

**STOCKTON-ON-TEES  
LOCAL DEVELOPMENT FRAMEWORK**

**ANNUAL MONITORING REPORT  
FOR THE REPORTING YEAR  
1 APRIL 2009 TO 31 MARCH 2010**

**DECEMBER 2010**



## Contents

1	Stockton Context .....	1
2	Purpose of the Annual Monitoring Report .....	4
3	Spatial Planning in Stockton – where we are now .....	5
4	Implementation of the Local Development Scheme.....	8
5	Progress in Relation to the Key Findings of the 2008/2009 AMR .....	11
6	Output Indicators.....	12
7	Output Indicators: Business Development and Town Centres .....	13
8	Output Indicators: Housing.....	21
9	Output Indicators: Environmental Quality .....	33
10	Output Indicators: Transport .....	40
11	Output Indicators: Minerals .....	43
12	Output Indicators: Waste .....	44
13	Conclusions and Key Actions .....	47
	Appendix 1 – Saved Policies from the Stockton-on-Tees Local Plan 1997 and Alteration Number 1 2006 .....	49
	Appendix 2 – Building for Life Criteria .....	51
	Appendix 3 - Local Sites Identified by the Tees Valley Wildlife Partnership	52

## Table of Figures

Table 1 Employment Land Requirement.....	14
Table 2 Unemployment Rates 2009/2010 (Source: National Statistics (NOMIS)) .....	20
Table 3 Dwellings completed in 2009/2010: Dwelling Types and Bedroom Numbers.....	24
Table 4 Density on Sites of More than 10 Dwellings.....	25
Table 5 Major Planning Permissions for Dwellings Granted in 2009/2010 ..	28
Figure 1 Housing Trajectory .....	29
Table 6 Proportion of dwellings built on previously developed land since 2004.....	31



## 1 Stockton Context

- 1.1 Stockton-on-Tees has a population of 191,100 people, living in 82,290 households. Due to a revised methodology, these figures suggest a small reduction in population compared with previous years. However, applying the revised methodology to previous years shows that Stockton's population has continued to rise. Within the Borough, there is a unique social and economic mix, with areas of quite acute disadvantage situated alongside areas of affluence. Whilst fifteen per cent of the population live within the top twenty per cent of most affluent areas of England, thirty four per cent live in the twenty per cent most deprived areas<sup>1</sup>.
- 1.2 The Borough forms part of the 'Tees Valley City Region', home to some 749,900 people. It includes Stockton-on-Tees, Middlesbrough, Redcar & Cleveland, Darlington, Hartlepool and Sedgefield. Stockton Borough itself is made up of a mixture of urban centres, market towns and villages. The main centre of population is Stockton, with the towns of Billingham, Thornaby and Yarm functioning as district centres. The development of Ingleby Barwick has dominated the housing supply for the past 20 years, creating a new settlement.
- 1.3 The Borough is served by two trunk roads – the A19 running north-south, and the A66 running west-east. Local rail links provide a service between Middlesbrough and Darlington, as well as Hartlepool and Newcastle to the north, and York to the south. Durham Tees Valley Airport straddles the border of Darlington and Stockton Boroughs.
- 1.4 The town of Stockton owes its origins to the River Tees. Although settlement of the area can be traced back to Anglo-Saxon times, the main growth in population came in response to Stockton's role as the main port in the area (taking over from Yarm in the seventeenth century) and later, with the building of the Stockton – Darlington railway in 1825. Although its role as a river port declined a few years later, when the railway was extended to Middlesbrough, manufacturing industries sprang up based on rope making, cotton mills, sugar refining, brick making, pottery, iron and steel, ship repairing and more recently, the chemical industry.
- 1.5 The Core Strategy identifies the following key drivers for change in the Borough:
  - Realising the potential to focus on the River Tees as a key asset of the Borough, whilst taking into account the impact of climate change and flood risk
  - Loss of traditional manufacturing industries, giving rise to previously developed land within urban areas, resulting in significant opportunities for redevelopment and regeneration, coupled with the identification of key regeneration sites
  - Potential to improve educational achievements, and to retain and attract more highly qualified people
  - Potential to create new jobs and attract significant investment in the chemical sector
  - Development of Queen's Campus, the University of Durham's Stockton campus, and the opportunities to diversify the economic base through the development of 'knowledge based' industries

---

<sup>1</sup> Sustainable Community Strategy 2008-2021

- High retail vacancy rates in the town and district centres, combined with poor environments
- Lower than national average rates of car ownership, and therefore a need to improve the accessibility of services and facilities by public transport
- Pressure for greenfield development
- Recent growth in population and households, and the need to improve housing quality and choice
- An ageing population profile
- Wide disparity of opportunity, with areas of disadvantage situated alongside areas of affluence
- Pockets of low demand for housing, despite a general increase in house prices over the past few years
- Potential to improve transport infrastructure and public transport provision
- Desire to reduce further levels of crime and disorder, and to produce increased feelings of safety
- Potential to increase the use of the River Tees and its environs for leisure, sport and recreation activities following the completion of the tidal barrage in 1995.

1.6 In order to address these drives for change, twelve objectives for the Local Development Framework (LDF) are set out in the Core Strategy.

Objective 1: To enable all of Stockton Borough's residents to live in prosperous, cohesive, and sustainable communities.

Objective 2: To encourage economic development and promote a more entrepreneurial culture within the Borough, as a means of diversifying the economic base, in addition to strengthening existing economic clusters such as the chemical processing industries.

Objective 3: To increase employment opportunities, with emphasis on maintaining, enhancing and retaining a highly skilled workforce.

Objective 4: To deliver healthy and vibrant town centres, enhancing the role of Stockton as the main centre, a market and university town, and improving the environments of Billingham, Thornaby and Yarm district centres.

Objective 5: To ensure good accessibility for all to jobs, facilities, goods and services within the Borough, and to improve links to other areas of the Tees Valley and beyond.

Objective 6: To provide high quality services and facilities to meet the needs of the Borough's growing and ageing population, with emphasis on improving the health of the Borough's population, in terms of health care, education and training, together with sport, leisure, recreation and cultural pursuits.

Objective 7: To promote equality, diversity and strengthen community cohesion.

Objective 8: To protect and enhance the Borough's natural environment and to promote the creation, extension and better management of green infrastructure and biodiversity, taking advantage of the Borough's special qualities and location at the mouth of the River Tees.

Objective 9: To protect and enhance the built environment and the area's archaeological, industrial and cultural heritage.

Objective 10: To ensure better use of resources, particularly the re-use of previously developed land.

Objective 11: To provide a safe, healthy and attractive environment.

Objective 12: To provide homes to suit all needs and incomes.

- 1.7 As the LDF develops, the Annual Monitoring Report (AMR) will monitor the extent to which Development Plan Documents and Supplementary Planning Documents are meeting these objectives, along with other Council Plans and Policies. It will also consider whether new policies or revisions to existing policies are required to ensure the LDF's objectives are met.

## 2 Purpose of the Annual Monitoring Report

- 2.1 This is Stockton Borough Council's sixth Annual Monitoring Report (AMR). The AMR is an important part of the LDF and is required by the Planning and Compulsory Purchase Act (2004). Planning Policy Statement 12: Local Spatial Planning, emphasises the importance of effective monitoring to the success of the Local Development Framework. It states that an AMR should:
- Report progress on the timetable and milestones for the preparation of documents set out in the local development scheme including reasons where they are not being met.
  - Report progress on the policies and related targets in local development documents.
  - Include progress against the core output indicators including information on net additional dwellings (required under Regulation 48(7)) and an update of the housing trajectory to demonstrate how policies will deliver housing provision in their area.
  - Indicate how infrastructure providers have performed against the programmes for infrastructure set out in support of the core strategy. AMRs should be used to reprioritise any previous assumptions made regarding infrastructure delivery.
- 2.2 The AMR reports progress against both Core and Local Output Indicators for the period 1 April 2009 to 31 March 2010 (the reporting year). Information gathered for National Indicators has also been included where appropriate. In July 2008, the Department for Communities and Local Government replaced Local Development Framework Core Output Indicators Update 1/2005 (published in October 2005) and Table 4.4 and Annex B of the Local Development Framework Monitoring: A Good Practice Guide (published in March 2005) with *Regional Spatial Strategy and Local Development Framework: Core Output Indicators - Update 2/2008*. This document contains revised Core Output Indicators for local planning authorities to report on in their Annual Monitoring Reports. Core Output Indicators were designed as part of the monitoring framework to achieve a consistent and cost effective approach to data collection across the regional and local levels covering a number of national planning policy and sustainable development objectives appropriate to local and regional policy.



### 3 Spatial Planning in Stockton – where we are now

- 3.1 The Stockton-on-Tees Local Plan was adopted in 1997, followed by a number of Supplementary Planning Guidance documents. An alteration to the Local Plan called Alteration Number 1 was adopted in March 2006.
- 3.2 The Planning and Compulsory Purchase Act 2004 began a transition from the old system of Local Plans to the new system of Regional Spatial Strategies and Local Development Frameworks (LDF). Local Planning Authorities with up-to-date development plans were able to seek approval from the Secretary of State for such plans to be 'saved' during the transitional period. Therefore, a number of policies from the 1997 Local Plan are still in use. The full list of saved policies from both the Local Plan and Alteration Number 1 are contained in Appendix 1.
- 3.3 In June 2008, significant changes were made to the way in which Local Development Frameworks are prepared. The Department for Communities and Local Government published a revised Planning Policy Statement 12: Local Spatial Planning. Drawing on experience of the first three years of Local Development Frameworks, the revised PPS updated the process for producing Core Strategies and other DPDs, as well as emphasising the importance of planning as a corporate activity, collaborative working and the production of a robust evidence base. PPS12's revision also introduced the Plan Making Manual, a regularly updated online resource for local authorities which offers guidance and best practice advice on LDF production.
- 3.4 Further to the changes to PPS12, the Planning Act (2008) was granted Royal Assent in November 2008. Its provisions largely related to the new Infrastructure Planning Commission for making decisions regarding major infrastructure and the new Community Infrastructure Levy on developments to finance infrastructure. The Town and Country Planning (Local Development) (England) (Amendment) Regulations 2008 were also published in autumn 2008, updating the statutory procedures for preparing Local Development Documents.
- 3.5 The Council is now producing the LDF, a collection of local development documents which will deliver the Borough's spatial planning strategy. As reported in previous AMRs, the Council's Spatial Planning team has been focused on the production of the **Local Development Framework** (LDF) since 2006. The LDF is not a single plan, but a folder of planning documents, forming a single source for all the Local Authority's planning policies. The documents that make up the Stockton-on-Tees LDF are explained in the Local Development Scheme (LDS). An update on the progress of LDF documents along the timetable set out in the LDS is included in the Annual Monitoring Report.
- 3.6 The LDF adopts a spatial planning approach. This means that it integrates policies for the development and use of land with other policies and programmes that influence the nature of places and how they function. The LDF is closely related to the Borough's Sustainable Community Strategy and provides the mechanism for delivering its spatial elements. Other local authority departments, local stakeholders and the local community are heavily involved from the earliest stage of preparation. Spatial planning outcomes are delivered through various mechanisms, including development management and control. LDF production also has a strong emphasis on the development of a robust

evidence base to shape policies and monitor their implementation. The AMR is an important part of this process.

