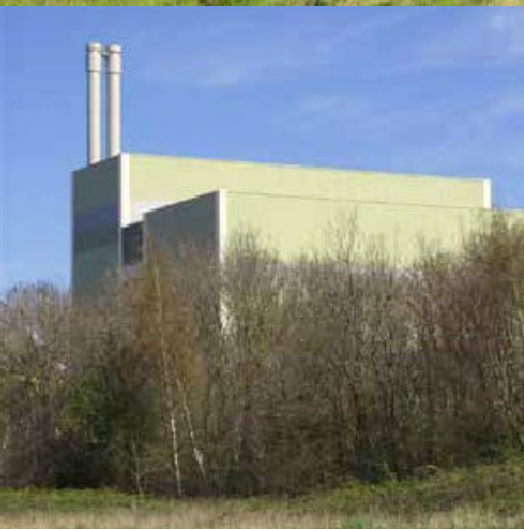




Redcar & Cleveland **Authority's Monitoring** **Report 2021-2022**



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 2021 to 31 March 2022, 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 2022. 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 2021-2022. 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) undertook a decennial Census on 21 March 2021. Figures were published in June 2022, showing the population of Redcar & Cleveland to be 136,500. This is lower than the sub-national population projections of 137,879 in 2020. Since the last census in 2011, the population has grown by 1% from 135,177. The average national population increase was 6% per local authority area. On the same trajectory, the population of the borough would increase to 138,001 by 2032. The figures also project a significant increase in the retired population and decrease in the working age population during this period.

2.3 The 2021 Census figures also showed 61,600 households in Redcar & Cleveland, increasing by 3.3% from 59,605. This means there is 2.215 people per household. Continuing the current growth rate would result in 63,836 households by 2032; whereas there would only be 62,303 households if the current people per household rate (2.215) was maintained alongside the current population growth rate (1%).

2.4 The 2021 Census population figure of 136,500 comprises the following age groups:

	2021 population	As % total population	National average
Age 15 and under	22,700	16.6%	17.4%
Age 15-64	82,200	60.2%	64.1%
Aged 65 and over	31,800	23.3%	18.6%

2.5 A high proportion of the population in Redcar & Cleveland is elderly with 23.3% over 65, compared to the national average of 18.6%. This results in a lower than average working-age and childhood populations.

2.6 The population of the borough mostly identifies as White at 97.7%. This means all other ethnicities comprise 2.3%. This compares to 81.7% of the population identifying as White nationally, with a non-white population of 18.3%. The non-white population in the Borough has increased from 1.4% (2011) to 2.3% (2021) showing the proportion of ethnic minorities has been slowly increasing in recent years.

Place

2.7 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.

2.8 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.

Economy

2.9 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.

2.10 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. The number of official claimants (Claimant Count measures the number of people claiming benefit principally for the reason of being unemployed) reached a peak of 5,990 official claimants in January 2013. In April 2021, there were 5,725 official claimants (7.0% of resident population aged 16-64). By March 2022, this had decreased to 3,425 (4.2%). There were also decreases in percentage of claimants within this period at national and regional level, reflecting the recovery from the impact of the COVID-19 pandemic. In March 2022, the regional percentage of claimants was also 4.7% and the national level slightly lower at 4.1%.

Climate

2.11 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.

2.12 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 1°C 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°C in surface temperatures being likely without significant intervention.

2.13 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.

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

3 Monitoring plan making

2.14 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 underway on measures to help achieve this ambition, including through our 'A Greener Future' programme and recently published website.

National Planning Policy Framework and National Model Design Code

3.1 The National Planning Policy Framework was updated in July 2021 and the National Model Design Code (NMDC) published. This was in response to previous Government consultations. Key changes include:

- ensuring beauty and place making is a strategic theme in national planning policy;
- setting out the expectation that Local Authorities produce their own design codes and principles, involving local communities, which new development should reflect;
- asking for streets to be tree-lined;
- improve biodiversity and access to nature through design; and
- emphasis on approving good design and refusing poor quality schemes.

3.2 The NMDC provides a comprehensive list of principles that councils should consider when formulating their own design codes.

3.3 Other changes include a requirement that where larger scale developments such as new settlements or significant extensions to existing villages and towns form part of the strategy for the area, policies should be set within a vision that looks further ahead (at least 30 years), to take into account the likely timescale for delivery.

3.4 Reference to climate change has also been inserted within the presumption in favour of sustainable development, and there have been minor changes to paragraphs on flood risk and biodiversity.

3.5 The updated NPPF also explains that Article 4 Directions should be limited to the smallest geographical area possible and, as before, to situations where an Article 4 direction is necessary to protect local amenity or the well-being of the area.

Use Class Order

3.6 Use Classes are the categorisation of all buildings based on their use. They are usually used to specify which changes of use can be made under permitted development.

3.7 Significant changes to the use class system in England were implemented in the previous reporting year. It remains important to highlight this change due to existing uses and permissions remaining under the former use class system. The changes can be seen in Table 2 (page 21). The intention of these changes is to bring increased flexibility to help high streets and town centres. By bringing a number of previously separate uses together the Government hope it will be easier to change between business types.

Permitted Development Rights

3.8 Development Permitted development rights allow changes of uses between certain use classes without the need to obtain planning permission. Amendments to the Town and Country Planning (General Permitted Development) (England) Order 2015 came into force on 1 August 2021. This updated permitted development rights using the new use classes (as above). One of the key changes was a new permitted development right to change commercial/ business/ services uses (in Class E) to dwelling houses (C3) subject to prior approval from the local authority and meeting certain conditions.

3.9 Transitional provisions for PD rights remained in place until 31 July 2021, allowing change of use under the old use class system. During the monitoring period a number of time limited permitted development rights were also in use allowing temporary changes including temporary use of land and measures to allow A3 and A4 uses to change to takeaway food (A5) use in response to the COVID-19 pandemic.

Levelling Up and Regeneration Bill

3.10 Levelling Up was introduced by the Government in 2019. Planning reform was considered a component of reducing regional inequality. A Planning White Paper followed in 2020 and some of those conclusions have been taken forward into The Levelling Up and Regeneration Bill, now awaiting second reading in Parliament. The key proposals are:

- National Development Management Policies to take out duplication between national and local policies and make local plan production more efficient;
- The weight of Local Plans will be strengthened in decision making;
- Duty to cooperate (with neighboring local authorities) to be repealed and replaced (awaiting information);
- New Infrastructure Levy to replace CIL and s106;
- Each authority to produce a design code as part of Local Plan or separate SPD;
- Environmental Outcome Reports will replace Sustainability Appraisals and Environmental Impact Assessments;
- To encourage regeneration, investment and development, CPO and development corporation processes will be simplified;
- Open data on land ownership and transactions will increase transparency;

The Environment Act 2021

3.11 The Environment Act was published in November 2021 and sets out new environmental legislation. In relation to planning, the Act sets a biodiversity net gain (BNG) standard of 10%. It also facilitates the production of a Biodiversity Net Gain Site Register and Local Nature Recovery Strategies.

3.12 Planning applications submitted after the requirements have come in to force will be required to submit a biodiversity gain plan to the Local Planning Authority demonstrating a net gain of at least 10% in biodiversity value of the development site. Biodiversity will be assessed using a Defra metric.

3 Monitoring plan making

3.13 The Act also amends the duties required by Local Authorities who will require them to produce Biodiversity Reports, including reporting on any BNG from developments.

What progress has been made on the New Local Plan?

3.14 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.

3.15 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

3.16 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.

3.17 The Local Plan was adopted in 2018 and is still considered up to date but will be reviewed inline with the NPPF five-year requirements. A new LDS will be published if considered necessary under this review.

Community Infrastructure Levy

3.18 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.

3.19 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

3.20 The latest SCI was adopted by the Council in February 2021. The updated SCI explains how the Council will involve the local community and stakeholders, and provides more information to communities on Neighbourhood Planning.

3 Monitoring plan making

Redcar and Cleveland Housing Strategy 2019-2024

3.21 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.

3.22 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.

3.23 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.

Duty to Co-operate

3.24 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.

3.25 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.

3.26 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.

3.27 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

3.28 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 2021 to March 2022 was 86.67% 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). 86.13% of minor applications were determined within 8 weeks or subject to agreement, significantly above the threshold of 70% (over a two year reporting period).

