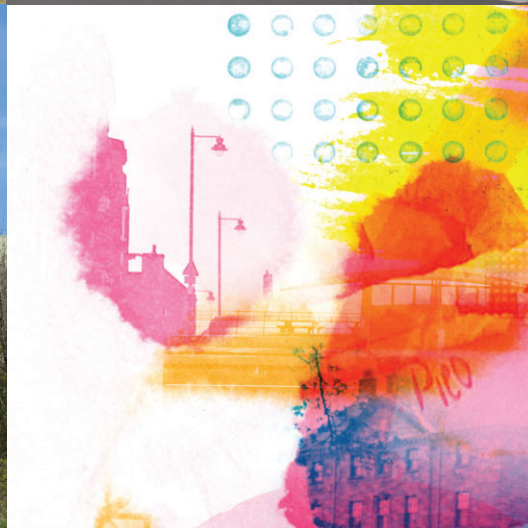
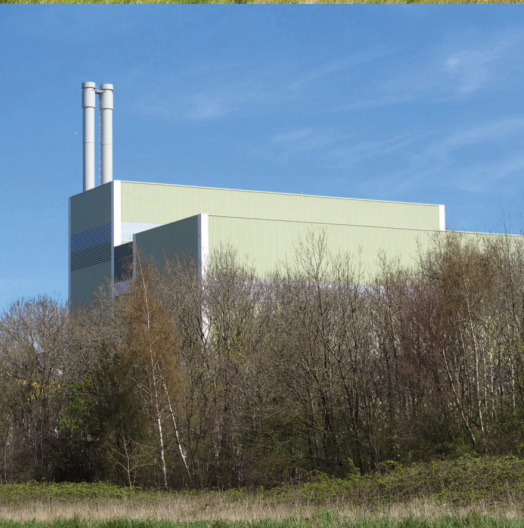




Redcar & Cleveland Authority's Monitoring Report 2019-2020



this is Redcar & Cleveland

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What is the Authority's Monitoring Report?

1.1 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.

1.2 This AMR covers the period 1 April 2019 to 31 March 2020, and also includes anything significant which has happened since this monitoring period.

Why do we need to monitor?

1.3 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.

1.4 In May 2018 the Council adopted our new Local Plan. This replaced policies within the Local Development Framework (LDF), which was made up of the Core Strategy Development Plan Document (DPD) and Development Policies DPD and the Saved Policies of the 1999 Local Plan.

1.5 This AMR covers the 12 month period up to March 2020. This AMR monitors performance of the 2018 Local Plan and the Tees Valley Joint Minerals and Waste Plans.

1.6 The Council are required to prepare an annual report to monitor the Council's progress in preparing its Local Development Plan and to review the performance of adopted policies. Under the provisions of the Localism Act 2011, the Council must make their monitoring report available to the public.

How is the report structured?

1.7 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 2019-2020. We have based this report on the main objectives of the adopted plan, rather than attempting to monitor every policy.

Chapter 2: A Place Called Redcar and Cleveland

1.8 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

1.9 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.

1.10 Chapters 4-8 of the AMR set out key monitoring data and indicator performance for each of the five monitoring topics.

Chapter 4: Sustainable Development and Design

Chapter 5: Economic Development

Chapter 6: Housing

Chapter 7: Transport and Community Infrastructure

Chapter 8: Environmental Quality

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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2 A place called Redcar and Cleveland

2.1 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 refers only to the area outside of the national park, as the National Park Authority is the local planning authority for development within the Park.

People

2.2 The Office for National Statistics (ONS) published 2018 based sub-national population projections project a population of 137,289 in 2019. The projections indicated that, based on a continuation of existing trends, the population of the borough would increase to 140,643 by 2032. The figures also project a significant increase in the retired population and decrease in the working age population during this period. Based on a continuation of existing trends and 2018 based household projections, an additional 4,388 households are expected to form within the borough between 2018 and 2032, resulting in an increase in the number of households from 61,864 households in 2018 to 66,252 households by 2032.

2.3 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.

2.4 The population is split between the main urban areas of Redcar and Greater Eston, and the smaller commuter towns, rural villages and coastal settlements of East Cleveland and Guisborough.

2.5 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 main built-up areas of Redcar and Greater Eston, although pockets of deprivation can also be found within the rural communities of East Cleveland.

Place

2.6 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, including over 12km of Heritage Coast. The Teesmouth and Cleveland Coast Special Protection Area and Ramsar site, a site of European importance for birds, is underpinned by the nationally important Teesmouth and Cleveland Coast Site of Special Scientific Importance.

2.7 There are twenty three square miles of North York Moors National Park within the borough⁽¹⁾, 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.

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.

Economy

2.8 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.

2.9 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. During the year from April 2019 to March 2020, the number of claimants increased from 3,270 (4%) to 3,845 (4.7%). In comparison the North East figure increased from 4.3% to 4.6% and the national figure which increased from 2.7% to 3.1% over the same period.

Climate

2.10 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.

2.11 Climate change and the impacts of climate change are the biggest environmental challenges that we face. Average annual global temperatures are increasing, with an increase of almost 1oC since 1880 and sea levels increases of up to 20 cm since 1990. This level of warming is already leading to an increased likelihood of severe weather and flooding events and the UN International Panel on Climate Change considered that this warming could continue even further with increases of between 3 and 5 oC in surface temperatures being likely without significant intervention.

2.12 In 2008, and in response to international agreements on climate change, the UK government introduced the Climate Change Act. This sets out legally binding targets to reduce greenhouse gas emissions by at least 34% by 2020 and by 80% by 2050 against a 1990 baseline. In July 2019, the targets of the Act were amended to give a commitment to reducing carbon emissions to net zero by 2050.

2.13 While the Council has demonstrated its dedication to meeting these targets by taking action to reduce its emissions by 42% since 2014-15, we consider that the consequences of global temperatures rising above 1.5 °C are so severe that more urgent action should be taken. In March 2019, the Council joined many others in the UK by declaring a 'Climate Emergency' and pledging to take action with a view to making the borough of Redcar and Cleveland carbon neutral by 2030. Work is already underway on measures to help achieve this ambition.

3 Monitoring plan making

What significant changes have happened to the national planning system?

3.1 A number of Government reforms to legislation and planning policy and proposed reforms have been announced during the period since the last AMR.

The White Paper Planning for the Future

3.2 The White Paper covers a package of proposals for significant reform of the planning system covering plan making; development management; development contributions (section 106) and related matters. The aim is to create a new system which is easier for the public to access, transforms the way communities are shaped and build needed high quality affordable homes. A summary of the details is provided below:

Local Plans

3.3 Local Plans will be simplified focusing on three main categories:

- Growth Areas - suitable for substantial development and where outline approval for development would be automatically secured for forms and types of development specified in the Plan
- Renewal Areas - suitable for some development, such as gentle densification; and
- Protected Areas - where development is restricted

3.4 Plans should set clear rules rather than general policies for development. Planning policy will be set out nationally with local plans focussing on area specific requirements and design codes, this should make plans shorter.

3.5 Local councils should radically and profoundly re-invent the ambition, depth and breadth with which they engage with communities as they consult on Local Plans putting a new emphasis on engagement at the plan-making stage across a wider audience.

3.6 Local Plans should be subject to a single statutory sustainable development test, and unnecessary assessments and requirements should be abolished. This would mean replacing the existing tests of soundness, updating requirements for assessments and abolishing the Duty to Co-operate.

3.7 Local Plans should be visual and map-based; standardised; based on the latest digital technology and supported by a new standard template. Plans will take no more than 30 months to adopt.

3.8 Decision-making should be faster and more certain within firm deadlines and planning enforcement powers will be strengthened so there is confidence in the system.

Digital-first approach to modernise the planning process

3.9 Local planning authorities will use digital tools to support a new civic engagement process for Local Plans and decision-making. They will be built on standardised data, enabling accessible interactive maps that show what can be built where. The data will be accessed by software used across the public sector and also by external PropTech entrepreneurs to improve transparency, decision-making and productivity in the sector.

To bring a new focus on design and sustainability

3.10 Reform will ensure the new system supports efforts to combat climate change and promote energy efficiency. To create net gain and not just, no net harm, with a focus on place-making and the creation of beautiful places and make it easier for those who wish to build beautifully through a fast track automatic permission for high quality development.

3.11 There will be a simpler framework for assessing environmental impacts that speeds up the process while protecting and enhancing unique ecosystems.

3.12 Design Codes will be prepared locally and based on genuine community involvement, not just consultation. This will include establishing a new body to support the delivery of design codes in every part of the country and give permanence to the campaigning work of the Building Better, Building Beautiful Commission. Each authority should have a chief officer for design and place-making to help ensure there is the capacity and capability locally to raise design standards and the quality of development.

Improve infrastructure delivery in all parts of the country and ensure developers play their part, through reform of developer contributions

3.13 The Community Infrastructure Levy (CIL) will be replaced by a value based flat rate charge, the Infrastructure Levy. The aim to raise more revenue than under the current system of developer contributions and deliver at least as much, if not more, on-site affordable housing. Councils will be given greater powers to determine how developer contributions are utilised and they will have the flexibility to use this funding to support both existing communities as well as new communities.

Ensure more land is available for the homes and development people and communities need, and to support renewal of our town and city centres

3.14 A new nationally determined, binding housing requirement that would have to be delivered through Local Plans. This would be focused on areas where affordability pressure is highest to stop land supply being a barrier to a supply. This will be consistent with government aspirations of creating a housing market that is capable of delivering 300,000 homes annually and 1m homes over the current Parliament.

3.15 To speed up construction where development has been permitted, design codes for sites prepared for substantial development should seek to include a variety of development types from different builders which allow more phases to come forward together. Further options to support faster build out will be explored as part of the proposals for the new planning system.

A more engaging, equitable and effective system

3.16 The Paper states the reforms will:

- Greatly improve the user experience of the planning system; residents will be able to engage in a much more democratic system that is open to a wider range of people, people will be able to use their smartphone to give their views on Local Plans and design codes as they are developed and to see clearer, more visual information about development.
- Existing and new residents alike will gain from more affordable, green and beautiful homes near to where they want to live and work.