3.7 The Stockton-on-Tees Core Strategy was adopted at the end of the reporting year in March 2010. The Core Strategy sets out the vision and objectives that will underpin all the Council's Development Plan Documents and sets out the spatial strategy for meeting known and anticipated development requirements until 2024. It contains eleven strategic level policies under the following headings:

- The Spatial Strategy
- Transport
- Sustainable Living
- The Economy
- Town Centres
- Provision of Facilities
- Housing
- The Environment
- Planning Obligations

3.8 The Council adopted the Core Strategy following an Examination in Public which took place during winter 2009/2010. During this process, a Planning Inspector from the Planning Inspectorate examined the document to ensure it was a sound plan for the Borough. This process included a series of hearings over a two week period with the Council and relevant stakeholders, focusing on specific matters. Following this extensive examination, the Inspector issued a report which confirmed that the document was sound.

3.9 In May 2010, the change of government brought both strategic and detailed changes to the planning system. The most fundamental of these was the revocation of the North East of England Regional Spatial Strategy (RSS) in July 2010, meaning that it could no longer be used in determining planning applications. Between July 2008 and July 2010, the RSS provided the spatial strategy for the North East region and had informed both the LDF and the Local Transport Plan. It also set out how Stockton would contribute to the regeneration of the North East, establishing the number of new houses required and the amount of employment land to be developed, along with the broad locations where these should be sited.

3.10 Following the RSS revocation, the Local Authority continued to determine planning applications according to the Development Plan. However, this was limited to:

- The Core Strategy DPD
- Saved policies from the Local Plan and Alteration Number 1 to the Local Plan

3.11 Then, in November 2010, the judgement in a case brought by Cala Homes in the High Court, which considered that the powers set out in section 79 [6] of the Local Democracy, Economic Development and Construction Act 2009 could not be used to revoke all Regional Strategies in their entirety. The effect of this decision was to re-establish Regional Strategies as part of the Development Plan. A letter from the Chief Planner at the Department for Communities and Local Government to Chief Planning Officers dated 10 November 2010

acknowledged this, but noted that the Government still intended to abolish Regional Strategies in the Localism Bill and Local Planning Authorities should regard this as a material consideration in planning decisions.

- 3.12 Whilst the Government has signalled its intention that the RSS will no longer be part of the Borough's Development Plan, the evidence upon which its policies were prepared may continue to be material consideration, depending on the facts of the case. The Council's website continues to host links to this evidence, alongside other archived information relating to regional level planning. In addition, national planning policy in the form of Planning Policy Guidance and Planning Policy Statements continues to be a material consideration in determining planning applications.
- 3.13 The Council has considered the impact the revocation of the RSS will have on the Borough's Development Plan. This process focused on the Core Strategy which was adopted shortly before revocation, and concluded that it was not necessary to review the policies contained within it. Where additional policy provision is required to address issues previously dealt with at regional level, this will be achieved through the Regeneration DPD which is currently approaching preferred options stage.
- 3.14 The Department for Communities and Local Government has issued clarification on specific policy areas such as housing where appropriate. This has been referred in the AMR's policy themed chapters, however the impact of any policy changes on local indicators and targets will not be apparent until subsequent reporting years.

## 4 Implementation of the Local Development Scheme

- 4.1 The Local Development Scheme (LDS) is a management tool for the delivery of the LDF. It lists the local development documents the Council intends to prepare, outlines the information that will be contained within them and provides a timetable for their delivery. The LDS is a statutory document and must be approved by Government Office for the North East (GONE). Revisions to the document can be made to take into account unforeseen circumstances or the need for new documents to be included, however these must also be approved by GONE.
- 4.2 The LDS 2010 update was agreed by GONE in spring 2010. Important updates included:
- The removal of the Core Strategy from the LDS, following its adoption in March 2010
  - The Regeneration DPD and Yarm and Eaglescliffe Area Action Plan Preferred Options consultation were scheduled to take place in November 2010
  - The Environment DPD Issues and Options report consultation was scheduled for consultation in November 2010
  - The Minerals and Waste Core Strategy and Site Allocations DPDs were scheduled for submitted to the Secretary of State in October 2010
  - A new Gypsy, Traveller and Travelling Showpeople Site Allocations DPD has been identified. Work will commence in early 2011.
- 4.3 There are also changes to the timetables for the production of SPDs:
- The Open Space Recreation and Landscaping SPD was adopted in January 2010 and therefore deleted from the LDS;
  - The Sustainability Design Guide was scheduled for consultation on in July 2010 with a target for adoption in October 2010;
- 4.4 Since the adoption of the LDS 2010 Update, there have been some additional changes to the LDF timetable which will be reflected in subsequent LDS updates where appropriate:
- It is intended that the Regeneration DPD Preferred Options Report, the Environment DPD Issues and Options Report, the Sustainable Design Guide SPD and a revision to SPD 3: Parking Provision in New Developments will undergo consultation simultaneously in winter 2010/2011;
  - The Yarm and Eaglescliffe Area Action Plan DPD has been deleted as many of the proposed policies contained within the draft document were not specific to Yarm and Eaglescliffe and would be repeated within the Regeneration and Environment DPDs, and there was no significant change scheduled within the area.
  - Preliminary work on a Supplementary Planning Document focusing on shop front design has begun.
- 4.5 Significant progress in LDF preparation was made during 2009/2010. The Core Strategy was submitted to the Planning Inspectorate for examination in public in late May 2009, beginning the Examination Period. August brought a Pre Hearing

Meeting, where the Inspector met with the Council and key stakeholders to discuss the main issues and areas of conflict in relation to the DPD. A list of issues to be discussed during the examination hearings and a timetable were circulated by the Inspector and agreed at the meeting. In addition, the Inspector suggested that the Council should re-consult on changes it had made to the DPD following its publication in winter 2009 relating to affordable housing. This re-consultation was undertaken for six weeks during late summer 2009, alongside preparation for the examination hearings. Preparation for the hearings included the production of topic papers on matters to be addressed at the hearing, as well as statements of common ground prepared with key stakeholders where appropriate.

- 4.6 The examination hearings on Core Strategy matters took place between 21 September and 2 October 2009, including two days of site visits. The hearings were well attended, both by respondents to previous consultations and other interested parties, and in some cases resulted in further changes to the Core Strategy being proposed. These were then subject to a further period of consultation during winter 2009/2010. The Council received the Inspector's report for fact checking in January 2010, with the final report being made public in February 2010.
- 4.7 The Inspector found the Core Strategy to be a sound plan for the Borough and the DPD was adopted as Council policy in March 2010, shortly before the end of the reporting year. The Council's Spatial Planning Team provided training for other officers on the use of the Core Strategy in determining planning applications and it is now a well established part of the Borough's development plan. This represents a great leap forward for the Stockton-on-Tees LDF.
- 4.8 The adoption of the Core Strategy resulted in a number of policies being deleted from the Local Plan (1997) and Alteration Number 1 to the Local Plan (2006). These policies have been replaced by Core Strategy policies and are no longer used in the determination of planning applications. A full list of the 'saved' policies which continue to be used in the determination of planning applications can be found in Appendix 1.
- 4.9 During 2009/2010, the Council's Spatial Planning Team was largely focused on preparation for the Core Strategy's examination, the numerous consultations undertaken, the examination itself and the subsequent adoption of the DPD. However, progress was also made in other areas. Of particular note was the adoption of the Open Space and Landscaping SPD and the supporting PPG17 Assessment in January 2010. Work also continued on the production of the Regeneration DPD Preferred Options report, the Environment DPD Issues and Options report and the Sustainable Design Guide SPD. This largely focused on the production of evidence base documents including:
  - Strategic Flood Risk Assessment 2010 Update
  - Strategic Housing Land Availability Assessment 2010 Update
  - North and South Tees Industrial Development Framework Study
- 4.10 The Minerals and Waste Core Strategy and Site Allocations documents also continued to progress during 2009/2010. These documents are being produced by Entec on behalf of the five Tees Valley Authorities. Following the Preferred Options Consultation in spring 2008, time was spent analysing and responding to the comments made. The Publication draft was then prepared and a

consultation was held between August and October 2009. On analysing the comments, it became evident that further changes would need to be made to the documents and that these changes should be subject to a further consultation period. This consultation took place in September and October 2010. The Submission draft was submitted to the Secretary of State in November 2010, to be examined by a planning inspector in early 2011. Following this, it will be adopted by each of the Tees Valley authorities to form part of their individual LDFs.

- 4.11 In addition, the Tees Valley authorities have agreed to produce a Minerals and Waste SPD which will provide development control policies to assist planning officers in the determination of minerals and waste planning applications. The timetable for the production of this document is yet to be determined.

