

## **Sustainability Appraisal Scoping Report for Yarm and Eaglescliffe Area Action Plan.**

### **1. Background to the New Planning System**

- 1.1 Major changes introduced in by the Planning and Compulsory Purchase Act (2004), mean a new planning system, known as the Local Development Framework replaces the old style Local Plan. The Local Development Framework will continue to provide the basis of determining the day-to-day proposals for land use and development in the Borough.
- 1.2 The main advantages of the new Local Development Framework over the former local plan system are:
- Greater flexibility i.e. the range and speed in which new strategies and policies can be prepared in response to changing circumstances;
  - Greater community and stakeholder involvement in policy development;
  - An emphasis on sustainable development through the introduction of formal sustainability appraisals;
  - Greater attention to monitoring, both in terms of the impact of policies and the project management of the Local Development Framework;
- 1.3 The Local Development Framework is an umbrella term and actually comprises of a number of documents, known as Local Development Documents, which together will set out the Council's long term planning policies and proposals.
- 1.4 The Local Development Framework is made up of the following documents:
- Topic or area based **Development Plan Documents (DPD)** such as the Yarm and Eaglescliffe Area Action Plan Development Plan Document, which are statutory and provide the detailed policies and proposals for development;
  - **Supplementary Planning Documents (SPD)** are non-statutory and are prepared to provide additional guidance to the policies set out in the DPD;
  - A **Statement of Community Involvement (SCI)** that sets out the Councils' policy for informing, consulting and involving the public in preparing the DPD and SPD and individual planning applications;
  - An **Annual Monitoring Report (AMR)** which reports on the performance of the policies contained within all of the DPDs;

- The **Local Development Scheme** (LDS), which sets out the programme for the preparation of the individual DPD and SPD.

## 2 The Yarm and Eaglescliffe Area Action Plan

- 2.1 The Area Action Plan (AAP) will manage change in the area, allocating sites for different uses, showing how these will relate to each other and setting out design requirements to ensure that any change is well integrated into the existing development. The AAP will also set the timetable for implementation of development, enabling people to see when these changes may start taking place. The quality of the built environment, the access, provision and quality of public open spaces, including streets, squares and green areas, could be safeguarded and enhanced through positive action via this document. The AAP can help the area meet the potential it clearly has by ensuring that investment occurs in a comprehensive and coordinated way without harming the appeal of the area.
- 2.2 The Yarm and Eaglescliffe Area Action Plan (YAEAAP) will round up all of the established plans and strategies in one document to make it simple to see what is happening, and what is going to happen in terms of built development over the coming years. This will include a comprehensive review of key projects that have recently begun, or have recently been granted planning permission.
- 2.3 The DPD will then review the range of plans, projects and strategies that are 'in the pipeline' intended to be delivered over the coming years, and develop a policy framework to pave the way for their delivery.
- 2.4 By working with the community, the aim is to conceive a vision for the longer term that sets out the aspirations of the local people with regard to delivering sustainable development. This shall broadly guide the type, location and scale of development in the established parts of the study area. This will include an evaluation and the promotion of some smaller potential development sites.
- 2.5 The area is very large - much larger than most Area Action Plans other Authorities are developing - and therefore the content will be at a more strategic level, with occasional in-depth look at specific sites.
- 2.6 The YAEAAP will however not do any of the following
- alter, delete or replace any existing policy framework
  - revoke or amend any existing planning permission or approved project or scheme
  - deal with developments outside the boundary shown on the map
  - allocate large areas of land
  - unduly restrict any reasonable development proposal.

### **3 Sustainability Appraisal**

- 3.1 Under the new Planning and Compulsory Purchase Act, Sustainability Appraisals are required for all DPD and SPD. The purpose of the Sustainability Appraisal is to assess whether the objectives, options or policies within the YAEAAP will contribute to achieving sustainable development.
- 3.2 In addition to national legislation, European Directive EC/2001/42 requires that a Strategic Environmental Assessment of the environmental effects of certain plans and programmes (which include DPDs) be undertaken.
- 3.3 However, since there is a large amount of overlap between the two processes, Government guidance suggests that it is possible to satisfy the requirements of both in a single appraisal process. For ease of reference therefore, the term 'Sustainability Appraisal' incorporates both the Strategic Environmental Assessment and the Sustainability Appraisal.
- 3.4 Sustainability Appraisals are an ongoing and informing process throughout the preparation of the YAEAAP. The Sustainability Appraisal will identify and report on the extent to which the implementation of the YAEAAP will achieve environmental, economic and social sustainability objectives. The Sustainability Appraisal will therefore work simultaneously within the preparation of the YAEAAP and be integrated into the plan-making process as a way of improving the sustainability of the documents as they progress.
- 3.5 The Sustainability Appraisal is not undertaken to establish which is the best policy option, rather it is carried out to inform the decision making process by appraising each of the options / policies, establishing their likely impacts, and the scope for mitigating any possible negative impacts.

#### **The Purpose of the Scoping Report.**

- 3.6 This Scoping Report forms the documenting of the first stage of the Sustainability Appraisal process, and is concerned with evidence gathering, which allows sustainability issues to emerge, and also developing the sustainability framework. Figure 1 sets out how the Sustainability Appraisal process fits within the DPD preparation.

- 3.7 The Scoping report will be subject to a formal period of public consultation in parallel with the YAEAAP Issues and Options paper. The statutory environmental bodies are consulted in order to meet the requirements of the SEA Directive, along with other stakeholders. This period of consultation allows comment on the scope and detail of the environmental information, for example the extent or relevance of the baseline data, or the sustainability objectives.
- 3.8 Comments received from the consultation will feed into the ongoing preparation of the Sustainability Appraisal and be considered when drafting up the Sustainability Appraisal Report that will accompany the YAEAAP preferred options.

Figure 1

<b>DPD Stage 1: Pre-production – Evidence Gathering</b>
<b>SA stages and tasks</b>
<p><b>Stage A: Setting the context and objectives, establishing the baseline and deciding on the scope</b></p> <ul style="list-style-type: none"> <li>● <b>A1:</b> Identifying other relevant policies, plans and programmes, and sustainability objectives.</li> <li>● <b>A2:</b> Collecting baseline information.</li> <li>● <b>A3:</b> Identifying sustainability issues and problems.</li> <li>● <b>A4:</b> Developing the SA framework.</li> <li>● <b>A5:</b> Consulting on the scope of the SA.</li> </ul>
<b>DPD Stage 2: Production</b>
<b>SA stages and tasks</b>
<p><b>Stage B: Developing and refining options and assessing effects</b></p> <ul style="list-style-type: none"> <li>● <b>B1:</b> Testing the DPD objectives against the SA framework.</li> <li>● <b>B2:</b> Developing the DPD options.</li> <li>● <b>B3:</b> Predicting the effects the DPD.</li> <li>● <b>B4:</b> Evaluating the effects of the DPD.</li> <li>● <b>B5:</b> Considering ways of mitigating adverse effects and maximising beneficial effects.</li> <li>● <b>B6:</b> Proposing measures to monitor the significant effects of implementing the DPDs.</li> </ul>
<p><b>Stage C: Preparing the Sustainability Appraisal Report</b></p> <ul style="list-style-type: none"> <li>● <b>C1:</b> Preparing the SA Report.</li> </ul>
<p><b>Stage D: Consulting on the preferred options of the DPD and SA Report</b></p> <ul style="list-style-type: none"> <li>● <b>D1:</b> Public participation on the preferred options of the DPD and the SA Report.</li> <li>● <b>D2(i):</b> Appraising significant changes.</li> </ul>
<b>DPD Stage 3: Examination</b>
<b>SA stages and tasks</b>
<ul style="list-style-type: none"> <li>● <b>D2(ii):</b> Appraising significant changes resulting from representations.</li> </ul>
<b>DPD Stage 4: Adoption and monitoring</b>
<b>SA stages and tasks</b>
<ul style="list-style-type: none"> <li>● <b>D3:</b> Making decisions and providing information.</li> </ul>
<p><b>Stage E: Monitoring the significant effects of implementing the DPD</b></p> <ul style="list-style-type: none"> <li>● <b>E1:</b> Finalising aims and methods for monitoring.</li> <li>● <b>E2:</b> Responding to adverse effects.</li> </ul>

Source: Sustainability Appraisal of Regional Spatial Strategies and Local Development Documents. (ODPM, 2005).

## **Appropriate Assessment**

- 3.9 The European Communities Habitats Directive (1992), article 6, (3) and (4) requires that “any plan or project not directly concerned with, or necessary to, the management of the site but likely to have a significant effect thereon, either individually or in combination with other plans and projects, shall be subject to appropriate assessment of its implications for the site in view of the site’s conservation objectives”. Any plans that come into force from October 2006 are eligible for an Appropriate Assessment.
- 3.10 The purpose of the Appropriate Assessment (AA) is to protect the integrity of European designated sites through the planning process at both a regional and local level. The AA will assess the impacts of a land-use plan against the conservation objectives of the European designated site(s).
- 3.11 Within the Borough, Cowpen Marsh Site of Special Scientific Interest (SSSI) and the majority of Seal Sands SSSI lie within the Teesmouth and Cleveland Coast Special Protection Area (SPA). This SPA is recognised as a European site under the EU Directive on the Conservation of Wild Birds and has further international designation as a Ramsar site, listed under the Convention of Wetlands of International Importance.
- 3.12 Given the above, the Council will consider the need to prepare and publish an Appropriate Assessment of the YAEAAP for consultation alongside the DPD itself and the Sustainability Appraisal Report at the preferred options stage.

## **4 Sustainable Development**

- 4.1 The World Commission on Environment and Development published a report known as the ‘Bruntland Report’ (1987), which provided the most common definition of sustainable development. The report defined sustainable development as being:

**“Development which meets the needs of the present without compromising the ability of future generations to meet their own needs”**

- 4.2 In 2005 the government published ‘Securing the Future – The UK Government Sustainable Development Strategy’. The document takes into account the World Summit on Sustainable Development in 2002 and recognises that development growth and prosperity should not be in conflict with sustainability. The strategy contained a the following five guiding principles:

- Living within environmental limits;
- Ensuring a strong, healthy and just society;
- Achieving a sustainable economy;
- Promoting good governance; and
- Using sound science responsibly.

4.3 At a regional level, the Government Office of North East published 'Sustaine' the Integrated Regional Framework for the North East, which contained 17 sustainability objectives that have been adapted to fit the purpose of this sustainability appraisal.

4.4 The Stockton-on-Tees Borough Council Community Strategy 2005-2008 has a threefold spatial vision for the Borough, incorporating economic, environmental and social themes which are:

- ***Stockton-on-Tees driving economic renaissance at the heart of a vibrant Tees Valley City region;***
- ***An enhanced quality of place, including renewed town centres and improved local neighbourhoods; and***
- ***Enhanced well-being and achievement for local people.***

## 5 Methodology

5.1 The advice provided by the ODPM in November 2005 recommends that the SA process is undertaken in five stages:

- Stage A: Setting the context and objectives, establishing the baseline and deciding on the scope;
- Stage B: Developing and refining options and assessing effects;
- Stage C: Preparing the Sustainability report;
- Stage D: Consulting on the SPD and the sustainability report; and
- Stage E: Monitoring the significant effects of implementing the SPD.

5.2 This document reflects the first stage (Stage A), and begins with a list of the relevant plans, programmes or objectives for the SA of the YAEAAP. Following this, a section outlines the baseline situation in the Borough, followed by a discussion of the sustainability issues. The section is completed with a set of proposed sustainability objectives, targets and indicators, which will be used to appraise the objectives and options of the YAEAAP.

## 6 Stage A1: Identifying other Relevant Plans, Programmes and Sustainability Objectives

- 6.1 In preparing the YAEAAP, it is important there is consistency with other national, regional and local plans and programmes. Undertaking this exercise enables the identification of any external (or internal) objectives or issues that may influence the preparation of the YAEAAP. It will also allow the Council to determine whether any external policies may lead to cumulative effects and to address any inconsistencies and constraints that may apply.
- 6.2 Under the Planning and Compulsory Purchase Act (2004), Regional Spatial Strategies (RSS) will replace Regional Planning Guidance, and once adopted, become part of the Local Development Framework. The YAEAAP must not conflict with the RSS.
- 6.3 To avoid unnecessary repetition, plans and programmes at International and National levels have not been explored in as greater detail as those at a sub regional and local level. This is because the higher level plans and programmes have been reviewed as part of the Sustainability Appraisal of the North East RSS.
- 6.4 The listing of the plans and programmes reviewed, and a description of their key aims, themes and objectives, can be viewed in Appendix 1 of this document.

