



Agenda

Staites Project Steering Group

20/05/2026 14:00-15:00

1. Introductions

2. Minutes from previous meeting

3. Project Update

- AtkinsRealis

- Haskoning (Pile Investigation)

4. Internal Processes –

- Estates & Valuation

- Land acquisition (Grinkle estate)

- Cabinet Approval 14th July 2026

5. External Processes

- Haskoning OBC update

6. Project Plan - AtkinsRealis

7. Funding/Bid

- EA MTP

8. Wider Comms

Residents meeting in place of next Project Steering group 15th July 2026

9. A.O.B

- High Point Rendall scheme - Rock Armour positioning

- Street Lighting – AtkinsRealis Plan

**REDCAR & CLEVELAND BOROUGH COUNCIL
HIGHWAYS AND CONSTRUCTION DEPARTMENT**

RECORD OF MEETING

SUBJECT:	COWBAR STEERING GROUP MEETING
DATE:	20 th May 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
Brian Masterton – RCBC Estates Surveyor
Marian Fairley – RCBC Councillor
Tim Gray – RCBC Councillor
David Shea – AtkinsRealis
Joe Allen – Environment Agency
Jonathan Kellagher – Environment Agency
Emma Hick – Haskoning
Dave Robinson – North Yorkshire Council
Georgia Tiffney – North York Moors National Park
Colin Harrison – Cowbar Resident
Ann Johnson – Cowbar Resident

Apologies:

Ross Asadi – RCBC Transport Engineering and Highways Service Lead
Carl Quartermain – RCBC Councillor
Wayne Davies – RCBC Councillor
Tim Brown – RCBC Conservation Advisor
Allison Hughes – Haskoning
Sam Dibaj – JN Bentley

Chris France – North Yorkshire Moors National Park
Jason Alred – Yorkshire Water
Robert Green – Yorkshire Water
Linda White – RCBC Councillor
Ashley Line – RNLI
Andrew Wiggins – Yorkshire Water
Claire Brown – Environment Agency
Peter Jones – North Yorkshire Moors National Park Representative
Andrew Green – Mott MacDonald Bentley – Contractor for Yorkshire Water
Robin Siddle – North Yorkshire Council
Tim Wilbraham – Mott MacDonald Bentley – Contractor for Yorkshire Water

REDCAR & CLEVELAND BOROUGH COUNCIL

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>No need for introductions again however new attendee introduced herself – Georgia Tiffney from North York Moors National Park – Community Engagement Officer.</p> <p>2. Minutes from previous meeting</p> <p>Clarification: Timing of planning submission previously recorded incorrectly as Autumn. Confirmed by L Hall this was incorrectly picked up by recording of meeting and AI generated minutes.</p> <p>Brian Masterton confirming we have not had a contract of sale from vendors and this has been chased and there are some questions with regards to the ownership of garden at the rear. Maybe a Statutory Declaration indicating owners have been using garden.</p> <p>Amendment raised: reference should read 8 & 9 Cowbar Bank not cottages.</p> <p>No further objections raised.</p> <p>Proposed: Simon Houldsworth Seconded: David Shea</p>	

3. Project Update

3.1 AtkinsRealis – Design Progress

- David Shea confirmed that detailed design work is progressing well and is nearing completion. He presented updates on the drainage design, confirming that new gullies will be installed, which will significantly improve the current situation where none exist. The kerb alignment has been amended to tie into the existing levels in order to prevent water runoff issues, which addressed concerns previously raised by residents.
- In relation to street lighting, it was confirmed that two existing columns will be removed and replaced with three new columns designed to meet dark sky requirements in line with National Park guidance. It is anticipated that the new columns will be approximately six metres in height, although this will be confirmed.
- The highway realignment was discussed, including cross-sections and long sections, with gradients of up to approximately 21%, which are comparable to existing conditions on Cowbar Bank. Earthworks associated with the scheme will largely result in material being removed from site, although any suitable topsoil may be retained for reuse.
- Colin Harrison raised the presence of a large number of daffodil bulbs within the verge area. It was agreed that options would be explored to preserve or reuse these bulbs as part of the landscaping works, subject to further advice.

3.2 Haskoning – Pile Investigations

- Emma Hick provided an update on the erosion modelling, which has been refined using updated survey data and historic information relating to the piles. It was explained that

the cliff is expected to continue to retreat until it reaches a natural stable angle, after which the presence of the piles will temporarily slow or halt further erosion. However, it is anticipated that the piles will eventually fail, resulting in a reversion to normal erosion rates.