3.29 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 2021/22, the percentage of major applications granted at appeal was 0% and minor applications were less than 1%.

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.

Table 1 Sustainability and Design Indicators

Indicator		Output	Trend
SD1	Percentage of development in urban and coastal area (housing/employment)	78% housing	Up (62%)
		31% employment	Down (69%)
SD2	Percentage of housing on Previously Developed Land (PDL)	19% PDL	Down (34%)
		81% greenfield	Up (66%)
	Percentage of employment on Previously Developed Land (PDL)	31%	Down (100%)
SD3	Number of approved applications outside of development limits without justification	0	Same (0)
SD4	Percentage of major applications that have submitted a design and access statement	83% of all relevant applications	Down
SD5	Number and nature of renewable energy schemes approved	3	Up
SD6	Number of renewable energy developments granted at appeal	0	Same
SD7	Water quality	Saltburn: <i>Good</i>	Down
		Marske: <i>Excellent</i>	Up
		Redcar (Stray): <i>Excellent</i>	Same
		Redcar (Granville): <i>Excellent</i>	Up
		Redcar (Coatham): <i>Excellent</i>	Same
		Redcar (Lifeboat Station): <i>Excellent</i>	Same
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.

4 Sustainability and Design

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 78% of housing development was in the main urban and coastal area, an increase from 62% in 2020/21; 11% of development took place in the rural area and 11% in Guisborough. Completed employment development (with outstanding planning permission) was located 31% in the urban/coastal area. Employment development was also 31% (gross floorspace) on previously developed land (South Bank) and 69% on greenfield (Skelton Trading Estate). 95% (20/21) of employment applications (B1/B2/B8) were in the urban and coastal area, with one proposal in Guisborough.

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 2021/22 19% of housing development took place on PDL.

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. Exceptional criteria, as defined in Local Plan policy SD3, applied to all planning permissions granted outside of development limits.

4.6 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.

4.7 In 2021/22 there were 32 applications granted planning permission outside of development limits. Policy SD3 sets out criteria as to what development will be restricted to, outside of development limits. Of the 32 applications:

- 5 were permitted under criteria (a) an appropriate diversification or expansion of an existing agricultural or forestry activity;
- 5 were permitted under criteria (b) a recreation or tourism proposal requiring a countryside location, including two that also complied with (k-m) conversion/change of use.
- 1 was permitted under criteria (c) facilities essential to social and community needs;
- 1 was permitted under criteria (d) construction of an agricultural workers dwelling with associated parking;
- 2 were permitted under criteria (e) other development requiring a countryside location due to technical or operational reasons;

- 13 were permitted under criteria (g) a suitably scaled extension to an existing building. One of these was a residential garden curtilage extension. One of these also complied with criteria (c) for essential social/ community facilities.
- 3 were permitted under criteria (k-m) conversion/ change of use. Two of these were also in accordance with policy H5 sub-division and conversion of buildings to residential use. One further complied with criteria (h) ensuring the conservation and enhancement of significant historical assets;
- 2 were either an amendment or reserved matters application, with the principle of development under SD3 already being decided in a previous monitoring year.

Design

4.8 Major applications should normally be submitted with a Design and Access Statement. 36 major applications were made during the monitoring year, and 30 of these were submitted with D&A statements. 29 were granted permission, 1 was refused and 6 were withdrawn. The 6 without D&A Statements were all approved; 2 were for engineering works, 1 for soil treatment works, 1 for a new access road and 2 for new fencing.

Climate Change

4.9 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.

4.10 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 has recently launched a new website 'A Greener Future' which aims to support the Council's ambitious target of becoming net carbon neutral by 2030, as set out in the Climate Change Strategy approved earlier in 2021. The website contains advice for residents, businesses and visitors.

4 Sustainability and Design

4.11 Strong progress has already been made, as of 2020 emissions in the borough were 781 ktCO₂ (comprising 43% industry, 26% domestic, 23% transport, 6% commercial, 2% public sector and 1% agriculture). This has reduced drastically from 1,347ktCO₂ in 2005. The Council continues to upgrade lighting, heating and vehicles whilst tree planting and energy generation from waste schemes are also ongoing.

4.12 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.

4.13 Three renewable energy related schemes were approved in the monitoring year; one application for a solar covered car parking port, a residential scheme and an industrial development included renewable energy generation. 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

4.14 There are six water quality monitoring points along our coast. Samples were collected in the summer of 2022. Marske and Redcar (Granville) both improved to excellent. Saltburn dropped to good, meaning five of the six points are excellent. 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.

4.15 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.

Flooding

4.16 The Environment Agency responded to 10 applications in flood risk areas; 7 were no objection, and 3 were no objection subject to conditions.

Nutrient neutrality

4.17 In March 2022 Natural England issued advice to 42 Local Planning Authorities (including Redcar & Cleveland) that sources of nutrients such as sewage, farming and industrial processes could damage protected sites through eutrophication.

4.18 As a result, any development with a net increase in overnight accommodation (including new homes, student accommodation, care homes and tourist accommodation) would have to be nutrient neutral. This affected schemes within the catchment of the River Tees. It has since been established that schemes which have sewage flowing out via Marske may not be affected (regardless of whether they are in the catchment).

4.19 In July 2022, the Chief Planner tasked Natural England to identify suitable nutrient mitigation provision. From December 2022, Natural England are contacting landowners for potential nutrient mitigation sites. Once finalised, developers will be able to purchase credits enabling development (particularly housing) to recommence.

Developer Contributions

4.20 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, education, open space and recreation management.

Table 1 Economic development Indicators

Indicator		Output 21/22	Trend (20/21)
ED1	Amount of available employment land (Ha/gross)	424.2ha	Down (428ha)
ED2	Employment land developed	5.17ha	Same (5.15ha)
ED3	Total employment floorspace developed (by use class) <i>*use class removed, now E(g)</i>	B1*: 0m2	(66m2)
		B2: 1477m ²	Up (0m2)
		B8: 3344m ²	Up (0m2)
ED4	Loss of employment land to non-employment uses	0.081ha	Up (0.02ha)
ED5	Percentage of vacant floorspace within town and district centres (commercial uses only)	9.49%	Down (11.09%)
ED6	Percentage of town centre units in poor/very poor condition (commercial uses only)	8.84%	Up (6.23%)
ED7	Percentage of units in Redcar Primary Shopping Area in A1 use	77.7%	Up (77.4%)
	Percentage of units in Guisborough Primary Shopping Area in A1 use	51.5%	Down (52.2%)
ED8	In-Centre floorspace permitted (gross)	627.5m2	Down (2,802 sq.m.)
ED9	Out of centre floorspace permitted (gross)	1,440m2	Down (3,227 sq.m.)
ED10	Number of farm diversification schemes approved	1	Up
ED11	Number of tourism/leisure facilities permitted	9	Up (1)
ED12	Unemployment rates (16-64)	6%	Down (6.2%)
ED13	No. of sites/pitches approved	5	Up (2)
ED14	Percentage of people (16-64) with no qualifications (2020)	8.2%	Down (10.7%)
ED15	Percentage of pupils meeting expected education standards (NVQ2+)	76.8%	Up (70%)
ED16	No of applications for conversions from residential to tourist accommodation approved	0	Down
ED17	No of equestrian developments approved	1	Down

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 In the previous monitoring year, approximately 428ha (gross) of employment land was available within the borough, excluding small areas (approximately 5ha). The majority of available land is for specialist uses at Wilton International and within the South Tees Development Corporation Teesworks site. It should be noted that some of this land may be earmarked for development or be within private ownership and not readily available for wider development.

5.4 Available employment land was increased by 47.41ha, comprising permission for 43.51ha on part of the Long Acres site (R/2020/0822/ESM) and an extension of Skippers Lane Industrial Estate (R/2021/0528/F3M) at 3.9ha.

5.5 Approximately 55.05ha of available employment land was permissioned for development in employment uses:

- Long Acres, Teesworks (R/2022/0822/ESM) 23.54ha (total site 67.05ha)
- SK Chilled Foods, South Bank (R/2021/0202/FFM) 4.45ha
- Imperial Avenue, South Bank (R/2021/0281/FFM) 3.83ha
- Longbeck Trading Estate, Marske (R/2021/0386/RS) 3.26ha

5.6 This results in the amount of available employment land (ED1) as 424.2(ha), similar to the total of 428ha in the previous monitoring year. New employment permissions adjacent to the safeguarded employment land almost offset available land permissioned for development.