## **7 Collecting Baseline Data**

- 7.1 Baseline information provides the basis for predicting and monitoring effects and to identify sustainability problems and alternative ways of dealing with them. It must be noted that it is not always possible to compile baseline data down to a specific area like Yarm or Eaglescliffe, and therefore Borough wide data is included for completeness. The Borough wide data is also useful to identify Borough wide economic, social and environmental issues that the YAEAAP may deal with on a more local level. The baseline data can be viewed in full in Appendix 2.
- 7.2 The data has been collected from a variety of sources, including the Tees Valley Joint Strategy Unit, along with the Council's Best Value Performance Indicators. Where gaps occur in the data, measures must be explored to record this information in the future.
- 7.3 Baseline data (Appendix 2), together with the examination of the other plans and programmes in Appendix 1 has helped to identify key sustainability issues and problems to be addressed within the YAEAAP.

## **8 Sustainability Issues**



## Key Issue 1: Economic Performance.

- 8.1 The unemployment of the Borough as at March 2007 stood at 3.5%, favourable when compared to the Tees Valley (4.1%), but higher than Great Britain, which stood at 2.6%. The most recent figures allowing comparison for Yarm and Eaglescliffe date back to 2005, showing unemployment at 1.2% and 1.3% respectively, compared to the figure for the Borough as a whole, which then stood at 2.9%.
- 8.2 The baseline data for the Borough reveals that in the financial year 2005/06, there were 16.9 business registrations per 10000 residents. Although this compares favourably with the Tees Valley (15.9), it is well below the figure for Great Britain as a whole (29.7).
- 8.3 The structure of the economy has also changed, with a move from the more traditional manufacturing base to a focus on the service sector. As a result of this change, the working age population need to have access to training to develop new skills. The University of Durham Stockton Campus has an established research presence in health, medicine and the environment. The growing number of students means the campus provides an important boost to the local economy and research industries.
- 8.4 Both Yarm and Eaglescliffe out perform the rest of the Borough in terms of the % of pupils leaving school with 5 or more GCSE's Grade A\* - C. Figures from the JSU show that in 2006 85% of pupils in Yarm, and 74% in Eaglescliffe achieved these levels of grades.
- 8.5 The town centre in Stockton suffers from high levels of vacancy rates, and the average for the Borough as a whole (19.1%) stands above the national average (10.3%) for vacant units in retail centres. In contrast, the District centre at Yarm is nearly at capacity, with only 3 vacant units present at the last retail study. **However, some of the neighbourhood centres within the area also suffer from high vacancy rates similar to the larger centres.**

## Key Issue 2: Housing Provision

- 8.6 According to data taken from the Land Registry House Price Index in March 2007, the average price for a house in the Borough stood at £126,357. Ward data from the JSU covering 12 months from July 2005 and June 2006 reported that the average house price in Yarm was £186,000, and the average price in Eaglescliffe was £176,400, both considerably **lower** higher than the overall average for the Borough, even given the time lag between comparisons.
- 8.7 Levels of owner occupation in The Borough as a whole are higher than the national average, at 74.6% and 70% respectively. The levels of house prices mean that often they are out of reach to first time buyers. The Local Housing Needs Assessment (2006) stated that the cost of

an entry-level home in the Borough is £82,673. This means that a single income household would need an income of £23,621 p.a. (based on a mortgage 3.5 times their salary) and a two-income household would need an income of £28,508 p.a. (based on 2.9 their gross income). The problem of accessing the private housing market is likely to be even more acute when taking the higher prices in Yarm and Eaglescliffe into account.

### **Key Issue 3: Transport**

- 8.8 The 2001 census figures show that nearly 30% of households within the Borough are without a car. Therefore, the provision of a quality public transport service is vital in order for these households to access jobs, services and facilities, as well as providing a realistic alternative to those households with a car. This is further illustrated by the fact that 72.5% of people travel to work by car, compared to only 8.4% commuting by public transport.
- 8.9 Car ownership in Yarm and Eaglescliffe is much higher; the census reported that only 13% of households in Yarm and 14% in Eaglescliffe did not have access to a car. In terms of commuting, 78.3% of Yarm residents, and 76.9% of Eaglescliffe residents used the car to go to work, either as a driver or passenger, again higher than the Borough as a whole. As a result of this, the numbers using public transport to arrive at work are lower, with only 4.9% and 5.6% of Yarm and Eaglescliffe residents using this form of transport.
- 8.10 The number of bus passenger journeys within the Borough has continued to decline year on year, although the rate of decline has slowed in the last two years. The overall target reflects this, the LTP aims to restrict the decline to 10% between 2005/06 and 2010/11.
- 8.11 Passenger footfall at the Borough's Railway stations has seen an increase of 38% between 1999/2000 and 2004/05. The LTP sets a target for an 18% increase between 2004/05 and 2010/11. There is also likely to be an impact in terms of passengers using Eaglescliffe Station as a result of the new Sunderland to London service.

### **Key Issue 4: Climate Change**

- 8.12 Future development patterns within the Borough, Yarm and Eaglescliffe will need to consider both mitigating against, and adapting to, the consequences of climate change. The amount of renewable energy generated throughout the Borough will need to reflect the targets set out in the Council's Climate Change Action Plan. Proposals for development will need to consider flood risk issues when considering an application, and use the information contained in the Strategic Flood Risk Assessment (SFRA).

- 8.13 In line with the transport issue, improvements need to be made to public transport in order to reduce the need to travel by private car and so reduce emissions. Through focusing development on previously developed land in urban areas, increased densities can exploit public transport routes.
- 8.14 There also needs to be careful monitoring of air quality, especially along Yarm High Street with regard to emissions of Particles (PM<sub>10</sub>). The 2006 Review and Assessment of Air Quality published by the Council showed there had been 5 instances where the emission level of this pollutant had exceeded the 24-hour mean limit. A review of the National Air Quality Strategy (NAQS) allows just 7 (reduced from 35) exceedances of PM<sub>10</sub> limits by 2010.
- 8.15 New development often results in an increase in waste. Currently, only 16% of household waste is recycled, despite the fact that 100% of households in the Borough are served by a kerbside collection of ~~two~~ recyclables. **Each property receives a blue box, which is used to recycle tin cans, glass bottles / jars, and aluminium foil. A blue bag is also supplied, to place paper and junk mail in.**

#### **Key Issue 5: Protection of the Natural Environment**

- 8.16 The Borough contains a variety of landscapes and important wildlife habitats that are protected because of their physical interest and the wildlife populations that are found in the area. The Borough has an area designated as a RAMSAR site at Teesmouth, the Salthome International Nature Reserve, 5 Sites of Special Scientific Interest, 14 Local Nature Reserves, and a number of Local Wildlife / Geological sites. Focusing development on the urban areas of the Borough will allow continued protection and enhancement of these sites. The Borough's wildlife sites will also need to reflect the objectives of the Tees Valley Biodiversity Action Plan.
- 8.17 The current figures for development of new housing on previously developed land stands at 38.3% according to the AMR 2005/06. The national target is for 60% of new housing to be developed on previously developed land each year, and the North East regional figure stands at 71%. The Stockton figures are skewed somewhat by the ongoing development at Ingleby Barwick, originally a greenfield site.

#### **Key Issue 6: Protection of the Built Environment**

- 8.18 The Borough contains a large number of Listed Buildings, 7 of which are Grade I, 41 are Grade II\*, and 421 are Grade II. Of these, 1 Grade I and 3 Grade II\* are categorised as being at risk according to English Heritage in 2006. The Borough has 11 Conservation Areas, including

those in Yarm and Eaglescliffe, all of which have recently been appraised and adopted management plans through the Conservation Areas and Historic Environment Folder SPD. Future development in the Borough needs to have regard to the historic environment.

## 9 Stage A4 Developing the Sustainability Appraisal Framework

- 9.1 This is a critical part of the Sustainability Appraisal process since it provides a means of assessing and analysing the likely contribution of the plans policies towards sustainable development. The Framework includes a set of sustainability objectives, indicators and targets against which the options of the YAEAAP will be appraised.
- 9.2 The basis for the sustainability objectives was the North East Regional Assembly's Integrated Regional Framework, which set out a total of 17 sustainability objectives for the region.
- 9.3 The sustainability objectives were then modified and progressed to be of more relevance locally, and then subjected to consultation on previous scoping work carried out for the Core Strategy DPD and the Regeneration DPD, alongside the Residential Design Guide and Open Space and Landscaping SPDs. To ensure a consistent approach, and avoid duplication, it is considered these objectives will provide the basis for the appraisal framework of the YAEAAP.
- 9.4 The sustainability objectives are as follows:

	<b>Sustainability Objectives</b>
SA1	To ensure stable levels of employment and achieve high and sustainable levels of economic growth
SA2	To improve the viability and vitality of defined retail centres
SA3	To implement regional gateways that contribute to and deliver sustainable economic growth
SA4	To ensure accessibility for all to job facilities, goods and services across the Borough
SA5	To ensure everyone has the opportunity of living in a decent and affordable home
SA6	To help improve the health of Borough's residents and reduce inequalities in health by providing opportunities for physical activity
SA7	To improve the opportunity and achievement in education and lifelong learning
SA8	To promote safer communities, reduce and prevent crime and reduce fear of crime
SA9	To protect and enhance buildings, sites, areas and features of historic, archaeological and architectural interest and diversity, and protect and enhance their settings
SA10	To protect and enhance local distinctiveness of the Borough's urban and rural landscape.

SA11	To ensure good local air quality for all
SA12	To protect and enhance the quality of the Borough's ground, river and sea waters
SA13	To reduce the causes and impacts of climatic change
SA14	Reduce the risk of flooding and the resulting detriment to people and property
SA15	To reduce the amount of waste produced and increase the amount recycled, reused and recovered.
SA16	To protect and enhance local biodiversity and geodiversity
SA17	Make better use of our natural resources such as land and soil

9.5 Each of the sustainability objectives needs to be expressed using a measurable set of indicators and targets. These indicators and targets can be found in the Baseline data tables in Appendix B. For reasons of efficiency, where possible the indicators used are those which are monitored on a regular basis, for instance the Council's Best Value Performance Indicators. Where external indicators are used, it may be necessary to review the suitability of these as the appraisal process continues. The targets used vary from those set at national, regional, or local levels, and as such the timescales can be short, medium, or long term.

9.6 As the sustainability appraisal process is intended to continually inform the plan making process, the effectiveness and success of the YAEAAP needs to be monitored by the continued collection of relevant baseline data. Therefore a detailed monitoring scheme will be developed and included within the Sustainability Report.

## **10 What Happens Next?**

10.1 Once the six-week consultation period for the YAEAAP Issues and Options Paper and this Scoping Report has ended, and comments have been received, the Council will proceed to assess each Option against the sustainability appraisal framework. All comments received in relation to the Scoping Report will be assessed and the content amended where necessary. This will help to inform the development of the Council's YAEAAP Preferred Options, and the process will be documented within the Sustainability Appraisal Report.

