

Agenda



Staithe Project Steering Group
18/03/2026 14:00-15:00

1. Apologies

2. Minutes from previous meeting

3. Project Update

Pile investigation and surveys JW

Design progress – Dwg. DETAILED DESIGN COWBAR LANE
REALIGNMENT GENERAL ARRANGEMENT COLOUR DS

Design considerations

Temporary/permanent residents parking

Widening on bank to allow passing

Street Lighting AJ

4. Internal Processes

LH

Acquisition of property ongoing

Initial inspection of No 2 & No. 3 including internal inspection
and trial holes front of property in preparation for planning
application for the demolition of No. 2

5. External Processes

OBC – ongoing nearing completion EH

6. Project Plan

Updated programme/timeline DS

7. Funding/Bid

EA update – new funding arrangements JA

Exploring funding opportunities

8. Wider Comms

Designated webpage hosted RCBC LH

[Cowbar and Staithe coastal strategy | Redcar and Cleveland](#)

9. A.O.B

Resurfacing of highway extents A174 – 240m Cowbar Lane Complete

REDCAR & CLEVELAND BOROUGH COUNCIL
HIGHWAYS AND CONSTRUCTION DEPARTMENT

RECORD OF MEETING

SUBJECT: COWBAR STEERING GROUP MEETING

DATE: 18th March 2026

LOCATION: TEAMS

Present:

Lyndsey Hall – RCBC Coastal Flooding and Drainage Engineer

Simon Houldsworth – RCBC Transport Highways and Engineering Strategy Manager

Sarah Parsons – RCBC Technical Clerk (taking minutes)

Emma Garbutt – RCBC Senior Legal Officer

Sarah Moulder – RCBC Senior Legal Officer

Brian Masterton – RCBC Estates Surveyor

Marian Fairley – RCBC Councillor

Wayne Davies – RCBC Councillor

Tim Brown – RCBC Conservation Advisor

David Shea – AtkinsRealis

Jim Whiteley - AtkinsRealis

Joe Allen – Environment Agency

Jonathan Kellagher – Environment Agency

Claire Brown – Environment Agency

Ewan Richardson - Haskoning (attending on behalf of Emma Hicks)

Peter Jones – North Yorkshire Moors National Park Representative

Andrew Green – Mott MacDonald Bentley – Contractor for Yorkshire Water

Robin Siddle – North Yorkshire Council

Dave Robinson – North Yorkshire Council

Tim Wilbraham – Mott MacDonald Bentley – Contractor for Yorkshire Water

Colin Harrison – Cowbar Resident

Ann Johnson – Cowbar Resident

Apologies:

Ross Asadi – RCBC Transport Engineering and Highways Service Lead

Carl Quartermain – RCBC Councillor

Emma Hick – Haskoning

Allison Hughes – Haskoning

Sam Dibaj – JN Bentley

Chris France – North Yorkshire Moors National Park

Jason Alred – Yorkshire Water

Robert Green – Yorkshire Water

Tim Gray – RCBC Councillor

Linda White – RCBC Councillor

Ashley Line – RNLI

Andrew Wiggins – Yorkshire Water

RECORD OF MEETING - Continuation Sheet

ITEM	DISCUSSION	ACTION BY / DATE REQUIRED
	<p>1. Introductions</p> <p>Cllr Fairley chaired the meeting today in place of Cllr Quartermain.</p> <p>All parties introduced themselves and explained their role in the project.</p> <p>2. Minutes from previous meeting</p> <p>No objections were raised. Proposed: Simon Houldsworth Seconded: Brian Masterton Minutes approved as an accurate record.</p> <p>3. Project Update</p> <p>3.1 Pile Investigation & Surveys</p> <p>Jim Whiteley presented results from the drone-based magnetometry and ground penetrating radar (GPR) surveys.</p> <p>Key Findings:</p> <ul style="list-style-type: none">• Magnetometry has identified significant ferrous anomalies consistent with pile locations.• The southern pile group aligns broadly with one existing design record.• The northern pile group does not fully match any historic drawings, confirming inconsistencies.	

