Empty homes

In 2017-18, 20 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. These homes were located in Eston (12), Redcar (4), Guisborough (3) and Brotton (1). 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 Government's Planning Policy for Gypsy and Traveller sites indicates that the local planning authority should identify the need for travelling community sites and pitches and then allocate sites to meet this identified need.

The Council has published its updated Gypsy and Traveller Accommodation Needs Assessment (GTAA) in 2015. This study indicated that there is a need to provide an additional 2 pitches over the next five years 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.

Table 6: Need for Additional 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

Using this evidence as a baseline, the Council will continue to keep up to date with the need for pitches within the borough by monitoring unauthorised encampments and keeping track of the number of pitches available at the designated site at The Haven, South Bank.

The Haven currently provides 18 pitches. It is envisaged that an extension to this site will provide for the new household formation coming from the site and will accommodate the identified need for additional pitches over the plan period.

There are currently no sites for Travelling Showpeople in the borough and the GTAA indicates that there will be no demand for such a site within the Local Plan period.

During the monitoring period there was one planning application for a private gypsy site within the borough. The application sought part retrospective planning permission for change of use of land from employment use to a gypsy site containing one permanent residential pitch in South Bank. The application was refused. There were no other unauthorised sites.

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 enables 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 2016 and by the end of the monitoring year (March 2018) had entries for 8 individuals seeking plots for self-build or custom build dwellings in various locations in the borough.

Next Steps

- Continue to keep an up to date record of the supply of potential housing and employment land available within the borough. This will continue to be done through the Housing and Economic Land Availability Assessment (HELAA) to provide an integrated assessment of housing and economic development potential, including the assessment of five-year deliverable housing supply.
- Deliver the 'Empty Homes to Happy Homes' project to bring homes in Loftus back into use.
- Continue to maintain the Brownfield Land Register and Self Build Register.



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	41	Up
TCI3	Bus patronage	3,627,508	Down
TCI4	Number of new community facilities permitted	1	Down
TCI5	Number of community facilities lost	5	Up
TCI6	Annual rail patronage	906,619	Down

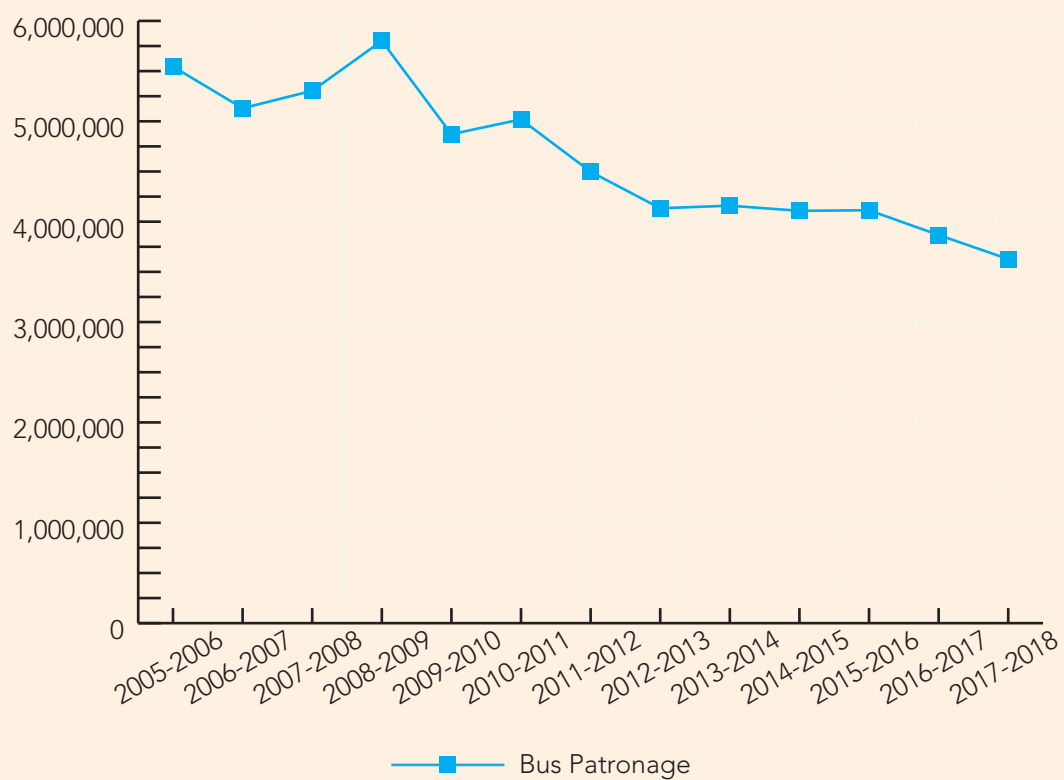
This section seeks to reflect on the Council's delivery of the transport policies within the Local Development Framework and Local Transport Plan, together with the delivery of new community infrastructure in the borough. The chapter will focus on new developments which have taken place, any within the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