## Appendix 1 – Other Relevant Plans and Programmes

Other Relevant Plans, Programmes and Sustainability Objectives	Title	Key Aims, Themes or Objectives
International	2002, United Nations, Johannesburg Declaration on Sustainable Development,	Sustainable development, biological diversity, climatic change
International	Kyoto Protocol to the UN Framework Convention on Climatic Change, 1991/1997	Agreed targets that will reduce overall greenhouse gases (carbon dioxide, methane, nitrous oxide, hydrofluorocarbons, perfluorocarbons and sulphur hexafluoride) by 5.2% below 1990 levels over 2008-2012
International	1979, Bern Convention on the Conservation of European Wildlife and Natural Habitats, United Nations	Emphasis on conserving flora and fauna and their natural habitats particular emphasis is given to endangered and vulnerable species
International	1971, Ramsar Convention on Wetlands of International Importance	Wetlands, wide range of ecosystems including inland and coastal. Important Bird Areas, Waterfowl Habitats, Globally Threatened Birds
International	1979, Bonn Convention on Conservation of Migratory Species	Provide immediate protection, conservation and management for migratory species. Also promote, co-operate in and support research relating to migratory species
International	1980, Groundwater Directive 80/68/EEC	The Directive prohibits direct or indirect discharge into groundwater of List I substances and limits discharges of List II substances so as to avoid pollution. The Directive is implemented by the Groundwater Regulation 1998 and Regulation 15 of the waste Management Licensing Regulations 1994.
International	Conservation of Natural Habitats and Wild Fauna and Flora Directive 92/43/EC	Promote the maintenance of biodiversity by requiring Member States to take measures to maintain or restore natural habitats and wild species at a favourable conservation status, introducing robust protection for those habitats and species of European protection
International	International Air Quality Framework Directive 96/62/EC	The Directive set mandatory limit/target values for 11 air pollutants. The EC is currently reviewing all of the EU's present air quality legislation under the CAFE process .
International	Water Framework Directive 2000/60/EC	A framework for the protection of inland surface waters (rivers and lakes), transitional waters (estuaries), coastal waters and groundwaters. It ensures that all aquatic ecosystems, terrestrial ecosystems and wetlands meet 'good status' by 2015.
International	Directive to promote electricity from renewable energy 2001/77/EC	To promote an increase of the contribution of renewable energy sources to electricity production in the internal market for electricity and to create a basis for Community Framework
International	2001, Strategic Environmental Assessment (SEA) Directive	Establishes the requirements for assessing plans and programmes that are likely to have significant effects on the natural environment. This sustainability appraisal

		is required to comply with the requirements of the SEA directive.
National	ODPM, 2005, Planning policy Statement 1: Delivering Sustainable Development, 2005	Planning should facilitate and promote sustainable and inclusive patterns of urban and rural development
National	DCLG, Planning Policy Statement: Planning and Climate Change – Supplement to Planning Policy Statement 1.	Consultation document concerning planning future development to adapt to and mitigate climate change impacts.
National	ODPM, 1995 (Revised 2001) Planning Policy Guidance 2: Green Belts	Describes the background to Green Belts and explains their purpose.
National	DCLG, Planning Policy Statement 3: Housing.	Sets out the government's key housing goal, "ensuring that everyone has the opportunity of living in a decent home, which they can afford, in a community where they want to live".
National	ODPM, 2000, Planning Policy Guidance Note 4: Industrial and commercial development and small firms	Government's key aim is to continue with economic growth in a way which is compatible with environmental objectives
National	ODPM, 2005, Planning Policy Statement 6: Planning for Town Centres,	Key objective is to promote the vitality and viability of town centres by planning for growth and development of existing centres and promoting and enhancing existing centres by focusing development in such centres and encouraging a wide ranges of services in a good environment
National	ODPM, 2004, Planning Policy Statement 7: Sustainable Developments in Rural Areas	Raise the Quality of Life and the environmental standards in rural areas through the promotion of more sustainable development patterns
National	ODPM, 2001, Planning Policy Guidance Note 8: Telecommunications	Facilitate the growth of new and existing telecommunications whilst keeping the environmental impacts to a minimum.
National	ODPM, 2005, Planning Policy Statement 9: Biodiversity and Geological Conservation	Government's main objectives are: to promote sustainable development, to conserve, enhance and restore the diversity of England's wildlife and geology; to contribute to rural renewal and urban renaissance. LDFs should indicate location of designated site of importance for biodiversity and geodiversity, making clear distinction between the hierarchy of international, national, regional and locally designated sites and identify any areas or sites for the restoration or creation of new priority habitats which contribute to regional targets and support this restoration or creation through appropriate policies.
National	ODPM, 2005, Government Circular: Biodiversity and Geological Conservation – statutory obligations and their impact within the planning system	Circular provides administrative guidance on the application of the law relating to planning and nature conservation as it applies in England. It complements PPS9.

National	ODPM, 2004, Planning Policy Statement 12: Local Development Frameworks	Strategic role in the LDF preparation process
National	ODPM, 2001, Planning Policy Guidance Note 13: Transport	Integrate planning and transport at national, regional and local level to promote sustainable transport choices and promote accessibility to jobs and wide range of facilities and services
National	ODPM, 1994, Planning Policy Guidance Note 15: Planning and the Historic Environment	Provide effective protection for all aspects of the historic environment and a recognition that the historic environment can have a positive impact on economic growth
National	ODPM, 1990, Planning Policy Guidance Note 16: Archaeology and Planning	Reconcile the need for development with the interests of conservation including archaeology
National	ODPM, 2002, Planning Policy Guidance Note 17: Planning for Open Space, Sport and Recreation	Open spaces, sport and recreation all underpin people's quality of life. Supporting an urban renaissance, supporting rural renewal, promotion of social inclusion and community cohesion, health and well-being and promoting sustainable development
National	ODPM, 2006, Good Practice Guide on Planning for Tourism	The Government wants to ensure that the importance of the tourism industry is integrated into policy development and when determining individual proposals.
National	ODPM, 2003, Planning Policy Statement 22: Renewable Energy	UK Government aims to reduce CO <sub>2</sub> emissions by 60% by 2050, with real progress by 2020. Positive planning is fundamental to facilitate the delivery of renewable energy sources and the Government's four sustainability objectives
National	ODPM, 2004, Planning Policy Statement 23: Planning and Pollution Control	Precautionary principle to be applied where there is reason to believe that there are harmful effects but scientific uncertainty
National	ODPM, 1994, Planning Policy Guidance Note 24: Planning and Noise	Noise can have significant effects on the environment and quality of life. Planning can be used to minimise adverse impacts on noise without excessive restrictions on business
National	DCLG, 2006, Planning Policy Statement 25: Development and Flood Risk	Flood risk should be considered at all stages of the planning process, planning strategies are to be developed through appraising risk, managing risk, and reducing risk.
National	HM Government, 2005, "Securing the Future: delivering UK sustainable development strategy" March 2005	Sustainable developments aims to enable all people throughout the world to satisfy their basic needs and enjoy a better quality of life without compromising the quality of life of future generations
National	Department for Transport, 2004, The Future of Transport: a network for 2030	Extending mobility is important for social equality but comes at a cost financially, socially or environmentally. Need to balance access and mobility benefits whilst minimising the impact on others and the environment now and in the future.
National	DETR, 2000, Government Urban White Paper: Our Towns and Cities, delivering an urban renaissance	Towns, cities and suburbs which offer a high quality of life and opportunity for all, not just a few



National	DETR, 2000, Rural White Paper – Our Countryside the Future: A Fair Deal for Rural England	Aim for a living, working, protected and vibrant countryside
National	Dti, 2003, Energy White Paper, 'Our Energy Future – Creating a Low Carbon Economy'	The Governments energy policy, ensuring that energy, the environment and economic growth are integrated in a sustainable manner.
National	Environment Agency, 2001, Water Resources for the Future – a Strategy for England and Wales Annual Review 2004	Enough water for all human uses with an improved water environment
National	DEFRA, 2004, Making Space for Water – developing a new Government strategy for flood and coastal erosion risk management in England.	A consultation exercise on allowing space for water so that we can manage the adverse consequences for people and the economy than can result from flooding and coastal erosion while achieving environmental and social benefits in line with wider Government objectives
National	DEFRA, 2000, Air Quality Strategy for England, Scotland, Wales and Northern Ireland – working together for clean air (Addendum 2003 with new targets)	Aims to protect people's health and the environment
National	DEFRA, 2004, The First Soil Action Plan for England, 2004-2006	Contains 52 actions on issues regarding soil management on farms, to soils in the planning system, soils and biodiversity, contamination of soils and the role of soils in conserving cultural heritage and landscape
National	The Countryside Agency and Groundwork, The Countryside In and Around Towns: a vision for connecting town and country in the pursuit of sustainable development, 2005	"The countryside in and around towns can: be made readily accessible to most people; contribute to the health, wealth and well-being of urban and rural communities; underpin more sustainable living and strengthen biodiversity in both town and country."
National	DfT, DCLG, Welsh Assembly, 2007, Manual for Streets	Provides technical guidance for the lightly trafficked residential streets, although its principles can apply to high streets, showing how the design of residential streets can be enhanced, and how street design can reinforce local distinctiveness and identity.
National	English Heritage, 2000, Power of Place	Emphasis the importance of the historic environment in terms of economic regeneration and social perspective i.e. education, participation. Recommends 18 priorities for action.
National	English Heritage, 2001, A Force for our Future	Recognises the importance of the Historic Environment in terms of education, attractive urban areas, prosperous and sustainable countryside, economic prosperity including regeneration and tourism.

Key Objectives relevant to Local Development Framework and SA	Key targets and indicators relevant to LDD and SA	Implications for YAEAAP DPD	Implications for SEA/SA
<b>Regional, One North East, 2004, State of the Environment Report</b>			
<p>The report sets out a preliminary baseline of the current environmental situation in the North East region.</p>	<p>Waste continues to rise in the North East with 74% of municipal waste going to landfill sites which existing sites are expected to be at capacity by 2010.  Only 5.2% of waste in NE recycled compared to 12.4% of national average, although the region has the 2<sup>nd</sup> highest % of authorities offering doorstep collection of 2 or more recyclable materials.  North East was highest producer of carbon emissions (6,800kg compared to 2,600kg national average).  Around 1% of energy produced by renewables compared to 3% national average.  80% of North East rivers in 2000 had good biological quality and 70% of bathing waters were 'excellent' in 2002.  The majority of the North East has very low air pollution, although there has been a 42% increase in light pollution and 7% loss of 'tranquil' areas between 1960s and 90s.  Only 46% of new homes built on PDL compared to 57% national average and 0.3% of all North East farms have organic holdings compared to 1.2% national average  Forest coverage of the region is around 12.5% compared to national average of 8%.  41% of region's total land area is designated National Park or AONB and cycle tourism is worth around £9.5million  38% of region's SSSI in either favourable or unfavourable recovering condition compared to 57% national average and woodland bird index increased by 80% since 1970s compared to a national decline by 18%.  There has been a 17% increase in road traffic in region compared to 20% nationally  13,000 listed buildings in North east, 89 of which are on buildings at risk register</p>	<p>Informed as part of the SEA/SA process of the local baseline and whether proposed policies will improve or worsen the current situation. Where the situation will worsen then alternative scenarios will be sought or possible mitigation measures explored.</p>	<p>Use national and regional indicators as a comparison base to the local State of the Environment report. The local state of the environment report will help to provide baseline information to inform the SEA/SA process.</p>
<b>Regional, North East Assembly, 2004, Sustaine, Integrated Regional Framework for the North East</b>			
<p>The IRF sets out 17 sustainability objectives and targets for the North East aimed to meet the vision of sustainable development. The IRF underpins all of</p>	<p>The document sets out key targets for all 17 sustainability objectives to increase economic growth; reduce economic inactivity rates; increase educational achievement; increase number of people living in decent and affordable homes; reduce air</p>	<p>Look to include policies that cover a wide range of the sustainability issues.</p>	<p>Adapt the regional sustainability objectives to a local, Borough wide level. Using the regional</p>

<p>the regional strategies including RSS and RES.</p>	<p>pollution and car journeys; protect and improve river quality and bathing waters; reduce causes of climatic change and increase renewables; protect and enhance biodiversity; reduce waste and increase recycling rates; make better use of resources including procurement policies, aggregates, renewables, water and organic farming; protecting the quality and distinctiveness of the region's rural and urban landscape through development of previously developed land; protection of region's cultural and heritage and diversity including reducing the number of buildings on buildings at risk register; reduce crime and fear of crime by reducing burglaries and thefts; improve health through increasing life expectancy rates, reduction in teenage pregnancy, decrease infant mortality rates, and mortality rates for lung cancer; ensure accessibility to all by increasing cycle ways, improving bus services and bus patronage; increase public decision making through ensuring every LA has a Community Strategy in place and reducing the impacts on global communities.</p>		<p>sustainability objectives will allow for a common approach across local authorities within the region. Adaptation of regional sustainability objectives will also be beneficially internally within other Council departments.</p>
<p><b>Regional, North East Regional Assembly, November 2004, Regional Spatial Strategy for the North East</b></p>			
<p>The RSS will have a wider remit than RPG:1 and will consider spatial implications of broader issues such as health, education and crime. The RSS takes a longer-term strategy for spatial development and although some policies have an end date of 2021 others are intended for much longer. The RSS takes forward the vision agreed by North East Assembly, One North East and Government Office for the North East "North East will be a region where present and future generations have a high quality of life. It will be a vibrant, self reliant, ambitious and outward looking region featuring a dynamic economy, healthy environment and a distinctive culture. Everyone will have the opportunity to realise their full potential."</p>	<p><b><u>Economic Prosperity and Growth</u></b>  Achieve a step change in the economy and reduce disparities between the North East and other regions;  Improve the range and quality of employment opportunities available;  Broaden the region's economic base and attract mobile investment;  Focus development, investment and policy in support of the growth of key regional economic drivers;  <b><u>Encourage the creation, growth and survival of new and existing enterprises;</u></b>  Facilitate the continuing adaptation and restructuring of the region's economy;  Improve the health of the Region to produce a healthier workforce; and  Provide appropriate economic development within the urban and rural centres which is complementary to their viability and the overall aim of achieving sustainable communities.  <b><u>Sustainable Communities</u></b>  Stabilise and then increase the region's population;  Focus housing development on previously developed</p>	<p>The LDD must be in conformity with the North East Regional Spatial Strategy</p>	<p>The sustainability objectives informing the RSS are taken from the integrated regional framework for which it is advised local sustainability objectives are derived and adapted.</p>

