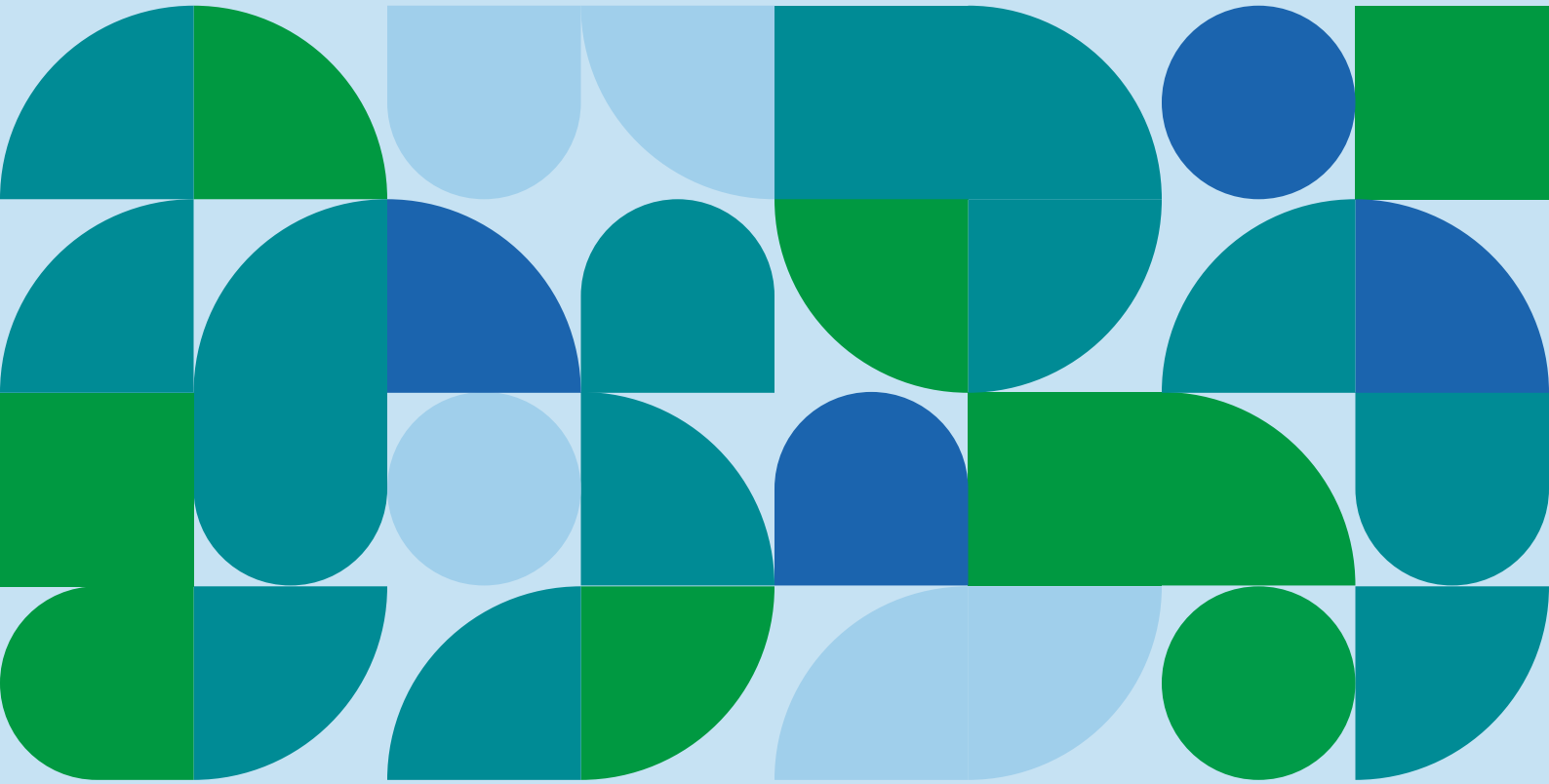
REDCAR & CLEVELAND

LOCAL PLAN SCOPING CONSULTATION

November 2026



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1. Introduction



Purpose of this Report

1.1 The new Redcar & Cleveland Local Plan will set out the vision, objectives, spatial strategy and policies for development in the plan area for at least 10 years from the adoption of the plan. It will cover all parts of the borough, outside of the North York Moors National Park. The Local Plan will interpret national planning policies within the context of Redcar and Cleveland and will aim to ensure that the future development of the borough is planned in a sustainable manner.

1.2 This Scoping Report is the first stage in identifying what the Local Plan will need to address in order to meet the aim set out above. This document will set out our thoughts on what the new Redcar & Cleveland Local Plan should cover and how we should engage with residents and other stakeholders as the plan progresses. It will provide the context for preparing the new Local Plan, set out key priorities for the Plan and local issues that could be addressed. It will also present some options for the vision and outcomes of the new Local Plan.

1.3 The purpose of the consultation on the Scoping Document is to seek your views on what the new Local Plan should cover. No decisions have yet been made on the priorities of the Plan or its content. We have set out a series of questions to gather opinions and insights from residents, and other stakeholders. We will then use any feedback received to help us prepare a new Local Plan that aligns with the aspirations of local communities.