3 Monitoring plan making

- Communities will be able to trust the planning system again as their voice will be heard from the beginning of the process. Local Plans will be developed over a fixed 30-month period with clear engagement points.
- The Infrastructure Levy will be more transparent than Section 106 and local communities will have more control over how it is spent.
- Communities will be able to set standards for design up front through local design codes.
- With more land available for homes where they are most needed and a renewed focus on the beauty of new development, communities will be able to grow organically and sustainably, and development will enhance places for everyone.
- Businesses will benefit from a planning system that is much more adaptable to the changing needs of the economy.
- Small builders, housing associations and those building their own home will find this system much easier, less costly and quicker to navigate with permission for the principle of development secured automatically in many cases.
- A more certain process will remove significant risk from the process.
- A data-led planning system will help developers of all sizes and experience to find the planning information they need to understand what can be built and where, which will provide greater certainty to them and their investors.
- Authorities will be able to give more attention to improving the quality of new development and focus on those large and special sites that need the most consideration and Government will support modernisation of the planning process so that routine tasks are automated and decision-making, and plan-making, is improved by better access to the data local authorities need.
- For our children and grandchildren, the reforms will leave an inheritance of environmental improvement.

Proposed changes to the current planning system

3.17 In parallel to the White paper the Government have consulted on a range of earlier changes in terms of planning policy and regulations. A summary of the details is provided below:

The standard method for assessing housing numbers in strategic plans

3.18 Under the current planning system, the NPPF sets out a standard methodology to be used for assessing a local housing need, which is based upon population projections and housing affordability for the authority area. The local housing need figure is then to be used as a basis for calculating housing requirements in local plans although Councils are able to provide evidence to support a higher housing requirement figure in their plans.

3.19 The proposed changes to the calculation for a local housing need figure introduce a percentage of existing housing stock levels into the calculation, meaning that housing need will take into account the number of homes already in the area to consider the future requirement for new homes. Under the proposed changes, the baseline for the standard housing method will be whichever is higher of either 0.5% of the existing housing stock in the authority area or the latest projected average annual household growth over a 10 year period. This will then be adjusted to take account of housing affordability in the borough.

3.20 As well as being a proposal to change guidance in the short term this proposal has relevance to proposals for land supply reforms set out in Planning for the Future.

Delivering First Homes

3.21 In February 2020, the Government consulted on proposals to introduce a First Homes scheme. This is to provide homes for first-time buyers with a minimum of a 30% discount against market value. Under this consultation, the Government is seeking comments on the detail of the changes to the current planning system to deliver First Homes.

3.22 The proposals include a policy that will require that a minimum of 25% of all affordable housing units secured through developer contributions are First Homes. This will be a national threshold set out in planning policy. Initially these will be secured through section 106 planning obligations but under proposed reforms, these would subsequently be secured through the Infrastructure Levy proposed in the White Paper.

Supporting Small and Medium Developers

3.23 In line with the NPPF affordable housing contributions cannot be sought from sites of 10 dwellings or less. The proposed changes will seek to raise the threshold for affordable housing to either 40 or 50 dwellings for a period of 18 months. This is intended to increase the viability of small sites for smaller housing developers.

Extension of Permission in Principle (PiP)

3.24 Under the current system, local authorities have the power to grant permission in principle for suitable sites on their Brownfield Land Registers. There is also a permission in principle application process where an 'in principle' permission can be given for sites of 10 dwellings or less for a period of five years.

3.25 The proposed changes intend to extend the scope of the permission in principle application process to all housing led schemes, including major housing sites of over 10 dwellings, to alter the information and public consultation requirements and reduce the costs of the application. The proposals also seek to alter the process of recording permission in principle sites on Brownfield Land Registers.

Use Class Order and Permitted Development Rights

Use Class Order

3.26 Significant changes to the use class system in England have been implemented through the new Town and Country Planning (Use Classes) (amendment) (England) Regulations 2020 which came into force on 1 September 2020.

3.27 The Regulations introduce three new use classes (E, F1 and F2). Planning permission is not required for changes of use within the same class.

3.28 Significantly new Use Class E (Commercial, Business and Service use) groups together a range of uses which are now considered to be in the same use class including: retail; restaurants; financial, professional or other commercial services; publicly accessible indoor sport, recreation or fitness; publicly available medical or health services, crèches, day nurseries and day centres; offices, including research and development; and industrial uses which do not harm amenity.

3 Monitoring plan making

3.29 A list of sui generis uses which cannot be changed to another use without planning permission is also confirmed including pubs and drinking establishments; hot food takeaways; live music venues; and cinema, concert, bingo and dance halls.

Permitted Development Rights

3.30 The Government have also implemented a number of changes to permitted development rights from 31 August 2020 under the Town and Country Planning (Permitted Development and Miscellaneous Amendments) (England) (Coronavirus) Regulations 2020 allowing:

- the demolition and rebuilding of vacant and redundant office and light industrial buildings into dwellings.
- subject to certain criteria, the upward extension by up to two stories of existing homes and the creation of new self contained homes above existing buildings.

3.31 Both rights must meet certain conditions and will require prior approval from the local authority prior to the commencement of development.

Temporary Arrangements due to Covid19 Pandemic

3.32 In May and July 2020, The Town and Country Planning (Development Management Procedure, Listed Buildings and Environmental Impact Assessment) (England) (Coronavirus) (Amendment) Regulations 2020 and The Town and Country Planning (Local Planning) (England) (Coronavirus)(Amendment) Regulations 2020 came into force. These are temporary pieces of legislation that were introduced to allow planning to continue under social distancing restrictions. These temporary pieces of legislation were due to expire on the 31st December 2020.

What progress has been made on the New Local Plan?

3.33 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.

3.34 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.

Table 1 Performance

	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 timeframe 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. The Local Plan was adopted in May 2018.	6 months +	Poor

3.35 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

3.36 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.

3.37 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

3.38 The latest SCI was adopted in July 2014. An updated SCI, which provides more information to communities on Neighbourhood Planning, was published for consultation in early 2020 and is due to be adopted by the Council.

Supplementary Planning Documents (SPDs)

3.39 In early 2020, the Council consulted on an updated Affordable Housing SPD and Developer Contributions SPD. Since the SPD consultation the Government have consulted on a number of changes to the national planning system, as outlined in the previous section, which would affect the content of the SPDs. The Council is therefore currently considering its position with regards to progressing the SPDs.

3 Monitoring plan making

Redcar and Cleveland Housing Strategy 2019-2024

3.40 The Redcar and Cleveland Housing Strategy 2019-2024 has been developed in partnership with residents, voluntary and community groups, developers, housing associations, landlords and agents. It sets out an ambitious vision for housing in Redcar and Cleveland, identifying key actions and priorities that are required to meet the challenges facing us and our residents in the coming years.

3.41 In order to deliver the housing vision, and using the comprehensive evidence bases available to us, we have identified three key objectives and a range of associated priorities and actions which we will take forward over the next five years.

3.42 The three key objectives are:

- Building homes to meet the needs of our population;
- Improving the standards of existing housing and revitalising neighbourhoods;
- Meeting the needs of our ageing population and supporting people to live independently.

Background Studies

In the 2018-2019 reporting year, the following background studies were completed to support the Local Plan. Studies completed include:

- Update of Saltburn Conservation Area Character Appraisal

Duty to Co-operate

3.43 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.

3.44 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.

3.45 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 regularly updated.

3.46 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.

Development Management Performance

3.47 Since 2013 the Government have set targets for the performance of Councils in respect of decision making on planning applications. Two reporting criteria; speed of decisions and quality of decisions are measured. Performance on major applications from April 2019 to March 2020 was 100% of major applications determined within 13/16 weeks or subject to agreement. This is above the threshold of 60% (over a two year reporting period). 90.98% of minor applications were determined within 8 weeks or subject to agreement, significantly above the threshold of 70% (over a two year reporting period).

3.48 In relation to quality of decisions, this is measured by the number of appeals allowed by the Planning Inspectorate against the number of application decisions in a specified period. The Government has introduced a threshold of 10% for both minors and major appeals. In 2019/20, 3.26% of major applications and 0.85% of minor applications were approved at appeal.

Next Steps

- 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. The Council will also update the Statement of Community Involvement (SCI).

4 Sustainability and Design

Table 1 Sustainability and Design Indicators

Indicator		Output	Trend
SD1	Percentage of development in urban and coastal area (housing/employment)	59% housing	Same
		75% employment	Down
SD2	Percentage of housing on Previously Developed Land (PDL)	18% PDL	Down
		82% greenfield	Up
	Percentage of employment on Previously Developed Land (PDL)	100%	Same
SD3	Number of approved applications outside of development limits without justification	3	Increase
SD4	Percentage of major applications that have submitted a design and access statement	100% of all relevant applications	Same
SD5	Number and nature of renewable energy schemes approved	1 battery storage with solar	Same
SD6	Number of renewable energy developments granted at appeal	0	Same
SD7	Water quality	Saltburn: Excellent	Same
		Marske: Good	Down
		Redcar (Stray): Excellent	Up
		Redcar (Granville): Good	Same
		Redcar (Coatham): Excellent	Up
		Redcar (Lifeboat Station): Excellent	Up
SD8	Number of developments approved in areas at risk of flooding contrary to Environment Agency advice	0	Same

4.1 As set out in the new Local Plan, sustainability will be the overarching principle that will guide development in Redcar and Cleveland. Sustainable development is key to the long-term future of the borough as it will help ensure a better quality of life for everyone, now and in the future. The principle of sustainable development not only underpins the policies and proposals in the Local Plan but also form the basis for individual decisions on planning applications.

Location of development

4.2 The Plan aims to direct development to the most sustainable locations in the borough, focusing development in the urban and coastal areas. Combined, the urban and coastal areas contain the majority of the borough's population and have good transport connections with the wider Tees Valley, good access to employment and the largest range of services. Within the

rural area, the majority of development will take place in Guisborough and the East Cleveland towns. Only limited development of an appropriate scale will be allowed within the service villages and villages.

4.3 During the monitoring period 59% of housing development was in the main urban and coastal area, with 18% in the urban area and 41% in the coastal area. 41% of development took place in the rural area, the majority in Guisborough, with 39% of all housing development in the borough. 75% of employment (B1/B2/B8) related floorspace developed was in the urban and coastal area with two developments at South Bank, one at Skippers Lane and the remaining development at Skelton Industrial estate in the rural area.