	<p>land and buildings in sustainable locations within the conurbations and main towns; NewcastleGateshead Pathfinder and other Housing Market Restructuring initiatives; and towns in regeneration areas; and the main rural service centres;</p> <p>Focus all types of retail, commercial, leisure, recreation and service development, particularly high trip generating uses, within city, town and rural service centres;</p> <p>Provide a more appropriate mix of type, size, tenure and affordability of decent, high quality housing through housing improvement or replacement and through increasing the regional housing stock;</p> <p>Decrease the amount of vacant and obsolete housing in the region;</p> <p>Promote new development where jobs, housing, and, key services and facilities are accessible by public transport and modes other than the car; and,</p> <p>Build to design standards that minimise the consumption of natural resources, both in construction and operation, and contribute to stimulating local economies</p> <p>Built and Natural Environment</p> <p>To integrate environmental considerations into decision making at every level, ensuring that plans, strategies, programmes and development options are assessed for potential positive contributions as well as negative effects on the environment;</p> <p>To promote the benefits of a quality environment as complementary to measures aimed at urban and rural renaissance;</p> <p>To ensure that, as far as possible, development does not cause significant environmental harm and where such development is to be allowed, mitigation and compensation measures should be fully employed;</p> <p>To harness the region's natural resources and ensure that the region optimises the broad range of benefits presented by a quality, accessible environment, without compromising its value;</p> <p>To ensure that decisions on proposed development affecting land in internationally and nationally designated sites and areas, such as National Park or AONBs, has regard to their statutory purposes;</p> <p>To effectively tackle the causes and effects of climate change in</p>		
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	<p>the region;</p> <p>To maximise energy generation from a broad range of renewable sources;</p> <p>To reduce demand for energy and increase energy efficiency;</p> <p>To reduce the amount of waste produced and dispose of that which is generated in the most sustainable manner; and</p> <p>To ensure the sustainable use of natural resources such as soil and water.</p> <p><b><u>Connectivity</u></b></p> <p>Provide effective access to markets and the competitiveness of North East businesses;</p> <p>Provide effective access to the North East for inbound tourism;</p> <p>Ensure access to employment, learning, health facilities and services for all sections of society;</p> <p>Support the development of a dynamic labour market for North East businesses;</p> <p>Minimise the impact of the movement of people and goods on the environment and climate change;</p> <p>Reduce the need to travel, particularly by private modes of transport;</p> <p>Promote public transport, demand management measures and cycling and walking;</p> <p>Make best use of resources and existing infrastructure; and</p> <p>Ensure safe transport networks and infrastructure including for those who live or work close to these.</p>		
<p><b>Regional, One North East, 2006, Regional Economic Strategy 2006 –2016.</b></p>			

<p>Sets out the economic strategy for the region over the next 10 years. The strategy's vision is as follows: The North East will be a region where present and future generations have a high quality of life. It will be a vibrant, self-reliant ambitious and outward looking region featuring a dynamic economy, healthy environment and distinctive culture. Everyone will have the opportunity to realise their full potential.</p> <p>The strategy is based around achieving sustainable inclusive economic growth.</p>	<p>Closing the economic gap between the North East and the rest of the country requires various steps, such as improving levels of productivity, through increasing the numbers of business start ups (and their survival rates), along with improving the skills of the workforce. Steps also need to be taken to reduce worklessness, which is a priority challenge for the Northern regions.</p> <p>Also points out the importance of building on the regions many strengths, including natural and cultural heritage assets, and the progress made in innovation, science and design.</p> <p>The following are the key drivers behind the strategy:</p> <p><u>Business</u></p> <p>Enterprise – increasing the number of companies in the North East.  Business Solutions – Increasing the productivity  Preparing for structural change – ensure innovation and creativity contribute to the regions prosperity and identity.</p> <p><u>People</u></p> <p>Skills - Improve skills levels of the workforce  Economic inclusion – Getting people back to work and improving the workforce's health.</p> <p><u>Place</u></p> <p>Strategic Regeneration – providing quality development sites, technology and transport connections to support labour markets, and manufacturing and service sectors.  Business accommodation – provide high quality business premises.  Transport and Internet Connectivity - Identify transport investment priorities to facilitate the increase the economic activity in the region. Also ensure that broadband and other new technologies are exploited and underpin the knowledge economy.  Promoting natural and cultural assets – Exploit these assets and project a positive image of the region.</p>	<p>Sites promoted by the YAEAAP will need to support the regional economic strategy through providing quality business locations with transport and technology links.</p>	<p>Sustainability objectives to be included that are concerned with sustainable economic development.</p>
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<b>Regional, English Heritage, 2006, Heritage Counts – The State of the North East’s Historic Environment</b>			
The report identifies the current trends and challenges affecting the North East in particular. This document should be read in conjunction with the national Heritage Counts report.	Provides data on the Regions historic environment, for instance: Stockton has 9 Scheduled Ancient Monuments, 469 listed buildings, 2 Historic Parks and Gardens and 11 conservation areas. Regionally, 3.3% of the total national listed buildings are in the North East, and of this, 7.8% of the regions listed buildings (grade I & II*) are at risk compared to 3.3% nationally. The North East has 6 of the country’s registered battlefields, 2 World Heritage Sites, 1412 Scheduled Monuments, 12,228 listed buildings and 54 registered historic parks and gardens. The region also has 279 conservation areas, 54 registered parks and gardens; 2 areas of outstanding natural beauty, comprising approximately 17% of the land cover of the region; 146.4 km of heritage coast. There are also some 11,800ha of ancient woodland.	The historic environment can have positive impacts on the economic, social and natural environment. Improvements of the historic environment can also help towards the successful regeneration of an area	Ensure that an appropriate SA objective is included which emphasises the importance of the protection of the historic environment.
<b>Regional, 2005, North East Assembly, North East Regional Renewable Energy Strategy.</b>			
Updates the draft Renewable Energy Strategy for the North East. Forms a background document for the emerging RSS.	Strategy requires the North East region to meet the renewable energy targets for renewable energy set out by the government i.e. 10% of regional consumption by 2010 and 20% by 2020. It also points out that the Tees Valley has the second greatest renewable energy potential behind Northumberland	The YAEAAP should seek to promote Renewable energy generation.	The Sustainability appraisal should include objectives concerned with energy efficiency and renewable energy generation.
<b>Regional, Yorkshire and Humber emerging Regional Spatial Strategy to 2016</b>			
The Yorkshire and Humber draft RSS has been subject to an Examination in Public and is due to go out for consultation on proposed changes in summer 2007. The RSS refers to very important cross boundary issues such as road and rail issues. These are seen as important to the economic growth and regeneration of both North East and Yorkshire and Humber regions. The sub-area of the Vales and Tees Links is identified because of its strong links with the Tees Valley and these links need to be reflected in spatial planning terms.	<b>Spatial Planning Responses</b> Capitalise on connections provided by east coast mainline and A1/A19 corridor Strengthen institutional, educational, commercial links with Teesside, York and Leeds – through IT and physical infrastructure. Reduce long distance commuting by car, undertake physical improvements – enhancing town centres Identify opportunities for new centres to develop – such as Catterick Garrison Improve educational links with Teesside and York Capitalise on connections provided by east coast mainline and A1/A19 corridor		

Aspiration is for connection. Strong emphasis taken from Northern Way document.			
<b>Sub-regional, Environment Agency, Tees Tidal Flood Risk Management Strategy 2006 – 2011.</b>			
The Strategy looks at the Tees estuary that has been significantly reclaimed and redeveloped over the last 30 years. The Tees estuary is important to both the local and national economy and also provides internationally important habitats.	The potential for damage from flooding is valued at £430 million. 400 residential and 700 commercial properties currently at risk from 1% (1 in 100) flood. Sea level rise and climate change the number of properties could rise to 430 residential and 1050 commercial properties in 100 years. This will address flood risk issues between the mouth of the River Tees and the A66 crossing – an area of 65km. Any of the flood risk areas include heavy industrial and retail development in addition to residential housing and areas that are important to migrating and breeding birds.	Look at impacts human activities, nature conservation and landscape, archaeology and cultural heritage, transport and infrastructure.	Accompanied by a SEA. Information may feed into the LDF.
<b>Sub-regional, JBA Consulting, 2007, Tees Valley Strategic Flood Risk Assessment.</b>			
The Tees Valley Strategic Flood Risk Assessment (SFRA) brings a proactive approach to flood risk, providing guidance to inform decisions concerning the future allocation of development sites through supplying information on the nature of the flood risk in the Tees Valley.	Environment Agency information shows that over 2700 properties in Stockton (both commercial and residential) are at risk from a 1 in 100 year flooding event (i.e. 1% chance of flooding in any year) from the Tees. High tides and a series of rivers that flow into the Tees can exacerbate flooding problems in the area.	All the site allocations within the YAEAAP will be informed by the SFRA.	Through the SA framework, the SA will be required to highlight conflicts between site allocations and flooding issues
<b>Sub-regional, Tees Valley Joint Strategy Unit, 2004, Tees Valley Structure Plan</b>			
The Tees Valley Structure Plan is intended to provide strategic planning guidance for development across the Tees Valley although will be replaced by the RSS once adopted.	Projected decrease in population by 11,000 between 2002 and 2016 but the number of households is projected to increase by 8% from 227,400 in 2002 to 297,000 by 2016. Tees Valley needs to create 26,000 new jobs, 8,000 new businesses, reduce the number of people receiving benefits by 23,000 and ensure 600 more pupils a year obtain 5 or more GCSEs at grades A*-C. Also regeneration, environmental, housing, transport, town centres and shopping, leisure, recreation and tourism, energy, waste, minerals and resources and infrastructure.	The Tees Valley Structure Plan will be replaced once the RSS is adopted. LDDs will need to be in general conformity with the new RSS that has been informed by the Structure Plan.	Include sustainability objectives on the economy, environment, housing, transport, recreation, energy, waste and education.



<b>Sub-regional, Tees Valley Joint Strategy Unit, 2001, Tees Valley Vision</b>			
Vision envisages major investment and regeneration. The 3 key themes include the creation of sustainable jobs, attractive places and confident communities.	Vision aims that indices of employment, education, standard of living, life expectancy and deprivation meet the national average by 2020 through major investment	Actively support the regeneration of the Tees Valley and strategic aims to improve the sub-regional economy.	Include a sustainability objective which specifically looks at economic growth and employment generation
<b>Sub-regional, 2005, Tees Valley Partnership, 2005 – 2008 Investment Plan (December 2005 Review and Update)</b>			
Provides an update on the sub-regions high investment priorities through three themes, Business, People and Place	Supports the Tees Valley Vision objectives through priorities including business development, physical regeneration, and rural and environment programmes.	Actively support the regeneration of the Tees Valley and strategic aims to improve the sub-regional economy.	Include a sustainability objective which specifically looks at economic growth and employment generation
<b>Sub-regional, Stockton-on-Tees Borough Council, Middlesbrough Council, Stockton Middlesbrough Initiative (SMI)</b>			

<p>The overall aim of the SMI is described as being to create and develop a new city-region within the Tees Valley that will:</p> <ul style="list-style-type: none"> <li>• be more competitive than Stockton and Middlesbrough acting separately; and</li> <li>• to aim to perform at the national average rate of economic performance within a 20 year period and deliver a city-region as competitive as the best in the Northern Way</li> </ul> <p>The development framework includes four key stages: Expanding the urban centres; Creation of the green-blue heart; Connectivity and infrastructure; Development – a planned, phased and collaborative approach is vital.</p> <p>The SMI breaks down into a series of focused development zones which are: Stockton East; Middlesbrough West; Portrack Riverside; Tees City Park; and South Riverside.</p>	<p>Includes a number of short, medium and long term infrastructure projects such as: Short term (5-10 years) – Improvements to the A174/A19 junction to free up local traffic. Medium term (10-15 years) – A new link road between Portrack Lane and the Tees Bridge Approach Road opening up the Portrack Riverside and creating a high quality bus link opportunity between the two centres. Long term (15 years plus) – Rationalisation of the marshalling yards and the potential creation of a new transport hub providing bus, rail and air links to the new city core.</p>	<p>A major consideration for the YAEAAP is to complement the overall SMI programme.</p>	<p>The sustainability appraisal must inform the YAEAAP and therefore the SMI in delivering sustainable development.</p>
<p><b>Sub-regional, Tees Valley Housing Market Assessment 2004.</b></p>			