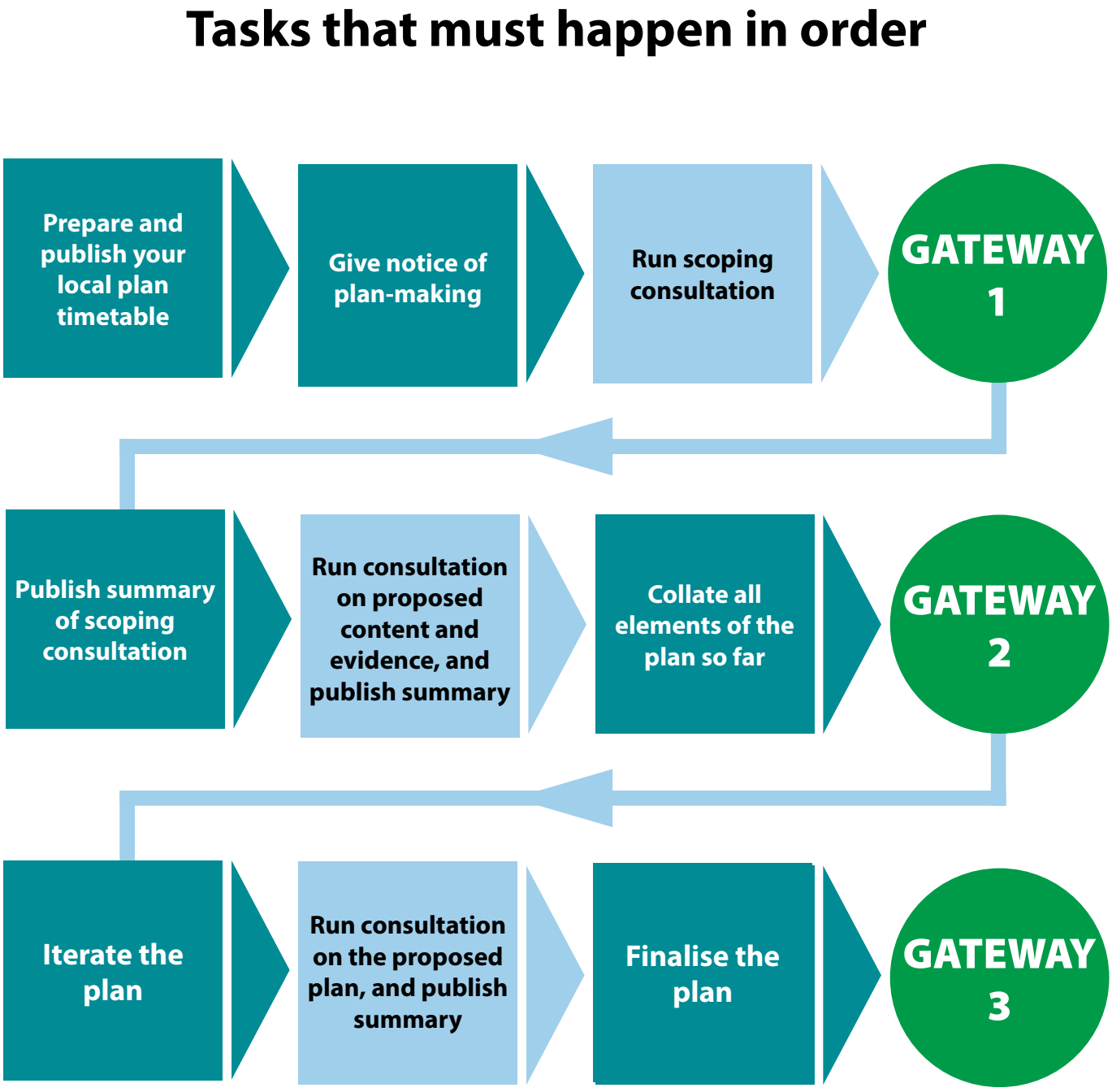
1.4 This report is available for comments from 16 November 2026 - 18 December 2026.

1.5 Following this consultation, we will use your feedback to develop a Local Plan Engagement Strategy for the Local Plan and to help us progress to the next stage in the plan-making process, which will be a consultation on the Proposed Local Plan Content and Evidence. We will also publish a summary of the consultation responses received.

The Plan Making System

1.6 In March 2026, the Government published The Town and Country Planning (Local Planning) (England) Regulations 2026 which brought into effect a new plan-making system that aims to speed up the process of preparing Local Plans and make them easier to use.

1.7 The new system sets out a clear process which must be followed when preparing a Local Plan and this Scoping Consultation is the third stage in that process, following the Council's publication of the Timetable and Notice to Commence on 23 October 2026.



1.8 The new Local Plan must also be prepared in accordance with the National Planning Policy Framework (NPPF). The current version of the NPPF was published in August 2026 in order to reflect the new plan-making system. The NPPF sets out national planning policies and explains how these should be applied in practice.