4.4 We will aim to maximise the re-use of previously developed land (PDL) and limit the unnecessary development of greenfield sites. However, it must be recognised that there are only a limited number of PDL sites available and that some sites may not be suitable for certain types of development. To meet needs some greenfield development will be necessary. In 2019/20 18% of housing development took place on PDL, a decrease from 35% in 2018/19 and 29% in 2017/18.

Development Limits

4.5 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.

4.6 Exceptional criteria, as defined in Local Plan policy SD3, applied to all but three applications. A small residential development was permitted at Ormesby Bank where only part of the site met criteria j, redevelopment of previously developed land, and the sustainability of the site was considered to outweigh the policy criteria. Permission was also granted for residential developments at Boosbeck and Woodcock Wood where the principle of residential development of the sites had already been established at appeal.

4.7 Good quality design is critical for achieving sustainable development. The appearance of the built environment is important, but good design is about much more than how things look. It is about using resources efficiently and imaginatively, and ultimately uplifting communities and transforming how people feel and behave. Good quality urban design and building design also adds value by increasing the immediate and long term economic viability of development and by delivering environmental and social benefits.

Climate Change

4.8 In March 2019 the Council acknowledged that while work has commenced to address the causes and impact of Climate Change in the Borough and beyond there is much more that needs to be done. It is important for the residents of Redcar and Cleveland, and the rest of the UK, that communities commit to carbon neutrality as soon as possible. Bold climate action can deliver benefits to the local, national and international community and improved well-being for people and wildlife worldwide.

4.9 The Council therefore declared a 'Climate Emergency' and pledged to take action with a view to making the Borough of Redcar and Cleveland carbon neutral by 2030, taking into account both production and consumption emission. The Council will also call on the national Government to provide the powers and resources to make the 2030 target possible and work with other Governments (both within the UK and internationally) to determine and implement best practice

4 Sustainability and Design

methods to limit Global Warming to less than 1.5°C. The Council will also continue to work with partners across the borough, region and neighbouring authorities to deliver this new goal through all relevant strategies and plans; and report back to the Borough Council the actions the Council will take to play its part in addressing this emergency.

4.10 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. The new Local Plan requires development to meet national construction standards as a minimum, and exceed such requirements where this is possible.

4.11 Permission was granted for the installation of an energy storage facility (up to 50 mw), new access track and associated ancillary equipment and components (amended scheme) at Old Lackenby. In order to meet targets of reducing carbon emissions, the energy balance is becoming increasingly reliant on renewable energy sources (such as wind and solar). By their nature, these sources of energy are intermittent and can contribute to fluctuations in grid load and frequency. Battery storage offers a clean, efficient and responsive solution to this need, through instantly charging and discharging to actively manage the grid load and frequency. This is further supported by the utilisation of the roof slopes for solar panels to provide clean energy generation as part of the scheme.

4.12 Smaller systems, including most domestic systems, do not require planning consent. Therefore, there is also likely have been several renewable energy systems installed which did not require planning permission.

Water quality

4.13 There are six water quality monitoring points along our coast. In 2019 four were classed as excellent and two were 2018, two were classed as having excellent water quality and four as good. The Council has worked alongside dedicated partners and volunteer groups, such as Northumbrian Water, the Environment Agency, Keeping it Clean At Saltburn and the RNLI, to make sure the highest standards are being met

4.14 In 2019, for the first time Saltburn has been recognised with Blue Flag status for the high quality of the seawater, clean beach and nearby amenities. The Council has worked alongside some key partners to achieve Blue Flag and Seaside Award status. Northumbrian Water has carried out major infrastructure works to significantly increase storm water storage capacity and reduce pollution by slowing down the flow rate through the rivers to the sea.

4.15 Sewage waste in the Tees Valley is managed by Northumbrian Water, who operate a number of facilities across the area including the Regional Sludge Treatment Centre at Barn Sands. 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 permissions were granted during the monitoring period.

Developer Contributions

To fund necessary infrastructure and other community benefits required as a consequence of development, the Council may secure developer contributions. During the monitoring period contributions were received towards issues including affordable housing, the delivery of events, workshops and coaching sessions and recreation management.

Table 1 Economic development Indicators

Indicator		Output	Trend
ED1	Amount of available employment land (Ha/gross)	431ha	Same
ED2	Employment land developed	1ha	Down
ED3	Total employment floorspace developed (by use class)	B1: 2053m ²	Up
		B2: 1225m ²	Up
		B8: 0m ²	Same
ED4	Loss of employment land to non-employment uses	0.29ha	Up
ED5	Percentage of vacant floorspace within town and district centres (town centre uses only)	8.26%	Up
ED6	Percentage of town centre units in poor/very poor condition (town centre uses only)	9%	Up
ED7	Percentage of units in Redcar Primary Shopping Area in A1 use	76.8%	Down
	Percentage of units in Guisborough Primary Shopping Area in A1 use	52.2%	Same
ED8	In-Centre floorspace permitted (gross)	77m ²	Down
ED9	Out of centre floorspace permitted (gross)	1795m ²	Up
ED10	Number of farm diversification schemes approved	1	Down
ED11	Number of tourism/leisure facilities permitted	1	Down
ED12	Unemployment rates (16-64)	5.7%	Down
ED13	No. of sites/pitches approved	2	Up
ED14	Percentage of people (16-64) with no qualifications	12.8%	Up
ED15	Percentage of pupils meeting expected education standards	70%	Same
ED16	No of applications for conversions from residential to tourist accommodation approved	0	Down
ED17	No of equestrian developments approved	3	New indicator

5.1 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.

5 Economic development

Employment Land

5.2 Redcar and Cleveland is unusual in having very substantial areas of dedicated employment land both in absolute terms and relative to its resident population. The borough contains the South Tees economic development area, which is recognised as the single largest economic development opportunity in the UK.

5.3 Approximately 431ha (gross) of employment land is available within the borough, excluding small areas (approximately 5ha) identified for employment within two mixed-use sites. The majority of available land, approximately 390ha, is for specialist uses at Wilton International and within the South Tees Development Corporation (STDC) area. Within the monitoring period three small plots at South Tees have been added to available employment land and one small site developed.

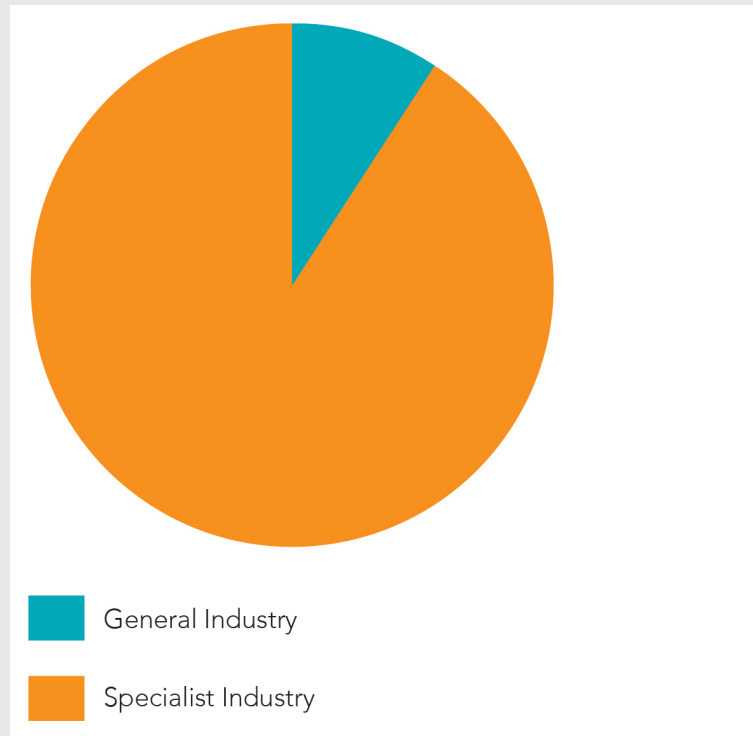
5.4 STDC are working to attract businesses and investment to the area. In February 2019 a deal was struck to acquire 1,420 acres of land at the Development Corporation from Tata Steel Europe, making up more than half of all developable land within the site. Compulsory purchase proceedings are currently ongoing to secure the remaining 870 acres of land owned by SSI in receivership. 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. The South Tees Regeneration Masterplan was prepared for the area at the end of 2017 and a supporting Supplementary Planning Document has been adopted by the Council. These documents will be updated, where necessary, to support delivery of development.

5.5 Following previous review through the Local Plan it is considered that an appropriate amount of employment land remains available to meet the unique requirements of the specialist industries and 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.

5.6 Within the reporting year approximately 1ha of safeguarded previously available employment land has been developed, a small plot at South Tees which was developed for B2/B8 use. While this is a low figure there has been an increase in the amount of B1 and B2 floorspace developed with 2053m² of B1 floorspace and 1225m² of B2 floorspace. The majority of new development took place in the west of the borough in the South Bank/Skippers Lane area, including an extension to an existing industrial/office premise and portacabin development. A change of use/conversion of vacant gymnasium to industrial/office units was also completed at Skelton Industrial Estate.

5.7 Within the monitoring period four changes of use from B use to an alternative use class were completed, including changes of use to soft play, gymnasium., retail and private gypsy site . There was therefore a loss of 0.21ha of employment land.

Figure 1 Available employment land by type



Quality of Employment Land

5.8 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. In March 2018, the council agreed to invest £2m for improvements to existing business parks and industrial estates and a further £2.8m for industrial estates growth. The Council will continue to make improvements during the next monitoring period. The Council's 2018 Industrial Estates Strategy and the Area Growth Plans set out how this will be achieved.

Employment Rates

5.9 In 2019/20, the unemployment rate (age 16-64) in Redcar & Cleveland was 6.5%, this is an increase from 5.7% in 2018/19 but still considerably lower than the 2015/16 rate which was 9.4%. This compared to a national rate (Great Britain) of 4% and a North East figure of 5.8%.

5.10 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.

5 Economic development

Town and District Centres

5.11 The borough's centres continue to support a diversity of uses, including a range of retail, leisure, other commercial and residential uses. Table 2 shows the breakdown of town and district centre units by use class.