## **5 Progress in Relation to the Key Findings of the 2008/2009 AMR**

- 5.1 The 2008/2009 AMR, published in December 2009, identified two of key actions to be undertaken during the following year. Progress has been made on both these areas as follows:

### **Establishing a Monitoring Framework**

- 5.2 The 2008/2009 AMR provided baseline data for a number of indicators. Firstly, it provided data for a number of new Core Indicators (introduced in 2008) and secondly, information was gathered for indicators contained within the submission draft Core Strategy. Following the Core Strategy's adoption, this AMR builds on that initial data, collecting figures for the second time and showing where progress has been made. Of course, despite the Core Strategy being adopted during the reporting period, the majority of the development which this AMR monitors was approved under the policies of the Local Plan and its 2006 alteration. This is likely to be the case for some years.
- 5.3 Where difficulties with data collection were identified in 2008/2009, this has been addressed as far as possible during 2009/2010. Alterations have been made to the Council's housing database and the monitoring of employment, town centre uses and open spaces is becoming increasingly sophisticated. Collecting this data is enabling the Council to be able to produce an increasingly detailed and accurate picture of the Borough.
- 5.4 As the Regeneration DPD progresses, consideration is being given to the ways in which its policies' implementation and success can be measured.

### **Establishing Monitoring Systems**

- 5.5 As the LDF becomes more established, particularly with the adoption of the Core Strategy and the progress of other DPDs, it is important that the implementation and effectiveness of policies in meeting the Council's objectives can be monitored. This will demonstrate whether a review of policies should be considered and will inform the development of future policies if particular issues are identified. The Spatial Planning Team is working alongside other services to capture increasingly detailed and accurate information which can be used for policy review and formulation, and in the determination of planning applications where appropriate.

## 6 Output Indicators

- 6.1 In July 2008, the Department for Communities and Local Government replaced Local Development Framework Core Output Indicators Update 1/2005 (published in October 2005) and Table 4.4 and Annex B of the Local Development Framework Monitoring: A Good Practice Guide (published in March 2005) with *Regional Spatial Strategy and Local Development Framework: Core Output Indicators - Update 2/2008*. This document contains revised Core Output Indicators for local planning authorities to report on in their Annual Monitoring Reports. Core Output Indicators were designed as part of the monitoring framework to achieve a consistent and cost effective approach to data collection across the regional and local levels covering a number of national planning policy and sustainable development objectives appropriate to local and regional policy.
- 6.2 As far as possible, this AMR assesses progress against the 20 Core Indicators outlined in *Regional Spatial Strategy and Local Development Framework: Core Output Indicators - Update 2/2008*. In some instances, monitoring systems are not sufficiently developed to report on Core Output Indicators fully. Where relevant, this information is supplemented with other indicators such as those from the National Indicator set. The Regional Annual Monitoring Report was not completed for 2009/2010 due to the revocation of the RSS, meaning that regional level data was not available for inclusion in Stockton's AMR.
- 6.3 The Core Strategy includes a number of Local Output Indicators which will be used to record the impact of its policies and will be reported in the AMR as far as possible. In some cases, the data for these indicators is no longer available or the targets set are no longer relevant. Where this is the case, alternative local indicators will be used.



## **7 Output Indicators: Business Development and Town Centres**

- 7.1 The Development Plan currently contains policies from the Local Plan, Alteration No. 1 to the Local Plan and the Core Strategy which are particularly relevant to business development and town centres. Further policies, particularly employment land allocations and town centre (including district, local and neighbourhood centres) designations will be added through the Regeneration DPD which is currently moving towards the Preferred Options consultation stage. Two Design Guide SPDs with particular relevance to the Town Centre are also being produced. It is anticipated that the Town Centre Design Guide SPD and the Shop Front Design Guide SPD will both be consulted on during 2011.
- 7.2 The following extant policies are particularly relevant to business development and town centres; however other policies may also be used when determining applications for planning permission.

### **Saved Local Plan Policies**

- **EN16 Land Allocation (Crosby Sarek)**
- **EN17 Site Allocations (Mixed Use)**
- **EN20 Reuse of Rural Buildings**
- **EN36 New Hazardous Development**
- **EN37 Expansion of Hazardous Installations**
- **EN39 Industrial or Commercial Development Near Hazardous Installation**
- **EN40 Storage And Use Of Hazardous Substances**
- **IN1 Business & General Industry**
- **IN2 Allocations for General Industry, Storage and Distribution**
- **IN3 Port Related**
- **IN4 Prestige Sites**
- **TR21 Employment Uses at Teesside Airport**

### **Saved Alteration No 1 to the Local Plan Policies**

- **S2 Major retail development and other town centre uses beyond defined retail centres**
- **S4 Development and change of use within Stockton town centre's primary shopping frontage**
- **S5 Development and change of use within Stockton town centre's secondary shopping frontages**
- **S6 Development and change of use within the wider Stockton town center boundary**
- **S7 Development and change of use within Thornaby and Billingham District Centres**
- **S8 Retail and non-retail development within Yarm district centre**
- **S9 Protection of residential zones within Yarm district centre**
- **S10 Local and neighbourhood centres**
- **S11 Protection of Residential Zones within Norton local centre**
- **S13 Major development opportunities within retail centres**
- **S14 Use Classes A3, A4 and A5 'Food and Drink'**
- **S15 Small scale shopping outside retail centres**
- **S16 Shop Front Design**
- **S17 Loss of retail units outside designated centres**
- **S18 Farm shops and horticultural nurseries**

## Core Strategy

- CS4 Economic Regeneration
- CS5 Town Centres

## Employment Land Requirements

7.3 Nathaniel Lichfield and Partners and Storeys SSP completed a comprehensive review of employment land in Stockton borough in 2008. Undertaken on behalf of the Council, the study identified the level of need for employment land in the Borough, as set out in Table 1. It also identified the site allocations necessary to meet the employment land requirement, including a recommendation that the site known as Belasis Avenue North and South (measuring 30 hectares) should be de-allocated through the LDF process.

**Table 1 Employment Land Requirement**

Period	Requirement (hectares)
2005-2021	218.3
2007-2021	191.1
25 Year Supply	340.3

7.4 The Core Strategy sets out requirements for employment land up to 2021 as follows:

- 325 hectares, broken down into 255 hectares for general employment use (including 20 hectares previously identified for regional brownfield mixed use) and the remainder for key employment sites (70 hectares at Wynyard; this does not include land with planning permission associated with the former Samsung development).
- Up to 445 hectares for chemicals.
- 80 hectares for Durham Tees Valley Airport and associated uses (already with planning permission).

7.5 There appears to be sufficient land within the Borough to meet the economic development needs of the area for the foreseeable future based on current take up rates. It is important to recognise that significant parcels of land are identified for the regionally and nationally important 'process industries cluster' located in the Borough. These areas are not normally available for general employment uses such as offices, industrial units or warehouses. When these more specialist uses are removed from the employment land supply figures, the amount of land available for general employment, which is available or committed, is similar to the 25 year supply figure identified in the Employment Land Review (approximately 340 hectares).

7.6 Throughout 2009 the Council were involved in the North and South Tees Industrial Framework Study. This study was completed in November 2009 and involved a general audit of the area to understand its assets, infrastructure and sector specific issues. The project also identifies a series of public sector interventions including developing ten 'sector development plans'; reviewing and improving governance and coordination, developing local energy and site infrastructure proposals, and transport and logistics. The evidence within the document will inform policies within the Regeneration DPD with regard to site allocations and land uses in the Seal Sands and Billingham Chemical Complex Area.

- 7.7 Further evidence to inform the Regeneration DPD will be developed during 2010/2011. This includes a collaborative study to address the potential for development in those areas likely to adversely affect the integrity of European Sites of Nature Conservation Importance. The Industry and Nature Conservation Association (INCA) have been commissioned to undertake the study. This work has involved the collation of all up to date information sources on bird usage of land allocated in the adopted Local Plan (1997) at Seal Sands and North Tees. Where there are gaps in information INCA are undertaking fortnightly bird counts in order to understand the importance of the land. Regular meetings have taken place between R.S.P.B, Natural England, Stockton Borough Council, Redcar and Cleveland Borough Council, INCA and Tees Valley Unlimited. The project is expected to be complete during 2010/11.
- 7.8 In comparison with previous years, only a small amount of floorspace has been developed. It is considered that this is largely down to the well publicised problems in the financial sector rather than a lack of planning permissions. This year's developments are made up of a number of very small proposals, whereas previous years have seen large speculative developments, most notably in the Wynyard area.
- 7.9 Of all the proposals that have been developed the majority of the floorspace delivered is on previously developed land. Whilst this is positive, it is noted that the actual level of land and floorspace developed is relatively small. It is considered that this will not be maintained as a long term trend when developments begin again on greenfield sites such as Wynyard and Teesside Industrial Estate.

**Core Indicator BD1: Total amount of additional employment floorspace – by type**

The indicator measures the amount of completed employment floorspace by type during the reporting year.

	B1	B1c	B2	B8	Total
Gross	430	458	1994	0	2882
Net	-		-	-	-

Where possible, B1 uses have been split into B1a, B1b and B1c, however the nature of planning permissions means that it is not always possible to do this accurately. The current Employment Land Database and associated monitoring systems used by the Council are not currently sufficiently sophisticated to calculate net amounts of additional floorspace for each use class. It is anticipated that the systems used to monitor employment land and commercial property will improve in 2010/2011 through collaborative work with Business Development, Regeneration and other teams within the Council.

**Core Indicator BD2: Total amount of employment floorspace by type on previously developed land by type**

This indicator measures the total amount of employment floorspace (gross) completed during the reporting year on previously developed land (as defined by PPS3) the reporting year.

Type (Use Class)	Total employment floorspace completed (gross) (square metres)	Employment floorspace completed (gross) on PDL (square metres)	Proportion of employment floorspace completed (gross) on PDL
B1	430	458	51.58%
B2		1994	100%
B8	0	0	n/a
Total	430	2452	85.08%

**Core Indicator BD3: Employment Land Available – by type**

This indicator measures the amount and type of employment land available including sites allocated for employment uses in Development Plan Documents and sites for which planning permission has been granted for employment uses.