1.9 As well as guiding decisions on Local Plan content, the NPPF also contains National Decision Making Policies (NDMPs) that provide consistent national policies on certain planning matters that must be used in decision-making on planning applications, such as achieving sustainable development, adapting to climate change, meeting the need for homes and improving the natural environment. These NDMPs are intended to improve consistency and reduce repetition across Local Plans and we will not be able to replicate, replace or modify any of these policies through our Local Plan.

Existing Local Plan

1.10 The current Redcar & Cleveland Local Plan was adopted in May 2018 and needs to be updated to reflect the Government's new planning system and housing requirements. The policies of the 2018 Local Plan will be fully replaced by the new Local Plan, which will be very different from the current adopted plan because the NDMPs now cover many of the issues that were addressed previously.

1.11 The Tees Valley Joint Minerals and Waste Development Plan Documents (2011) form part of the development plan for the borough and also need to be updated. The policies in these documents will be replaced in a new Joint Tees Valley Minerals and Waste Local Plan that will be prepared by the five Tees Valley authorities of Darlington, Hartlepool, Middlesbrough, Redcar & Cleveland and Stockton-on-Tees. The new Redcar & Cleveland Local Plan will, therefore, not address issues relating to minerals and waste and these issues will continue to be dealt with separately.

Spatial Development Strategy

1.12 The Planning and Infrastructure Act 2025, placed a duty on combined authorities, combined county authorities, upper-tier councils and unitary authorities to prepare Spatial Development Strategies (SDS) for their area.

1.13 Spatial Development Strategies are high-level strategies for long-term strategic growth and the major infrastructure required to support this growth. For the Tees Valley area, the SDS will be prepared by the Tees Valley Combined Authority (TVCA). The Redcar & Cleveland Local Plan will be required to support the delivery of the SDS and be in general conformity with its policies.

1.14 The new Local Plan will be progressed while the Tees Valley SDS is being prepared because the Government has confirmed that emerging SDSs should not delay councils preparing their Local Plans. It will be important to ensure that the Council fully engages in the preparation of the SDS and we will work to prepare a plan and evidence base that is consistent with the emerging SDS.

Supplementary Planning Documents

1.15 Our current Local Plan is supported by a number of Supplementary Planning Documents (SPDs) that provide guidance on a number of specific planning topics, such as developer contributions, affordable housing, the design of residential areas and shop fronts and advertisements. The new planning system replaces SPDs with Supplementary Plans, which will have the same weight as Local Plan but which will only be able to address specific limited

issues. These supplementary plans will be limited to providing locally specific design standards or directing site-specific development.

1.16 We will, therefore, need to consider whether there is detail from our existing SPDs that should be included in the new Local Plan and whether there is the need for more detailed requirements to be included in future Supplementary Plans to be prepared once the new Local Plan has been adopted.

Timetable

1.17 On 8th October, the Council agreed a new Local Plan Timetable to set out when the key stages of Local Plan preparation are expected to be met. The timetable is available on our website and will be updated regularly as work progresses.

1.18 The timetable we published on 23 October is set out below.

Table 1: Local Plan Timetable October 2026

Key Stage	Date
Notice to Commence made available	23 October 2026
Scoping Consultation	16 November 2026 - 18 December 2026
Publication of Gateway 1 assessment	26 February 2027
Local Plan Content and Evidence Consultation	27 September 2027 - 5 November 2027
Gateway 2 Submission	24 December 2027
Proposed Local Plan Consultation	25 September 2028 - 4 December 2028
Gateway 3 Submission	26 January 2029
Submission to SoS for Examination	26 March 2029
Adoption	26 September 2029

SEA and HRA

1.19 The Environmental Assessment of Plans and Programmes Regulations 2004 require that plans setting the framework for consent on future development projects are subject to an environmental assessment. The object of the Strategic Environment Assessment (SEA) is to provide for a high level of environmental protection and the integration of environmental considerations into the preparation and adoption of plans and programmes.

1.20 The Government has stated its intention to replace SEAs with Environmental Outcomes Reports (EORs). However, at the current time these requirements have not been formalised through regulations and, as such the Environmental Assessment of Plans and Programmes Regulations 2004 continue to apply.

1.21 The Council will, therefore, be preparing an SEA to inform the development of the plan. The first stage of this will be a draft SEA Scoping Report, which will be subject to consultation in due course. This Scoping Report will set out the proposed scope, methodology, and environmental considerations for assessing the potential impacts of the Local Plan.

1.22 Regulation 61(1) of the Conservation of Habitats and Species Regulations 2017 requires that:

"A competent authority, before deciding to undertake, or give any consent permission or other authorisation for, a plan or project which:

- is likely to have a significant effect on a European site or a European offshore marine site (either alone or in combination with other plans or projects), and
- is not directly connected with or necessary to the management of that site,

must make an appropriate assessment of the implications for that site in view of that site's conservation objectives."

1.23 This assessment is known as a Habitat Regulations Assessment (HRA). The Council will be preparing a HRA to accompany future drafts of the Local Plan and to ensure that the implications of the Local Plan upon European protected sites are identified and fully considered.