Table 2 Number of units in the town and district centres by use class (2019)

	Redcar	Eston	Low Grange	Loftus	Marske	Guisborough	Saltburn
A1 (Retail)	209	29	8	17	36	94	45
A2	36	0	0	2	3	19	5
A3	34	1	1	0	3	18	11
A4	24	4	1	2	2	13	3
A5	27	12	0	1	5	7	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	20	1	2	4	3	12	5
D2	3	1	0	0	0	3	1
Sui Generis	41	7	2	2	1	14	4
C1	1	0	0	0	0	0	0
C2	0	0	0	1	0	0	0
C3 (Residential)	125	14	0	50	28	0	23
Total Units	538	79	13	79	81	182	102

Vacancy Rates and Unit Condition

5.12 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 2 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.

Table 3 Condition of the units in town centre uses in the town and district centres

Centre	Floorspace (m ²)		% Vacant
	Total	Vacant	
Redcar	84213	13,058	15.5% (-0.3%)
Eston	10713	1398	13% (-2.9)
Low Grange	18163	0	0
Loftus	3562	475	13.3% (+3.1%)
Marske	6668	275	4.12% (3.17%)
Guisborough	26890	2620	9.74 (+3.24%)
Saltburn	9965	188	1.9% (+4.37)
Cleveland Retail Park	29022 (0)		
Total	189095 (+9,066)	18014 (+250)	8.26% (+1.84)

5.13 Over the reporting year, there was an overall increase in vacant floorspace in the town and district centres. Redcar and Eston seen a small decrease in vacant space but there was an increase in all the other centres. The overall number of vacant units in Redcar, Eston and Loftus remains high.

5.14 Table 4 shows that there are 100 commercial units in the town and district centres, which is a small increase from the previous year but still less than the peak in 2015/2016. Commercial units exclude residential units.

Table 4 Number of vacant commercial units in the town and district centres since 2013

	2012	2013	2014	2015	2016	2017	2018	2019	2020
Redcar	44	50	56	61	58	64	63	62	63
Eston	7	5	6	6	6	7	8	5	7
Low Grange	1	0	0	0	0	0	0	0	0
Loftus	17	15	19	17	21	18	5	5	7
Marske	3	5	3	4	3	2	1	1	2
Guisborough	15	12	13	11	15	10	10	12	19
Saltburn	4	1	7	8	4	4	5	3	2
Total	91	88	104	107	107	105	92	94	100

5.15 The quality of the commercial units within the centres is also used to provide an indication of the health of a centre. Table 5 shows the number of town centre use units in poor or very poor condition in the reporting year. Since the previous reporting year there has been an increase in the number of units considered to be in poor or very poor condition in 5 of the designated

5 Economic development

town and district centres. There has been an increase in Eston, Marske, Guisborough and Redcar and Loftus. The largest increase was in Redcar where there were 7 more units in poor condition. Eston had 5 more, Guisborough had 4 more and Loftus just 1. The overall average number of units in poor condition was just under 5% (a total of 16 more commercial units across the centres).

5.16 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 programmes where funding allows, taking account of the good design guidance set out within the adopted Shop Fronts and Advertisements SPD.

Table 5 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 2019	
			No. units	%
Redcar	39	9.70%	+7	+3.8%
Eston	14	24.60%	+5	+12.2%
Low Grange	0	0%	0	0
Loftus	5	17.30%	+1	+10.1%
Marske	3	6%	+2	+4%
Guisborough	14	7.70%	+4	+2.2%
Saltburn	1	1.30%	0	0
Total	77	9.00%	+16	+4.6%

Town Centre Use Permissions

5.17 The majority of planning approvals for town centre uses within the reporting year have related to applications for a change of use. However, permission was granted for one new additional town centre development. This was for an extension to the Redcar Beacon in Redcar (R/2019/0397/FF). This development is 77sqm for a drinking establishment (A4).

5.18 There was another application for a supermarket development (Aldi) approved in South Bank (R/2019/0552/FFM). This development was 1795 sqm but was just out with the Low Grange Farm District Centre. This development was under construction at the time of surveying the centres.

5.19 There was a reduction in the amount of new floor space granted within the borough's retail centres during the monitoring year compared to the previous year.

Hot Food Takeaways

5.20 In May 2018, the Council adopted the Redcar & Cleveland Local Plan. 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.

5.21 The Council's monitoring has shown that 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 no new hot food takeaways being created within the borough's centres.

5.22 Outside of the designated centres, one planning application was determined for a new hot food takeaway. This was for a change of use from a vacant retail shop (Class A1) to hot food takeaway at Roseberry Parade, Redcar.

Table 6 Hot food takeaways (A5) in the designated centres

	No. A5 Units	Proportion of commercial units in A5 use	Change since 2019
Redcar	27	6.5%	0
Eston	12	18.5%	0
Low Grange	0	0	0
Guisborough	7	3.8%	0
Loftus	1	3.4%	0
Marske	5	6.3%	0
Saltburn	5	5%	0
Brotton	3	15%	0
Carlin How	1	12.5%	0
Dormanstown	7	30.4%	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	3.2%	0

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Figure 2 Percentage of vacant floorspace in town and district centres as a proportion of total floorspace (town centre uses only)

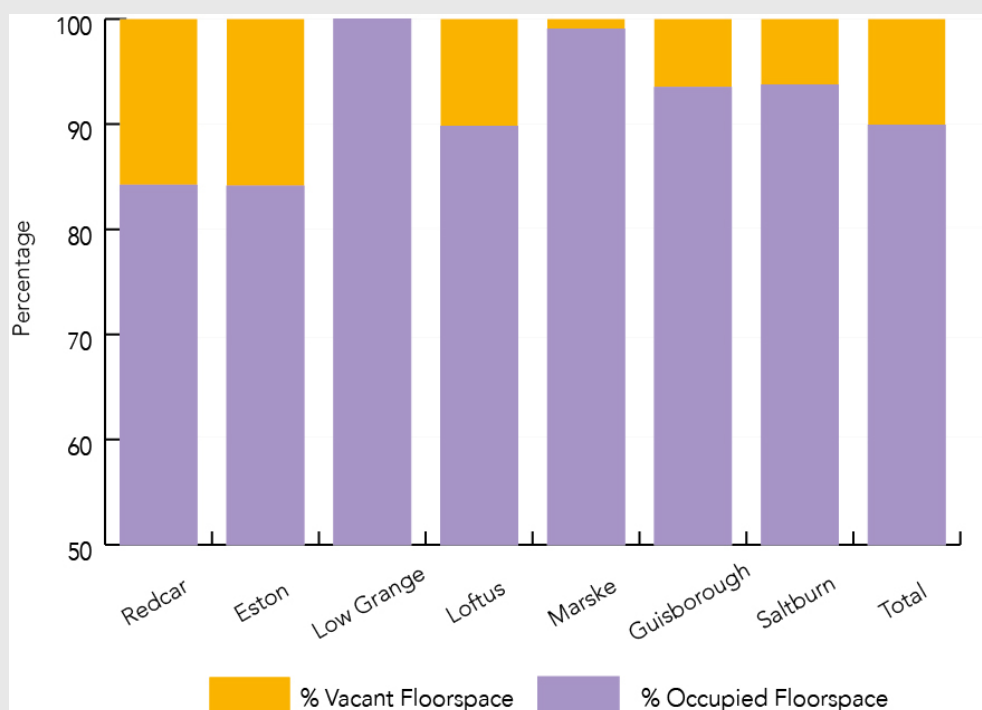


Figure 3 Percentage of units in poor/very poor condition in the town and district centres (town centre uses only)