<p>Assesses the housing market of the Tees Valley. The assessment identifies the different housing markets in the Tees Valley, low demand issues, aspirations, and implications of the research findings.</p>	<p>The population in the Tees Valley is expected to decline and age. The proportion of vacant properties is higher than the regional and national averages. The main drivers for moving include wanting a larger property (31.7%), smaller property (18.7%), and wanting a better area (23%).</p>	<p>The YAEAAP can play a part in providing a housing market that improves choice and delivers sustainable communities.</p>	<p>Include a sustainability objective which insists on people having the opportunity of living in a decent and affordable home.</p>
<p><b>Sub-regional, Tees Valley Joint Strategy Unit &amp; Sustrans, Cycling Strategy 2006-2011</b></p>			
<p>The purpose of the strategy is to provide a framework for the development and promotion of cycling throughout the Tees Valley. The key objectives are to improve mobility for people, not vehicles, improve road safety and reduce the fear of traffic, improve the environment and improve the health of the community.</p>	<p>By 2012 Central Government aims to bring cycle trips to 10% of all journeys made in the UK</p>	<p>Need to recognise the needs of cyclists, identify future cycle routes and provision of secure parking in public spaces.</p>	<p>Include sustainability objectives to enhance the environment, local air quality, reduce greenhouse gases and the Borough's health.</p>
<p><b>Sub-regional, Tees Forest Partnership, Tees Forest Plan, 2000</b></p>			

<p>Formerly the Cleveland Community Forest, the Tees Forest Plan contains a number of national objectives that each community forest has adopted.</p> <p>Examples include:          To improve the landscape of the area, including reclamation of derelict land and to create a visually exciting and functionally diverse environment.</p> <p>To increase opportunities for sport and recreation, including artistic and cultural events.</p> <p>To protect areas of high quality landscape or features of historical or archaeological interest.</p> <p>To protect sites of nature conservation value and create new opportunities for nature conservation.</p>	<p>The goal of the Tees Forest Partnership is to achieve up to 9,253 hectares of woodland cover in the lower Tees Valley by the middle of the Century.</p>	<p>The YAEAAP needs to recognise the added value of Forest and woodlands within the Borough of Stockton-on-Tees.</p>	<p>Include sustainability objectives that aim to ensure policies protect and enhance the natural environment and provide opportunities for leisure and recreation.</p>
<p><b>Sub-regional, Tees Valley Wildlife Trust, 1999, Tees Valley Biodiversity Action Plan</b></p>			
<p>Local Biodiversity Action Plans aim to meet national biodiversity targets by highlighting where action is necessary and enables resources for enhancement and conservation through local partnerships</p>	<p>In the UK since 1900, 100 species have been lost including 7% dragonflies, 5% butterflies and over 2 %of fish and mammals. Estimated between 5 and 25 million species on the planet. UK Steering Group report listed 37 different broad habitat types, of these 19 occur in the Tees Valley area 910ha of UK's 800,00ha of natural broadleaved woodland in Tees Valley – seek to increase it by 10% by 2005 2,528ha of plantation woodland in Tees Valley and 1,516000ha in</p>	<p>Reiterate policies that look to protect the biodiversity of the Borough including protected species. Certain plant and animal species re protected under international legislation such as the</p>	<p>Include sustainability objectives that seek to protect and enhance the local environment</p>

	<p>UK – encourage further plantation only on low existing nature conservation land</p> <p>Tees Valley 1,690ha of upland heath and 1,144,000ha in England and Wales</p> <p>320.78ha of the Tees Valley standing open waters, 173ha 294ha intertidal mud estuaries – Tees Management Action Plan, 308ha unimproved grassland, 719ha acid grassland, 28,501ha of arable/improved grassland,</p>	badger, great crested newts, barn owls.	
<b>Sub-regional, Tees Valley Joint Strategy Unit, 2006, Tees Valley Green Infrastructure Strategy (Draft?)</b>			
<p>The strategy sets out at a strategic level green infrastructure (i.e. open space, parks, nature reserves, cycle ways, footpaths etc.) policy to complement other initiatives designed to improve the quality of life.</p>	<p>No specific indicators, as the Strategy intends to complement other programmes with indicators.</p>	<p>The YAEAAP policies need to ensure that development enhances the environment and provide opportunities for greening.</p>	<p>Sustainability objectives will need to highlight where conflicts may arise between development and the development of green infrastructure links</p>
<b>Local, Stockton-on-Tees Borough Council, 1997, Stockton-on-Tees Local Plan</b>			
<p>The adopted local plan provided a sound basis for the determination of planning applications by including clear policies and land use allocations for development and protection. Underpinning the local plan is the intention to protect the environment.</p>	<p>Some indicators are outdated and is therefore not included for this reason</p>	<p>Some of the policies are outdated but others can be saved and adapted to meet current circumstances</p>	<p>Ensure sustainability objectives which cover topics of environment, economy, development including housing and recreation, transport</p>
<b>Local, Stockton-on-Tees, 2004, revised draft Alteration Number 1 to the adopted Local Plan</b>			
<p>The revised draft of Alteration Number 1 is currently being examined at Public Local Inquiry. The Alteration is primarily concerned with retail and flood risk policies.</p>	<p>As at July 2003, non-retail uses accounted for some 10% of the total length of primary shopping frontages</p> <p>As at July 2003 non-retail uses accounted for some 40% of secondary shopping frontages</p>	<p>It is unlikely that the retail policies will be outdated following the recent publication of PPS6. Although changes will need to be made with regard to the new use class order relating to the former A3 use class.</p>	<p>Include sustainability objectives that look to promote economic growth whilst ensuring that everyone has access to any retail developments. Also include objectives that seek to protect and enhance the Borough's</p>

		PPG25 is currently under review and it is expected that PPS25 will mean the flood risk policies are outdated.	ground, river and sea waters.
<b>Local, Stockton-on-Tees Borough Council, 2004, Community Strategy 2005 - 2008</b>			
<p>The Strategy has a threefold vision, as follows:</p> <ol style="list-style-type: none"> <li>1. Stockton-on-Tees driving economic renaissance at the heart of a vibrant Tees Valley city-region.</li> <li>2. An enhanced Quality of Place, including renewed town centres and improved local neighbourhoods.</li> <li>3. Enhanced well-being and achievement for local people.</li> </ol> <p>The Strategy has five key improvement themes of liveability; safer communities; economic regeneration and transport; healthier communities for adults; children and young people.</p>	<p>Each of the five key improvements themes have a number of key performance targets attached to them. The following is an example of targets:</p> <p>Maintain air pollution below national targets;  Increase the number of journeys by bus to over 11 million by 2010/11;  100% of new social and affordable housing funded by the Housing Corporation to meet 'secured by design' standards.  90% of Stockton's Sites of Nature Conservation Importance (SNCI) to be in a favourable condition by 2008;  Maintain high levels of diversion of waste from landfill – maximum of 10% of waste to be land filled each year;  Reduce total annual crime in 2007/8 from the 2003/4 baseline (20,534).  Reduce the number of 16-19 year olds not in education, training or employment from 15.1% (2003) to 13.1% by 2010.  Reduce the death rate from coronary heart disease by 40% in under 75 year olds by 2010.</p>	<p>Policies within the YAEAAP will need to reflect any land use aspects of the improvement themes to help meet the series of targets of the key performance targets</p>	<p>Recognise that all sustainability objectives are inter-linking and all combines help to increase the sustainability of an area as well as improve people's quality of life</p>
<b>Local, Stockton-on-Tees Borough Council, Council Plan 2006-09</b>			
<p>The Council plan sets out the Council's performance management process and aims to ensure that Stockton Borough's population receive benefits and services to improve their quality of lives. The Council's Best Value Performance Indicators are published as part of the Council Plan.</p>	<p>The BVPIs set out a series of short, medium and longer-term targets that will help improve the sustainability of the Borough. These indicators have also been used to inform the baseline data.</p>	<p>Identify the targets and indicators that may have implications for the Development Plan Documents. Seek to help meet these specific targets.</p>	<p>Feed in the indicators and targets into the baseline data for the SA/SEA Scoping Report</p>

<b>Local, Stockton-on-Tees Borough Council, Local Transport Plan 2 2006-2011</b>			
<p>The LTP contains a set of five priorities, which are as follows:</p> <ol style="list-style-type: none"> <li>1. Accessibility;</li> <li>2. Congestion;</li> <li>3. Road Safety;</li> <li>4. Air Quality;</li> <li>5. Quality of life.</li> </ol>	<p>The LTP contains a number of targets and trajectories, examples of which include:</p> <p>Numbers of killed and seriously injured casualties;</p> <p>Public transport patronage;</p> <p>Accessibility to healthcare and education;</p> <p>Cycling trips;</p> <p>Congestion; and</p> <p>Air quality.</p>	<p>Ensure developments are in easily accessible locations and near to public transport networks.</p>	<p>Include a sustainability objective which looks to ensure accessibility for all to jobs, facilities, goods and services and education opportunities</p>
<b>Local, Draft Regeneration Strategy, 2007 - 2017</b>			
<p>The document recognises that quality of place is fundamental to delivering regeneration in the Borough. The vision of the strategy reads:</p> <p>To deliver a step change in the quality of place, and use it to help deliver the economic and social renaissance of Stockton-on-Tees.</p>	<p>The strategy contains various goals, including:</p> <p>Developing quality, accessible shopping centres in all our towns with Stockton Town Centre in the top 100 retail destinations nationally by 2020;</p> <p>Increase GVA by 15% by 2012;</p> <p>Increase occupied space for businesses by 2 million square feet by 2017.</p>	<p>The YAEAAP site allocations will need to complement the strategy and assist in achieving the goals set out.</p>	<p>Many sustainability objectives can be included to cover the broad topic of regeneration and redevelopment including: economic growth; opportunities to a decent and affordable home; and the quality of the Borough's urban and rural landscape.</p>
<b>Local, Stockton-on-Tees Borough Council, Community Safety Plan 2005 -2008</b>			
<p>The document outlines six key objectives and relevant targets for each. The objectives are:</p> <ol style="list-style-type: none"> <li>1. Reduce total crime;</li> <li>2. Reduce anti-social behaviour.</li> <li>3. Reduce the misuse of controlled drugs.</li> <li>4. Reduce dwelling burglary.</li> <li>5. Reduce violent crime.</li> <li>6. Reduce deliberate fires.</li> </ol>	<p>Each of the six objectives have a number of targets, examples include:</p> <p>Reducing crime compared to other areas, staying out of the top quartile as at March 2008.</p> <p>Reduce criminal damage reported by 15% over 3 years by March 2008.</p> <p>Identify and target offenders who misuse drugs, aim for 95% of adults charged to be tested by 2008.</p> <p>Support for all victims of domestic violence – maintain a 90% occupancy rate for the refuge year on year.</p>	<p>The YAEAAP will need to ensure development results in safer places and reduces the opportunity for crime.</p>	<p>Objectives need to be developed concerning crime and disorder.</p>
<b>Local, Stockton-on-Tees Borough Council, Housing Strategy, 2005-2008.</b>			

<p>Housing Strategy has 4 key objectives: 1) deliver quality and choice in the housing market; 2) promote safe and sustainable communities; 3) be proactive in reducing inequalities; 4) deliver a modern, customer focused service.</p>	<p>Number of projected households is set to increase; the economically inactive population is set to increase and the number of households with children is to decline; ¼ of the population is projected to be of retirement age by 2021, and less than 3% of the population come from Black or Ethnic Minority backgrounds.</p>	<p>Look to include policies that insist of delivering choice and quality in new housing developments and to actively support and promote sustainable communities.</p>	<p>Include a sustainability objective which insists on people having the opportunity of living in a decent and affordable home</p>
<p><b>Local, Stockton-on-Tees Borough Council, Local Housing Needs Assessment, 2006</b></p>			
<p>The Housing Needs Assessment assessed housing requirement across all tenures in the Borough.</p>	<p>Some of the key findings include:  Low incomes and high unemployment mean that a large proportion of people are unable to buy their own homes, resulting in a continued demand for rented accommodation.  10.3% of households consider themselves to be in unsuitable housing.  There is a significant oversupply of one-bedroom properties and further development of this type of dwelling should not be actively encouraged.  A target of at least 9% of new housing development to be affordable, which should not be allowed to fall below 15% to meet the needs of the whole Borough.</p>	<p>New housing development facilitated through the YAEAAP should aim to provide truly sustainable communities</p>	<p>Include a sustainability objective which insists on people having the opportunity of living in a decent and affordable home</p>
<p><b>Local, Stockton-on-Tees Borough Council, Private Sector Housing Renewal Strategy,</b></p>			
<p>The Regulatory Reform Order has required all local authorities to provide assistance for housing renewal. Key priorities include; provide some form of assistance (not necessarily financial) to all who require help; target residual resources to areas with the worst housing conditions, maximising funding opportunities and partnership working; provide assistance to those with special needs or otherwise vulnerable; tackle the issue of empty or abandoned properties;</p>	<p>There are 60,913 private sector dwellings within the Borough, of which 53,042 are owner occupied and 6,474 are privately rented. A survey conducted in 1999 showed that 3,140 private sector dwellings were unfit, with a further 9,595 dwellings classed as being in poor condition. Estimated that £53million is needed to remedy these properties.</p>	<p>Recognise issues of private sector dwellings and renewal requirements</p>	<p>Incorporate a sustainability objective which ensures everyone has the opportunity to a decent and affordable home</p>