- Radar surveys (four datasets) could not resolve individual pile caps due to interference or material composition.
- Evidence strongly supports presence of piles, but their precise geometry remains uncertain.

Discussion Points:

- Residents asked whether the piles relate to observed erosion areas. Engineers confirmed piles were originally installed to stabilise the road.
- Colin Harrison provided local historical context on installation and surfacing works.
- Colin queried whether pile location mapping affects Phase 1. Lyndsey/David clarified:
 - **Phase 1 will proceed as planned.**
 - The data will be passed to Haskoning to model only whether Phase 1 could be delayed to a spring 2027 start for better weather conditions.
 - The presence of piles will also inform the Phase 2/3 erosion modelling, but do not change the scheme.

Action: AtkinsRéalis + Haskoning to review whether pile data allows refined erosion modelling (meeting same day).

David Shea

3.2 Design Progress – Detailed Design GA Drawing

David Shea presented the updated General Arrangement for the Cowbar Lane realignment.

Key Points:

- New carriageway will be generally 4m wide increasing to 5.5m around the bend to allow vehicles to pass more easily.
- The alignment is designed to stay outside the erosion line and minimise impact on properties.

- The junction to the access track to rear of cottages will be widened for improved turning.
- The National Trust access will be relocated slightly south with new pedestrian and vehicle gates.
- The existing road will be retained for parking with new ramped connection.
- The fence line against the cliff will be in post-and-five-rail timber fencing.
- A strengthened 1:2 earthwork slope used to avoid retaining walls near the parking area for the cottages.
- Parking area for nos 8&9 minimally affected; slight regrading proposed to tie into the new kerb line.

Resident Queries:

- **Gradient Concerns:** Ann asked if the new road will be steeper; David to supply **long-section drawings** to demonstrate similarity to existing levels.
- **Turning for Emergency Vehicles:** A swept path analysis to be provided.
- **Drainage at cottages 8–9:** Colin raised flooding risk if kerb detail altered.
 - David confirmed that an upstand kerb will be retained with new drainage installed along the realigned road. The existing cliff outfall to the north will be replaced with a positive inland connection.

Actions:

- DS to supply long sections and swept path diagrams.
- DS to review kerb continuity and drainage around cottages 8-9.

David Shea

- Harbour Master information on quay usage.
- Final programme risks and updated costs from Atkins.

6. Project Plan

- The detailed design is progressing.
- Planning application is scheduled for autumn 2026 following a public exhibition at Loftus Town Hall.
- Delivery works planned for early Spring 2027 to avoid a winter start.

7. Funding/Bid

- New national Environment Agency funding rules effective from April 2026.
- Partnership Funding Calculator has been removed. Projects under £3m theoretically eligible for 100% Grant in Aid funding but prioritised by their Return on Government Investment, making the benefits-to-cost ratio critical.
- Cowbar scheme benefits are currently low relative to the scheme costs.

Opportunities:

- The potential to use market-based property values if evidence supports VOA uplift.
- Consideration of wider benefits, including retention of National Trust land and deprivation indices.

8. Wider Comms

- The Council's webpage remains the central hub for agendas, minutes and drawings.
- Updated detailed design and long-section drawings to be uploaded.

9. Any Other Business

9.1 A174 Resurfacing

- 240m of resurfacing at the Cowbar Lane junction with A174 is complete.

9.2 Cliff Monitoring – RS

- New monitoring report is due next week; headline is below-average rockfall with no acceleration in major landslide areas.
- Since 2011, cumulative rockfall volume has been equivalent to three Olympic size swimming pools.

9.3 Yorkshire Water Works

- Mobilisation beginning next week with the site compound being established.
- YW communications issued to residents.
- Works are expected to run for approx. 6 months so completing before the Cowbar scheme mobilisation.

Next Meeting - Date to be confirmed, but probably linked to the completion of the detailed design and draft planning submission.

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