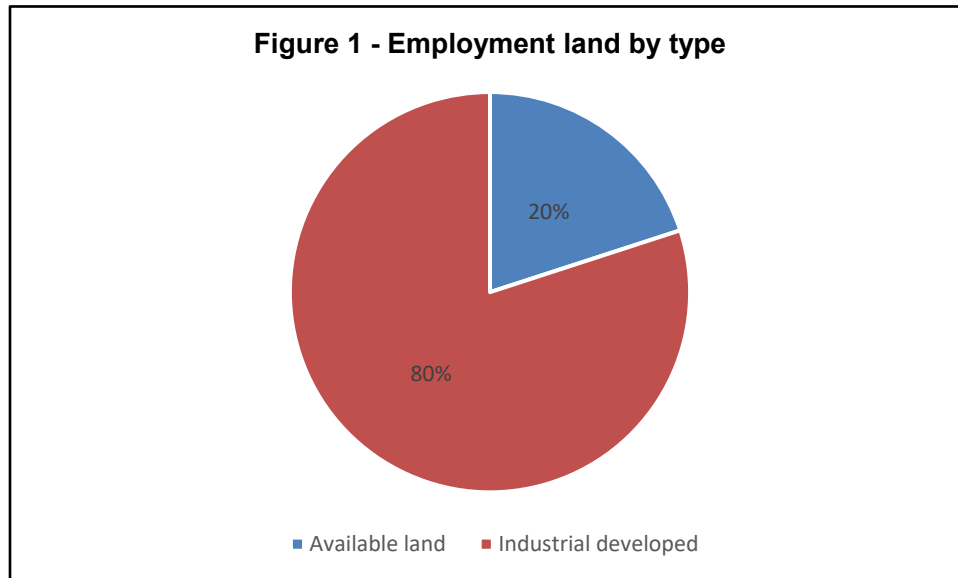
5.7 Permission was also granted for B2/B8 uses on the 133.5ha Teesworks Foundry site and 2.97ha at South Bank, Teesworks. However, both these permissions were already on land developed for industry.

5.8 During the monitoring period two outstanding permissions for employment use were completed, an extension to the Britannia House site on John Boyle Road, South Bank (0.15ha) and Skelton Trade Park at Pheasant Fields Lane, Skelton (5.02ha). This resulted in 5.17ha of employment land developed for 2021/22 (ED2), very similar to the 5.15ha developed in the previous year 2020/21. This resulted in 1,477m² of B1 (general industry) floorspace and 3,344 sq.m. of B8 (storage/ distribution) floorspace (ED3).

5.9 Completed loss of employment land (ED4) amounted to 0.811ha through the conversion of an industrial unit to a fitness studio in Marske and an industrial unit to dental practice in Guisborough.

5.10 On 19 November 2021 Teesside Freeport began operations. Covering 4,500 acres, the Teesside Freeport is the largest in the UK. Freeports are secure customs zones located at ports where business can be carried out inside a country's land border, but where different customs rules apply. They can reduce administrative burdens and tariff controls, provide relief from duties and import taxes, and ease tax and planning regulations. The Teesside Freeport covers sites across the region, including Teesworks and Wilton International within Redcar and Cleveland.

5.11 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.



Quality of Employment Land

5.12 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. A number of projects have been implemented or are being planned by the Council. 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

5.13 At the start of the monitoring period (April 2021), the unemployment rate (age 16-64) in Redcar & Cleveland was 6%, this was a decrease from 6.2% March 2020. This compared to a national rate (Great Britain) of 3.8% and a North East figure of 5.5%.

5.14 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.

Town and District Centres

5.15 The borough's centres continue to support a diversity of uses, including a range of retail, leisure, other commercial and residential uses.

5 Economic development

Use Class Order

5.16 Use Classes are the categorisation of all buildings based on their use. They are usually used to specify which changes of use can be made under permitted development. For monitoring purposes, using the use classes can present a breakdown of the quantity and diversity of the town and district centre provision (see table 3 for breakdown by centre).

5.17 Significant changes to the use class system in England have been implemented through the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020 which came into force on 1 September 2020. As detailed in table 2, under the new use class system a number of existing separate use classes, including retail, offices and services, have been brought together in a new E use class (commercial, business and service). New F1 and F2 uses have been created and uses such as A4 (pubs/bars), A5 (takeaways) and D2 cinemas and live music venues now fall under sui-generis use. The intention of these changes is to help high streets and town centres by bringing a number of previously separate uses together. The Government hope this will make it easier to change between business types.

Permitted Development

5.18 Throughout the monitoring period our centres have been impacted by the COVID-19 pandemic. Within the period a number of time limited permitted development rights were in use allowing temporary changes including temporary use of land and measures to allow A3 (restaurants) and A4 (pubs/bars) uses to change to takeaway food (A5) use.

5.19 Amendments to the Town and Country Planning (General Permitted Development) (England) Order 2015 came into force on 1 August 2021. These updated permitted development rights use the new use classes as set out in table 2. One of the key changes was a new permitted development right to change commercial/ business/ services uses (in Class E) to dwelling houses (C3), subject to meeting certain conditions.

5.20 Transitional provisions for PD rights remained in place until 31 July 2021, therefore during the monitoring period changes of use took place under the old use class system.

Table 2

Use class (Aug 2021)	Sub -category	Description	Previous use class (pre Sept 2020)
B2	-	General industry, industrial processes	B2
B8	-	Storage and distribution	B8
C1	-	Hotels, boarding and guest houses	C1
C2	-	Residential institutions	C2
	a)	Secure residential institutions	C2a
C3	-	Dwelling house	C3
C4	-	HMO (Houses in Multiple Occupation)	C4
E	a)	Shop (not hot food)	A1
	b)	Food and drink (mostly consumed on premises)	A3
	c)	Services (financial, professional)	A2
	d)	Indoor sport and recreation	D2
	e)	Medical services	B1a
	f)	Nursery, day centre or creche	D1
	g)	Offices, R&D, non-detrimental industrial	B1a, B1b, B1c
F1 - Learning and institutions	-	Education, art gallery, museum, public library, exhibition hall, religion or worship, law court	D1
F2 – Local community uses	a)	Small shop (up to 280 sq. m.) selling essential goods with no other facility within 1km	A1
	b)	Community hall	D2
	c)	Outdoor sport and recreation (not vehicles or shooting)	D2
	d)	Swimming pool or ice rink	D2
Sui generis	-	Uses not specified above, including: (a) theatre, (b) amusements, (c) launderettes, (d) petrol station, (e) car dealership, (f) taxi hire, (g) scrapyard, (h) hostel, (j) waste disposal, (k) retail warehouse, (l) nightclub, (m) casino, (n) betting shop, (o) pay day loan shop, (p) pub or similar, (q) pub with food, (r) hot food takeaway, (s) music venue, (t) cinema, (u) concert hall, (v) bingo hall, (x) dance hall.	Pub was A4 Hot food take away was A5 Cinema etc. was D2

5 Economic development

5.21 Policy ED1 aims to protect the vitality and viability of our centres and aimed to safeguard the retail character and function of Primary Shopping Areas in Redcar and Guisborough town centres by requiring at least 75% of the units to be retained for A1 (now E(a)) use in Redcar and at least 55% of the units will be retained for E(a) use in Guisborough. In August 2021, 77.7% of units in Redcar were in E(a) use and 51.5% in Guisborough.

5.22 The centres are set out in the Local Plan (Policy ED1) as follows:

- Town Centre: Redcar
- District Centres: Eston, Guisborough, Loftus, Low Grange Farm, Markse, Saltburn
- Local Centres: Brotton High Street, Carlin How, Ennis Square in Dormanstown, Enfield Chase in Guisborough, Birkdale Road in New Marske, Normanby, Nunthorpe, Park Avenue in Redcar, Roseberry Square in Redcar, and Skelton High Street.

5.23 Following the changes to the Use Class system in 2021 we have updated our use class data to reflect the new classes. A comparison to previous use classes can be found in table 2 above.