Community Engagement

1.24 Previously, we have consulted on the Local Plan, our SPDs and other planning strategy documents by following the methodology set out in the 2021 Statement of Community Involvement (SCI). However, the SCI is not part of the new planning system for local plans. Instead, we will be preparing a Local Plan Engagement Strategy that will set out how we will involve residents, and other stakeholders, in the Local Plan process. This strategy will be published in February, when we publish our Gateway1 self-assessment information.

1.25 In our Local Plan Engagement Strategy, we intend to propose a range of methods to involve local residents and communities. Table 2 sets out what these might include.



Table 2: Potential Methods for Consulting on Planning Policy Documents

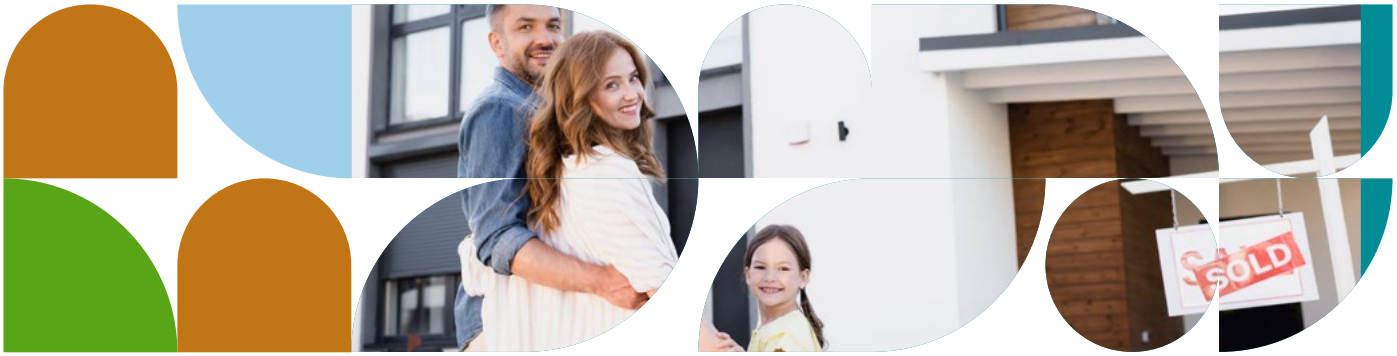
Plan-making Stage	Potential Communication Method	Target Audience
Proposed Content and Evidence Base Consultation Draft Local Plan Consultation	Letters and Emails	Sent directly to relevant stakeholders and residents whose details are on our Consultation List.
	Press Releases	All residents, businesses and other stakeholders.
	Social Media	
	Posters and Documents in Council Offices and Libraries	
	Council Website – www.redcar-cleveland.gov.uk	
	Engagement with Parish and Town Councils	
	Public Information Sessions	

Question 1: Are there any other methods of communication or engagement that you would like us to use when consulting on the Local Plan?

Question 2: Do you have any other views on how the Council should be involving local communities in the Local Plan?

Question 3: Would you like to join our Consultation List, so that you can be directly notified of future planning policy consultations?

Please see our Privacy Notice before responding - https://www.redcar-cleveland.gov.uk/about-the-council/privacy-notices/planning-strategy



Call for Sites

1.26 We began the process of finding sites to meet future development needs by undertaking a 'Call for Sites' exercise in 2025. This is where we asked for submissions of potential development sites from landowners, developers, and others with an interest in land in the borough. We are now assessing the sites we received. This process will be set out in detail in our site assessment methodology, but involves a review of the physical characteristics of the site, any constraints that have been identified and an assessment of suitability, availability and achievability.

1.27 A map of the sites submitted or identified will be available in due course and as part of the review of the Housing and Economic Land Availability Assessment (HELAA). The current HELAA is available on our website. We are still able to receive further submissions after the initial 'call' and before we finalise our pool of potential sites, to enable as many potential sites to be considered as possible. Please go to the call for sites page on our website to register any new sites you may want us to consider.

1.28 Once we have assessed each of the sites, we will have a collection of potential sites for allocation in the replacement Local Plan. Even if a site is considered to have scope for development, that does not mean that it will automatically be allocated as a site in the new plan. We will then have to consider the site options we have alongside wider factors, such as the spatial strategy we want to adopt in the plan. Your views on the vision and the priorities of the Local Plan will influence the sites chosen.



2. Scope of the Local Plan

Context of the Vision and Outcomes

2.1 The NPPF requires that Local Plans set out a positive vision for their area which is supported by no more than 10 measurable outcomes. The vision should set out how the borough should change over the period of the Local Plan. In order to develop this vision and to understand how the borough should change, we first need to consider the factors which are likely to have greatest impact on the direction of growth over the plan period.

2.2 A SWOT analysis of the perceived strengths, weaknesses, opportunities and threats will help us to identify the key issues affecting the borough, the main factors that the visions and outcomes should address and where the policies in the Local Plan could have the most impact. Our SWOT analysis is set out below.