At 31 March 2010, hectares of Employment Land was available in the following categories:

	Total Allocated Land Without Consent	Unallocated Land Within Estate	Outline Planning Permission	Detailed Planning Permission	Total Available 2009/2010	Take Up 2009/2010
Key Employment Location				114.98	114.98	
General Allocated Land	152.34	10.96	28.16	38.51	229.97	1.3
Mixed Use Allocation	10.26	0.97	12.57	1.67	25.48	
Airport Related			50.00		50.00	
Process Industries	185.96	12.29	64.46	93.20	355.91	
Port Related	37.05	17.37	18.38	13.74	86.54	
Overall Total	385.62	41.59	173.56	262.10	862.87	1.3

## Town Centres

- 7.10 Stockton Town Centre is the largest shopping centre in the Borough, providing most of its shopping and service needs in a wide range of commercial units. It is also a strong public transport interchange and has good pedestrian and cycle links to surrounding neighbourhoods. The Council recognises that this retail economy and its environment must be strengthened if it is to meet changing demands and retain its central service function and status as a Town Centre.
- 7.11 The Council has distinguished between Primary and Secondary Shopping Frontages in the Town Centre in Alteration No 1 to the Local Plan (2006). Policy S4 states that proposals for the development of or change of use to non-retailing use at ground floor level will be permitted if a number of criteria are met, including that the additional use results in no more than 10% of the sum total of the length of primary shopping frontages being in non-retail use. Similarly, Policy S5 states that proposals for the development of or change of use to non-retailing use at ground floor level within the Secondary Shopping Frontage will be permitted if a number of criteria are met, including that the additional use results in no more than 40% of the sum total of the length of street frontages in non-retail use.
- 7.12 In Yarm Town Centre, Policy S8 states that proposals for new development and change of use at ground floor level, from retail (Use Class A1) within the defined boundary of Yarm District Centre will be permitted provided that a number of criteria are met, including that no more than 60% of the High Street's overall length of frontage will be given over to non-retail uses following implementation of the proposal. Table 6 shows the position at 31 March 2010 in both Stockton and Yarm.

	Total frontage (metres)	Length of Frontage in Retail Use (metres)	Length of Frontage in Non-Retail Use (metres)	Proportion of Frontage in Non-Retail Use
Stockton Town Centre Primary Frontage	1871.1	1628.7	242.4	<b>12.95%</b>
Stockton Town Centre Secondary Frontage	847.8	423.6	424.2	<b>50.04%</b>
Yarm Town Centre Primary Frontages	784.3	348.1	436.2	<b>55.62%</b>

- 7.13 It is acknowledged that Stockton Town Centre is not performing to its full potential. This is demonstrated by the Core and Local Indicators collected as part of this AMR and local knowledge of the Town Centre. There are a number of vacant properties within the primary and secondary shopping frontages and the wider town centre. During the period (2009/2010) the following properties within the Primary Shopping Area have implemented planning permissions for the loss of A1 retail use:

- 1a Wellington Square (Primary Shopping Frontage) - Change of use to bureau de change (A2 use-class)

- 22-23 Stephenson Way (Primary Shopping Frontage) - Change of use to cafe (A3 use-class)

7.14 In addition, the Council has noted that the recent recession has also had an impact on vacancy rates within the Primary Shopping Area, which were already above the national average. As well as the more recent recession, a number of potential explanations for this were identified in the Stockton Town Centre Study, completed in 2007. It is intended that the Town Centre policies in Regeneration DPD will build on Core Strategy Policy CS5: Town Centres, which seeks to protect Stockton's vitality and viability. It is anticipated that policies will adopt a more flexible approach towards vacant units, splitting the frontage into smaller sections with similar characteristics whilst maintaining a presumption in favour of retaining retail (A1) uses on the High Street. This approach is in accordance with the approach suggested in the Stockton Town Centre Study and a subsequent report to the Council's Cabinet. Landlords and leaseholders of vacant premises are encouraged to contact the Town Centre Manager and Spatial Planning Team to discuss the merits of particular schemes.

**Core Indicator BD4: Total Amount of Completed Floorspace for Town Centre Uses**

This indicator measures the amount of floorspace completed for Town Centre Uses during the reporting year. Town Centre uses include Use Classes A1, A2, B1a and D2. In line with Regional Monitoring, Town Centres are defined as the Town and District Centres defined on the Alteration No 1 to the Local Plan Proposals Map.

Type (Use Class)	Total floorspace completed (metres squared) (gross)		
	Within Town Centres (metres square)	Outside Town Centres (metres square)	In the Local Authority Area (metres square) (total)
A1		85	85
A2	103.7		103.7
A3	274	115	389
D2			0
B1a		430	430
Total	377.7	630	1007.7

The current monitoring systems used by the Council are not currently sufficiently sophisticated to calculate net amounts of additional floorspace for each use class. There is a limited amount of information on planning application forms, from which the data has been retrieved, in relation to existing and proposed layouts and floorspace. It is anticipated that the systems used to

monitor town centre uses will improve in 2009/2010 through collaborative work with Business Development, Regeneration and other teams with in the Council.

**Local Indicator: Reduction in Vacancy Rates in the Town Centre**

This Local Indicator is included in the Core Strategy, which sets out a target of a 10% reduction in Town Centre voids by 2010/2011.

Significant work to improve the monitoring of Town Centres and commercial property is being undertaken in collaboration with the Council's Regeneration Team which will enable this indicator to be monitored accurately in future. Currently, levels of occupancy are monitored in the Primary and Secondary Frontage.

	Stockton Primary Shopping Frontage	Stockton Secondary Frontage
Total no. of Units	181	94
No of Vacant Units 31/3/2009	33	21
Proportion of Vacant Units 31/3/2009	18.23%	22.34%
No of Vacant Units 31/3/2010	29	15
Proportion of Vacant Units 31/3/2010	16.02%	15.96%

**Local Indicator: Increased footfall within Town Centres**

This Local Indicator is included in the Submission Draft Core Strategy Implementation Plan, which sets out a target of increasing the footfall through Stockton's two main shopping centres, The Castlegate Centre and Wellington Square, year on year.

The data used to monitor these indicators is supplied by the Castlegate Centre and Wellington Square. Unfortunately, due to the failure of the counting equipment, it has not been possible to make accurate comparisons with previous years.

**Local Indicator: Number of Upper Floors Brought Back Into Use**

This Local Indicator is included in the Core Strategy and sets out a target of increasing the number of upper floors in use in Town Centres, particularly where they have fallen out of use.

This is not currently monitored by the Spatial Planning Team, however it is anticipated that the significant work to improve the monitoring of Town Centres and commercial property, being undertaken in collaboration with the Town Centre Manager and other stakeholders will provide data in future years.

**Unemployment**

7.15 Table 9 shows official claimant count unemployment numbers and residence-based proportions (based on residents of working age) as published by National Statistics. During 2009/2010, the percentage of people unemployed has risen from 5.2% to 5.3%. Unemployment in Stockton-on-Tees continues to be above the national average, but below that for the Tees Valley.

**Table 2 Unemployment Rates 2009/2010 (Source: National Statistics (NOMIS))**

	Total		Change in total unemployed from previous year
	Number	Percentage	
<b>Stockton-on-Tees</b>	<b>6,405</b>	<b>5.3</b>	<b>197</b>
Tees Valley	25,452	6.3	1,467
North East	83,227	5.2	-2,210
Great Britain	1,512,278	4.1	1,519

*Tees Valley Unlimited Economic Profile May 2010*



## 8 Output Indicators: Housing

8.1 The Development Plan currently contains a number of policies which focus on housing, including policies from both the Local Plan and the Core Strategy. Further policies, particularly allocations will be added through the Regeneration DPD. The following extant policies are particularly relevant to housing:

### Saved Local Plan Policies

- HO1 Housing Allocations
- HO3 Development on Unallocated Sites
- HO6 Residential Conversions
- HO12 Extensions and Other Residential Development
- HO13 Extensions for Dependent Relatives

### Core Strategy

- CS1 Spatial Strategy
- CS7 Housing Distribution and Phasing
- CS8 Housing Mix and Affordable Housing Provision

### Housing Delivery

8.2 Core Indicator H1 shows the planned housing periods and housing provision in the Borough. Previously the Council's dwelling requirement was sourced from the RSS, however following the Core Strategy's adoption the figures contained there are now being used. Much of the housing target of 11,140 dwellings for the period 2004-2024 is already committed through planning permissions, with new allocations only being required between 2016 and 2024.

<b>Core Indicator H1: Plan Period and Housing Targets</b>		
The Core Strategy requires the provision of 11,140 dwellings over the period 2004 to 2024. This is an annualised average delivery rate of 555 dwellings per annum.		
Phase	Total Dwelling Requirement in Phase	Dwelling Requirement per annum
2004-2011	4,200	600
2011-2016	2,650	530
2016-2021	2,625	525
2021-2024	1,665	557
Total	11,140	

- 8.3 Recent levels of housing delivery are shown by Core Indicators H2a and H2b. These indicators are consistent with the Housing Flows Reconciliation Return. The net additional dwellings figure is calculated as follows:

**Total completions = New Build Completions + net provision through COU/conversions – demolitions**

- 8.4 A dwelling is a self contained unit of accommodation. Further information on definitions can be found on the Communities and Local Government website. Data on planning permission for dwellings, starts, completions, conversions, changes of use and demolitions is gathered by the Spatial Planning Team from a variety of sources and is stored on the Council's Housing Database.
- 8.5 The total of 542 net additional dwellings delivered in Stockton represents over 90% of the 600 dwelling target. House building in Stockton has been consistently close to achieving the target set for the last four years. The particularly high figure seen in 2007/2008 is considered to be partly due to good performance and partly a result of the introduction of new monitoring systems which identified a number of previously unrecorded completions. The 2009/2010 figure is a slight increase on 2008/2009. The majority of demolitions were part of major regeneration schemes.

**Core Indicator H2(a): Net additional dwellings in previous years – previous 6 years or the previous plan period and H2(b): Net additional dwellings for the reporting year**

These indicators measure the number of net additional dwellings completed during the previous 6 years, including the reporting year. During 2009/2010, 713 dwellings were completed, whilst 171 were demolished or lost to changes of use and conversions. This resulted in a net total of 542 additional dwellings during the reporting year.