Table 3 Number of units in the town and district centres by use class (2022)

	Sub-category	Redcar	Eston	Guisborough	Loftus	Low Grange	Marske	Saltburn
B2	-	1	-	-	-	-	-	-
B8	-	1	-	1	-	-	-	-
C1	-	1	-	-	-	-	-	-
C2	-	-	-	-	1	-	-	-
	a)	-	-	-	-	-	-	-
C3	-	128	14	55	50	-	27	23
C4	-	-	-	-	-	-	-	-
E	a)	212	30	91	16	8	32	45
	b)	36	2	21	1	1	4	12
	c)	38	8	21	2	-	4	4
	d)	2	1	1	-	-	-	-
	e)	4	-	4	2	1	2	4
	f)	1	-	1	-	-	-	-
	g)	13	-	1	-	-	-	1
F1	-	15	1	9	2	1	1	2

	Sub-category	Redcar	Eston	Guisborough	Loftus	Low Grange	Marske	Saltburn
F2	a)	-	-	-	-	-	-	-
	b)	-	-	-	-	-	-	-
	c)	-	-	-	-	-	-	-
	d)	1	-	-	-	-	-	-
Sui generis	-	42	5	13	2	1	4	3
	n)	4	2	2	-	1	-	1
	p/q)	24	4	13	2	1	3	4
	r)	26	12	7	1	-	5	5
Total Units		549	79	240	79	14	81	104

Vacancy Rates and Unit Condition

5.24 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. Table 4 shows the amount of commercial use floorspace as a proportion of the total floorspace for commercial uses (this differs from previous Monitoring Reports where vacancy was expressed as proportion of total town centre use floorspace).

5 Economic development

Table 4 Vacant floorspace in commercial uses in the town and district centres

Centre	Floorspace (m ²)		% Vacant (compared to 20/21)
	Total	Vacant	
Redcar	88,605	11,834	13.36 (-1.55%)
Eston	9,867	1,578	15.99% (+1.18%)
Guisborough	27,170	1,938	7.13% (-3.51%)
Loftus	4,668	346	7.41% (0%)
Low Grange	18,164	0	0% (0%)
Marske	7,060	74	1.05% (-2.18%)
Saltburn	10,362	503	4.85 (+3.27%)
Total	165,896	16,273	9.81% (-1.28%)

5.25 Over the reporting year, there was a small decrease in vacant floorspace as a percentage of commercial uses within our town and district centres. The biggest decrease was in Guisborough. The vacancy rates in Redcar and Eston remain high at 13.36% and 15.99% respectively.

5.26 Table 5 shows that there are 91 vacant commercial units in the town and district centres, which is a relatively large decrease from 104 in the previous year and the lowest number since at least 2014. Commercial units exclude residential units.

Table 5 Number of vacant commercial units in the town and district centres since 2014

	2014	2015	2016	2017	2018	2019	2020	2021	2022
Redcar	56	61	58	64	63	62	63	63	58
Eston	6	6	6	7	8	5	7	8	7
Low Grange	0	0	0	0	0	0	0	0	0
Loftus	19	17	21	18	5	5	7	6	6
Marske	3	4	3	2	1	1	2	3	1
Guisborough	13	11	15	10	10	12	19	22	16
Saltburn	7	8	4	4	5	3	2	2	3
Total	104	107	107	105	92	94	100	104	91

5.27 The quality of the commercial units within the centres is also used to provide an indication of the health of a centre. Table 6 shows the number of units in a poor or very poor condition in the reporting year. Since the previous reporting year there has been a significant decrease in the number of poor and very poor commercial units within town and district centres, decreasing

from 76 to 52. Eston has a net decrease of 8 poor/ very poor units, whilst Redcar and Guisborough has 5 less than the previous year. The other centres have similar numbers of poor/ very poor condition units compared to the last reporting year.

5.28 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 6 Condition of the units in town centre uses in the town and district centres

	Very Good	Good	Average	Poor	Very Poor	Poor/ Very Poor 21/22 (v 20/21)
Redcar	109	185	85	31	11	42 (+3)
Eston	22	23	12	8	0	8 (-6)
Low Grange	13	0	1	0	0	- (=0)
Loftus	16	5	2	4	1	5 (-3)
Marske	23	21	10	1	0	1 (-2)
Guisborough	99	56	22	7	1	8 (-6)
Saltburn	38	26	14	3	0	3 (-1)
Total	320 (37.69%)	316 (37.22%)	146 (17.20%)	54 (6.36%)	13 (1.53%)	67 (-9)

Town Centre Use Permissions

5.29 The amount of floorspace permitted for town centre uses within the retail centres during the monitoring period 2021/22 was 627.5m², compared to 2,802m² the previous year. These applications comprised an office loft conversion, a dental practice extension, change of use from a gym to commercial and change of use from a dance studio to a bar.

5.30 Outside of the designated retail centres, permission was granted for a total of 1,440m² of town centre uses. These are typically subject to sequential assessments and retail impact assessments for permission to be approved. The applications approved include three drive-through restaurants adjacent to Low Grange, conversion of two flats to a beauty salon close to Normanby centre and redevelopment of the Sun Centre site in Ormesby.

Hot Food Takeaways

5.31 Policy ED3, of the Council's Redcar and Cleveland Local Plan (adopted May 2018), 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.

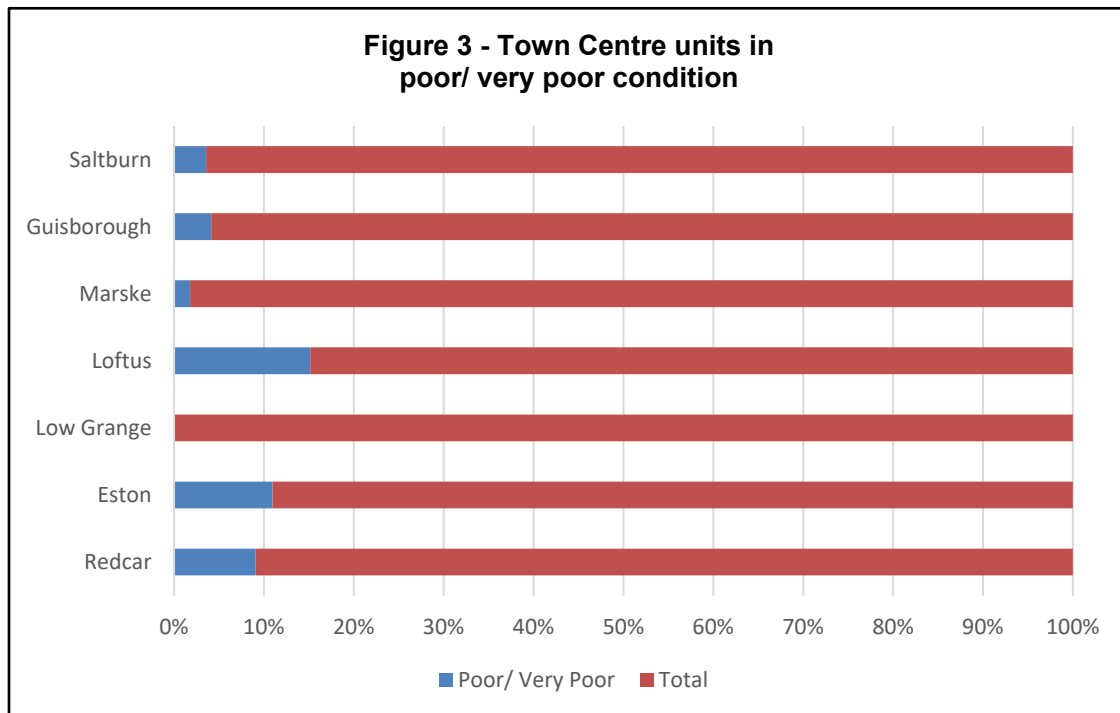
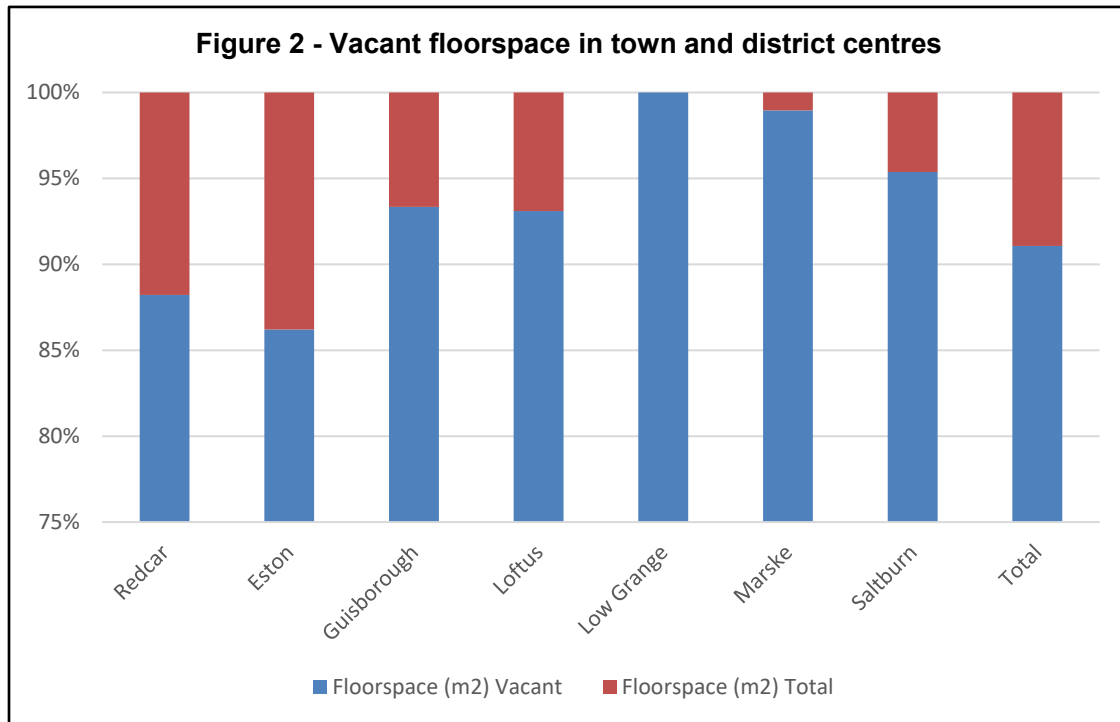
5 Economic development