A SWOT Analysis of Redcar & Cleveland

Housing

Strengths	Weaknesses
• Attractive market locations adjacent to the coast and North York Moors National Park.	• Higher proportion of vacant dwellings compared to the national average. • Areas of older housing stock with limited potential to upgrade for efficiency or to match current lifestyles. • Limited activity by small and medium sized house builders.
Opportunities	**Threats**
• Renewal of unpopular or outdated housing stock to improve energy performance. • Availability of large greenfield areas to support higher housing requirement. • Potential to use housing requirement to encourage in-migration of working age households to support local economic growth and a more balanced demographic.	• High proportion of the population aged over 65, leading to increased pressure on accommodation for the elderly and care provision. • Low housing viability area and unpopular housing neighbourhoods with high levels of multiple deprivation and state dependency.

Environment

Strengths	Weaknesses
● Strong landscape character with Heritage Coast, proximity to the North York Moors National Park and the historic landscape of the Eston Hills ● Rich natural environment with international, national and locally important protected sites ● Long established natural regenerations of some historic industrial sites, providing natural and recreational areas.	● Declining species and some habitats in poor condition. ● Reliance on private car trips due to dispersed population and areas of comparatively poor public transport services.
Opportunities	**Threats**
● Supporting the delivery of the Local Nature Recovery Strategy, which will identify opportunities for nature recovery. ● Supporting low-carbon innovation and a greener economy.	● Increased recreational visits to the coast, impacting upon the Teesmouth and Cleveland Coast Special Protection Area and Ramsar Site. ● Pressure from increased economic activity and climate change, including pollution and flooding. ● Impact on landscape character from strategic scale developments.





Economic Growth

Strengths	Weaknesses
Natural assets providing opportunity for tourism and leisure economy. Regionally and nationally important facilities and major employers located within the borough. Good supply of available employment land, particularly on specialist employment sites at Teesworks and Wilton International Comparatively low employment and housing costs. Strong education and training offer, including schools, colleges and employment and training hubs.	Lower proportion of the population is working age compared to the national average. Lower levels of education attainment, workforce skills and employment of the working age population relative to regional and national averages. Historically high levels of land availability and relatively slow take up of employment land. High vacant property levels in some town centres which can undermine their purpose and attractiveness.
Opportunities	**Threats**
The Council's investment projects revitalising local centres and providing economic opportunity. Availability of land and large serviced plots at Teesworks. Potential to support new and emerging industries and infrastructure, including those with a high land take. Potential support the Net Zero economy. Develop the visitor and tourism economy associated with the coast and the North York Moor National Park.	Slow down in the global economy and loss or contraction of global employers. More limited job opportunities, particularly in rural parts of the borough may result in the further loss of working age population from these areas and the borough as a whole. Changes in technology and increased use of AI reducing labour-intensive employment. Changes in the retail sector impacting upon the vitality and viability of the town centres.



Transport

Strengths	Weaknesses
Passenger rail services with national and regional connectivity. Major deep-sea port and intermodal rail terminal at Teesport. Low traffic congestion levels compared to more heavily urbanised authorities.	Some areas have reduced transport connectivity, especially in relation to rail links. 58.5% of residents live in neighbourhoods with a nationally high risk of transport related social exclusion.
Opportunities	**Threats**
Strategic investment in transport infrastructure and improved transport services. Strategic developments providing opportunities for active travel routes and critical mass of transport services.	Bus services in more rural areas vulnerable to reduced service provision.





Community

Strengths	Weaknesses
Generally good access to open space and green infrastructure. High levels of natural space within or adjacent to urban areas, augmented in some areas by proximity to the coast and countryside. Strong grass roots community ethos in some areas. Parished areas support the traditions of community action and collaboration.	Uneven distribution of opportunities with some areas having higher levels of deprivation and health inequality. Aging population increasing pressure on health and social infrastructure. Higher than average childhood obesity rates.
Opportunities	**Threats**
Investment projects, that are delivered by the Council and partners, providing community infrastructure. Rationalisation of public space to achieve a better and more sustainable balance between the quantity and quality of provision. Plan positively to ensure future growth supports improved infrastructure, services and facilities for existing and new residents..	Potential loss of community facilities, such as shops and pub, particularly in rural and less populated areas, where service provision is lower and businesses and services perform a more critical role in the community. Reduced quality of open spaces and community facilities due to anti-social behaviour and increased maintenance demand. Continuing budget pressures and rationalisation, could lead to the decline or loss of some spaces and facilities.

Question 4: Are there any further strengths, weaknesses, opportunities, or threats that should be considered in developing the new Local Plan?



Our Vision

2.3 The new Local Plan will include a vision statement that will set out what we want the Local Plan to achieve and how we want the borough to look at the end of the plan period. This vision should provide an aspirational, but also realistic, direction for the borough and it should have regard to meeting identified development needs of the borough in a sustainable manner.

2.4 Our current vision in the 2018 Local Plan states:

The Redcar & Cleveland Local Plan will ensure that, by 2032, the needs and aspirations of our communities will be met through the delivery of sustainable development across the borough.