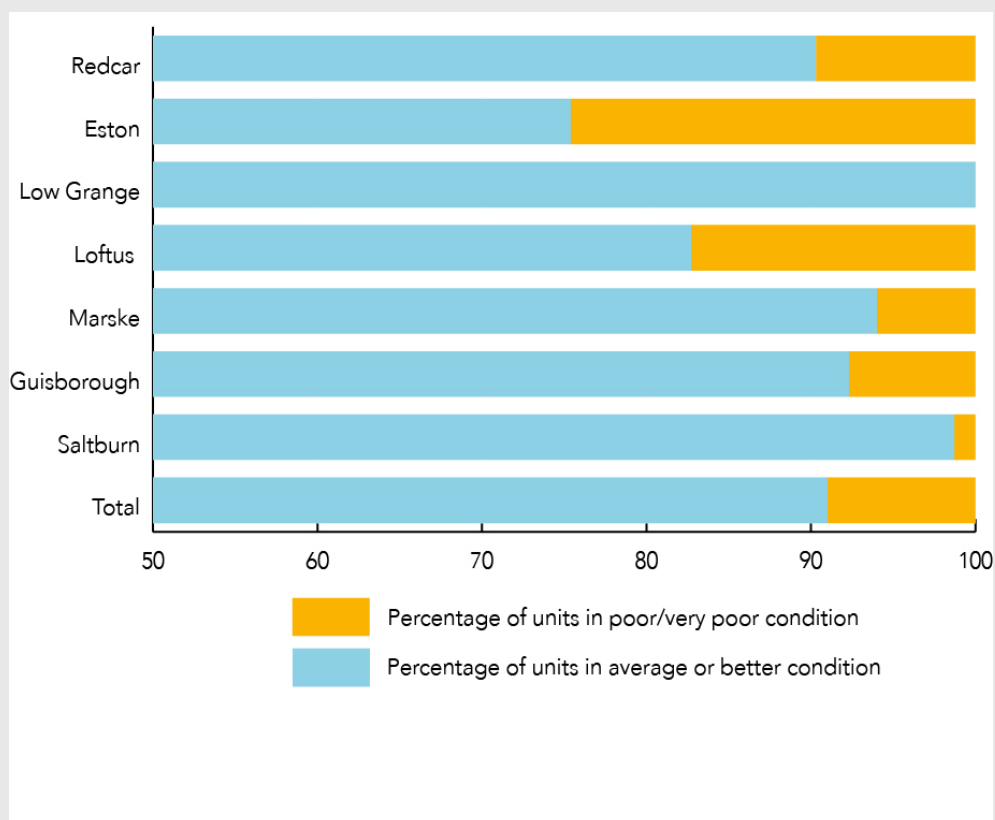
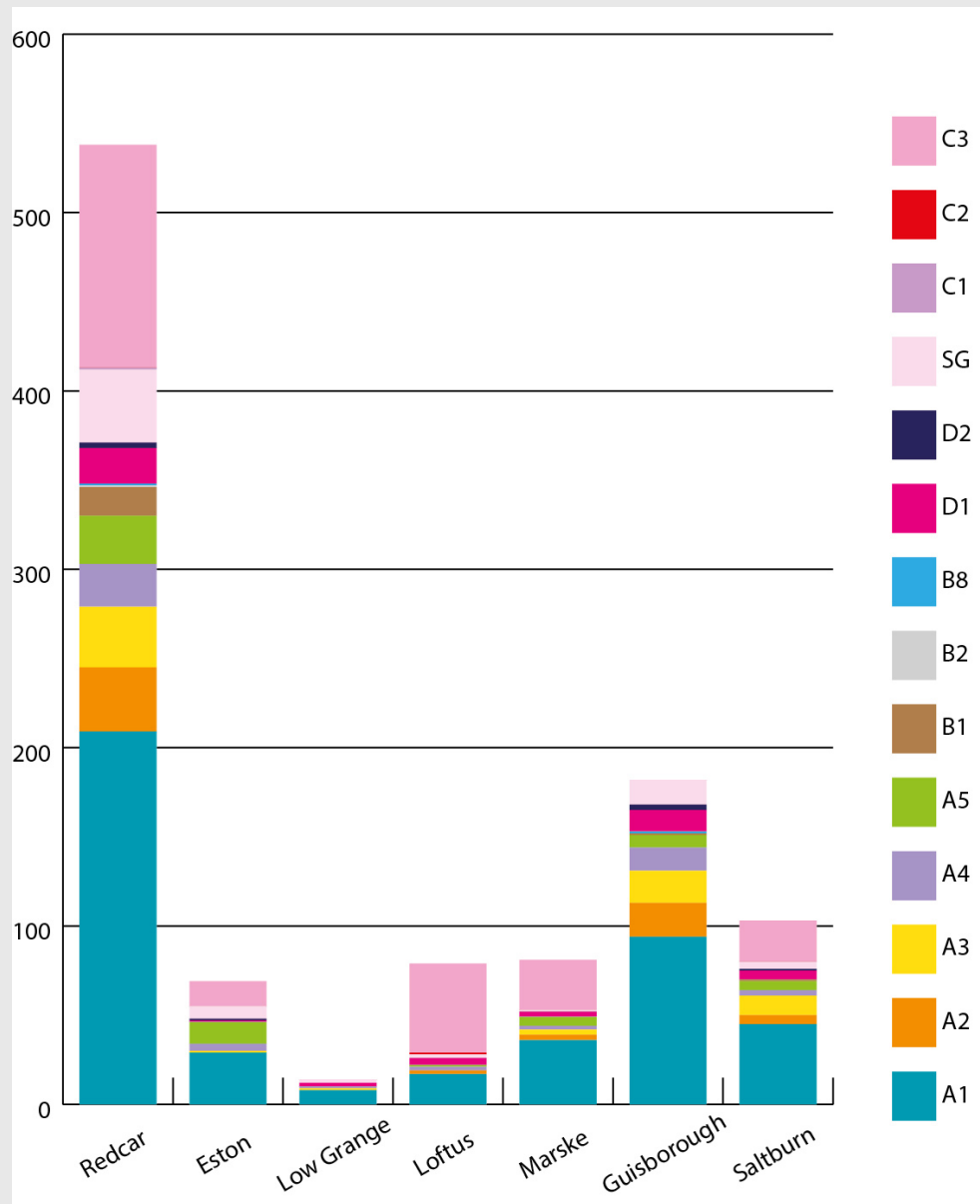


Figure 4 Units in the town and district centres by use class



Rural Development

5.23 Local Plan policy ED8 aims to support a range of businesses in East Cleveland including forestry, farm diversification and leisure and tourism developments. During the year, one farm diversification scheme was approved, a change of use and conversion of stables/garage to four units of holiday accommodation at Brotton.

5.24 There were three applications related to provision of tourist sites and pitches within the monitoring period. Permission was granted for the aforementioned holiday accommodation at Brotton, and for change of use of a former school in Loftus to include four self-contained lodges and provision of four camping pitches. Permission was refused for development of a camping and caravanning site at Saltburn due to issues including impacts on biodiversity, character and

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heritage assets. Permission was also granted for change of use and conversion of a vacant office at Guisborough town hall to form mixed use visitor accommodation with community space and option for retail unit, office space or cafe on ground floor.

5.25 Permission was granted for three equestrian developments during the monitoring period including extension to an existing menage arena at Pinchinthorpe, and erection of stables at Liverton and Charltons.

5.26 It is recognised that the number of leisure and tourism developments, and developments supporting the rural economy, approved during the monitoring period was relatively 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.

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.

Table 1 Housing Indicators

Indicator		Output	Trend
H1	Number of net additional dwellings	363	Down
H2	Number of new housing completions (Gross)	384	Down
H3	Number of housing completions on allocated sites	145	Down
H4	Number of affordable dwellings delivered	96	Down
H5	Number of subdivisions/conversions approved at appeal	0	Same
H6	Number of HMOs approved at appeal	0	Same

6.1 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 Council's housing targets, including housing completions, location of new housing, affordable housing and number of demolitions, conversions, Gypsy and Traveller sites and information on the Self-build Register.

Major Planning Applications

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

R/2019/0056/FFM Roseberry Manor, Land off Ormesby Bank, Nunthorpe: revised layout for residential development of 48 units with associated vehicular and pedestrian accesses and landscaping.

R/2019/0189/RMM Land Off Gypsy Lane, Nunthorpe: reserved matters application of outline planning permission for 10 no. 4/5 bedroomed dwellings with associated garages and new access (amended scheme).

R/2019/0403/FFM dwellings and land at Caernarvon Close, Somerset Road, Cheddar Close, Avondale Close, Monmouth Road, Aberdare Road, Bridgend Close, Grangetown: demolition of 19 dwellinghouses; hybrid application for full planning permission for refurbishment of 289 dwellinghouses and alterations to existing road infrastructure to allow for new parking and open spaces; outline application for future residential development for 32 dwellinghouses.

6.3 R/2019/0485/RMM Land West of Kirkleatham Lane, Redcar: reserved matters application (appearance, landscaping, layout and scale) following approval of outline planning permission for up to 550 residential units with associated access, landscaping and open space.

R/2019/0118/FFM Middlesbrough Road, South Bank: demolition of public house and stable store and erection of a block of 12 self-contained flats.

R/2019/0736/FFM Land at Westfield Way, Hummersea Hills, Loftus: erection of 16 dwellings and two storey building incorporating a community hub and 9 self-contained apartments with associated parking, accesses and landscaping.

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6.4 Permission was also granted at appeal for:

R/2019/0443/RMM Land North of Woodcock Wood, Normanby: reserved matters application following outline planning permission for means of appearance, landscaping, layout and scale for 400 dwellinghouses

Housing numbers

6.5 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 latest figures from the Office for National Statistics (ONS) sub-national population projections suggest that, based on a continuation of existing trends, the population of the borough would increase to 140, 643 by 2032. The figures also project a significant increase in the retired population and decrease in the working age population during this period.

6.6 The Strategic Housing Market Assessment concluded that the Objectively Assessed Need (OAN) for housing in the borough was 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 net minimum housing requirement in the adopted Local Plan for the 17-year period from 2015/16 to 2031/32 is 3,978 dwellings (which is equivalent to 234 net additional dwellings per annum) and therefore 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.

6.7 Housing delivery performance is assessed against the government's annual Housing Delivery Test which covers the previous three financial years; in the case of the 2019 measurement the years are 2016/17, 2017/18 and 2019/20. The published results show that in Redcar and Cleveland completions exceeded the requirement by 379%.

6.8 During the past 6 years, we have delivered new housing at an average rate of 411 dwellings per annum (net). The number of new homes completed (gross) decreased to 384 from 504 in 2018/19 and 431 in 2017/18. 145 of the dwellings completed within the monitoring period were allocated in the Local Plan (2018).

Table 2 Housing Delivery Summary Table

Year	Completions	Losses	Net
2014 - 15	556	96	460
2015 - 16	335	122	213
2016 - 17	566	50	516
2017 - 18	431	9	422
2018 - 19	504	12	492
2019- 20	384	21	363
2014 - 20 (Total)	2776	310	2466

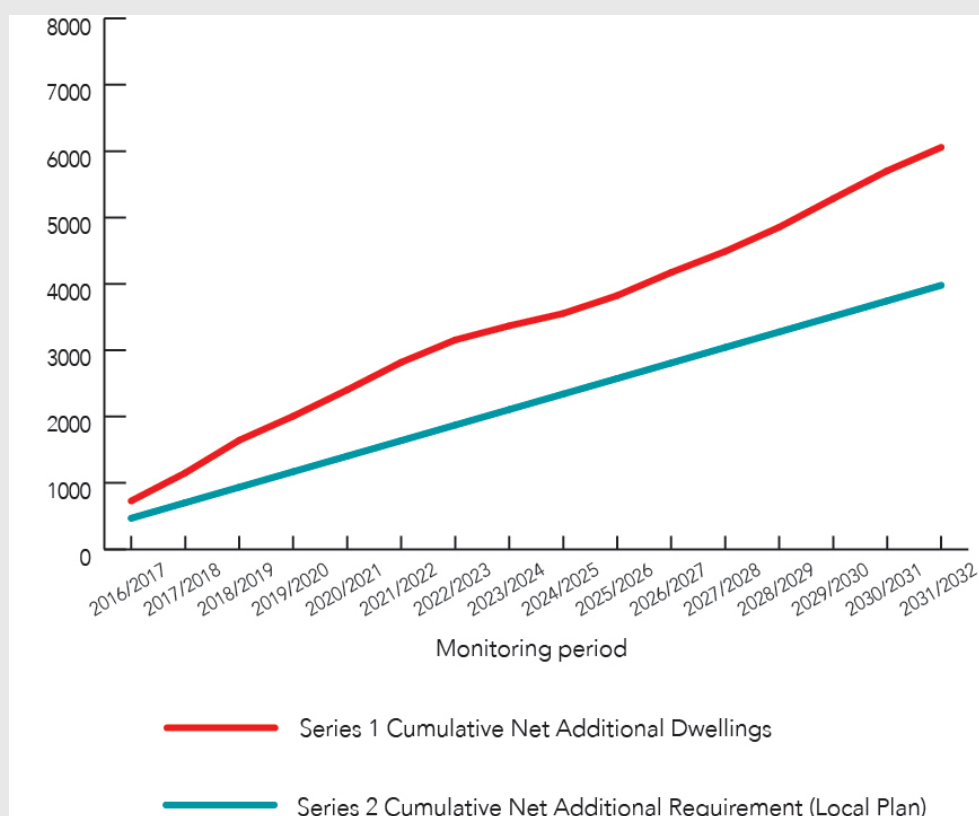
6.9 Where delivery of housing has fallen below the housing requirement in the Housing Delivery Test, certain policies set out in the National Planning Policy Framework will apply. Depending on the level of delivery, these are:

- the authority should publish an action plan if housing delivery falls below 95%;
- a 20% buffer on the local planning authority's 5 year land supply;
- if housing delivery falls below 85%; and
- application of the presumption in favour of sustainable development if housing delivery falls below 75%, subject to transitional arrangements.