5.32 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 an increase of eight hot food takeaways across the borough compared to the previous year.

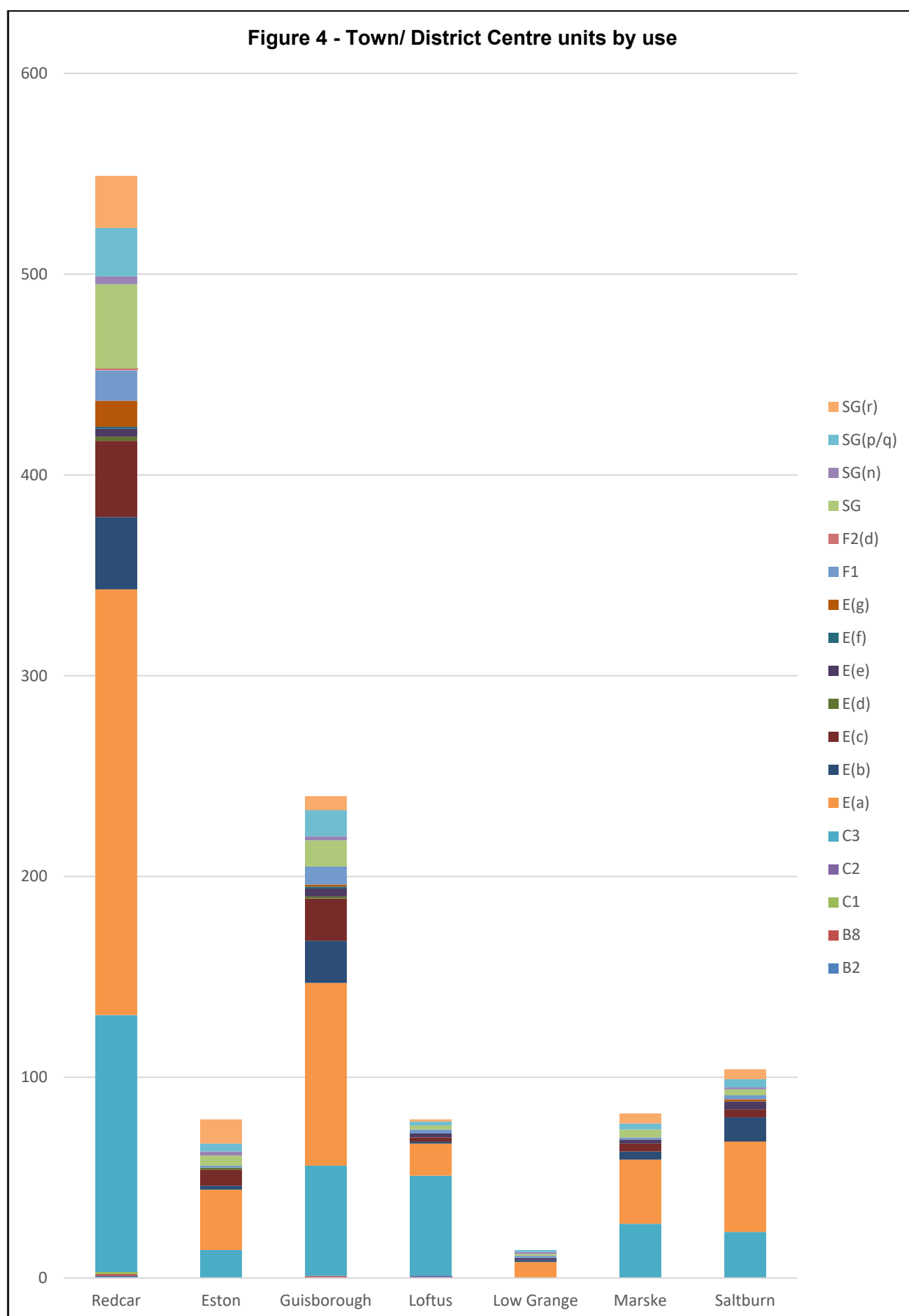
5.33 Five planning applications were determined for new hot food takeaways during the monitoring year. Two changes of use were refused in Normanby and Redcar. One change of use from retail was permitted at Roseberry Square, partial takeaway use was permitted at Albion Social Club and a new café with takeaway unit was approved at Marske slipway.

Table 7 Number of Hot Food takeaway units

	No. SG(r) Units	Proportion of commercial units in SG(r) use
Brotton	3	18.75%
Carlin How	1	20.00%
Dormanstown	7	33.33%
Enfield Chase	1	12.5%
Eston	12	18.46%
Guisborough	7	3.78%
Loftus	1	3.57%
Low Grange	0	0%
Marske	5	9.09%
New Marske	2	28.57%
Normanby	3	8.11%
Nunthorpe	2	18.18%
Park Avenue	0	0%
Redcar	26	6.18%
Roseberry Square	2	22.22%
Saltburn	5	6.17%
Skelton	1	3.03%
Total	78	7.75%



5 Economic development



Rural Development and Leisure and Tourism

5.34 Local Plan policy ED8 aims to support a range of businesses in East Cleveland including forestry, farm diversification and leisure and tourism developments. One farm diversification scheme was approved during the monitoring year, the conversion of an agricultural storage building into a holiday let.

5.35 There were nine applications relating to tourism and leisure. Five of these were relating to tourism accommodation in the monitoring period. This included a 42 bedroom hotel, four log cabins, conversion of kennels to a holiday let, conversion of an agricultural store to a holiday let and conversion of offices to holiday lets.

5.36 Four leisure developments were also permitted which comprised a skatepark, two spa facilities and an outdoor playground/ adventure golf development.

5.37 Permission was granted for one equestrian development during the monitoring period, change of use of land from agriculture to horsiculture and construction of three shelters.

Next Steps

- Promote economic development through the new Local Plan.
- Safeguard and improve employment sites.
- Implement Area Growth Plans.
- Protect the vitality and viability of designated centres through the new Local Plan.