6.1 Transport

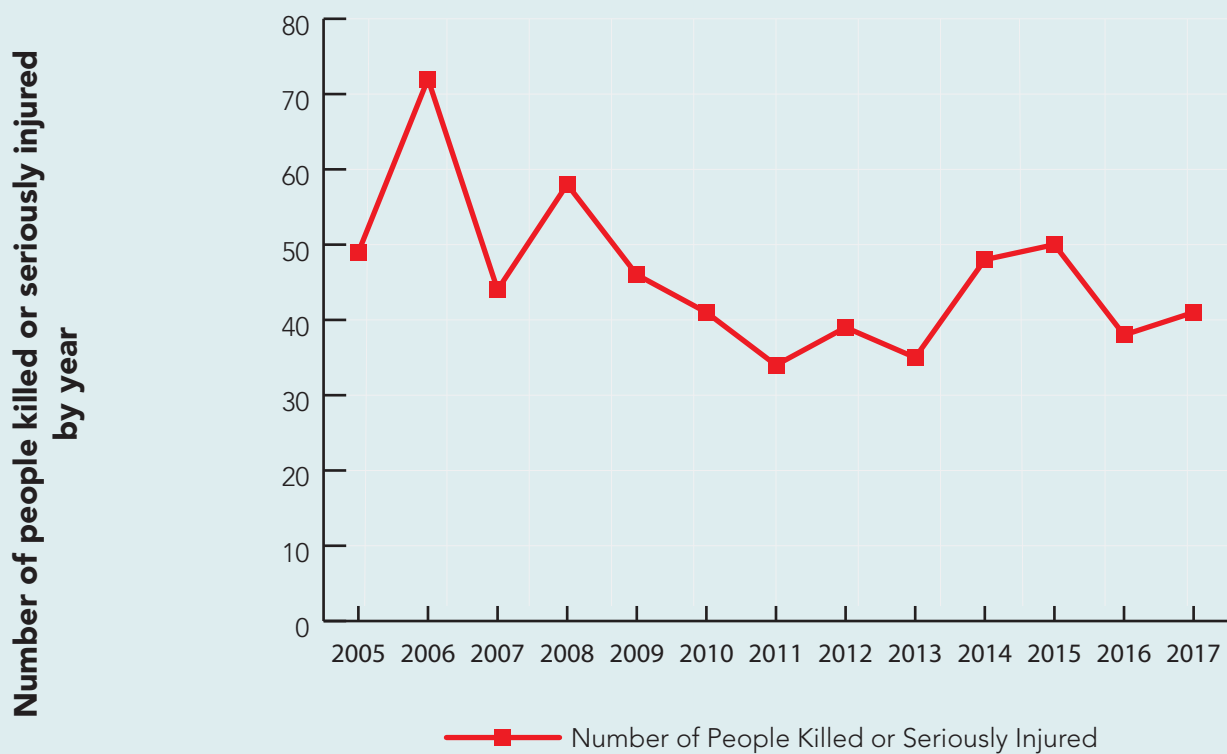
Through the reporting year, the Council has continued the contract with Middlesbrough Environment City to deliver a mobile Active Travel Hub service across the Borough using funds from the Department for Transport (DfT) Local Access Fund. This is delivering a series of cycle maintenance and cycle maintenance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

Bus (Arriva) patronage has been in decline over many years and unfortunately has fallen by a further 240,000 (6%) during 2017/2018. The Council will continue to promote sustainable forms of transport to stem the decline in the use of these modes of transport.