<p>attempt to contribute to the reduction of incidents of crime, fear of crime and anti-social behaviour; improve the energy efficiency of private sector housing, working in partnership with Stockton Warm Zone and other energy efficiency initiatives; and upgrade the private rented sector by improving housing conditions, management conditions and abating statutory nuisance.</p>			
<p><b>Local, Stockton-on-Tees Borough Council, Homeless Strategy, 2003-2008</b></p>			
<p>8 key homelessness objectives: prevention, improve services for temporary accommodation, minimise the use of B&amp;Bs as temporary accommodation, develop prevention and support, improve and develop services for homeless, asylum seekers, refugees, people misusing alcohol or drugs and those leaving prison or those with mental problems.</p>	<p>No specific quantitative targets set out past 2006. However, the Regeneration DPD should be aware of the objectives of the strategy.</p>	<p>Look more widely at some of the issues affecting the homeless and work closely to provide housing for the homeless</p>	<p>Include a sustainability objective which insists on people having the opportunity of living in a decent and affordable home</p>
<p><b>Local, Stockton-on-Tees Borough Council, May 2001 revised Feb 2003, Affordable Warmth Strategy</b></p>			
<p>Fuel poverty is the state in which a household needs to spend more than 10% of its disposable income in order to achieve comfort. The Warmth Strategy works with Stockton Warm Zone to help overcome</p>	<p>At least 4.3 million households in the UK were estimated to be experiencing fuel poverty as at 1996  Fuel poverty is a serious issue in Stockton, somewhat larger than UK national average and affecting 15,000 households  Stockton Warm Zone aim to reduce fuel poverty in the Borough by 80%</p>	<p>Developers should be encouraged to look at ways to provide affordable heating alongside affordable housing. Energy efficient measures are part of building regulations and help to reduce CO<sub>2</sub> emissions from dwellings.</p>	<p>Sustainability objectives should aim to reduce greenhouse gas emissions and also to ensure that everyone has the opportunity of living in a decent and affordable home.</p>
<p><b>Local, Stockton-on-Tees Borough Council, 2003, revised Contaminated Land Strategy, 2006</b></p>			

<p>The strategy includes the following objectives:</p> <ol style="list-style-type: none"> <li>1. To ensure the approach to historic pollution of land is rational, ordered and efficient.</li> <li>2. Ensure the approach to historic pollution of land is proportionate to the seriousness of any actual or potential risk.</li> <li>3. Seek to ensure the most pressing and serious problems are located first.</li> <li>4. Ensure that resources are concentrated on investigating in areas where the authority is most likely to identify contaminated land.</li> <li>5. Ensure the local authority efficiently identifies requirements for the detailed inspection of particular areas of land.</li> <li>6. Inform all stakeholders of any action to be taken in relation to contaminated land having regard to the communication strategy.</li> <li>7. Inform the Environment Agency of progress of the strategy implementation for the state of contaminated land report.</li> <li>8. Encourage the reuse of previously developed land as a priority in consultation with other statutory bodies and potential developers by identifying potential sources of pollution and proposed remediation measures which would permit future beneficial use.</li> </ol>	<p>4 priority categories (PC1 greatest priority)</p> <p>PC1 – 68 sites  PC2 – 1630 sites  PC3 – 204 sites  PC4 – 12 sites</p>	<p>Redevelopment of previously developed land must be aware of the potential for land contamination. Where contamination is thought to be an issue consultation with Environment Agency and Environmental Health is essential</p>	<p>To protect and enhance the quality of the Borough's ground, river and sea waters, soil quality and to make use of existing land resources.</p>
<p><b>Local, Stockton-on-Tees Borough Council, 2007, Town Centre Action Plan, Draft</b></p>			

<p>The action plan guides the regeneration of Stockton town centre and the riverside streets with a 15-year vision.</p>	<p>Consults on the Northern, Southern and Eastern gateway sites, the riverside sites, townscape heritage, and Boathouse Lane. No specific targets or indicators at present.</p>	<p>The YAEAAP and Town Centre Action Plan need to be complementary.</p>	<p>The Sustainability Appraisal needs to include objectives concerning the vitality and viability of town centres.</p>
<p><b>Local, Stockton-on-Tees Borough Council, 2003, Sports Strategy, 2003-2008</b></p>			
<p>The Sports strategy recognises that sport can make a vital contribution to wider issues relating to the quality of life and the health and well-being of local people, and to the social and economic regeneration of the Borough.</p>	<p><b><u>Examples of sport's contribution to regeneration in Stockton include:</u></b></p> <ul style="list-style-type: none"> <li>• over £11m of inward investment has been secured for sport related initiatives within Stockton within the last two years ;</li> <li>• the development of The Tees Barrage, completed in 1994, provides a tidal free straight of clean fresh water which has already been used to stage the World Canoe Marathon Championships (2001);</li> <li>• proposals for the regeneration of Billingham Town Centre with sports facilities as a key driver for regeneration;</li> <li>• Stockton was the venue for the Commonwealth Games Triathlon Trials in 2002;</li> <li>• the development of significant watersport facilities at Castlegate Quay, the whitewater course and at the River Tees Watersports Centre, in partnership with the Tees River Users Trust;</li> <li>• Stockton Rowing Regatta attracted 360 entries in 2001 from all over the country, an increase of over 100% on previous years;</li> <li>• the Great Britain Dragonboat team use the River Tees in Stockton for squad training;</li> <li>• agreement to hold the 2004 European Dragon Boat</li> </ul>	<p>Continue to work closely to provide land use based policies for sporting facilities and integrate with regeneration policies</p>	<p>Look to sustainable levels of economic growth and improve people's health</p>

	Championships on the River Tees.		
<b>Local, Stockton-on-Tees Borough Council and Tristar Homes, Anti-Social Behaviour Strategy 2004-2008</b>			
Aims to reduce anti-social behaviour causing alarm, harassment or stress and to increase feelings of safety	In 2003, 43.8% of those consulted identified problems with anti-social behaviour in the last 12 months and its impacted on their quality of life	Encourage the implementation of designing out crime schemes	To promote safer communities, prevent crime and reduce the fear of crime
<b>Local, 2007, Stockton-on-Tees Borough Council Climate Change Action Plan.</b>			
The action plan identifies the collective responses to the threat of climate change and achieves emissions responses; Raises awareness of climate change through working with public and private sector organisations across the region; and involves communities to make sure that they understand what actions that they might undertake to reduce their greenhouse gas emissions.	Includes various targets, but the overall one is to reduce greenhouse gas emissions by 8.75% below the year 2000 level by 2012.	All development allocated by the YAEAAP will need to ensure it avoids a negative impact in terms of emissions.	Include sustainability objectives that are concerned with the cause and effects of climate change.
<b>Local, Stockton-on-Tees Borough Council, SPD Conservation Areas and Historic Environment Folder 2006</b>			

<p>Covers all aspects of historic sites, buildings and monuments in the area, and seeks to simplify the legislation surrounding them, the role they play within the Borough, and what may be done to maintain them for future generations to enjoy.</p>	<p>No specific targets</p>	<p>Sets out management plans for the Borough's 11 conservation areas, which policies within the YAEAAP will need to consider</p>	<p>Include sustainability objectives concerned with the protection of the built environment.</p>
<p><b>Local, Stockton-on-Tees Borough Council, Emerging Core Strategy DPD 2007.</b></p>			
<p>Sets out the strategic planning vision and objectives for the Borough for the next 10 – 15 years</p>	<p>Indicators on a range of topic areas, such as:  Sustainable living - % of development on previously developed land, or % of development meeting EcoHomes standard.  Economic regeneration – Reduction in unemployment rates.  Retail and other town centre uses – Reduction in retail vacancy rates.  Community facilities - % of development accessed via public transport journeys of less than 30 minutes.  Planning Obligations – 100% of major developments contributing under Planning obligations.  Housing – Average net housing completions  Gypsies and Travellers – Incidences of use of unauthorised sites.  Protection and enhancement of the built environment – Indicators to be developed with English Heritage as a result of Conservation and Historic Environment Folder.  Protection and Enhancement of Rural Environment – No decrease in condition of designated sites, Increase in Tees Forest woodland cover.  Minerals and Waste- Amount of material recycled, less than 10% of total waste to landfill.  Transport – Number of bus passenger journeys.</p>	<p>The YAEAAP will require to be in line with the Core Strategy strategic vision, objectives and core policies.</p>	<p>Ensure the sustainability appraisal informs the development of YAEAAP in meeting the sustainable development objectives of the Core Strategy.</p>

## Appendix 2 – Baseline Data

### Economic

Ref. No	Indicators	Local Data (Stockton-on-Tees Borough wide data unless otherwise stated)	Comparators and Trends	Targets	Comments
1.1	Number of VAT registered businesses	<p>Period April 2005 - March 2006</p> <p>315 VAT registrations</p> <p>16.9 business registrations per 10000 residents (2005)</p>	<p>4,505 in North East 1040 in Tees Valley 173,595 Nationally</p> <p>Registrations per 10000 residents 17.6 in the North east 15.9 in the Tees Valley 29.7 in Great Britain</p>	Total No. of VAT registered businesses per 10,000 population increase towards the regional average by 2007	<p>Target taken from the Community Strategy 2004-2007</p> <p>Data taken from JSU Economic profiles for Boroughs in the Tees Valley (April 2007)</p>
1.2	Unemployment rate (based on claimant count)	<p>2005</p> <p>Yarm = 1.2%</p> <p>Eaglescliffe = 1.3%</p> <p>Stockton Borough = 2.9%</p>	<p>2005</p> <p>Tees Valley = 3.5%</p> <p>Great Britain = 2.4%</p>	Maintain the proportion of people of working age in employment above the regional rate.	Data taken from JSU Area Snapshots Economic profiles 2005 Targets taken from SBC's Community Strategy 2005-08
1.3	Employees in Employment by type	<p><u>2005</u></p> <p><u>80,000 employees in Stockton-on-Tees – highest within the Tees Valley</u></p> <p>Primary Industries 0.7%</p> <p>Manufacturing 13%</p> <p>Construction 7.6%</p> <p>Service Industries 78.7% (of which 24.6% distribution/hotels, 6% transport and comms, 16% finance/banks, 27.9% public admin, 4.2% others).</p>	<p><u>2005 – Tees Valley</u></p> <p>Primary Industries 1.4%</p> <p>Manufacturing 11.5%</p> <p>Construction 5.9%</p> <p>Service Industries 81.3%</p> <p><u>2005 – North East</u></p> <p>Primary Industries 1.2%</p> <p>Manufacturing 12.3%</p> <p>Construction 5.8%</p> <p>Service Industries 80.6%</p> <p><u>2005 – UK</u></p> <p>Primary Industries 1.5%</p>	No target as yet	Source Annual Business Inquiry (NOMIS) which have been compiled by the Tees Valley Joint Strategy Unit in the Economic Profiles for Boroughs in the Tees Valley (April 2007)

			Manufacturing 11.1% Construction 4.6% Service Industries 82.9%		
1.4	% of SOAs that are within the most deprived 10% in England	2004 – 17% overall 2004 – 28% employment	2004 – Tees Valley overall 28% 2004 – Tees Valley employment 37%	No target as yet	Figures taken from Tees Valley Joint Strategy Unit
1.5	Employment land take up rates floorspace developed (m <sup>2</sup> gross) B1b, B1c, B2 and B8	2005/6 164,048 m <sup>2</sup>	Not yet recorded	Draft Regional Spatial Strategy sets out requirements for employment land up to 2021. For Stockton Borough, this is in the order of 400ha (including all of the land at Wynyard with planning permission). 445 ha for chemicals 80 ha for Durham Tees Valley and associated uses.	Annual Monitoring Report 05/06 Employment Land Review underway
1.6	% of employment take up rates on greenfield land	Not yet recorded	Not yet recorded	No target as yet	To commence recording towards the end of 2005

Ref. No	Indicators	Local Data (Stockton-on-Tees Borough wide data unless otherwise stated)	Comparators and Trends	Targets	Comments
2.1	No of vacant town centre retail units / amount of vacant floor space in town centre	113 units = 22% of all units in Stockton town centre are vacant	19.1% borough average 10.3% national average for vacant units in retail centres		Figures taken from Nathaniel Litchfield retail study 2003 and 2004
2.2	No of vacant units / amount of vacant floor space in District Centres	Yarm – 3 = 2.5%	19.1% borough average 10.3% national average for vacant units in retail centres	To deliver the regeneration of both Thornaby and Billingham town centres	Figures taken from Nathaniel Litchfield retail study 2003 and 2004. Full planning permission has been granted for the redevelopment of Thornaby town centre

					(04/1309/FUL) and the adjacent Tristar site (04/1497/FUL).
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Ref. No	Indicators	Local Data (Stockton-on-Tees Borough wide data unless otherwise stated)	Comparators and Trends	Targets	Comments
3.1	Number of gateway projects	Southern gateway project awarded planning permission for major food store at the southern end of the high street.	No Comparators as yet	No targets as yet	More details required on the status of the other gateways.