6.10 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 sites 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.

Figure 1 Housing Trajectory



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Five Year Supply

6.11 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.

6.12 The Housing and Economic Land Availability Assessment (HELAA) has recently been updated, in accordance with the relevant Planning Practice Guidance, and incorporates the assessment of deliverable five year housing supply, from 01/04/2020 to 31/03/2025.

6.13 Over the first five years of the plan period, 2,006 net additional dwellings were completed, resulting in a surplus balance of 836 against the cumulative minimum requirement in the Local Plan, as shown in the table below.

Table 3 Balance of Housing Requirement against Policy H1

Year	2015/16	2016/17	2017/18	2018/19	2019/20
Net Completions	213	516	422	492	363
Local Plan Minimum Average Requirement (Policy H1)	234	234	234	234	234
Balance	-21	261	449	707	836

6.14 As shown in the table below, taking into account the estimated deliverable supply of 1,548 dwellings, if the accumulated surplus of 836 is fully included in the requirement calculation (*scenario a.*), there is approximately of 22 years' supply. If alternatively the surplus was to be applied proportionately across the 12 remaining years of the plan period (*scenario b.*), the estimated supply is 8.95 years (against an adjusted five-year requirement of 863, or 173 per annum). Therefore, in either case, a deliverable five-year supply can be comfortably evidenced.

Table 4 Five-Year Housing Supply Scenarios

Scenario	a.	b.
Estimated Deliverable Supply	1,548	1,548
Annualised Average	310	310
Five Year Requirement		
Local Plan Baseline Minimum Requirement 2015-32 (234dpa)	1,170	1,170
Less Accumulated Surplus 15/16-19/20	836	348
Adjusted Requirement 20/21-24/25	334	822
5% Buffer	17	41
Five Year Supply Requirement 20/21-24/25	351	863
Balance of Supply	1,197	685
Annualised Average	70	173
Estimated Supply in Years (estimated deliverable supply ÷ annualised average requirement)	22.11	8.95

6.15 Council records show that as at 31 March 2020, there were estimated outstanding permissions for 3,353 dwellings, including 372 recorded dwellings starts and outline permissions on major sites at Low Grange Farm, South Bank (1,250 units) and Saltburn Lane, Skelton (400). In addition, there was estimated further potential for approximately 1,200 on unpermissioned allocation sites and 900 on unallocated application sites, including Land South of Marske (803 dwellings).

Table 5 Five-Year Supply Position (HELAA, December 2020)

Supply Component	Deliverable Supply	Developable Supply	Assessment Period	Post 2031-32
	2020/21 - 2024/25	2025/26 - 2031/32	2020/21 - 2031/32	
Sites Under Development	1,200	250	1,450	0
Detailed Permission	110	142	252	0
Outline Permission	12	477	489	1,350
Unallocated Application Sites	90	483	573	333
Unpermissioned Allocations	60	836	896	317
Commitments on Small Sites (1-4 units net)	76	0	76	0
Minor Windfall Allowance	0	312	312	0
Contribution via C2 Care Home Developments	0	0	0	0
Other Planned Demolitions	0	0	0	0
Total	1,548	2,500	4,048	2,000
Annualised Average	310	357	337	2,000
Residual Net Minimum Requirement 2020/21 - 2031/32 (3,978 less 2,006 net completions by 31.03.2020)			1,972	
Annualised Average			164	
Years Supply			24.68	
Supply Balance			2,076	
Buffer			51%	

6.16 The average annual projected net yield is 337 dwellings, with net completions ranging from 416 to 186, as shown below. Although completions are shown to tail off in year 4 and particularly in year 5, this partly reflects the fact that the majority of the supply is on sites under

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development. At the same time, the likelihood of other sites coming forward for development within five years inevitably increases over time as part of the natural development cycle, although this is not reflected in the figures.

Table 6 Five-Year Supply Estimate Annual Breakdown

Year	2020/21	2021/22	2022/23	2023/24	2024/25
Net Units	396	416	337	213	186

Brownfield Land Register

6.17 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.

6.18 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' ("PiP"), which has a similar status to an outline planning permission.

6.19 The Redcar & Cleveland Brownfield Land Register was published in December 2017, and has since been update twice. The Register comprises a spreadsheet arranged and populated in accordance with the government's published data standard. Part 2 was not completed; it is not compulsory for local authorities to grant PiP, though the Council will continue to review its approach.

Affordable housing

6.20 House prices in the borough remain lower than other parts of the UK. According to Land Registry House Price Index, the average house price in the borough at March 2020 was £123,244 , up by approximately 5% from £116,680 in March 2019. The average house price for the UK increased by approximately 4% to £234,464, 90% higher than in Redcar and Cleveland.

6.21 Nonetheless, many first time buyers and households with marginal incomes are still unable to afford their own property. In addition, pressures on the existing social housing stock have increased as households attempt to access affordable housing. The Government have introduced further support for first time buyers through its Help to Buy scheme which has been extended and the Starter Homes initiative.

6.22 During 2019-20, there were 96 units of affordable housing delivered in the borough. This was a decrease from 139 units in the previous year. The majority were affordable housing within private developments secured through Section 106 planning agreements. Homes were also delivered under grant funding such as a Supported Living Scheme of 12 apartments on a former school site in South Bank, and a Learning Disability development in Redcar consisting of a mixture of flats and bungalows on the site of a former Day Centre.

Gypsies, Travellers and Travelling Showpeople

6.23 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.

6.24 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 5 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 7 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

6.25 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.

6.26 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.

6.27 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.

6.28 During the 2018/19 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 and appealed. This appeal was dismissed by the Inspector. However, the application was resubmitted with significant changes during this monitoring period and was consequently approved. There were no other applications made for gypsy site provision.

Self-build and custom build register

6.29 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.

6 Housing

6.30 The level of demand is established by reference to the number of entries added to an authority's register during a base period. The first base period begins on the day on which the register is established and ends on 30 October 2016. Each subsequent base period is the period of 12 months beginning immediately after the end of the previous base period. Subsequent base periods will therefore run from 31 October to 30 October each year.

6.31 At the end of each base period, the Council has three years in which to permission an equivalent number of plots of land, which are suitable for self-build and custom housebuilding, as there are entries for that base period.

6.32 The Council's register was made available in 2016. During the latest register monitoring period to the end of October 2020 (base period 5), one further entry was also added bringing the total currently on the register to twelve.

6.33 All entrants were interested in building detached houses or detached bungalows. Entrants were interested in a variety of locations and plot sizes, although the majority were interested in larger plots. The highest demand was for 4 bed dwellings.

Table 8 Self and Custom Build Register Entrants

Base period	2016 (1)	2016/17 (2)	2017/18 (3)	2018/19 (4)	2019/20 (5)
Individual	2	4	0	3	1
Group	0	0	0	0	0
Other	0	2	0	0	0
Base period total	2	6	0	3	1
Running total	2	8	8	11	12

6.34 For the purposes of assessing the supply to meet this duty it is considered that, while any site granted planning permission during the base period that did not previously have permission could theoretically be developed in whole or part as a self- build or custom build plot, it is recognised that there will also be a significant proportion of these sites that will be developed and not include any self- build. Smaller sites particularly those for single units, are considered more likely to be available for self- build because they could be purchased by a group or individual on the self- build register.

6.35 It is therefore considered that outline or full permissions for individual dwellings or for applications specifically stated as being for self-build and custom-housebuilding will be assessed as suitable for the purposes of self-build housing and for meeting the demand identified by the Council's self-build and custom housebuilding register. However, where an application is retrospective, includes justification for a dwelling to support an agricultural or other business or other information is included which indicates that an approved plot is unlikely to be made available for self-build, such as where the property is to provide for dependant's accommodation within the curtilage of an existing property, these permissions have not been included within the potential supply.

6.36 Table 9 details that by October 2020, a suitable number of permissions have been granted to satisfy the demand identified in each base period.

Table 9 Suitable Self and Custom Build Permissions

Base period	2016 (1)	2016/17 (2)	2017/18 (3)	2018/19 (4)	2019/20 (5)
Individual	6	10	15	10	5
Group	0	0	0	0	0
Base period total	6	10	15	10	5
Running total	6	16	31	41	46

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 HELAA to provide an integrated assessment of housing and economic development potential, including the assessment of five-year deliverable housing supply.
- Continue to maintain the Brownfield Land Register and Self Build Register.
- Continue to ensure that sufficient permissions are granted to accommodate demand identified from the Self Build register in accordance with Council's duty.