Rail patronage, which is a new indicator for this AMR, covers the nine public railway stations in Redcar and Cleveland. The annual rail patronage for 2017/18 was 906,619. The figure for the previous year was 929,426. This was a 2.5% reduction.



The number of people killed or seriously injured in traffic accidents has risen slightly from 38 to 41. Numbers also continue to remain significantly below the peak of 72 in 2006.



6.2 Community Facilities

Within the year there were 19 planning applications related to community uses during the reporting year (up from 16 the previous year) but only 5 of these were related to the provision of a new facility.

These 5 applications have resulted in consent being granted for a new medical unit within Redcar & Cleveland Community Heart, new public toilets in Skinningrove, a new playing field in Margrove Park and a new multi-use games area in Loftus.

There were a total of 5 applications to change the use of community facilities to alternative uses. However, this is a similar amount as previous years and it should be recognised that the loss of community facilities is not necessarily a negative, as this often represents the reuse of buildings which have been vacant for a number of years or a change to service provision. For example, an application was approved to change the use of the building occupied by Roseberry Library in Redcar to retail. However, this came about as a result of the library being relocated to a building nearby rather than the loss of the complete loss of the library service.

No developer contributions were acquired from developers to fund new or improving community facilities other than on-site open space within developments.

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.
- Promote and protect vital 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 4 Scheduled Monuments 3 Conservation Areas 1 Registered Park and Garden	Same Up Same 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	5%	Down
EQ4	Number of approved applications outside of development limits	45	Up
EQ5	Total amount of protected open space lost to new development (permission granted)	0.15 ha	Down
EQ6	Percentage of major applications where 10% of predicted energy demand is met through renewables (conditioned through application)	5%	Down
EQ7	Total amount of waste collected (tonnes)	65,866 (Municipal) 55,825 (Household)	Down Down
EQ8	Percentage of household waste arising by management type	64.84% Energy recovery 22.44% Recycled 17.47% Composting/Aerobic digestion 1.86% Landfill	Up Down Up Same
EQ9	Water quality	Saltburn Marske Redcar (Granville) Redcar (Lifeboat Station) Redcar (Coatham)	Same Same Same Down Same
EQ10	Number of developments approved in areas at risk of flooding contrary to Environment Agency advice	0	Same
EQ11	Number of renewable energy developments granted at appeal	0	Same

In order to protect and enhance the special qualities and unique character of Redcar and Cleveland, we need to ensure that our adopted Local Plan 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 continue to be a priority for the Council. 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 record of historic places most at risk and in need of support. Overall, the number of Grade I and II* listed buildings and listed places of worship on the Historic England At Risk Register remained at 6. Included on the list are:

- Bastion and ha-ha wall, Kirkleatham (2 buildings)
- Kirkleatham Hall Stables
- Remains of Kilton Castle
- Church of St Cuthbert, Ormesby
- Christ Church, Coatham Road, Redcar

Redbarns, Redcar, was added to the Register in November 2018. However, the owner is making progress with repairs.

The number of scheduled monuments on the register increased from 2 to 4. The monuments on the register include:

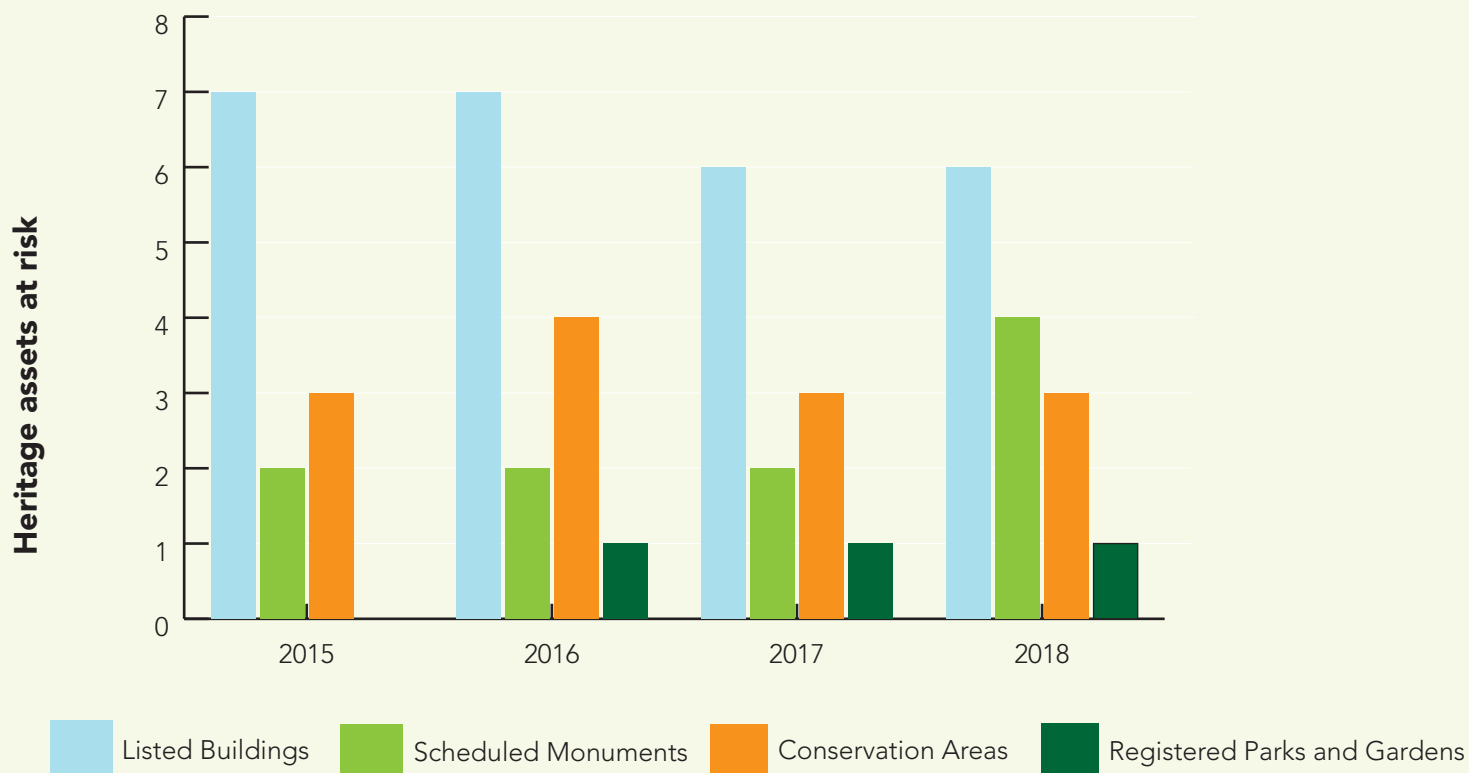
- Remains of Kilton Castle
- Eston Nab hill fort
- Bowl Barrow, Guisborough (recently added)
- Manorial settlement, Marske (recently added)

There were 3 Conservation Areas on the register including:

- Loftus
- Coatham
- Guisborough

Loftus is on the register due to a lack of planning restrictions meaning inappropriate changes under permitted development rights, unsympathetic advertisements allowed via deemed consent and neglect of both occupied and unoccupied buildings. There is a significant problem with unoccupied vacant commercial properties in Loftus. Coatham and Guisborough are on the list, again due to inappropriate changes under permitted development due to insufficient planning controls but also due to some neglect issues. Work is ongoing at Kirkleatham and this Conservation Area has now been removed from the Register, although three Grade II* buildings remain at risk. 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.