		Net Additional Dwellings	Proportion of RSS/Core Strategy Requirement
H2(a)	2004/2005	345	57.5%
	2005/2006	387	64.5%
	2006/2007	564	94.0%
	2007/2008	1141	190.2%
	2008/2009	496	82.7%
H2(b)	2009/2010	542	90.3%

## Housing Distribution and Mix

- 8.6 Core Strategy Policies CS 1 Spatial Strategy and CS7 Housing Distribution and Phasing seek to prioritise brownfield sites in the Core Area (as defined on the Core Strategy Strategic Diagram) for housing development, followed by sites else where in the conurbation and sites which support the regeneration of Stockton, Thornaby and Billingham.
- 8.7 In 2009/2010, a relatively small proportion of completions were recorded in the Core Area; however, the applications they pertained to had generally been approved some years before the relevant policy was adopted. Whilst only 13% of the dwellings completed were in the Core Area, completions in the wider conurbation (made up of the Billingham, Ingleby Barwick, Stockton, Thornaby and Yarm, Eaglescliffe and Preston Housing Sub Areas) accounted for 82% of the total.
- 8.8 In the same year, approximately 1,900 dwellings were granted planning permission on 43 sites. Whilst the vast majority of these were approved prior to the Core Strategy being adopted in late March 2010, a much larger proportion of these were in the Core Area and conurbation. This bodes well for future years when these planning permissions are implemented and further applications are determined with reference to the Core Strategy policies.

### Local Indicator – Geographical Spread of Development Within the Borough

The Core Strategy sets a target of a minimum of 50% of housing development to take place in the Core Area between 2016 and 2024. Housing sub areas are shown on the Core Strategy Strategic Diagram.

The 713 dwellings completed in the Borough in 2009/2010 were distributed across the Borough as follows:

Housing Sub Area	Dwellings Completed	Percentage
Billingham	61	8.56%
Core Area	91	12.76%
Ingleby Barwick	93	13.04%
Rural	36	5.05%
Stockton	231	32.40%
Thornaby	193	27.07%
Yarm, Eaglescliffe and Preston	8	1.12%

- 8.9 Core Strategy Policy CS8 requires developers to provide a balance and mix of good quality housing of all types and tenure inline with the Strategic Housing

Market Assessment. Specific reference is made to two and three bedroomed bungalows and executive housing.

8.10 Of the 713 homes completed during 2009/10, 41 (6%) were recorded as bungalows, all but three of which were two or three bedrooms. This represents more than double the number of bungalows completed the previous year; however, this increase may be partly the result of more rigorous monitoring.

8.11 The term 'executive home' is defined in the Strategic Housing Market Assessment as housing types at the upper end of the market, primarily detached housing of five or more bedrooms on large plots (although high value quayside-style developments may also be included within this category). During the reporting year, 41 detached dwellings with at least five bedrooms were completed within the Borough, representing 6% of the dwellings built.

8.12 Of the dwellings granted planning approval during the 2009/2010 reporting year, 13 have been identified as bungalows and 21 as detached with at least five bedrooms. However, in both cases these numbers are likely to rise as a significant proportion of the dwellings were granted outline permission with further detail to be determined by a reserved matters application.

8.13 Further information about the type and mix of dwellings completed in the 2009/2010 reporting year is included below.

Bedrooms	Dwelling Type				Total
	Apartments	Detached	Semi Detached	Terraced	
1 bedroom	53		1	1	55
2 bedrooms	129	2	20	66	217
3 bedrooms	9	29	115	110	263
4 bedrooms		95	13	29	137
5 plus bedrooms		41			41
Total	191	167	149	206	713

**Table 3 Dwellings completed in 2009/2010: Dwelling Types and Bedroom Numbers**

### Housing Density

8.14 Core Strategy Policy CS8: Housing Mix and Affordable Housing Provision states that developers will be expected to achieve an average density of 30 to 50 dwellings per hectare in the Core Area and in other locations with good transport links. Elsewhere, both higher and lower densities may be suitable, depending on each site's location and characteristics.

8.15 The density of completed housing on sites of more than 10 dwellings has been calculated over a number of years and can be seen in Table 4. The main finding is that the majority of dwellings continue to be built on sites of 30-50 dwellings per hectare.

		2007/2008	2008/2009	2009/2010
Proportion of dwellings built at	Less than 30 dwellings per hectare	22%	15%	30%
	Between 30 and 50 dwellings per hectare	49%	43%	53%
	Above 50 dwellings per hectare	29%	42%	17%

**Table 4 Density on Sites of More than 10 Dwellings**

### **Affordable Housing**

8.16 Core Strategy Policy CS8: Housing Mix and Affordable Housing Provision sets out a number of targets and requirements for affordable housing, based on the information about the Borough's housing market, needs and demand documented in the Tees Valley Local Housing Assessment Update and Strategic Housing Market Assessment Report, both completed in January 2009. The requirements can be summarised as follows:

- The target (minimum) for the delivery of affordable housing is 100 affordable homes per year to 2016, 90 per year between 2016 and 2021 and 80 per year between 2021 and 2024.
- Affordable housing will be required on schemes of 15 or more dwellings or 0.5 hectares in size.
- The mix of affordable housing should be 20% intermediate and 80% social rented tenures with high priority accorded to two and three bedroomed houses and bungalows.

8.17 The Department for Communities and Local Government defines socially rented housing as rented housing, owned and managed by local authorities and Registered Social Landlords (RSLs). It may also include rented housing owned or managed by other persons and provided under equivalent rental arrangements to the above, as agreed with the Local Authority or with the Homes and Communities Agency as a condition of grant. Intermediate affordable housing is housing at prices and rents above those of social rent but below market price or rents, and which meet the criteria set out above. These can include shared equity (eg HomeBuy) and other low cost homes for sales, and intermediate rent.

8.18 During the reporting year, 189 affordable dwellings were completed, exceeding the target set in the Core Strategy. This represented approximately 26% of the gross completions in the Borough. Of these, 99 were intermediate tenure and 90 were socially rented were for giving a ratio of approximately 10:9, rather than the 2:8 ratio target outlined in the policy. It is anticipated that as planning

permissions determined using the Core Strategy are developed, this imbalance will be redressed.

- 8.19 The majority of the affordable homes completed were concentrated on the major regeneration schemes at Mandale, Hardwick and Parkfield. However, a number of affordable dwellings were also completed at Ingleby Barwick, Harpers Green (former Harpers Garden Centre site) and Kingsmoor (former Kvaerner site).

<b>Core Indicator H5: Gross affordable housing completions / National Indicator 155</b>
---

This indicator measures the total supply of socially rented housing and intermediate housing, as set out in PPS 3 during the reporting year. It collects gross figures and does not take into account losses through sales of affordable housing or demolitions.
--

713 dwellings were completed in the Borough during 2009/2010, of which 189 (26.5%) were defined as affordable. Of those 189 affordable dwellings, 90 were socially rented and 99 were intermediate housing.
---

### **Building for Life**

- 8.20 Building for Life is a partnership between several national organisations, led by CABI and the Home Builders Federation. It is a national standard for well designed homes and neighbourhoods. It provides 20 criteria against which planned or completed housing developments can be assessed, under the headings of Environment and Community, Character, Streets, Parking and Pedestrianisation, and Design and Construction. By answering questions about a scheme, an assessor can grade it from very poor to excellent. A full list of the Building for Life criteria are included in Appendix 2.

- 8.21 Formal Building for Life Assessments are undertaken by Local Authority officers, trained as assessors by CABI. Two Local Authority Officers were trained as Building for Life Assessors in 2009/2010. The resource intensive nature of the assessments has meant that it has not been possible to formally assess all the developments completed during the reporting year, however a number of informal assessments have been undertaken. Of the 11 developments assessed informally, two were found to be good, three were average and six were poor. However, many of these developments were granted planning permission some years ago, prior to the introduction of the building for life scheme. It is intended that the Sustainable Design Guide SPD will contain further guidance for developers on Building for Life.

<b>Core Indicator H6: Housing Quality Building for Life Assessments</b>
---

No formal assessments have taken place.
---

### **Housing Trajectory**

- 8.22 The Borough's Housing Trajectory shows the levels of actual and projected completions over the plan period identified in Core Indicator H1. Showing past performance and estimating future performance based on planning permissions

and anticipated housing allocations, the trajectory enables the Council to use the 'Plan, Monitor, Manage' approach to housing delivery outlined in PPS3. This assists the Authority in predicting whether there is likely to be a short fall or surplus and plan accordingly in order to meet the net annual gain requirements set out in H1.

8.23 The data contained in the housing trajectory is largely based on the Council's Housing Database, alongside information provided by developers and other Council departments. However, the following assumptions have been built into the calculations the trajectory is based on:

- The majority of existing planning permissions will be implemented, unless site specific deliverability issues have been identified.
- There is currently permission for 320 dwellings on small sites which have not yet been completed. The average build out rate of small sites over the previous three years was approximately 60 dwellings per annum and this figure has been reflected in the five-year supply calculation.
- Demolitions have been included in accordance with the proposed schedule.
- In April 2010 all developers with planning permission(s) for 10 dwellings or more were contacted and asked to provide their delivery schedule for the permission(s). These schedules have been built into the trajectory. When developers have not provided delivery schedules the Council has had to estimate delivery rates. In doing so, the Council has taken into account advice from the Home Builders Federation.

8.24 Over 1800 new dwellings were granted planning permission on new sites in 2009/2010. This represents a significant increase on permissions granted the previous year and is largely a result of a small number of large sites gaining planning approval. Sites of ten dwellings or more are listed below.

<b>Site Description</b>	<b>Date granted</b>	<b>No of dwellings permitted (gross)</b>	<b>Housing Sub Area</b>
Site Of Redbrook Primary School, Redbrook Avenue, Stockton-on-Tees	04-Mar-10	28	Stockton
Allens West, Durham Lane, Eaglescliffe	01-Apr-09	500	Yarm, Eaglescliffe & Preston
Sandhill, Ingleby Barwick	19-Mar-10	150	Ingleby Barwick
29 and 31 The Meadowings, Yarm, TS15 9QR	18-Aug-09	29	Yarm, Eaglescliffe & Preston
Land At Boathouse Lane	10-Dec-09	174	Core Area
British Visqueen Limited, Yarm Road, Stockton-on-Tees, TS18 3RD	23-Dec-09	474	Core Area
Ashbrook, Ringwood, Hazeldene	19-Mar-10	356	Ingleby Barwick

St Marys School, Major Street, Stockton-on-Tees	12-Mar-10	15	Core Area
--	-----------	----	-----------

**Table 5 Major Planning Permissions for Dwellings Granted in 2009/2010**

**Core Indicator H2(c): Net additional dwellings – in future years and H2(d):  
Managed delivery target – plan, monitor, manage**

H2(c) illustrates the level of net additional housing expected to come forward to the end of the plan period in 2024. Beginning in the current year (2010/2011), it identifies the net additional dwellings expected to come forward each year from developable sites and broad locations identified in the Core Strategy.