6 Housing

Table 1 Housing Indicators

Indicator		Output 21/22	Trend (20/21)
H1	Number of net additional dwellings	435	Up (359)
H2	Number of new housing completions (Gross)	454	Up (362)
H3	Number of housing completions on allocated sites	231	Up (192)
H4	Number of affordable dwellings delivered	141	Up (74)
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 Major planning applications for housing have been approved in the monitoring year:

- R/2021/0821/FFM Former Royal Hotel, Whitby Road, Loftus: demolition of vacant public house and replace with 2 residential apartment blocks comprising 16 supported living apartments with ancillary staff area and associated car parking.
- R/2021/0792/FFM Land West of Spring Wood Road, Guisborough: erection of extra care living scheme comprising of a 3-storey block of 71 apartments with communal facilities, 12 semi-detached bungalows, formation of associated access, landscaping and parking.
- R/2021/0019/OOM Land west of Kirkleatham Lane, Redcar: Outline application for residential development with associated access, landscaping and open space consisting of;
 - 279 residential units (class C3) or;
 - 204 residential units (class C3) with 75 assisted living units (delivered as class C2 or C3)
- R/2021/0333/FFM Former Cliffe Garage, Redcar: construction of four storey building to provide 16 specialist supported housing apartments and staff facilities; and two storey apartment block with 6 self contained apartments.
- R/2021/0737/FFM Former Luke Senior, Guisborough: residential development comprising 9 no. Supported, independent-living apartments, communal hub (convertible into a 1b2p apartment) and 10 no. Quarter houses intended for either low-dependency residents or general needs and associated landscaping.
- R/2021/0412/FFM Wentworth House, Eston: 10no. Semi-detached bungalows and 1no. Detached bungalow.
- R/2021/0143/OOM Upper Oxford Street, South Bank: outline planning application (all matters reserved) for 25 residential dwellings.
- R/2020/0827/FFM High Farm, Normanby: erection of 59 dwellings with associated access, landscaping and infrastructure.

Housing numbers

6.3 The population of the borough had 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. However, figures were published in June 2022, showing the population of Redcar & Cleveland to be 136,500. Since the last census in 2011, the population has grown by 1% from 135,177. The figures also project a significant increase in the retired population and decrease in the working age population during this period.

6.4 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.

6.5 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 2020 measurement the years are 2017/18, 2018/19 and 2019/20. The published results show that in Redcar and Cleveland completions exceeded the requirement by 389%.

6.6 During the past 6 years, we have delivered new housing at an average rate of 394 dwellings per annum (net). The number of new homes completed (gross) decreased to 362 from 384 in 2019/20 and 504 in 2018/19. 192 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
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
2020 - 21	362	5	357
2021-22	454	19	435
2015 - 22 (Total)	3036	238	2798

6.7 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:

6 Housing

- 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.

6.8 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.

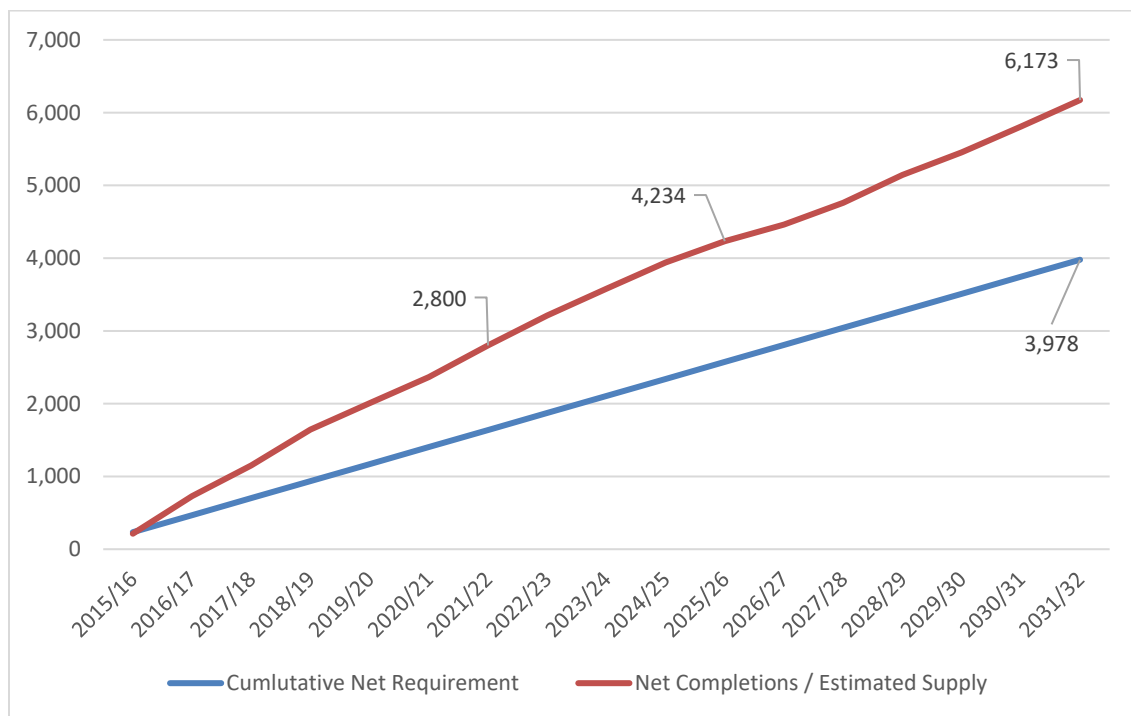


Figure 5 - Housing Trajectory

Five Year Supply

6.9 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.

6.10 Over the first 7 years of the plan period, from 1 April 2015 to 31 March 2022, there were 2,798 net additional housing completions. This equates to about 70% of the minimum local plan requirement of 3,978 and leaves a residual minimum requirement of 1,180 dwellings over the remaining 10 years, which is equivalent to 118 per annum. Since the start of the plan period a surplus cumulative balance of 1,160 completions has accrued against the minimum average of 234 per annum. Annual net completions have averaged 433 and range from 213 (2015/16) to 556 (2016/17). In 2021/22, there were 435 net additional completions (454 gross), which represents a strong performance given industry recovery from the Covid-19 lockdowns.

Table 3 Balance of Housing Requirement against Policy H1

Year	2015/ 16	2016/ 17	2017/ 18	2018 /19	2019/ 20	2020/ 21	2021/ 22
Net Completions	213	516	422	492	363	359	435
Local Plan Minimum Average Requirement (Policy H1)	234	234	234	234	234	234	234
Balance	-21	261	449	707	836	961	201

6.11 As at 1 April 2022, council records showed there were unimplemented planning permissions for an estimated 2,421 net additional dwellings (across 35 sites, with a minimum capacity of 5 dwellings net). It is expected that 1,527 of these dwellings are deliverable in the next 5 years. The balance of the supply further comprises 105 net additional dwellings on smaller permissioned sites for fewer than 5 dwellings and 29 dwellings via contribution-linked C2 care homes.

6.12 While it is not anticipated that all of those permissions will be implemented within the plan period and some may expire, it is also reasonable to assume that completions could be achieved through revised proposals and, significantly, on other sites including those which are the subject of planning applications currently awaiting determination or recently approved.

6.13 Based on the NPPF definition of deliverability and the associated guidance in the PPG, the estimated deliverable housing supply from 1 April 2022 to 31 March 2027 is 1,661 dwellings, and would be sufficient to meet the residual balance of the Local Plan minimum requirement (1,613). In the table below, the estimate is broken down by planning and development status. The vast majority of the supply would be on sites within the planning process.

6 Housing

Table 4 Estimated Deliverable Supply Summary 2021/22-2025/26

Supply Component	Sites	Deliverable Supply 2022/23 – 2026/27	Supply from Year 6
Under Development	21	1111	207
Detailed Permission	11	281	0
Outline Permission	1	125	687
Detailed Application	1	10	0
Smaller Permissions (1-4 units net)	99	105	0
Estimated Indirect Contribution via C2 Permissions (see PPG Para 35)	1	29	0
Total	137	1661	894
Annualised Average		332	

6.14 The five-year supply position is set out in Table 5, taking into account the estimated deliverable supply of 1,661 dwellings. If the accumulated surplus of 1,162 is fully included in the requirement calculation (scenario a.), this would basically match the baseline minimum without the need for any further development. If the surplus balance is applied proportionately across the 10 remaining years of the plan period (scenario b.), there is approximately 13.4 years estimated supply (against an adjusted five-year requirement of 459, or 92 per annum). If on the other hand the surplus balance is disregarded apart from the small undersupply in 15/16, the supply would be almost halved to approximately 6.9 years.