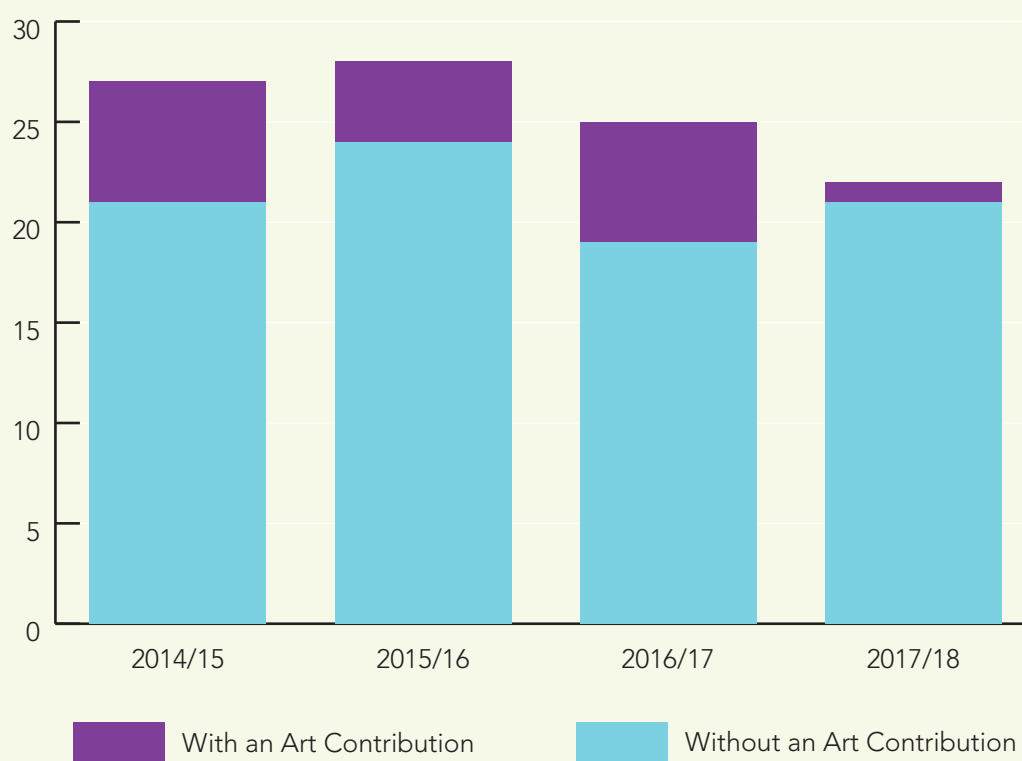
Saltburn Valley Gardens remains at risk, with issues including path and step subsidence and unmanaged tree and shrub growth, primarily due to the steeply sloping nature of the site.



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 has been 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 2017/18 monitoring period 22 major applications were approved. However, only one of which included a condition relating to the provision of art. This requirement has now been removed from the new Local Plan.

7.4 Development Limits

Permission was approved for 45 planning applications outside of development limits. Exceptional criteria, as defined in Core Strategy policy DP1 (now Local Plan policy SD3), applied to the majority of applications. One major application was granted planning permission for 400 dwellings out with development limits during the monitoring period at Woodcock Wood, Normanby. This was granted at appeal.

Development limits have been amended in the new Local Plan to ensure that sufficient land is available, within development limits, to meet the borough's identified housing need in the future.

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.

The Council published an updated Open Space Assessment Report in 2016. 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. 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 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 2017/18, Green Flag Awards were once again given to two open spaces within the borough: Flatts Lane Woodland Country Park; Guisborough Forest and Walkway.

During the monitoring period 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 November 2017, the East Cleveland village of Stanghow was awarded Gold in the Small Village category of the Britain in Bloom competition.

There was a reduction in the amount of development located in protected open space during the monitoring period, with only 1 dwelling being approved in a Sensitive Landscape Area. However, this dwelling was located on a site previously occupied by static caravan and the site also had planning permission for a dwelling of different design. Therefore, the loss to the Sensitive Landscape Area was determined to be minimal.

7.6 Biodiversity

There are seven Sites of Special Scientific Interest (SSSI) within, or partially, within Redcar and Cleveland, excluding the National Park. During the previous survey, 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.

