



Saltburn Conservation Area Local Development Order

Statement of Reasons

This statement provides Redcar & Cleveland Borough Council's rationale for the provision of a Local Development Order for Saltburn Conservation Area in accordance with Article 38 (1) of The Town and Country Planning (Development Management Procedure) (England) Order 2015.

1. Description of Development Granted Permission Under the LDO

- 1.1. The LDO covers development affecting external windows and doors, roofs as set out in Schedule 2 of the order and as detailed in Appendix 2: Development Specification and the supporting drawings included within Appendix 3 of the Order.
- 1.2. The LDO relates to all properties located within the Saltburn Conservation Area, as shown edged red on the map sealed by the Council and bearing the legend 'This is the map referred to in the Redcar & Cleveland Borough Council (Saltburn Conservation Area) Local Development Order 2020' at Appendix 1, with the exception of property that is or is within the curtilage of a listed building, as defined in Section I (5) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) or in the equivalent provision of any Act revoking and re-enacting it with or without modification.

2. Reasons

- 2.1. The LDO is intended to complement an Article 4 Direction which is to cover Saltburn Conservation Area. This Direction will bring certain developments and alterations under the control of the planning department in order to prevent unsympathetic alterations and protect the appearance and character of the conservation area.
- 2.2. The LDO will permit works which preserve or enhance architectural features and/or materials that make a positive contribution to the appearance and character of the conservation area. It seeks to encourage and facilitate development to strengthen the conservation area's significance and will work

as a positive planning tool to encourage and facilitate appropriate and sympathetic works.

- 2.3. It is not considered that residential or any other amenity will be affected or that any other harm will be caused by the LDO as the LDO sets out clear conditions to be met for development to be permitted under the LDO and, where appropriate, provides detailed scale drawings and a Development Specification for the permitted development.

3. Lifetime of the Order

- 3.1. The LDO is a permanent order with no expected expiry. However, the Council will monitor the effects of the order and it can be modified or withdrawn if the results of this monitoring indicate that it is expedient to do so.

4. Environmental Statement

- 4.1 The LDO has been considered against the relevant tests set out under the Town & Country Planning (Environmental Impact Assessment) Regulations 2011. The Local Planning Authority is of the view that neither Schedule 1 nor Schedule 2 development is permitted by the LDO and as such the requirements of an EIA do not need to be further considered.