We will grow a successful and resilient economy, generating jobs and prosperity for people and businesses in Redcar and Cleveland. We will strengthen our economic assets by building economic capacity; growing and diversifying the local economy; and enhancing the borough as a place of choice. Our workforce will be competitive, with high standards of employability and the skills that businesses need.

The provision of a range of good quality housing will allow our younger and economically active people to remain in the borough, whilst the needs of a changing population will be met. The majority of development will take place in the most sustainable locations in our urban and coastal areas. We will maximise the re-use of previously developed land and limit the unnecessary development of greenfield sites. Settlements will continue to maintain their individual identities, protected from coalescence.

Our important natural and historic assets will be protected and enhanced, in order to provide good quality environments that will allow wildlife to thrive and, in which, people can live, work and enjoys pending their time. Good quality transport links will provide access to all parts of the borough, and connect residents and visitors to jobs, facilities and the attractions of the borough.

2.5 This vision guided the strategy and policies of the existing Local Plan and, as we progress with a new Local Plan, we will have to write a new vision that will reflect up dated ambitions for the area.

Question 5: How would you like the borough to have changed in the future?

Question 6: What issues would you like to be addressed in the Local Plan Vision?

Measuring Success

2.6 While the vision will set out how we want the borough to have changed by the end of the plan period, the outcomes will describe what success in achieving our vision looks like. The outcomes must be locally specific, tangible and easy to monitor the plan against. They should also flow directly from the vision and link explicitly to Local Plan policies.

2.7 We will refine the outcomes as we progress with the Local Plan and will publish a draft Vision Statement with the proposed measurable outcomes at our next consultation on the proposed plan content and evidence. However, we would like your early thoughts on what those outcomes could be.

2.8 The outcomes that were chosen for the previous 2018 Local Plan are set out below and we would like to know whether you think our new Local Plan should still focus on achieving those outcomes or whether we should be measuring our success against different or additional outcomes.

Outcomes from the 2018 Local Plan

- Grow our economy and create more jobs;
  - Safeguard existing businesses and support them to grow
  - Secure inward investment
  - Get local people into jobs
- Develop great places to live;
  - Good range and quality of housing
  - Clean, safe and attractive neighbourhoods
  - Top quality schools
- Improve quality of life;
  - Things to enjoy
  - Promote positive health choices
  - Protect vulnerable people
  - Improve transport and access

Question 7: Are there any specific measurable outcomes that could be used to measure the delivery of the new Local Plan vision?



Our Priorities

2.9 Based on the existing Local Plan vision and outcomes and the priorities of other Council plans and strategies, such as the Corporate Plan and our organisational strategies, we have identified the following key priorities for the new Local Plan.

- **A Sufficient Supply of Homes** – Provide for the delivery of sufficient levels of housing, in a range of types and tenures, to meet the needs of all residents, now and in the future.
- **A Prosperous Economy** – Provide sufficient employment land and opportunity to meet our needs and to attract investment and new businesses, promote vibrant town centres and support resilient tourist and rural economies.
- **Well-designed places** – Ensure that development contributes to well-designed, attractive places and responds to local or historical character and the needs of local communities.
- **Protecting the environment and building climate resilience** – Protecting and enhancing our natural environment, landscapes and green spaces, and mitigating and adapting to climate change.
- **Healthy and Inclusive Communities** - Creating healthy places, reducing health inequalities, and supporting active lifestyles.
- **Transport, Infrastructure and Connectivity** – Delivering transport and infrastructure that supports growth and improves connectivity.

Question 8: Do you agree with these priorities for the Local Plan?

Question 9: Do you want to suggest any additional or alternative priorities for the Local Plan?

A Sufficient Supply of Homes

2.10 The Government sets mandatory targets for house building. The figure is updated annually, and our current local housing need is 577 new homes per year. The total number of houses that are required to be planned for will depend on the length of the period that the Local Plan covers. The NPPF requires that local plans cover a period of no less than ten years from adoption, but they can cover a longer period where this would help support the delivery of longer-term infrastructure or strategic development. We will need to consider how long the new plan period should be.

2.11 The 2018 Local Plan covers a period of 15 years. If the new Local Plan were to also have a 15 years plan period, this will require nearly 9,000 homes to be planned for (based on the current local housing need of 577 new dwellings per year). To put this in a local context, this will equate to a similar size of development as the current estimated number of dwellings in Guisborough.

2.12 We also need to make sure that these homes are well built, supported by adequate infrastructure and provide for the needs of our communities. The plan will need to provide for homes for different groups that include, people who need affordable homes, older people, disabled people, families, travellers and other groups with varying needs and wishes. We also want the plan to provide choice of where and how people live.

2.13 The Local Plan will need to allocate enough land to enable the mandatory housing requirement to be met. Houses on sites under construction at the start of the plan, and other developable sites with planning permission, will count towards the housing requirement figure but we will also need to identify more land for housing development. The Local Plan will include a spatial strategy to guide site allocations and locations of development and growth and we will need to consider how we decide where to build new housing.