Natural England has recently undertaken a review the suite of nature conservation designations in the Teesmouth and Cleveland Coast area, including seven Sites of Special Scientific Interest (SSSI) and the Teesmouth and Cleveland Coast Special Protection Area (SPA) and Ramsar Site. Natural England consulted on the changes to the SSSI boundaries between July and November 2018. This included an enlarged SSSI that includes the majority of the area of the seven previous SSSIs, linking and combining them with substantial extensions. Part of one SSSI (Seal Sands) is not considered to be of special interest and is therefore proposed for de-notification. Natural England has also recommended to Government that the existing SPA and Ramsar Site be revised to include extensions which will include additional areas of land. Notably, in terms of the potential impacts on the SPA from recreation and tourism, these additional areas would include the intertidal area as far south as Marske and Coatham Marsh.

The Council have been working with partners, including Natural England 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 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 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.

The Council published the Redcar & Cleveland Teesmouth & Cleveland Coast SPA Recreation Management Plan (RMA) in November 2017. The Management Plan supports implementation of the Local Plan, in particular Policy N4 Biodiversity and Geological Conservation, to ensure that adverse effects on the integrity of the SPA/Ramsar are avoided. This Management Plan is now a material planning consideration when considering planning applications for residential developments (which would result in the net addition of one or more units) and tourism/leisure proposals (both allocated in the Local Plan and windfall) within 6km of the SPA.

The Local Plan requires developers to contribute towards the mitigation measures included listed in the RMA. During the year, £15,300 was provided by developers through Section 106 agreements to fund mitigation measures.

Local Sites can be Local Wildlife Sites or Local Geological Sites. They are the non-statutory conservation sites and were previously called Sites of Nature Conservation importance (SNCI). Local Sites do not have legal protection but have policy protection through the Local Plan. As of March 2018, there were 103 Local Sites within the borough, including the area which lies within the National Park. Of these sites, 37% were in positive management.

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) required 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 rather than incorporating renewable energy into buildings. This requirement has therefore been

removed from the Local Plan. However, development still needs to meet national construction standards as a minimum, and exceed such requirements where this is possible.

No renewable energy generating schemes were granted permission in 2017/18. However, smaller systems, including most domestic systems, do not require planning consent. Therefore there could have been a number of renewable energy systems installed but which did not require planning permission.

Feed-in tariffs (FiT) act as a financial incentive for the investment in small-scale, low carbon electricity generation technologies. Between April 2017 and March 2018, 52 installations were registered in Redcar and Cleveland, a decrease from 122 in the 2016/17 and 424 in 2015/16. This decrease is likely to reflect a national cut in subsidies. Commercial installations included 3 photovoltaic and 1 anaerobic digestion (waste-to-energy plant) with a combined capacity of 5.25MW. All of the domestic installations were photovoltaics, with an installed capacity of 0.16MW. Despite the large decrease in the number of installations, total capacity installed increased to 5.41MW from 2.07MW in 2016/17. The large increase was due to a new Anaerobic Digestion Plant located at Imperial Park.

There was one energy storage facility approved during the reporting year, consisting of 20 containerised battery units providing 50MW capacity, approved at Old Lackenby, Eston. This facility will provide frequency response services and provide backup power to support the grid network. Coupled with the phasing-out of coal power stations and introduction of intermittent renewable energy generating schemes (such as wind and solar) there is a growing need for new technology and facilities that can respond quickly to balance generation and load in the system, such as battery storage solutions.