H2(d) shows how levels of future housing are expected to come forward, taking into account performance over previous years. This has been calculated according to the guidance on preparing Housing Trajectories provided by CLG.

The table below illustrates both H2(c) and H2(d). Information on the area of sites has also been included, along with the Annualised Plan target. A site specific housing trajectory can be provided on request. Figure 1 Housing Trajectory illustrates the figures provided.

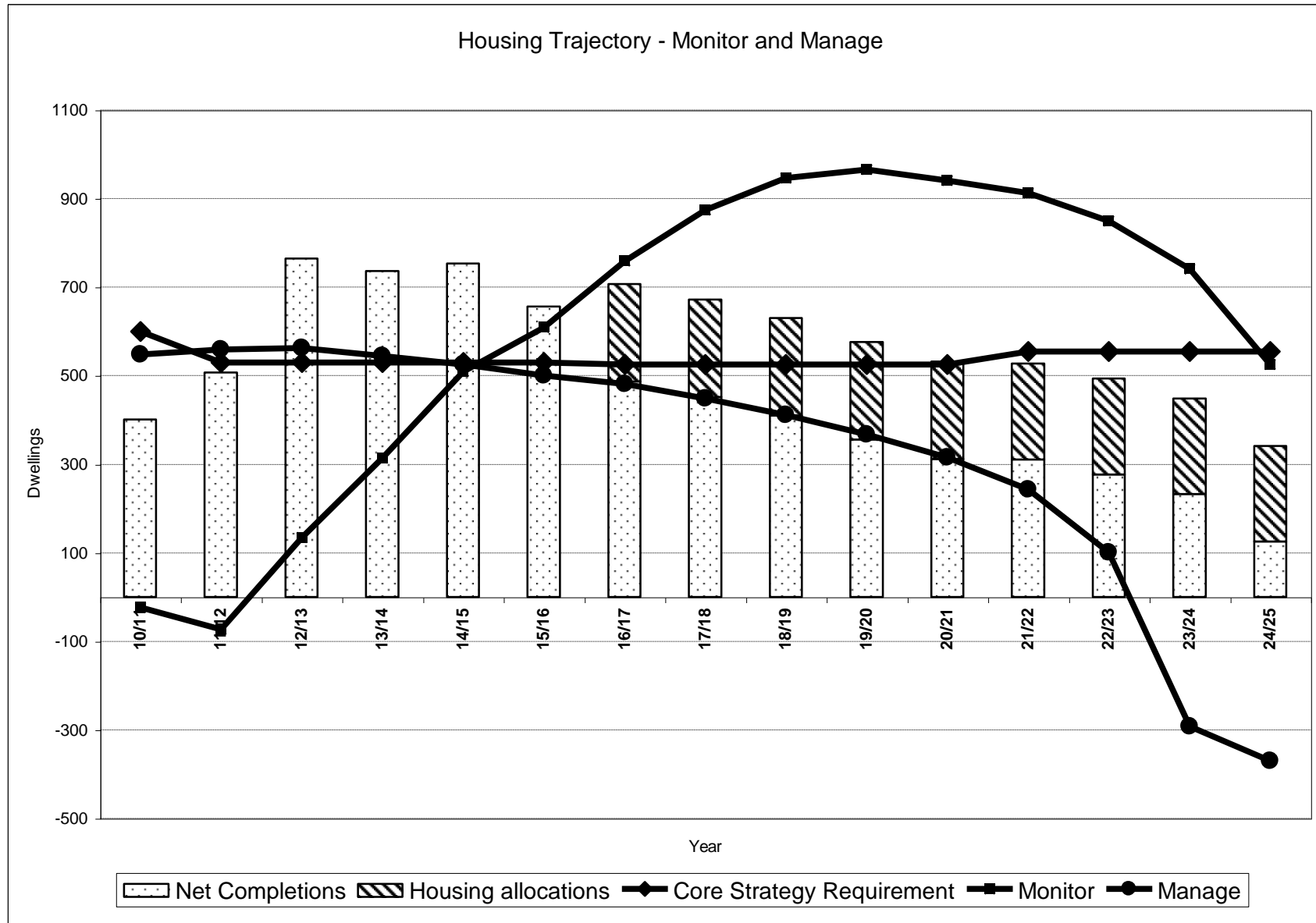
	Net Additional Dwellings Trajectory (H2(C))	Potential Allocations <sup>2</sup> (H2(C))	Area (Ha) <sup>3</sup>	Annualised Plan Target	Managed Delivery Target (H2d)
10/11	401		21.43	600	547
11/12	507		19.21	530	559
12/13	765		43.71	530	563
13/14	736		18.6	530	545
14/15	753		22.01	530	526
15/16	656		20.96	530	500
16/17	487	220	17.62	525	480
17/18	452	220	17.03	525	449
18/19	410	220	16.92	525	411
19/20	356	220	14.8	525	368
20/21	312	220	10.56	525	315
21/22	311	217	10.54	557	243
22/23	277	217	9.79	557	101
23/24	233	216	8.6	557	-292
24/25	125	216	2.27	557	-371

<sup>2</sup> These figures are averages of the allocations identified within the adopted Core Strategy within Policy CS7. For the years 24/25 a housing allocation of 216 dwellings has been assumed.

<sup>3</sup> Area in hectares is for sites with planning permission. An area for potential allocations has not been attributed as no sites have yet been allocated.



Figure 1 Housing Trajectory



### **National Indicator 159 Supply of Ready to Develop Housing Sites**

This National Indicator monitors the supply of ready to develop housing sites. The relevant years 2011/2012 to 2015/2016 are highlighted in the table above.

The housing trajectory shows that 3668<sup>4</sup> net completions are anticipated on developable sites during the relevant five year period. However, the planned housing provision required over the same period is 2650. This means that the Council has demonstrated a five year supply of deliverable sites.

NI 159 requires the following calculation:

$$\frac{\text{net additional dwellings that can be built on deliverable sites for the 5 year period}}{\text{net additional dwellings required for the 5 year period}} \times 100$$

Therefore:

$$\frac{3668}{2650} \times 100 = \mathbf{138.42\%}$$

### **Previously Developed Land**

8.25 The proportion of dwellings built on previously developed land exceeded the Government's target of 60%. There was a small reduction from the 2008/2009 reporting year, when 72% of completions were recorded on previously developed land; however, the trend over a number of years continues to be upwards. It is anticipated that this will increase over time as planning applications are determined in accordance with the Core Strategy, which sets a target of 75% of completions taking place on previously developed land. In addition, as planning permissions in Wynyard and Ingleby Barwick are completed, along with the plentiful supply of previously developed land within the urban core of the Borough and regeneration schemes, it is anticipated that the proportion of completions on previously developed land will rise even further.

8.26 The proportion of completions on previously developed sites since 2004/2005 is shown in Table 16.

### **Core Indicator H3: New and converted dwellings – on previously developed land**

This indicator measures the proportion of completed dwellings (gross) on previously developed land during the reporting year.

In 2009/2010, 713 dwellings were completed. Of these, 499 were completed on previously developed land and 214 were completed on greenfield sites.

<sup>4</sup> This figure includes developable sites from the 2009 SHLAA which are policy compliant.

This means that 69.99 % of dwellings completed (gross) in 2009/2010 were built on previously developed land.

**Table 6 Proportion of dwellings built on previously developed land since 2004**

	Proportion of dwellings built on previously developed sites
2004/2005	29.30%
2005/2006	38.10%
2006/2007	58.70%
2007/2008	59.40%
2008/2009	72.52%
2009/2010	69.99%

### **Gypsies and Travellers**

8.27 Recent legislation and guidance from the government has indicated a commitment to taking steps to resolve some of the long-standing accommodation issues for members of the Gypsy and Traveller communities. This legislation has an overarching aim of ensuring that members of the Gypsy and Traveller communities have equal access to decent and appropriate accommodation options akin to each and every other member of society. As a result, Gypsy and Traveller Accommodation Assessments have been undertaken across the UK, as local authorities respond to these new obligations and requirements.

8.28 The Gypsy and Traveller Accommodation Assessment for the Tees Valley was published in January 2009 and identifies an unmet need in Stockton. The Core Strategy includes a criteria based policy (Policy CS9) for meeting the accommodation needs of Gypsies and Travellers.

#### **Core Indicator H4: Net additional Gypsy pitches**

This indicator measures the number of Gypsy and Traveller pitches delivered during the reporting year. A pitch is the area of land demarked for use as accommodation by a single Gypsy and Traveller household.

No Gypsy and Traveller pitches were provided within 2009/2010.

**Local Indicator: Number of Unauthorised Gypsy and Traveller Developments**

This Local Indicator is included in the Core Strategy, which sets out a target of zero unauthorised Gypsy and Traveller sites. Unauthorised Gypsy and Traveller sites are monitored by the Council's Planning Enforcement Team.

No unauthorised Gypsy and Traveller sites were identified during the 2009/2010 reporting year.

## **9 Output Indicators: Environmental Quality**

- 9.1 A number of policy areas are grouped together under the heading Environmental Quality. The following policies are particularly relevant to this topic; however other policies may also be used to determine planning applications. A number of further policies will be added through the Regeneration DPD and the Environment DPD in due course. The Sustainable Design Guide SPD will also be relevant to this area.