Ref. No	Indicators	Local Data (Stockton-on-Tees Borough wide data unless otherwise stated)	Comparators and Trends	Targets	Comments
4.1	No. of households without a car	Yarm = 13% Eaglescliffe = 14% Stockton Borough = 29.6%	Tees Valley – 34.2% England & Wales – 26.8%	No target as yet	Figures taken from 2001 census (this data is not updated between each census)
4.2	Means of travel to work	Car (either driver or passenger) Yarm = 78.3% Eaglescliffe = 76.9% Stockton = 71.7%  Public transport Yarm = 4.9% Eaglescliffe = 5.6% Stockton Borough = 8.4%	Car (either driver or passenger)  Tees Valley = 69.1% North East = 65.4% England and Wales = 62.4%  Public Transport Tees Valley = 9.8% North East = 14% England and Wales = 14.6%	Increase the number of trips made to work by walking, cycling and public transport and a reduction in the number of trips made by car Minimum targets = restrict the overall decline in bus patronage between 2005/6 and 2010/11 to 10%. 50% increase in cycling trips between 2004/05 and 2010/11	Figures taken from JUS Ward data based on 2001 census (this data is not updated between each census)
4.3	% of school pupils living within 1 mile of primary school	2005 – 97.7%	In the UK 4 out of 5 pupils live within 2 miles of their primary school. The	100% of primary and secondary schools to have implemented a travel plan by	Targets relating to School Travel Plans taken from BVPI



			average school trip length for primary school children is 1.4 miles	2010.	indicators.
4.4	The % of the authority's buildings open to the public, in which all public areas are suitable for and accessible to disabled people	2005/6 = 85.7%	No comparators as yet	2008/09 target = 92%	Indicator and targets taken from BVPI indicators in the Council Plan
4.5	% of total length of footpaths and other Rights of Way that were easy to use by members of the public	2005/6 = 78.9%	No up to date comparator as yet	2008/09 target = 93%	Indicator and targets taken from BVPI indicators in the Council Plan
4.6	No of passenger journeys made annually on all local buses, originating in the Stockton area	2005/06 – 10,561,958	North East 2003/04 = 231 million	2008/09 – 9,928, 421 Minimum target is a 10% reduction in patronage between 2005/06 and 2010/11.	Indicator is a BVPI in the Council Plan. Targets taken from the Council Plan and LTP.
4.7	No. of departures and arrivals at rail station	2004/05 = 626,278 Total for all six stations in the Borough (38% increase on 1999/2000 figures)	Overall increase in the Tees Valley 1999/2000 – 2004/05 27%	LTP sets a minimum target of 18% increase in total passenger footfall between 2004/05 and 2010/11.	Indicator and targets taken from LTP. Tees Valley JSU website will also provide quarterly monitoring reports in a partnership with Northern Rail.

Ref. No	Indicators	Local Data (Stockton-on-Tees Borough wide data unless otherwise stated)	Comparators and Trends	Targets	Comments
5.1	Average House Prices	Ward data (based on price over 12 months 07/2005 – 06/2006) Yarm = £186,100 Eaglescliffe = £176,400  Stockton Borough (March 2007) = £126,357	Redcar & Cleveland = £135,344 Hartlepool = £104,633 Darlington = £125,262 Middlesbrough = £105,806  North East = £127,750 England and Wales = £178,423	No targets as yet	Ward data taken from JSU Borough data taken from Land Registry House Price Index May 2007 (based on March 2007 figures)

5.2	Housing Tenure	Local level data (2006) Owner Occupied = 74.6% Private Rented = 4.4% Social Rented = 20.4% Other = 0.6%	No regional comparator data as yet for 2006  National Data (2006) Owner Occupied = 70% Social Rented = 18% Private Rented = 12%	No target as yet	Local figures taken from Local Housing Needs Assessment 2006.  National Data taken from Survey of English Housing (DCLG)
5.3	No. of Households with overcrowding (not enough rooms per dwelling)	2001 census = 3,212 (4%)	2001 North east = 54,616 (5%) UK 1,813,536	No target as yet	Source 2001 census
5.4	The proportion of Local Authority Homes which were non decent at the beginning of the current financial year	2004 = 58% 2005/06 = 47%	2004/05 England average = 35%	2008/09 target = 15%	Indicator and targets taken from BVPI
5.5	No. of households taken out of fuel poverty	2004/05 175 Comfort Zone 6000 warm zone	No comparator as yet	Target for all vulnerable households to be removed from fuel poverty by 2010	Target taken from Community Strategy
5.6	No. of dwellings completed	2005/06 = 387 Net dwellings completed 527 Gross completions	No Comparator as yet	Draft RSS housing targets for Stockton-on-Tees 2004-2011 = 600 per year, 2011-2016 = 270 per year, 2016-21=270 per year** This figure is subject to change when the RSS is adopted	Taken from the Annual Monitoring Report and Draft RSS.

Ref. No	Indicators	Local Data (Stockton-on-Tees Borough wide data unless otherwise stated)	Comparators and Trends	Targets	Comments
6.1	Life expectancy rates For people born in 2003	Female 80 yrs Male 75 yrs	Tees Valley Female 79 yrs Male 75 yrs  England and Wales Female 81 yrs	Maintain the number of older people helped to live at home above 90 per 1,000 over 65 years old	Data taken from Tees Valley JSU Targets taken from Community Strategy

			Male 76 yrs		
6.2	% of population with limiting long term illness	2001 Yarm = 19% Eaglescliffe = 21% Stockton Borough = 35438 = 20% of total population	2001 North East – 23% of total population 2001 United Kingdom – 18% of total population	No target as yet	Data from 2001 census Ward data taken from JSU statistics based on 2001 census.
6.3	No of SOAs ranked in 10% most deprived areas in country in terms of health deprivation and disability	2004 - 22%	2004 Tees Valley – 33%	No target as yet	Source: Joint Strategy Unit
6.3	Number of swims and other visits to pools and sports centres per 1,000 population	2005/06 = 8,029.75	No comparators as yet	2008/09 target = 8,273.06	Source Council Plan

Ref. No	Indicators	Local Data (Stockton-on-Tees Borough wide data unless otherwise stated)	Comparators and Trends	Targets	Comments
7.1	% of pupils leaving school with 5 or more GCSE's A*- C	(2006) Yarm = 85% (2006) Eaglescliffe = 74% Stockton 2006 = 56%	2006 North East = 57.4% England = 59.2%	2008/09 = 59%	Local data from JSU. Regional and national data taken from DFT Targets taken from Council Plan
7.2	Percentage of people of working age with no qualifications	2005 = 14.3%	Tees Valley = 18.8% North East = 15.6% Great Britain = 14.3%	The Council aim to have 6500 people participating in adult education opportunities by 2008/09	Data taken from Tees Valley JSU Target taken from Council Plan
7.3	No. of people between 16-74 with qualifications to at least degree level	2005 = 25.4%	2005 Tees Valley = 18.4% North East = 21.3% Great Britain = 26.5%	34% of 18-30 year olds entering Higher Education by 2008.	Source Tees Valley JSU

Ref. No	Indicators	Local Data (Stockton-on-Tees Borough wide data unless otherwise stated)	Comparators and Trends	Targets	Comments
8.1	Domestic burglaries per year,	2005/06	North East = 12	Target for 2008/09 = 16.2	Ward level data from

	per 1000 households in the Borough	Yarm = 8 Eaglescliffe = 8 Stockton = 11.9	England and Wales = 12		JSU Borough data and targets from Council plan, together with data from the Home Office
8.2	No. of new developments that meet secured by design	Not yet recorded	Not yet recorded	Not yet recorded	Not yet recorded
8.3	Violent crimes per year per 1000 population in the Local Authority Area	2005/06 Yarm = 18 Eaglescliffe = 8 Stockton = 23	North East = 20 England and Wales = 23	2008/09 = 15.5	Ward data taken from JSU Borough data and targets from Council Plan, Regional and National statistics taken from Home Office data.
8.4	Vehicle crimes per 1000 population	2005/06 Yarm = 14 Eaglescliffe = 12 Stockton = 20	North East = 12 England and Wales = 14	2008/09 = 14	Local data from the JSU, targets from Council Plan, Regional and National statistics taken from Home Office data.
8.5	% of council operated car parks that have secure car park award status in Stockton Town centre	2004/05 – 17 out of 19	Not yet recorded	Longer term target is 100% by 2010	Indicators and targets taken from BVPI and LTP. Actions to maintain status in approved car parks.
8.6	% of buses fitted with CCTV cameras	2005 – 75%	Not yet recorded	According to LTP, the 100% target was due to be reached in March 2006	Indicators and targets taken from BVPI. Action to champion CCTV implementation in the Tees Valley and implementation through LTP.

Ref. No.	Indicators	Local Data (Stockton-on-Tees Borough wide data unless otherwise stated)	Comparators and Trends	Targets	Comments
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9.1	Number of listed buildings	7 Grade I 41 Grade II* 421 Grade II	1364 North East entries on listed building list which is 3.3% of national average	No targets as yet	North East regional and national % from English Heritage, State of the North East's Historic Environment Report 2006 North East
9.2	Number of buildings at risk	2006 = 1 Grade I 3 Grade II*	North East = 82 Grade I & II* England = 1001	To bring the number of listed buildings at risk in line with the national average  To minimise the number of Grade I and II* listed buildings at risk through the plan period	English Heritage, 2006, Heritage Counts, the State of the North East's Historic Environment  The Grade I listed building 'at risk' is also a SAM 'at risk' and therefore appears twice in this table
9.3	Number of Ancient Scheduled Monuments	2006 = 9  Stockton has 0.5% of the region's Scheduled Ancient Monuments	2006 – North East 1,412	Development which will adversely affect the site, fabric or setting of a Scheduled Ancient Monument will not be permitted	English Heritage, 2006, Heritage Counts, the State of the North East's Historic Environment  Target taken from 1997 adopted Stockton-on-Tees Local Plan.
9.4	Number of Ancient Scheduled Monuments on the 'At Risk' register	2006 – 1  SAM at risk is category A 'immediate risk of further rapid deterioration or loss of fabric; no solution agreed.	2006 – TBC	No targets as yet	English Heritage, 2006, Heritage Counts, the State of the North East's Historic Environment  The SAM 'at risk' is also a Grade I listed building 'at risk' and therefore appears twice in this table
9.5	Number of recorded heritage assets	2004 – 1,399	No comparators as yet	No targets as yet	Source: Tees Archaeology
9.6	Sites of Archaeological Importance	Awaiting Confirmation	Awaiting Confirmation	Awaiting Confirmation	Awaiting Confirmation
9.7	Number of conservation areas	2006– 11	North East 2004 - 280 As at 2002, 275	Submission draft of the Regional Spatial Strategy seeks plans and	Local data taken from Conservation and Historic

		Stockton has 4% of the North East region's conservation areas	conservation areas in North East region compared to average no. of conservation areas per English Region was 1003 in 2001/02	strategies to conserve and enhance the historic environment and prepare management plans by 2007. SBC published the Conservation and Historic Environment Folder SPD in 2007 to meet this requirement	Environment Folder SPD.  North East regional and national % from English Heritage, State of the Historic Environment Report 2004 North East
9.8	Historic Parks and Gardens	2004 – 2 Ropner and Wynyard	2004 – 37 within the North East region	Loss or damage to sites to be zero	Source: English Heritage, Heritage Counts 2004
9.9	No. of tree preservation orders	May 2005 - 584	No comparators as yet	No targets as yet	The number of tree preservation orders made does not give an indication of the number of trees protected by TPOs
9.10	% of population satisfied with local parks and open spaces	2003/4 – 64%		No up to date targets developed at the moment.	Local Figures taken from BVPI Target taken from Community Strategy. Key objective in the Parks, Countryside and Open Space Strategy to improve the quality of open spaces.
9.11	Number of Listed Building Planning Applications Decided	2005/06 = 33	North East 2005/06 = 823	No targets as yet	Figures taken from English Heritage, 2006, Heritage Counts, the State of the North East's Historic Environment
9.12	Number of Conservation Area consents for demolitions	As at August 2005 - 1 (and 1 one other pending consideration 2004 – 3 and 1 other refused 2003 – 1 and 1 other refused	North East - 2003/04 – 71 conservation area applications for demolition North East - 2002/03 – 72 conservation area applications for demolition	No targets as yet	* 2003 figures may not be complete as the Council introduced a new system to record all planning applications
9.13	Number of Enforcement Notices issued in Conservation Areas	2005 – 06 – 2 (as at August 05) 2004/05 - 3	No comparisons	No target as yet	Does not include complaints or breaches of planning control in

		2003/04 - 0 2002/03 – 1 (but was a listed building enforcement notice as below)			conservation areas.
9.14	Number of Listed Building Enforcement Notices issued	2005/06 – 0 (as at August 05) 2004/05 – 0 2003/04 – 0 2002/03 – 3 (including 1 repairs notice and 1 urgent works notice)	No comparisons	No target as yet	Does not include complaints or breaches of planning control in conservation areas.