2.14 The new Local Plan could set out a strategy to prioritise brownfield land for housing but, due to the number of new houses needed, greenfield land will also need to be identified. Our strategy could be to focus the majority of housebuilding in a new settlement, with new infrastructure and services. Or we could seek to build large urban extensions nearer to existing services and infrastructure. We could also seek to distribute the development of new housing across the borough.

2.15 As well as identifying the right places for new homes, we also need to develop policies that help us provide the right type of homes. We will need to include policies or site requirements that deliver enough affordable housing and housing that is suitable for groups of people with differing needs. We will be updating our evidence on the housing needs across the borough and this will shape the development of our housing related policies as we progress through the Local Plan process.

Question 10: Which areas do you think are suitable for new housing?

Question 11: What types of housing site do you think we should prioritise in the Local Plan?



A Prosperous Economy

2.16 A strong and effective local economy is important for the prospects of local people. It will provide higher skilled jobs and increase opportunities for employment and education, increasing the money spent in local businesses and the vitality of our town centres.

2.17 The Local Plan will set out a clear economic vision and strategy that is aligned to strategic and local strategies for economic development and regeneration, including the Government's Industrial Strategy and the Tees Valley Local Growth Plan. To support this vision, we will include policies that will support business investment and employment and will allocate enough employment land to meet existing and future economic demands over the plan period, to allow new investment and the expansion of existing industries and businesses.

2.18 The plan will need to include policies that support different sectors of our economy, including rural, tourist and leisure businesses. It will also need to provide for vibrant and attractive town centres and could consider redefining town centre boundaries or allocating land for town centre uses. It will consider opportunities to broaden the mix of uses in our centres or to bring vacant sites and premises back into use to encourage increased footfall into the centres and support local shops and other businesses.

2.19 We will be preparing new evidence on the borough's economic needs and demand over the plan period to help us shape policies that deliver a prosperous economy for Redcar and Cleveland.

Question 12: How can the Local Plan support business growth and local jobs?

Question 13: Which type of industries should the Local Plan plan to support in the future

Question 14: How can the Local Plan help our town and retail centres?

Well-Designed Places

2.20 As well as providing enough land and opportunity to meet the development needs and aspirations of the borough, the plan should also allow for the creation of well-designed, attractive and high-quality places that contribute to a safe, healthy and inclusive borough.

2.21 It is currently intended that locally specific design standards will be set out in a supplementary plan that will be prepared separately to the Local Plan, but which will also form part of the development plan for the borough when it is adopted. However, the Local Plan can also include policies and site allocation requirements that include local parking standards, protect existing and provide for new open spaces, and identify an appropriate scale or density of development to make effective use of allocated land.

2.22 As well as considering the form and design of new developments, it will also be important to consider how new developments may fit within a historic environment and how our heritage assets can be enhanced or protected.

2.23 We are already under way with a programme of updating the existing appraisals and providing management plans for all of the conservation areas in the borough. When preparing the new Local Plan, we are intending to develop a local list to identify non-designated heritage assets that are important to the community. We will also consider how any design codes and masterplans can ensure there is a sympathetic approach to the historic environment and how historic buildings can be kept in active use to ensure they remain valued properties.



Question 15: How can new development improve the character of the borough?

Protecting the Environment and Building Climate Resilience

2.24 The natural environment of Redcar and Cleveland includes a wide variety of biodiversity and geodiversity assets including sites and species of international, national and local importance, such as the Teesmouth and Cleveland Coast Special Protection Area and Ramsar Site and multiple Sites of Special Scientific Interest (SSSI). The borough also benefits from nationally and locally important landscapes, such as the North Yorkshire and Cleveland Heritage Coast, the North York Moors National Park, and the historic landscape of the Eston Hills.

2.25 The Local Plan will need to protect and enhance these important habitats and landscapes. The plan will also need to support the minimal loss of best and most versatile agricultural land, improve our air quality and our water environment, and, where appropriate, enhance the biodiversity of green spaces and the countryside, alongside ensuring that the developments we need for our economy and communities work with nature. The Tees Valley Local Nature Recovery Strategy will be important to this process as it will set out priorities and opportunities for nature recovery across the Tees Valley and the Local Plan will need to take into account these opportunities and consider how they can be integrated with development.

2.26 The Council declared a climate change emergency in 2019 and has developed a Climate Change Strategy that aims to achieve sustainable carbon neutrality for the Council by 2030 and to identify appropriate measures to support our communities to mitigate and adapt to the impact of climate change. It will be important for our Local Plan to reflect this commitment and to contribute to reductions in greenhouse gas emissions and to improve the borough's resilience to the effects of climate change.

2.27 When preparing the Local Plan, we can consider whether we are able to set energy efficiency standards for buildings that go beyond Building Regulations requirements. The plan can also include other measures to address climate change, such as delivering sustainable patterns of development; identifying opportunities for green infrastructure provision and nature-based solutions; supporting active travel; and addressing the challenges relating to flood risk and coastal change.