Table 5 Five-Year Supply Calculations

Scenario	a.	b.	
Estimated Deliverable Supply	1,661	1,661	1,661
Annualised Average	332	332	332
Five Year Requirement			
Local Plan Baseline Minimum Requirement 2015-32 (234dpa)	1,170	1,170	1,170
Less Accumulated Surplus 15/16-21/22	1,162	581	21
Adjusted Requirement 22/23-26/27	8	589	1,149
5% Buffer	0	30	57

Scenario	a.	b.	c.
Five Year Supply Requirement 20/21-24/25	8	619	1,206
Balance of Supply	1,653	1,042	330
Annualised Average	2	124	241
Estimated Supply in Years (estimated deliverable supply ÷ annualised average requirement)	827	13.39	6.89

Brownfield Land Register

6.15 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.

6.16 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.

6.17 The Redcar & Cleveland Brownfield Land Register was originally published in December 2017, and was last updated in December 2020. 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

6.18 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 2022 was £146,704 up approximately, up by approximately 7.5% from £136,423 in March 2021. The average house price for the UK also increased by approximately 7.5% to £275,175 approximately 87.5% higher than in Redcar and Cleveland.

6.19 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.

6.20 During 2021-2022, there were 115 units of affordable housing delivered in the borough. This was an increase from 74 units in the previous year. The 115 units delivered largely comprised two large developments in the borough, at Woodcross Gate (Flatts Lane) and Kirkleatham Green in Redcar. Both consisted of a mix of house types and sizes but were mostly two to four bed dwellings.

6 Housing

Gypsies, Travellers and Travelling Showpeople

6.21 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.

6.22 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 6 Need for Additional Pitches

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

6.23 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.

6.24 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.

6.25 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.

6.26 During the 2021/22 monitoring period there was no planning applications for gypsy or traveller sites within the borough.

Self-Build and Custom Build Register

6.27 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.

6.28 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.

6.29 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.

6.30 The Council's register was made available in 2016. During the latest register monitoring period to the end of October 2022 (base period 7), no further entries were added to the register meaning the total number remained at 13.

6.31 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 7 Self and Custom Build Register Entrants

Base period	2016 (1)	2016/17 (2)	2017/18 (3)	2018/19 (4)	2019/20 (5)	2020/21 (6)	2021/22 (7)
Individual	2	4	0	3	1	1	0
Group	0	0	0	0	0	0	0
Other	0	2	0	0	0	0	0
Base period total	2	6	0	3	1	1	0
Running total	2	8	8	11	12	13	13

6.32 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.

6.33 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.

6.34 Table 8 details that by October 2022, a suitable number of permissions have been granted to satisfy the demand identified in each base period.

6 Housing

Table 8 Suitable Self and Custom Build Permissions

Base period	2016 (1)	2016/17 (2)	2017/18 (3)	2018/19 (4)	2019/20 (5)	2020/21 (6)	2021/22 (7)
Individual	6	10	15	10	5	7	12
Group	0	0	0	0	0	0	0
Base period total	6	10	15	10	5	7	12
Running total	6	16	31	41	46	53	65

Next Steps

- Continue to keep an up to date record of the supply of potential housing and employment land available within the borough, including the assessment of five-year deliverable housing supply, through the HELAA to provide an integrated assessment of housing and economic development potential.
- 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.

Table 1 Environmental quality Indicators

Indicator		Output 20/21	Trend (21/22)
EQ1	Number of applications permitted on the heritage coast	2	Up (1)
EQ2	Number of applications permitted in sensitive landscape areas	16	Up (4)
EQ3	Number of applications permitted in historic landscape of the Eston Hills	3	Up (1)
EQ4	Total amount of primary and secondary open space lost to new development (permission granted)	67.5m ²	Up (36m2)
EQ5	Amount of new open space approved	0.000ha	Down (0.008ha)
EQ6	Percentage change in area of designated biodiversity sites	0%	Same
EQ7	Number of heritage assets classified 'at risk'	5 Listed Buildings/ Structures/ Places of Worship	Up (4)
		4 Scheduled Monuments	Same
		2 Conservation Areas	Down (3)
		1 Registered Park and Garden	Same
EQ8	Conservation Area Appraisals produced	0	Down (1)
EQ9	Total amount of waste collected (tonnes)	67,283 (Municipal)	Down (69,059)
		57,866 (Household)	Down (60,592)
EQ10	Percentage of household waste arising by management type	66.76% Energy recovery	Up (64.86%)
		20.86% Recycled	Up (20.68%)
		17.29% Composting/Aerobic digestion	Up (17.28%)
		0.59% Landfill	Down (1.7%)
EQ11	Number of planning applications approved for leisure facilities (D1)	1	Same
EQ12	Number of applications approved in strategic gaps/green wedges	0	Down (2)
EQ13	Loss of open space in conservation areas	0	Same

7 Environmental quality

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. In 2021/22, the number of Grade I and II* listed buildings on the Historic England At Risk Register has increased by one, with the number of scheduled monuments and conservation areas at risk decreasing by one each.

7.4 Work on the Grade II* listed Red Barns is progressing well with renovation and re-occupation continuing, with this now being removed from the register. Work is ongoing at Kirkleatham and this Conservation Area has now been removed from the Register, although three Grade II* buildings remain at risk. In 2021, the historic Grade II listed Kirkleatham Walled Garden opened following a multi-million pound transformation.

7.5 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.

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

- Remains of Kilton Castle (also Grade I listed building)
- Eston Nab hill fort
- Bowl Barrow, Guisborough
- Manorial settlement

There were 2 Conservation Areas on the register with Guisborough being removed:

- Loftus
- Coatham

7.7 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.

7.8 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 and in September 2021 an Article 4 Direction and Local Development Order (LDO) came into force covering the Conservation Area. The Article 4 Direction will protect the character of the conservation area by removing certain permitted development rights, meaning that most external alterations to properties will require planning permission. The LDO prepared alongside the LDO seeks to encourage sympathetic alterations to be carried out to properties in the conservation area by allowing specified alterations without planning permission.

7.9 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

7.10 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.

7.11 During the monitoring period, two applications were approved in the Heritage Coast; one for an extension and improvement to the car park at Cat Nab and another for four holiday cabins on the edge of New Brotton. Sixteen applications were permitted in sensitive landscape areas; two of these were extensions, four were change of use, one replacement dwelling, one access road, the car park (as above), an application at Teesworks, a hotel and new outdoor adventure park at Majuba Road in Redcar, one reserved matters, two ground remediation schemes and a variation to planning permission.

7 Environmental quality

7.12 There were no applications for development in the 'green wedges' or 'strategic gaps'.

Open Space

7.13 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 one development on land designated under Policy N3 'Open Space and Recreation'. Permission was granted for a new adventure playground at Majuba Road, Redcar.

7.14 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 2021/22, Green Flag Awards were once again given to two open spaces within the borough, Flatts Lane Woodland Country Park and Guisborough Forest and Walkway.

7.15 In 2022, Saltburn retained its Blue Flag status, Keep Britain Tidy's highest award. The award is given for high quality seawater, clean beach and beachside amenity. Redcar beach was also named as a UK Seaside Award Beach. The Seaside Award recognises and rewards beaches in England that achieve the highest standards of beach management and the required standards for water quality.

7.16 During the monitoring period environmental improvement projects have continued to take place across the borough.

Biodiversity

7.17 During the 2021-22 monitoring period there were five Sites of Special Scientific Interest (SSSI) within, or partially, within Redcar and Cleveland, excluding the National Park. The sites were:

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

7.18 On the latest available survey data Lovell Hill Pools, Saltburn Gill and Boulby Quarries were in favourable condition. Teesmouth and Cleveland Coast had one favourable unit but two unfavourable (declining) units. Pinkney and Gerrick Woods had three favourable units and one unfavourable (recovering) unit.

7.19 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. 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.