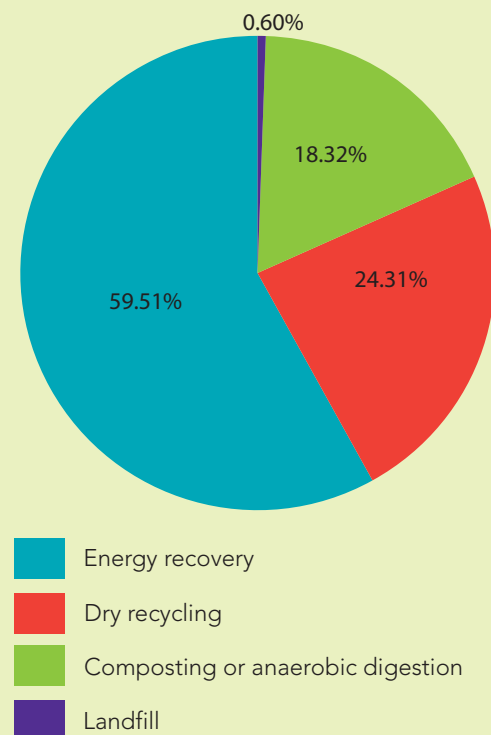
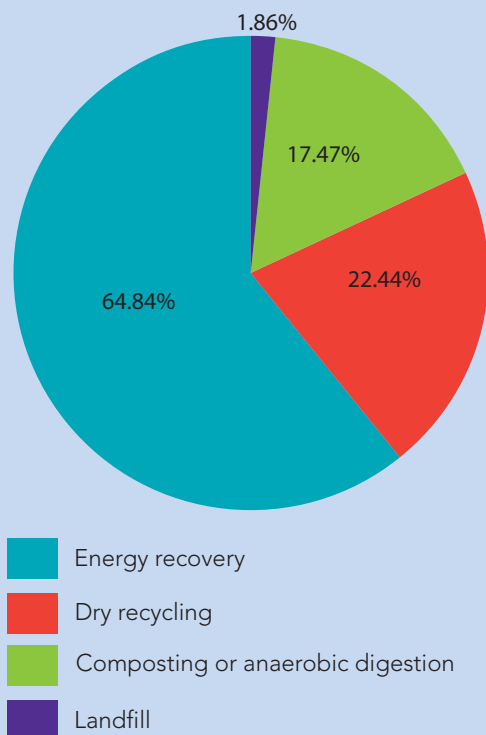
7.8 Minerals and Waste

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

A Local Aggregates Assessment (LAA) was first published by the joint authorities in July 2016 and updated in July 2017 and will continue to be updated on an annual basis. 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. The LAA is due to be updated during the next monitoring period.

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 2017/18, 65,866 tonnes of municipal waste was collected, a 2.6% decrease from 67,612 tonnes in 2016/17. A total of 55,825 tonnes of household waste was collected, a 2.9% decrease from 57,487 tonnes in 2016/17. The percentage of household waste sent to landfill increased to 1.86%. However, this is still a low very low figure. There was an increase in the amount of waste sent for energy recovery, a slight reduction in waste for recycling and also a slight reduction in waste sent for 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.



As mentioned previously, a new large 5MW anaerobic digestion plant was built at Imperial Park, South Bank during the monitoring period, although this was granted planning permission during the previous monitoring period. There was also a new waste de-packaging plant incorporating a glass recycling facility approved on Land off Imperial Avenue, South Bank with a maximum capacity of 100,000 tonnes.

Water quality

There are 5 water quality monitoring points along our coast. Two are classed as having excellent water quality and three as good.

This bathing water is subject to short term pollution. Short term pollution is caused when heavy rainfall washes faecal material into the sea from livestock, sewage and urban drainage via rivers and streams. At this site the risk of encountering reduced water quality increases after rainfall and typically returns to normal after 1-3 days. The Environment Agency makes daily pollution risk forecasts based on rainfall patterns and will issue a pollution risk warning if heavy rainfall occurs to enable bathers to avoid periods of increased risk.

The Environment Agency works to reduce the sources of this pollution through pollution prevention measures, work with agriculture and water companies. Three warnings advising against swimming due to an increase risk of short term pollution were issued in 2017 for Redcar Granville bathing water. These warnings were issued because of the effects of heavy rain on the water quality

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. Sewage waste had previously been implicated in the eutrophication (nutrient enrichment) of the Tees Valley. Northumbrian Water is engaged in a continuous process of upgrading their various facilities to meet water quality targets. No new permission were granted during the monitoring period.

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.
- 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 ensure that energy efficiency and good design are promoted.
- Implement the new Local Plan to protect the natural and historic environment.
- Update the Developer Contributions Supplementary Planning Document to ensure developer contributions are secured to fund the mitigation measures set out in the SPA Recreation Management Plan.



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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