2.28 The Local Plan will also need to consider making provision for development which is required for new or enhanced renewable and low carbon energy development and will need to plan positively for the increased supply and use of renewable and low carbon energy. The current Local Plan identifies areas that are potentially suitable for wind or solar developments, having had regard to landscape sensitivities and constraints. The new plan will need to revisit these areas and other opportunities for renewable and low carbon infrastructure.

Question 16: What factors should be considered when identifying potentially suitable areas for renewable and low carbon energy?

Question 17: Do you think there are any other issues and opportunities, in relation to the environment and climate change, that the Local Plan should address?

Healthy and Inclusive Communities

2.29 The Council's Corporate Plan sets out a priority for people to be able to live and age well, with improved health and wellbeing, encouragement for community participation and empowerment to live independently. We want the Local Plan to be able to support that priority.

2.30 The places we live and work have a big impact on our health and wellbeing. They influence how easy it is to access jobs, local services, schools and greenspaces. They affect our ability to exercise, socialise and take part in community activities. The Local Plan will, therefore, need to locate site allocations and set out policy requirements to ensure that developments support healthier lifestyles.

2.31 The Local Plan will be required to promote the creation of healthy and inclusive spaces and can do this through setting standards for the provision and protection of open space and recreational areas, identifying where community facilities are needed, providing for active travel routes, planning for an aging population, and identifying wider opportunities to promote good health and social interaction through its spatial strategy and site allocations.



Question 18: How do you think the Local Plan should help to provide healthy and inclusive communities?

Transport, Infrastructure and Connectivity

2.32 The diverse nature of the borough is a particular difficulty for transport delivery. There are urban and industrial areas that have issues relating to traffic movement and that need to maintain links to outside of the borough for jobs and freight. There are also eastern settlements and rural areas where facilities are more dispersed, and employment opportunities are more distant. Improving connectivity and accessibility across and beyond the borough, in ways that benefit all areas, will be a significant challenge for the plan.

2.33 The diverse geography of the borough presents different challenges in providing safe, sustainable and effective travel networks. In the more urbanised and industrialised areas, transport priorities include managing traffic movement along some major routes and maintaining good connectivity with locations outside the borough in order to access jobs and achieve the efficient movement of freight. In some eastern parts of the borough, and other rural areas, facilities are more dispersed, employment opportunities are more distant and public transport services are less frequent.

2.34 The Local Plan will be required to consider sustainable transport in its earliest stages, so that it is reflected in the vision for the plan area and its specific proposals and forms an integral part of the strategy for creating well-designed, sustainable, inclusive and popular places. We can do this through locating development where it supports sustainable travel, identifying and protecting routes that provide transport choice and by identifying transport facilities and schemes that improve network capacity and service provision.

2.35 To make sure that the plan does this effectively, we will have regard to wider strategies (such as Local Transport Plans, Local Cycling and Walking Infrastructure Plans and Rights of Way Improvement Plans) and investments in transport, at a local or Tees Valley level, to ensure that the potential impacts of development on transport networks are understood and addressed.

2.36 The Local Plan also needs to ensure that there is sufficient access to community infrastructure and provision of other services and utilities that will support development. In preparing the Local Plan, we will ensure that allocated sites have the requisite infrastructure to deliver sustainable development. We will also consider policies requiring justifiable contributions from developers to necessary infrastructure, including green infrastructure, and the need for improvements to the utility network to support our development needs and will encourage the provision of, or connections to, facilities and services that support inclusive and well-functioning communities.

Question 19: What should be the transport priorities for your area?

Question 20 : What other infrastructure improvements are most needed?

Appendix 1 - List of Consultation Questions

Question 1: Are there any other methods of communication or engagement that you would like us to use when consulting on the Local Plan?

Question 2: Do you have any other views on how the Council should be involving local communities in the Local Plan?

Question 3: Would you like to join our Consultation List, so that you can be directly notified of future planning policy consultations?

Question 4: Are there any further strengths, weaknesses, opportunities, or threats that should be considered in developing the new Local Plan?

Question 5: How would you like the borough to have changed in the future?

Question 6: What issues would you like to be addressed in the Local Plan Vision?

Question 7: Are there any specific measurable outcomes that could be used to measure the delivery of the new Local Plan vision?

Question 8: Do you agree with these priorities for the Local Plan?

Question 9: Do you want to suggest any additional or alternative priorities for the Local Plan?

Question 10: Which areas do you think are suitable for new housing?

Question 11: What types of housing site do you think we should prioritise in the Local Plan?

Question 12: How can the Local Plan support business growth and local jobs?

Question 13: Which type of industries should the Local Plan plan to support in the future?

Question 14: How can the Local Plan help our town and retail centres?

Question 15: How can new development improve the character of the borough?

Question 16: What factors should be considered when identifying potentially suitable areas for renewable and low carbon energy?

Question 17: Do you think there are any other issues and opportunities, in relation to the environment and climate change, that the Local Plan should address?

Question 18: How do you think the Local Plan should help to provide healthy and inclusive communities?

Question 19: What should be the transport priorities for your area?

Question 20: What other infrastructure improvements are most needed?

This document is available in alternative formats and in different languages on request.

If you need support or assistance to help you read and/or understand this document, please contact the Council on

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