7 Environmental quality

Table 1 Environmental quality Indicators

Indicator		Output	Trend
EQ1	Number of applications permitted on the heritage coast	1	Up
EQ2	Number of applications permitted in sensitive landscape areas	3	Down
EQ3	Number of applications permitted in historic landscape of the Eston Hills	0	Same
EQ4	Total amount of primary and secondary open space lost to new development (permission granted)	70m ²	Up
EQ5	Amount of new open space approved	1.3ha	Up
EQ6	Percentage change in area of designated biodiversity sites	21% increase	Up
EQ7	Number of heritage assets classified 'at risk'	6 Listed Buildings/ Structures/ Places of Worship	Same
		4 Scheduled Monuments	Same
		3 Conservation Areas	Same
		1 Registered Park and Garden	Same
EQ8	Up to date appraisals for Conservation Areas	1	New indicator
EQ9	Total amount of waste collected (tonnes)	66,525 (Municipal)	Down
		55,920 (Household)	Down
EQ10	Percentage of household waste arising by management type	66.56 Energy recovery	Up
		21.12 Recycled	Up
		19.15 Composting/Aerobic digestion	Up
		0.01 Landfill	Down
EQ11	Number of planning applications approved for leisure facilities (D2)	4	Down
EQ12	Number of applications approved in strategic gaps/green wedges	2 strategic gap/2 green wedge	Up
EQ13	Loss of open space in conservation areas	0	Same

7.1 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, and minerals and waste are working effectively.

Heritage Assets

7.2 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.

7.3 Historic England's 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 has remained at four and listed places of worship at two on the Historic England At Risk Register. Included on the list are:

- Redbarns, Redcar
- Bastion and ha-ha wall, Kirkleatham
- Kirkleatham Hall Stables
- Bastion, north west of Kirkleatham Stables
- Church of St Cuthbert, Ormesby
- Christ Church, Coatham Road, Redcar

7.4 Work on the Grade II* listed Red Barns is progressing well with renovation and re-occupation continuing. 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 two listed places of worship on the list benefit from Ecclesiastical exemption. This means that they are exempt from certain provisions of the planning acts, including the need to apply for listed building consent, for ecclesiastical building.

7.5 The number of scheduled monuments remained the same. The monuments on the register include:

- Remains of Kilton Castle
- Eston Nab hill fort
- Bowl Barrow, Guisborough
- Manorial settlement

There were 3 Conservation Areas on the register:

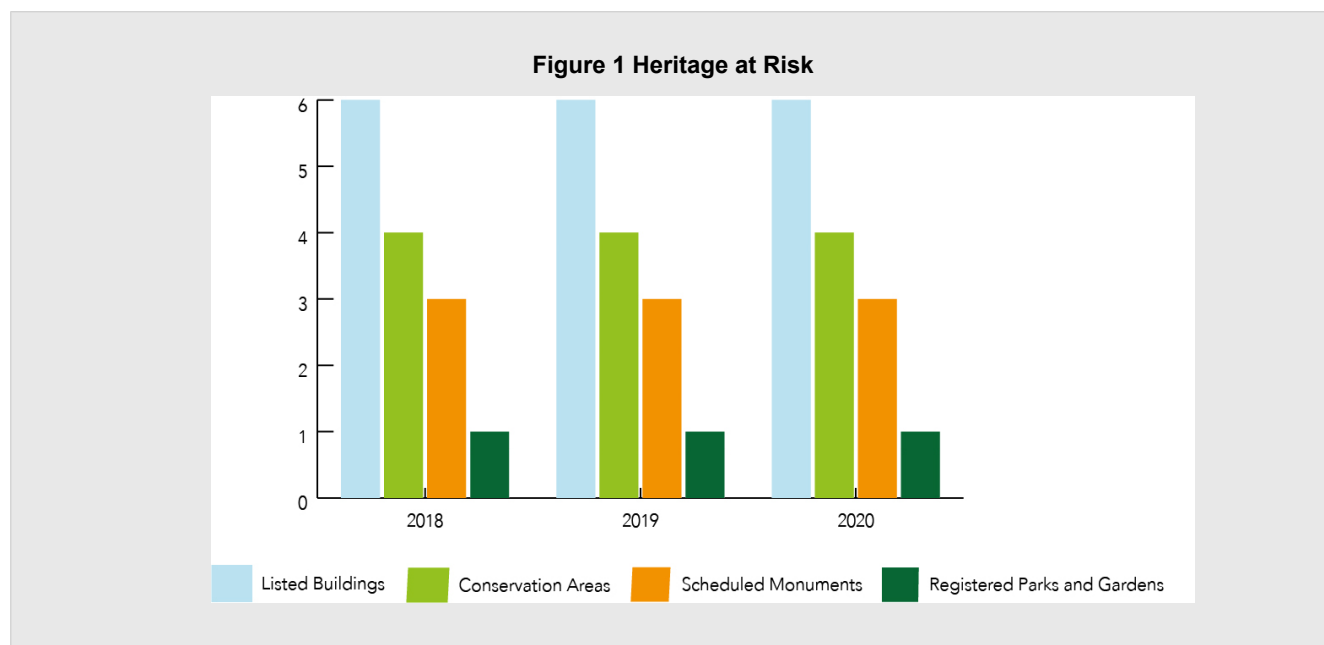
- Loftus
- Coatham
- Guisborough

7.6 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. Work is ongoing to improve Loftus High Street. The Loftus Conservation Area Character Appraisal has been updated and an accompanying Management Plan will be completed in the near future.

7 Environmental quality

7.7 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. All conservation areas in the borough have updated Character Appraisals and Management Plans for all are intended to follow. The Council completed the Saltburn Conservation Area Management Plan in October 2019.

7.8 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. An active 'friends group' was established and a management plan produced to steer improvement works which include restoration of the Albert Memorial and supplementary work, with future plans for landscape restoration.



Heritage Coast and Sensitive Landscape Areas

7.9 The Local Plan places high priority on protecting the North Yorkshire and Cleveland Heritage Coast and the North York Moors National Park, which part of the borough lies within. The Plan also gives weight to protecting locally important landscapes, including the historic landscape of the Eston Hills and other Sensitive Landscape Areas.

7.10 During the monitoring period, one application for change of use and conversion of stable building/garage to 4 units of holiday accommodation was approved in the Heritage Coast. Three applications were approved for development in sensitive landscape areas, the aforementioned scheme, a small housing scheme at Ormesby and a new building at Redcar Beacon. This included single dwellings, a photovoltaic array, farm buildings and an access road. There were no major developments permitted and the impact on sensitive landscape areas was minimal. No applications were permitted in the historic landscape of the Eston Hills or the Heritage Coast.

7.11 Permission was granted for two developments in the strategic gap between Marske and Saltburn, and two developments in green wedges between Grangetown and Wilton and Wilton Works and Redcar. These proposals accorded with Policy N2 Green Infrastructure.

Open Space

7.12 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. During the monitoring period permission was granted for two developments on land designated under Policy N3 'Open Space and Recreation'. Permission was granted for a 70m² modular building to be used as a social lounge on land at Redcar Athletic football club and for a single storey building to the north of Redcar Beacon on the Redcar Seafront Primary open space (area of hardstanding). Permission was also granted for a new school building at Redcar with outdoors sports and MUGA provision (0.27ha) and reserved matters permission for a housing development West of Kirkleatham Lane which includes 1.13 ha of public open space.

7.13 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 2019/20, Green Flag Awards were once again given to two open spaces within the borough, Flatts Lane Woodland Country Park and Guisborough Forest and Walkway.

7.14 During the monitoring period environmental improvement projects have taken place, including management of sites such as Errington Wood and Eston Moor. In 2019 the Council again planted a number of roadsides and roundabouts with 'wild flowers'. In addition to improving image, being cost effective, they are an important part of the Council's biodiversity strategy by encouraging insects and birds. In 2019, Saltburn was awarded Gold in the Coastal Resort category of the Northumbria in Bloom competition and best railway station.

Biodiversity

7.15 Natural England has recently undertaken a review of the suite of nature conservation designations in the Teesmouth and Cleveland Coast area. In April 2019 the Teesmouth and Cleveland Coast SSSI was formally notified by Natural England. This new SSSI combines, links and extends seven previous SSSIs and underlies the Teesmouth and Cleveland Coast Special Protection Area (SPA). On 16 January 2020 proposals were approved to extend the Teesmouth and Cleveland Coast SPA with breeding common tern *Sterna hirundo* and avocet *Recurvirostra avosetta*, and non-breeding ruff *Calidris pugnax* being added as features. Notably, in terms of the potential impacts on the SPA from recreation and tourism, these additional areas include the intertidal area as far south as Marske and Coatham Marsh. These changes have resulted in a 21% increase over the monitoring year in the total area covered by biodiversity designation under Local Plan Policy N4 Biodiversity and Geological Conservation to 2458ha (where sites fall under more than one designation the area may be double counted).

7.16 During the 2018-2019 monitoring period there were seven Sites of Special Scientific Interest (SSSI) within, or partially, within Redcar and Cleveland, excluding the National Park. The sites were:

- Lovell Hill Pools
- Saltburn Gill
- Boulby Quarries
- Pinkney and Gerrick Woods

7 Environmental quality

7.17 During the last survey, all sites were in a favourable condition, excluding two units which made up part of the Teesmouth and Cleveland Coast SSSI which are unfavourable declining and one unit which makes up part of Pinkney and Gerrick Woods SSSI, which is partially within the Redcar & Cleveland Council Local Planning Authority area and is in an unfavourable but recovering condition.

7.18 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.

7.19 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. Work continues to be ongoing and progress on this process will be reported in future Monitoring Reports.

7.20 The Council published the Redcar & Cleveland Teesmouth & Cleveland Coast SPA Recreation Management Plan (RMP) 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.

7.21 The Local Plan requires developers to contribute towards the mitigation measures listed in the RMP or provide other suitable mitigation to satisfy the requirements of the Habitats Regulations Assessment. Mitigation measures have begun to be implemented including improvements to alternative sites, the production and distribution of leaflets and an update of visitor surveys. During the reporting year £10,800 was collected through Section 106 agreements to fund mitigation measures.