- It was confirmed that a programme of monitoring will be implemented, with trigger points identified for future action. Based on the findings, it was concluded that Phase 1 construction in 2027 remains feasible without a significant increase in risk.
- The future use of Cowbar Lane was also discussed. It was confirmed that the lane will remain in place temporarily to provide parking, although this will be gradually withdrawn once erosion reaches agreed trigger points and poses a safety risk.

4. Internal Processes

4.1 Estates & Valuation

- Brian Masterton confirmed that the Council is still awaiting receipt of the contract of sale from the vendor's solicitors in relation to the acquisition of No. 2. It was noted that there are ongoing queries regarding the ownership of the rear garden, as this area does not appear to be included within the registered title. As a result, an adverse possession route may need to be considered.

4.2 Land acquisition (Grinkle Estate)

- Discussions are also ongoing with representatives of the Grinkle Estate, with contact having been established with Ferelith Drummond from the Palmer Estate. At present, there remains some uncertainty regarding whether the land in question forms part of their ownership or relates only to mineral rights.

- Local knowledge provided by Colin Harrison may assist in establishing a statutory declaration if required to support the ownership position.

4.2 Cabinet Approval

- Lyndsey Hall confirmed that the project strategy is scheduled to be presented to Cabinet on 14th July 2026 for approval and adoption. Subject to this approval, a further report outlining the full scheme, including costs and funding arrangements, will be submitted to Cabinet in September 2026.

5. External Processes

Haskoning (OBC update)

- Emma Hick confirmed that the Outline Business Case is approximately 80 to 85 percent complete. The remaining work primarily relates to the economic appraisal, which will incorporate the updated erosion modelling data. Once complete, the OBC will be submitted to the Environment Agency.

6. Project Plan

- David Shea advised that the detailed design is in the final stages of completion and is expected to be completed by the end of June 2026. The work is currently undergoing internal checking, coordination, and review across all disciplines.

7. Funding/Bid

- Joe Allan provided an update on Environment Agency funding. It was noted that new funding rules introduced in April 2026 mean that projects with a value below £3 million may be eligible for up to 100 percent Grant in Aid funding, although funding remains competitive.
- It was confirmed that several funding streams are being explored, including Grant in Aid, Local Levy funding, and the Coastal Adaptation Pilot Fund, which is a £12 million national fund. An initial Grant in Aid bid of approximately £500,000 has been considered, with further refinement required ahead of upcoming deadlines.
- Key deadlines include early June for the next stage of the Grant in Aid submission and 30th June 2026 for the Coastal Adaptation Pilot Fund expression of interest.

8. Wider Comms

- It was agreed that the next scheduled Steering Group meeting will be replaced with a public residents meeting. This meeting is proposed to take place on 15th July 2026 at Loftus Town Hall during the early evening.
- It was discussed that it would be preferable for this meeting to take place prior to the submission of the planning application in order to demonstrate that consultation has been undertaken. It was agreed that residents would be notified via a letter drop to ensure comprehensive coverage of the local community.

9. Any Other Business

9.1 High Point Rendall Scheme – Rock Armour

- A query raised by a resident regarding the impact of rock armour on erosion was discussed. Professional opinion confirmed that the rock armour installed as part of the High Point Rendall scheme has helped to dissipate wave energy and reduce erosion rather than exacerbate it.

- It was agreed that undertaking further modelling to investigate this issue would not be proportionate or cost-effective at this stage, particularly as it would not influence the current scheme. A response will be drafted to the resident to explain this position.

9.2 Street Lighting

- Street lighting was discussed further under Any Other Business. It was confirmed that the proposed lighting design is compliant with National Park requirements. Further confirmation will be sought regarding the exact column heights.

Actions

Lyndsey Hall will confirm the approach to the planning application, draft a response to the resident regarding the rock armour query, and make arrangements for the upcoming residents meeting including issuing a letter drop.

David Shea will complete the detailed design and confirm the proposed street lighting column heights.

	<p>Brian Masterton will continue to progress the land acquisition and clarify outstanding ownership issues.</p> <p>Emma Hick will finalise the Outline Business Case and complete the economic appraisal.</p> <p>Lyndsey Hall and Joe Allan will continue to develop and submit funding bids.</p> <p>AtkinsRealis and RCBC will investigate options for the preservation or replanting of the existing daffodil bulbs.</p> <p>Next Meeting - The next meeting will be a public residents meeting held in place of the Steering Group on 15th July 2026 at Loftus Town Hall.</p>	
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