Ref. No	Indicators	Local Data (Stockton-on-Tees Borough wide data unless otherwise stated)	Comparators and Trends	Targets	Comments
10.1	No. of Designated Special Landscape Area	3 –Leven Valley, Tees Valley and Wynyard Park	10 sites within the Tees Valley	Protection of these designated areas from inappropriate development	
10.2	Total area of ancient and semi natural woodland as a % of the Borough-	2003 – 0.43% (90 ha)	Over 22000 ancient woodland sites within England	Protection of these designated areas from inappropriate development	English Nature Data and SBC GIS
10.3	Tees Forest Woodland Cover	7.4% of the Tees Forest woodland cover falls within the Stockton Borough	No comparators applicable	Support and promote Tees Forest in encouraging afforestation and environmental land management	Tees Forest

Ref. No	Indicators	Local Data (Stockton-on-Tees Borough wide data unless otherwise stated)	Comparators and Trends	Targets	Comments
11.1	Nitrogen Dioxide Levels exceeding one hour mean	Monitoring stations at Billingham and Yarm 2005 = 3 exceedances at Billingham, 1 exceedance at	No comparators as yet	Data on Nitrogen Dioxide within the Borough shows the The National Air Quality	Data taken from SBC Review and Assessment of Air Quality 2006

		Yarm Annual Mean 2005 = 27 µg/m <sup>3</sup> (Billingham) 34 µg/m <sup>3</sup> (Yarm)		Strategy objectives for Nitrogen Dioxide (to be met by December 2005) have been achieved. These are 200 µg/m <sup>3</sup> as a 1hr mean: not to be exceeded more than 18 times per year 40µ/m <sup>3</sup> as an annual mean	
11.2	PM <sub>10</sub> exceeding 24 hours mean	Monitoring stations at Billingham and Yarm 2005 = 3 exceedances at Billingham 5 at Yarm	No comparators as yet	Data on PM <sub>10</sub> within the Borough shows the National Air Quality Strategy objectives for PM <sub>10</sub> have been achieved. For the 24 hour mean, this is a maximum of 50 µg/m <sup>3</sup> with a maximum of 35 exceedances by December 2004. However, new proposals reduce this to just 7 exceedances by 2010.	Data taken from SBC Review and Assessment of Air Quality 2006
11.3	No. of breaches of air quality standards for 5 pollutants (Nitrogen Dioxide, Sulphur Dioxide, PM <sub>10</sub> , Benzene, 1-3 Butadiene	Only concern is the PM <sub>10</sub> for 2010. There were 8 exceedances in 2005.	No comparators as yet	New Air Quality Strategy proposals reduce this to just 7 exceedances by 2010.	Data taken from SBC Review and Assessment of Air Quality 2006
11.4	No. of Air Quality Management Areas	2006 = 0	2006= 0 within the Tees Valley	To remain within the objectives set by the National Air Quality Strategy	Data taken from SBC Review and Assessment of Air Quality 2006

Ref. No	Indicators	Local Data (Stockton-on-Tees Borough wide data unless otherwise stated)	Comparators and Trends	Targets	Comments
12.1	Average domestic water consumption (l/head/day)	Not yet recorded	Northumbrian Water supply area 148 in 2005/06	No targets as yet	Data taken from Ofwat, Security of supply, leakage, and water



12.2	Domestic leakage (l/property/day)	Not yet recorded	Northumbrian Water Supply area 136 in 2005/06.	No targets as yet	efficiency, 2005/06 Data taken from Ofwat, Security of supply, leakage, and water efficiency, 2005/06
12.3	River Biological Quality	Not yet recorded	North East 2005 (% of length) 41.8% very good 28.5% good 13.4% fairly good 9.7% fair 5.2% poor 1.4% bad	No targets as yet	Environment Agency, General Quality Assessment for rivers in England and Wales
12.4	River Chemical Quality	Not yet recorded	North East 2005 (% of length) 31.8% very good 39.5% good 16.7% fairly good 6% fair 5.6% poor 0.4% bad	No targets as yet	Environment Agency, General Quality Assessment for rivers in England and Wales
12.5	Aquifer	2005 – Stockton is underlain by the Sherwood Sandstone which is classified as a major aquifer.	No comparators as yet	Protect the source of drinking waters.	

Ref. No	Indicators	Local Data (Stockton-on-Tees Borough wide data unless otherwise stated)	Comparators and Trends	Targets	Comments
13.1	% reduction in CO2 emissions from domestic sources from 2000	2000 Housing Emissions (tonnes CO2) Gas = 236,300 Electricity = 133,100 Other (Coal & Oil) = 16,200	No comparators as yet	Target emission reduction by 2012 (with 8.75% reduction) Gas = 215,900 Electricity = 121,450 Other (Coal & Oil) = 14,780	Data and targets taken from SBC Climate Change Action Plan
13.2	% reduction in CO2 emissions from Council buildings	2005/06 = 23,292,206 kWh Electricity. 86,152,644 kWh Gas	No comparators as yet	Improve the energy efficiency of Council buildings by 10% by 2012	Data and targets from SBC Climate Change Action Plan and the

		93,490 kWh Oil 2005/06 = 26639 tonnes of CO2		from 2005 levels Target emission reduction through the carbon management programme,	Draft Environmental Policy.
13.3	% of electricity from renewable sources	No large scale renewable energy projects in operation at present	UK – 2005 = 4% from renewables	10% of all energy produced to come from renewable sources by 2010 and 20% by 2020	Data and targets from SBC Climate Change Action Plan and the Community Strategy
13.4	Energy efficiency of Local Authority owned dwellings (measured by the standard assessment procedure rating)	2005/06 = 69	All England average = 64 (2004/05)	2008/09 target = 71	Data and target taken from Council Plan

Ref. No	Indicators	Local Data (Stockton-on-Tees Borough wide data unless otherwise stated)	Comparators and Trends	Targets	Comments
14.1	Number of planning applications approved contrary to the advice of the Environment Agency where objection was made on flood risk grounds or water quality	2005/06 = 0 (out of 25 relevant applications)	No comparator data as yet	No increase in the number of properties exposed to flood risk	Data from the Annual Monitoring Report 2005/06
14.2	Number of new developments incorporating Sustainable Urban Drainage Systems (SUDS)	No local data as yet	No comparator data as yet	No increase in the number of properties exposed to flood risk	

Ref. No	Indicators	Local Data (Stockton-on-Tees Borough wide data unless otherwise stated)	Comparators and Trends	Targets	Comments
15.1	Household waste generation	(2005) 76076.36 tonnes	Tees Valley = 386,330 tonnes	EU target = 20% reduction in the volume of waste from	Data taken from SBC climate change action

				all sectors going to landfill	plan background information
15.2	Demolition and Construction waste	No data as yet	North East = 4,880,000 tonnes (2002/03)	No target as yet	Regional Data from Minerals and Waste Issues and Options
15.3	Household waste land filled	2005 = 5%	No comparators as yet	EU target = 35% reduction in biodegradable municipal waste going to landfill by 2010; 50% by 2013; and 65% by 2016	Climate change action plan and EU Landfill Directive
15.4	Household waste recycled	2005 = 16%	All England average 2004/05 = 15.22%	30% of domestic waste to be recycled by 2010 SBC target for 2007/08 = 22%.	Data taken from Climate Change Action Plan and Council Plan. Targets taken from Climate Change Action Plan and Community Strategy.
15.5	Household waste composted (including waste sent for anaerobic digestion)	2005/06 = 4.14%	All England average 2004/5 = 6.44%	2008/09 target = 4%	Data and targets taken from Council Plan BVPI
15.6	% of total tonnage of household waste arisings which have been used to recover heat, power and other energy sources.	2005/06 = 72.34%	All England average = 11.55%	2008/09 target = 74%	Data and targets taken from Council Plan BVPI
15.7	% of households in the Borough served by a kerbside collection of two recyclables	2005/06 = 100%	No comparator as yet	2008/09 target = 100%	Data and targets taken from Council Plan BVPI

Ref. No	Indicators	Local Data (Stockton-on-Tees Borough wide data unless otherwise stated)	Comparators and Trends	Targets	Comments
16.1	Number of RAMSAR sites	Cowpen Marsh SSSI and the majority of Seal Sands are recognised as wetlands of international importance for nature conservation	146 in the UK covering 759,942 ha		Joint Nature Conservation Committee
16.2	Number of International Nature	Salthome International Nature	No Comparators	No targets as yet	Data from RSPB

	Reserves	Reserve			
16.3	Number and Condition of SSSIs	<p>Briarcroft Pasture = 100% Favourable condition Cowpen Marsh = 47% Favourable 53% Unfavourable No Change.</p> <p>Seal Sands = 3% Favourable 82% Unfavourable no change 14% Area Destroyed /Part Destroyed</p> <p>Tees and Hartlepool Foreshore and Wetlands = 100% Favourable Whitton Bridge Pasture = 100% Favourable</p>	2003 North East = 37.7% of the total SSSI area in the region was in, or recovering towards a favourable condition.	95% of SSSI to be maintained, or recovering towards a favourable condition by 2010	Data from Natural England Website & Biodiversity Indicators and Targets for the North East of England 2004. Local data compiled in 2007 from Natural England assessments carried out between 2002 and 2004.
16.4	Condition of Sites of Nature Conservation Importance. These are now referred to as Local Wildlife / Geological Sites	Tees Valley Wildlife Trust undertaking a survey of the condition all SNCI in the Tees Valley	Approximately 300 sites in the Tees Valley.	Tees Valley Wildlife Trust undertaking a survey of the condition all SNCI in the Tees Valley	Awaiting Tees Valley Wildlife Trust Data
16.5	Number of Local Nature Reserves	2007 = 14 LNR Plans to designate two more in the future	Over 1050 LNR in England	To increase the number of LNR	SBC Parks and Countryside & Natural England website.
16.6	Area of Biodiversity Action Plan Priority Habitats	Tees Valley wide document	25 habitat priority groups within the Tees Valley. A total of 159 species; 11 short list species; 12 middle list species and 136 long list species. Those species that are on the short and middle lists are priority species whilst those found on the long list are species of conservation concern.	Biodiversity Action Plan targets to be met.	Tees Valley Wildlife Trust

Ref.	Indicators	Local Data (Stockton-on-Tees)	Comparators and Trends	Targets	Comments
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No		<b>Borough wide data unless otherwise stated)</b>			
17.1	% of homes built on PDL	2005/06 = 38.3%	North East = 71% England = 71%	PPS3 – Requires 60% of new housing to be provided on previously developed land annually	Local data from Annual Monitoring Report. Regional and National figures from DCLG
17.2	% of employment land developed on PDL	2005/06 = 2%*	No comparator as yet	No target as yet	* Figures skewed due to large take up of greenfield land by a tomato processing plant
17.3	Hectares of previously developed land	2005 = 514 ha	2005 North East = 2,920 ha England = 36,560 ha	PPS3 – Requires 60% of new housing to be provided on previously developed land annually	Data taken from NLUD
17.4	Density – No. of people per hectare	2006 = 9.2	2006 Tees Valley = 8.2 North East = 2.9 England & Wales = 3.5	PPS3 sets out an indicative national minimum level of 30 dwellings per hectare.	Data taken from Tees Valley JSU/ONS
17.5	Potentially contaminated land	2004 = 5568 ha	No regional or sub regional comparator as yet	SBC contaminated land inspection strategy aims to carry out preliminary inspections of category 2,3, and 4 sites by the end of December 2007	Data taken from SBC contaminated land strategy .