### **Saved Local Plan Policies**

**EN4 Sites of Nature Conservation Importance (SNCI)**

**EN7 Special Landscape Areas**

**EN8 Ancient Woodland**

**EN9 Wynyard Park/Historic Parks**

**EN13 Limits to Development**

**EN22 Conservation Area Boundary Reviews**

**EN23 Conservation Area Appraisals And Management Plans**

**EN24 New Development In Conservation Areas**

**EN25 New Development In Conservation Areas**

**EN26 Listed Buildings**

**EN27 Listed Buildings**

**EN28 Listed Buildings**

**EN29 Sites of Archaeological Interest**

**EN30 Sites of Archaeological Interest**

**EN42 Wind Turbines In The Open Countryside**

**ED4 Teesdale University Site**

**REC1 Outdoor Playing Space**

**REC4 Ingleby Barwick Park**

**REC8 Tees And Leven Country Park**

**REC11 Designated Footpaths**

**REC13 Cable Ski Course**

**REC16 Marina**

**REC17 Public Landing Points**

**REC18 Slipways**

**REC19 New Slipways**

### **Core Strategy**

**CS3 Sustainable Living**

**CS6 Provision of Facilities**

**CS10 Planning Obligations**

**Conservation and Historic Environment Folder Supplementary Planning Document**

**Open Space, Recreation and Landscaping Supplementary Planning Document**

**Planning Obligations Supplementary Planning Document**

### **Flood Risk**

- 9.2 In 2008, the Environment Agency issued an update to the River Tees Flood Model. As a result, the Council commissioned an update of the Strategic Flood

Risk Assessment for the Borough. Both a Level 1 and Level 2 assessment have been carried out and are available at [www.stockton.gov.uk](http://www.stockton.gov.uk).

- 9.3 The Council continues to work closely with the Environment Agency in developing the Local Development Framework. In addition, during the reporting year, the Environment Agency was consulted on 129 applications for planning permission. None of these were granted contrary to the agency's advice regarding either flooding or water quality.

**Core Indicator E1: Number of planning permissions granted contrary to Environment Agency advice on flooding and water quality grounds.**

The Environment Agency was consulted on 129 applications determined during the reporting period. None of these were granted contrary to the agency's advice regarding either flooding or water quality.

- 9.4 National Indicator 189 provides further context about the authority's actions in relation to flooding and coastal erosion in the long term. This indicator measures the percentage of actions agreed with the Environment Agency in order to implement its Catchment Flood Management Plan which have been completed.

**National Indicator 189: The percentage of agreed actions to implement long term flood and coastal erosion risk management plans that are being undertaken satisfactorily**

During 2008/09, the Environment Agency identified three years worth of actions in a regional Catchment Flood Management Plan (CFMP). To meet year one requirements, Stockton-on-Tees Borough Council assigned a lead for the long term management of NI 189, agreed to the three year Flood and Coastal Erosion Risk Management Plan (FCRM) process and developed detail around the role of the relevant FCRM plans and strategies in influencing/affecting local authority plans. These actions were completed through meetings with the Flood Risk Manager at the Environment Agency. The delay in issuing the CFMP has led to authorities having a much shorter period of time to deliver these key actions by the deadline of 31 March 2010. As such, the Environment Agency are proposing that authorities report any progress that has been made against the actions – there is no expectation from the Environment Agency that all actions will have been delivered by the end of March, just that progress has been made year on year. **100% of the actions agreed with the Environment Agency were completed.**

## **Biodiversity**

- 9.5 The 2009/ 2010 period was the second year in which a Local Sites system was operated in the Borough in line with DEFRA guidance (*Local Sites - Guidance on their Identification, Selection and Management, 2006* and *Guidance on the Improved Local Biodiversity Indicator (NI 197), 2008*.) Site selection is carried out by the Tees Valley Biodiversity Partnership, a Local Sites Partnership comprised of ecological specialists from the local authority, government agencies and voluntary sector groups. The Partnership also provides independent verification of performance against NI 197 – Improved Local Biodiversity.

- 9.6 The new criteria-based system for selection of non-statutory conservation sites has produced a more accurate picture of the Borough's habitats, shown in Core Indicator E2. However, the review undertaken in 2008/2009 means that the results are less comparable with data from previous years, both in terms of number of sites and site size. A full list of the sites identified is attached in Appendix 3. Natural England's Biodiversity Action Recording System (BARS) records any loss of habitats or species, as well as any positive actions which have taken place. This will be used to monitor change in future reporting periods.

<b>Core Indicator E2: Change in areas of biodiversity importance</b>		
<b>Habitat</b>	<b>Number of Local Sites Selected 2009</b>	<b>Area (Hectares) selected as Local Sites 2009</b>
Woodland <i>Ancient Semi-Natural Woodland and ecologically rich broadleaved woodland</i>	12	191
Grassland <i>Unimproved (herb rich) grassland</i>	22	117
Wetlands <i>Including ponds, marsh / swamp / reedbed and saltmarsh</i>	11	350
Brownfield <i>Herb-rich grasslands on artificial substrates</i>	8	24
Geological sites	5	3
<b>Totals</b>	<b>58</b>	<b>685</b>

- 9.7 Changes to the list of UK biodiversity priority species made at the national level mean that there is no consistent approach to species monitoring at the local level between reporting years. Actions for biodiversity priority species in Stockton-on-Tees are set out in the Tees Valley Biodiversity Action Plan and reported through the Biodiversity Action Reporting System (BARS). NI 197 monitors the number of Local Sites which are undergoing positive conservation management or have had positive conservation management during the past 5 years. The majority of the 58 sites are in private ownership and work is in progress with various owners to increase the number of sites in positive management.

<b>National Indicator 197: The proportion of local sites where positive conservation management has been or is being implemented</b>
Of the 58 'local wildlife sites' identified within the Borough by the Local Sites Partnership during the reporting year, evidence was available to show that <b>17 (29%)</b> were undergoing positive conservation management or that positive

conservation management had taken place during the past 5 years.

**Local Indicator: Tees Valley Biodiversity Action Plan Sites created, restored, damaged or destroyed through development.**

No sites were created, damaged or destroyed through development in 2009/2010.

9.8 Unlike previous years, priority species are no longer monitored by a Core Indicator. However, the Local Site selection process described above also included criteria for species of conservation concern. Local Sites in Stockton-on-Tees have been identified for the following species populations

Species	Number of Local Sites 2009
Water Vole	2
Great Crested Newt	6
Harvest Mouse	2
Wintering bird populations	2
Butterfly species <i>UK and local biodiversity priority species – Dingy Skipper and White-letter Hairstreak</i>	7
<b>Totals</b>	<b>19</b>

**Historic Environment**

9.9 There are approximately 494 Listed Buildings within the Borough, including seven Grade I, 42 Grade II\* and 445 Grade II. Within the reporting year, Victoria Bridge in Thornaby was listed and designated as Grade II. The Historic Environment Record shows that the Borough had 1721 entries at the start of the financial year including eight Scheduled Ancient Monuments. Of these Scheduled Ancient Monuments, two are considered to be at high risk, three at medium risk and three at low risk. In the newly introduced survey of conservation areas at risk by English Heritage in 2009, none of Stockton’s 11 conservation areas were considered to be at risk.

**Local Indicator: Number and percentage of Listed Buildings at Risk (all grades)**

This Local Indicator is included in the Adopted Core Strategy Implementation Plan, which sets out a target of reducing the number of Listed Buildings at Risk by 25% over the life of the plan.

Of the 494 Listed Buildings in the Borough, **two** of these are classified as Buildings at Risk by English Heritage. They are:

- Phosphate Rock Silo (No. 15), Haverton Hill, Former ICI, Billingham, Stockton-on-Tees
- Ruins of Church of St Thomas a Becket, Durham Road, Grindon,



## Stockton-on-Tees

During the reporting year, the Grade II\* Brunswick Methodist Chapel suffered a partial collapse and the owner has subsequently demolished the remains. Grade II Leven Bridge underwent repair works.

9.10 The introduction of 'locally listed' buildings has been progressed following the adoption of the Conservation and Historic Environment Folder (CaHEF) SPD in January 2007. 54 buildings have been placed on the Local List, which is intended to recognise buildings of local importance based on five categories, heavily based on the listed building criteria set out in the 1990 Planning Listed Building and Conservation Act:

- Features of a definite and recognisable architectural interest (including design and rarity)
- Features relating to traditional or historic industrial processes in a reasonable state of preservation
- Features of character acting as landmarks in the townscape or landscape
- Features associated with unusual or significant events or personalities, or containing features of definite antiquity
- Good quality examples of architecture

9.11 Buildings must meet one or more of the above criteria to be included on the list. The first draft of the list has been comprehensive, with a panel of experts analysing buildings put forward by public nomination for inclusion. However, it is inevitable that occasionally there may be additions or deletions, so the list will be updated periodically as required.

### **Strategic Gaps and Green Wedges**

#### **Local Indicator: Protection of Strategic Gaps and Green Wedges from Inappropriate Development**

During the reporting year, a small number of planning permissions were granted in strategic gaps or green wedges. The majority of these related to existing developments and were therefore considered to be appropriate. One application for a new nature reserve on the floodplain and valley sides of the river Tees including 2.1 hectares of open water and 1.5 hectares of reed bed was also approved.

Two new developments were approved within the green wedge. 09/3025/OUT, an outline application for 150 dwellings at Sandhill, Ingleby Barwick was granted planning permission during the reporting year. This site has a complex planning history, with the principle of development being accepted on the site in 1999, partly in order to release value to provide contributions through a Section 106 agreement to provide the South Stockton Link Road. The Sand Hill area also featured within the revised 2002 Master Plan which remains the approved master plan for Ingleby Barwick villages five and six.

10/0244/OUT, an outline application for residential development and small shop at

Bowesfield Lane, Stockton was also granted planning approval on an existing permission for employment land.

### Sustainable Living and Renewable Energy

9.12 Core Strategy Policy CS3: Sustainable Living requires that ‘for all major developments, including residential developments comprising 10 or more units, and non-residential developments exceeding 1000 square metres gross floor space, at least 10% of total predicted energy requirements will be provided, on site, from renewable energy sources’. Generally this requirement has been included as a condition of planning permission, with details to be agreed with the Council at a later stage. Core Indicator E3a therefore records planning permissions for specific renewable energy schemes, rather than those which have been approved as a result of wider developments. The Spatial Planning Team does not currently collect the data required for Core Indicator E3b, however a monitoring system is being developed to deliver this.

#### Core Indicator E3: Renewable Energy Generation

This indicator measures the installed capacity and type of any renewable energy installations which have been a) granted planning permission and b) been completed by capacity and type.