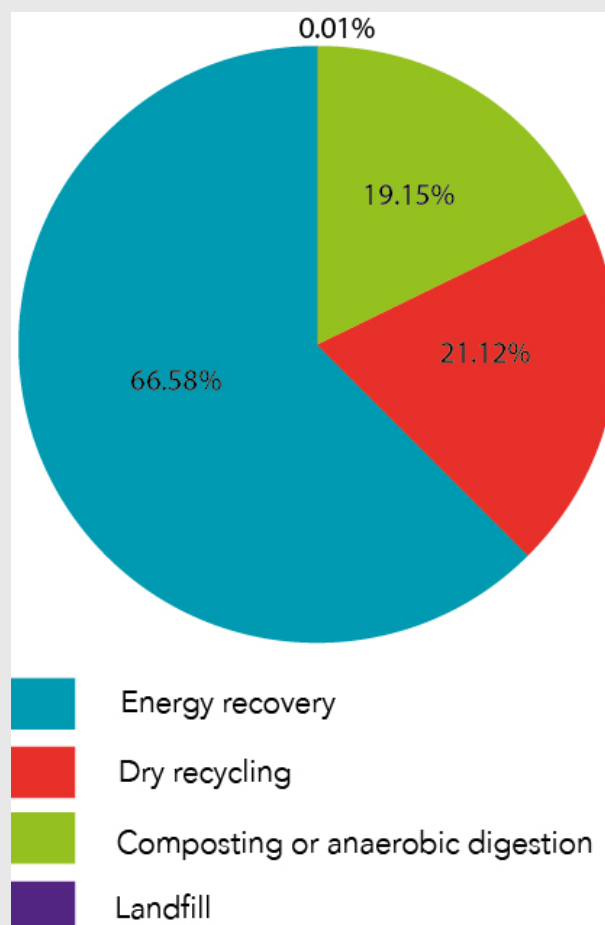
7.22 Local Sites can be Local Wildlife Sites or Local Geological Sites. They are the non-statutory conservation sites which do not have legal protection but have policy protection through the Local Plan. As of March 2019, there were 103 Local Sites within the borough, including the area which lies within the National Park. Data on the percentage of Local Sites in positive management was not collected by Defra in 2020, although some management, such as scrub management, selective tree felling and drainage improvements took place on some Council managed sites.

7.23 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 October 2018, 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 updated on an

annual basis. The last update commenced in January 2019 and was published for consultation in November 2019. An updated LAA is planned for 2021 following the publication of the national aggregates survey data.

7.24 Waste management policies continue to encourage the re-use, recycling and recovery of waste in Redcar and Cleveland. In 2019/20 66,525 tonnes of municipal waste was collected, a relatively small 2.3% decrease from 67,427 tonnes in 2018/19. A total of 56,747 tonnes of household waste was collected, a 1.7% increase from 55,825 tonnes in 2017/18. The percentage of household waste sent to landfill decreased to only 0.07%. There was a small decrease in the amount of waste sent for energy recovery and waste for recycling. There was a slight increase in waste sent for composting or anaerobic digestion.

**Figure 2 Household waste by management type
2018/19**



7.25 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 Mine to Teesport.

7.26 During the monitoring period permission was granted for the construction and operation of a mineral processing and refining facility at Wilton International.

Leisure and recreation facilities

7.27 Within the year four small scale developments related to leisure (D2 use) were approved. All were changes of use and involved changes of use to soft play and a gymnasium at Guisborough, a gymnasium at Redcar and training and sports therapy at Marske.

7.28 The Local Plan and the Developer contributions SPD aims to improve and increase the level of leisure and recreation facilities where there are gaps in provision. While no contributions were collected in the current monitoring year, financial contributions will continue to be sought where possible to improve provision in locations where new housing development takes place.

Next Steps

- Continue to deliver the Kirkleatham Estate Development Project to secure the conservation and enhancement of the historic buildings and their landscape on the site
- 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 good design in new development is promoted.
- Support the production of a new Environment Strategy for the borough and its implementation.
- Implement the new Local Plan to protect the natural and historic environment.
- Ensure appropriate developer contributions are secured, including to fund the mitigation measures set out in the SPA Recreation Management Plan and also improve public facilities.

8 Transport and community infrastructure

Table 1 Transport and community infrastructure Indicators

Indicator		Output	Trend
TCI1	Number of major applications requiring travel plans	3	Down
TCI2	Number of people killed or seriously injured in traffic accidents	41	Up
TCI3	Bus patronage	3,353,031	Down
TCI4	Number of new community facilities permitted	0	Down
TCI5	Number of community facilities lost	0	Down
TCI6	Annual rail patronage	928,178	Up
TCI7	Length of improved path`	0m	Down

8.1 This section seeks to reflect on the Council's delivery of the transport policies within the Local Plan 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 new projects.

Transport

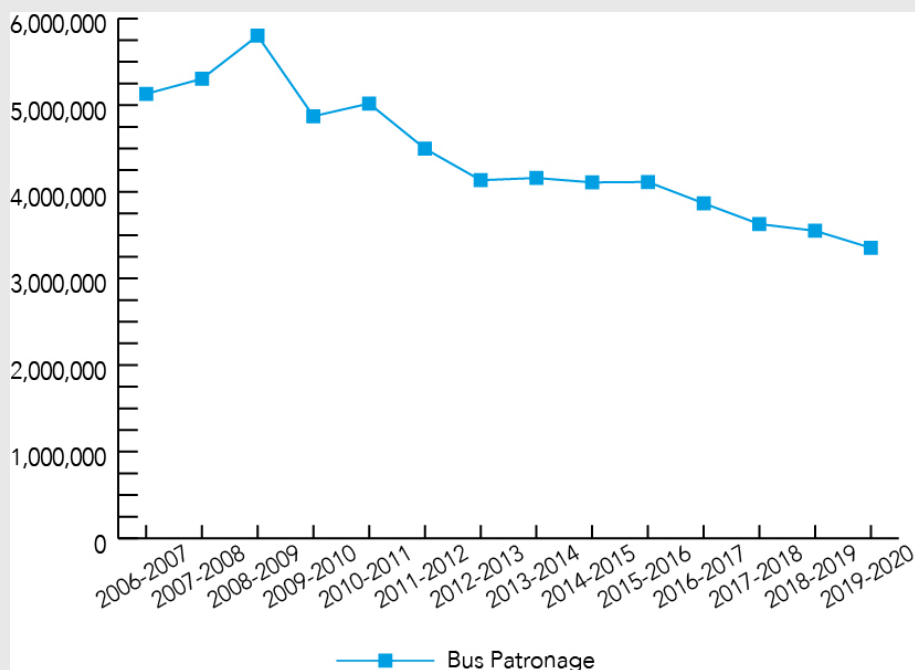
8.2 The Joint Travel Needs Assessment, a technical assessment of the transport networks in the borough and neighbouring Middlesbrough, identified that key road junctions in the borough will need improving if future travel needs are to be met. In 2019/20 Progress was made with the designs for the installation of the A171 / Flatts Lane traffic lights and the remodelling of the Swans Corner Roundabout to continue to improve the brough's transport networks.

8.3 Bus (Arriva) patronage has been in decline over many years. In 2019/20, bus (Arriva) patronage fell by 5.5% to 3,353,031. The Council will continue to promote sustainable forms of transport to stem the decline in the use of these modes of transport. According to Office of Rail and Road estimates of station uses, there were 928,178 entries and exits of passengers in the nine stations in Redcar & Cleveland (including British Steel Redcar where Northern suspended services in December 2019) in 2019/20. This was an increase from 874,166 in 2018/19.

8.4 The Council continues to work with the Tees Valley Combined Authority and other partners to bring forward improvements. Implementation of the Local Transport Plan and Local Plan will help to create sustainable and active communities, including through improving safety and health. In 2019/20, 2042m of new path was brought into public use at Huntscliffe Drive, Brotton.

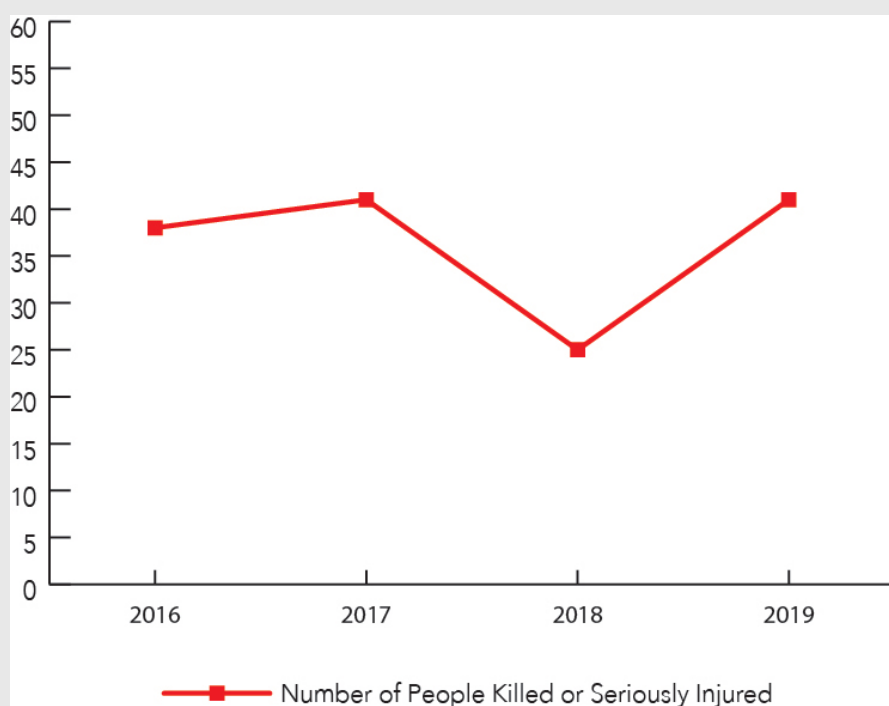
8 Transport and community infrastructure

Figure 1 Bus Patronage



8.5 The number of people killed or seriously injured in traffic accidents increased from 25 to 41. This is a similar number to recent years following a drop in the number of people killed or seriously injured in 2018.

Figure 2 Number of people killed or seriously injured



Community Facilities

8.6 Within the year there were no planning applications related to community (D1) uses. No developer contributions were acquired from developers to fund new or improved community facilities, although leisure and open space contributions were received.

Next Steps

The Council will:

- Work with the Tees Valley Combined Authority to adopt and implement the Tees Valley Strategic Transport Plan, including the delivery of projects in Redcar & Cleveland through the Local Implementation Plan.
- Continue to encourage a modal shift to sustainable modes of transport through the Local Plan and Local Transport Plan, and continue to seek 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.

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