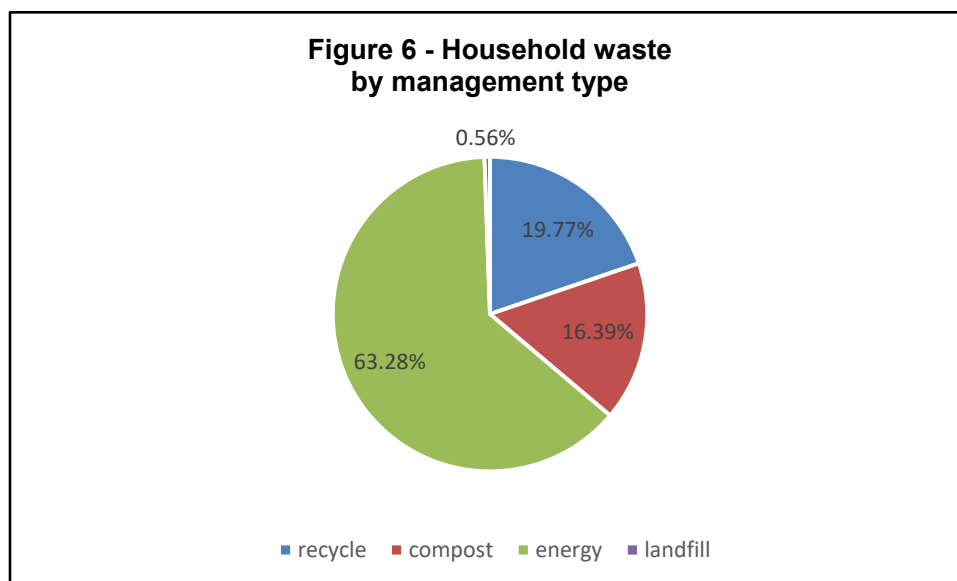
7.21 The Local Plan requires developers to contribute towards the mitigation measures listed in the RMP or provide other suitable mitigation to satisfy the requirements of the Habitats Regulations Assessment. Mitigation measures have begun to be implemented including improvements to alternative sites, the production and distribution of leaflets and an update of visitor surveys.

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 2021, 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 2021/22, although management continued to take on place on Council managed sites.

Minerals and Waste

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 last update commenced in January 2019 and was published for consultation in November 2019.

7.24 Waste management policies continue to encourage the re-use, recycling and recovery of waste in Redcar and Cleveland. In 2021/22, 67,283 tonnes of municipal waste was collected, a relatively small 2.6% decrease from 69,059 tonnes in 2021/22. A total of 57,866 tonnes of household waste was collected, a 4.5% decrease from 60,592 tonnes in 2020/21. The percentage of household waste sent to landfill decreased to 0.59%. Percentages for waste sent for recycling or composting/aerobic digestion were very similar, but energy recovery was up 1.9%.



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. No permissions were granted for minerals or aggregates during the monitoring period.

Recreation facilities

7.26 Within the monitoring year one small scale development related to recreation was approved (for leisure uses see Para 5.35/5.36). This was the adventure playground scheme at Majuba Road in Redcar (D2 use).

7.27 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. Financial contributions will continue to be sought where possible to improve provision in locations where new housing development takes place.

Next Steps

- 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, and to explore the development of a Nature Recovery Strategy for the Tees Valley.
- Continue to ensure good design in new development is promoted.
- 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 21/22	Trend (20/21)
TCI1	Number of major applications requiring travel plans	25	Up (3)
TCI2	Number of people killed or seriously injured in traffic accidents	52	Up (50)
TCI3	Bus patronage	2.3m	Up (1.25m)
TCI4	Number of new community facilities permitted	0	Same
TCI5	Number of community facilities lost	0	Same
TCI6	Annual rail patronage	819,956	Up (251,348)
TCI7	Length of improved path`	4.8km	Up (3km)

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.

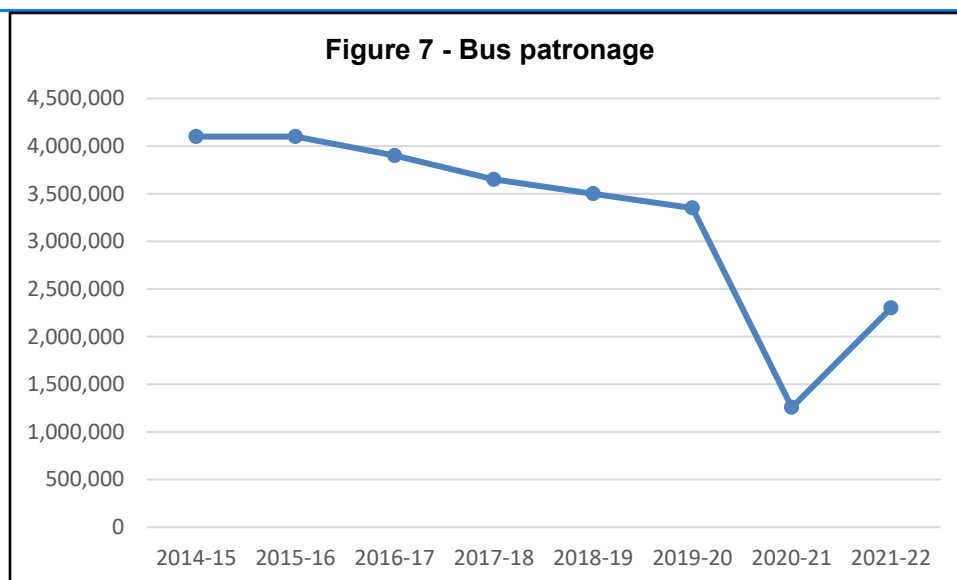
Transport

8.2 Bus (Arriva) patronage has been in decline over many years. In 2020/21, bus (Arriva) patronage fell significantly to 1,256,940 due to the introduction of COVID 19 travel restrictions and advice to work from home. The bus patronage has bounced back to 2.3m in 2021/22, but still far short of 3.35m in 2019/20 (pre-Covid). The Council will continue to promote sustainable forms of transport to stem the decline in the use of these modes of transport.

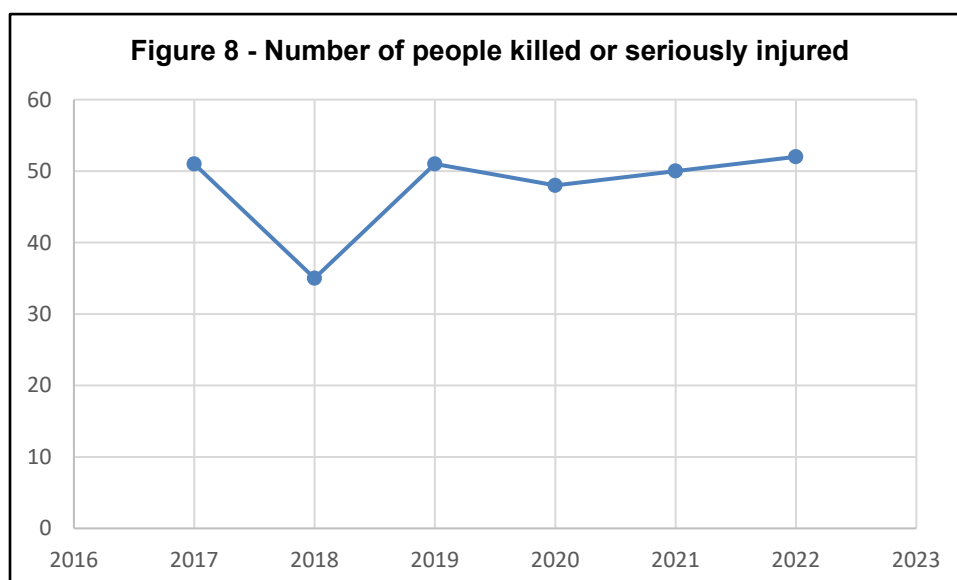
8.3 According to Office of Rail and Road estimates of station uses in 2021/22 there were 819,956 entries and exits of passengers in the nine stations in Redcar & Cleveland, a significant increase from 251,348 in 2020/21 and reflective of the pandemic and ongoing travel restrictions. Prior to this period entries and exits had increased year on year. Rail services to British Steel Redcar were suspended in December 2019.

8.4 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. 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.

8 Transport and community infrastructure



8.5 The number of people killed or seriously injured in traffic accidents increased from 50 in 2020/21 to 52 in 2021/22. This is a similar number to recent years.



Community Facilities

8.6 Within the year there was one planning application related to community F1 (formerly D1) uses. This was a change of use from a vacant betting shop to a community centre in Brotton.

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 and active 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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