		Permitted Installed Capacity (MW) (E3(a))	Completed Installed Capacity (MW) (E3(b))
Wind on shore		8	0
Solar photo voltaics		4.66	0
Hydro		0	0
Biomass	Landfill gas	0	0
	Sewage sludge digestion	0	0
	Municipal (and industrial) solid waste combustion	10	0
	Co-firing of biomass with fossil fuels	0	0
	Animal biomass	0	0
	Plant biomass	106.3	0
Total		118.96	0

#### Local Indicator: Percentage of Homes Constructed to Sustainable Homes Code Levels

This Local Indicator is included in the Core Strategy, which sets out a target of 100% of completed dwellings reaching Level 3 until 2013 and 100% of completed dwellings

reaching Level 4 after 2014.

This indicator is not currently being monitored but will be incorporated into the Housing Database.

### **Community Facilities**

9.13 The Open Space, Recreation and Landscaping SPD was adopted in January 2010. This document required a robust evidence base, the first part of which, an open space audit, was completed in late 2005 and updated in 2009. The second element of the evidence base, a public consultation to assess local needs, was also undertaken. This has been used in conjunction with the audit to assess open space and recreation provision and set local standards, in the form of a PPG17 Assessment.

#### **Local Indicator: Provision of Open Space Within New Housing Developments**

This Local Indicator is included in the Core Strategy. It has been identified that robust data is not available to monitor this indicator consistently. A new indicator will be included in the Regeneration DPD.

#### **Local Indicator: Provision of New Facilities for Community Use**

This Local Indicator is included in the Core Strategy. It has been identified that robust data is not available to monitor this indicator consistently. A new indicator will be included in the Regeneration DPD.

## 10 Output Indicators: Transport

10.1 Previous AMRs have contained two Core Indicators relating to transport:

- The amount of completed non-residential developments within Use Class Orders A, B and D complying with the car parking standards set out in the Local Development Framework
- Amount of new residential development within 30 minutes public transport time of various community facilities.

10.2 The Council is no longer required to monitor these outcomes as Core Indicators in the Annual Monitoring Report. However, the Core Strategy Implementation Plan contains the following Local Indicators.

10.3 The Council has continued to be proactive in developing and extending the Borough's cycle route network. Key achievements from past years include:

- Route 1 of the National Cycle Network (NCN) within the Borough has been completed
- NCN Route 14 is now in place between the Hartlepool Borough Boundary, Billingham, Stockton town centre and Long Newton.

<b>Local Indicator: Number of Cycle Trips</b>							
This Local Indicator is included in the Core Strategy, which sets a target of a 50% increase in the number of cycle trips made between 2004/2005 and 2010/2011. This is also a Local Transport Plan Mandatory Indicator (LTP3 within LTP2).							
	Average weekday Cycling Trips at Automatic Count Sites, 2005 to 2010						
Location of count site	2005	2006	2007	2008	2009	2010	Percentage Increase 2005-2010
National Route 1, South of Harrowgate Lane, Stockton	23	23	31	26	33	46	100.00
National Route 14, adjacent to A19 at South Road, Norton	23	39	33	42	42	38	65.22
Stockton Cycleway – Grangefield Road, Stockton	76	77	127	60	87	78	2.63
National Route 1, North of Tees Barrage – rear of Talpore PH	63	65	89	67	79	77	22.22
South Stockton Link Stage 3, South of Concorde Way	58	73	84	60	93	64	10.34

Ingleby Way, West of A1045 Thornaby Road	123	140	173	119	124	147	19.51
<b>Total</b>	<b>366</b>	<b>417</b>	<b>537</b>	<b>374</b>	<b>458</b>	<b>450</b>	<b>22.95</b>

**Local Indicator: Passenger Footfall at Railway Stations**

This Potential Local Indicator is included in the Submission Draft Core Strategy Implementation Plan, which sets a target of 720,000 by 2010. Similar data is required for Local Transport Plan 2 monitoring, which sets a target of increasing rail passenger journeys by 3% per annum.

In 2008/2009 passenger footfall at the Borough's six railway stations (Thornaby, Yarm, Eaglescliffe, Billingham, Allens West and Stockton) totalled 885,376. In 2009/2010, this rose to 921,006.

Station	Total
Allens West	59,316
Billingham on Tees	68,487
Eaglescliffe	109,580
Stockton	63,637
Thornaby	494,331
Yarm	125,656
<b>Total</b>	<b>921,007</b>

**Local Indicator: Accessibility – Progress on Schemes Identified in Policy CS2: Sustainable Transport**

This Local Indicator is included in the Core Strategy. No specific target has been set.

Policy CS2: Sustainable Transport refers to the to reducing the need to use private vehicles by improving accessibility and widening transport choice. The major schemes identified in the policy are the Tees Valley Metro and the Tees Valley Major Bus Network Improvement Scheme.

**Tees Valley Metro**

£4.9 million of funding towards Phase 1 of Metro was secured in July 2009 through the Regional Funding Allocation. The remainder of Phase 1 funding is

currently under review by the Government. Further phases of Metro have been planned, including new stations which will serve new developments at key regeneration sites, however these will not come forward until funding has been secured and developments are coming forward. Phase 2 Metro includes more new trains, new stations at Morton Palms, Teesside Park and Middlehaven, and refurbishment of other stations. Phase 3 of Metro includes track and signalling work on the Hartlepool to Nunthorpe line, new stations at Queens Meadow (Hartlepool), Nunthorpe Parkway and the Ings (Redcar), and refurbishment of other stations.

### **Tees Valley Major Bus Network Improvement Scheme**

The Tees Valley Joint Strategy Unit, acting on behalf of the Council and its sub regional partner authorities, developed and submitted a Major Business Case for the Tees Valley Bus Network Improvements to the Department for Transport (DfT) in 2008. This identified that the existing strategic bus network is not particularly well co-ordinated between the five Tees Valley local authorities. The Tees Valley Bus Network Improvements Scheme seeks to improve significantly on the current situation and focuses on the delivery of upgrades to the 'Core Routes' which will involve a comprehensive series of bus priority measures to alter the traffic balance in favour of buses. Other elements of the scheme include improved passenger facilities on Core Routes, an agreed level of service specification, fares and ticketing improvements and other complimentary measures such as real time passenger information.

On 23 June 2009, the scheme was approved entry into the Department for Transport's Local Authority Major Schemes Programme, at which point the DfT set out the conditions to be met following programme entry and the work required to achieve Full Approval. Subject to approval, works should commence in early 2010 (year 1), with the whole scheme being completed by the end of 2012 (year 3).

## 11 Output Indicators: Minerals

- 11.1 The Borough has reserves of land won sand and gravel at Stockton Quarry, and the single operator in the Tees Valley supplies production figures to the North East Region Aggregates Working Party (NE RAWP<sup>5</sup>), however they are regarded as commercially sensitive and confidential. Those figures can only be released where they form part of an overall production figure of three or more operators. Because there is only one operator producing sand and gravel in the Tees Valley, the figures cannot be publicised. Crushed rock is not produced in the Borough.
- 11.2 The Tees Valley figures for construction, demolition and excavation waste which can be used as aggregates are combined with those for County Durham and are set out in the NERAWP reports. However, these figures cannot be used because issues in County Durham give a distorted view. Again, the figures for the Tees Valley cannot be separated because there are not sufficient operators to allow commercially sensitive data to be masked.
- 11.3 Minerals and Waste policy planning will continue to be carried out jointly with the other Tees Valley authorities. The Core Strategy and Sites and Allocations DPDs are being finalised, with adoption likely in 2011.

<b>Core Indicator M1: Production of Primary Land Won Aggregates by Mineral Planning Authority</b>
---

Crushed Rock: Figures unavailable Sand and Gravel: Figures unavailable
---

<b>Core Indicator M2: Production of Secondary and Recycled Aggregates by Mineral Planning Authority</b>
---

Secondary: Figures unavailable Recycled: Figures unavailable
---

---

<sup>5</sup> The NERAWP was established in the 1970s in order to collect data on the production of aggregates, the reserves covered by valid planning permissions and the landbanks of reserves. The area covered by the NERAWP is consistent with that of the North East Planning Region and encompasses the sub-regions of Northumberland, Tyne and Wear, County Durham and Tees Valley.

## 12 Output Indicators: Waste

### Facilities

12.1 Waste management facilities within the Borough now include:

#### **Haverton Hill Waste Recycling Facility**

This facility is shared with Middlesbrough Borough Council, with a 55% (Stockton) - 45% (Middlesbrough) split. During the reporting year 11,912.33 tonnes attributed to Stockton Council were dealt with by the facility. Disposal routes from the site were:

- 5,523 tonnes of house hold waste were recycled
- 2,367 tonnes of soil and rubble were recycled
- 3,774 tonnes were sent to the Energy from Waste Site
- 214 tonnes went to landfill
- 33 tonnes went to hazardous land fill

#### **Haverton Hill Energy from Waste Plant**

This facility generates electricity from the incineration of household waste. This is a preferred method to disposing of waste over landfill and is beneficial to both the environment and the economy. 42,845 tonnes of household waste was disposed of in this way.

#### **Kerbside Recycling**

The annual throughput of dry recyclables from the kerbside collection services was 10,471 tonnes, a 2,176 tonne increase on the previous year's tonnage. The main increase of this tonnage was contributed by the introduction of the Plastic and Cardboard recycling service that was fully rolled out to all households in the borough in October 2009. As well as the dry recyclables 6,144 tonnes of green waste was recycled through composting.

#### **Overall Waste**

During the reporting year, 100,043 tonnes of waste were handled in the Borough. This represents a 2,572 tonne (1%) decrease from the previous year. Of the total, 83,730 tonnes were household waste; the remaining 16,313 tonnes were non household (including trade, clinical, industrial etc). The management of this waste is detailed in Core Indicator W2.

12.2 No new capacity of waste management facilities was developed during the reporting year.

#### **Core Indicator W1: Capacity of new waste management facilities by waste planning authority**

This indicator measures the capacity and operational throughput of new waste management facilities.

No new waste management facilities were developed during the reporting year.



## Waste Management

- 12.3 Policies to encourage the re-use, recycling and recovery of waste continue to have a positive effect. Compared with 2008/09, waste handled by the Borough has fallen by 1% to 100,188 tonnes. This equates to a reduction of 3,131 tonnes. Even though the proportion of waste being disposed of through landfill continues to be amongst the lowest in the country there was an increase of waste going to this disposal route from 8.18% in 2008/09 to 13.38% during the reporting year. The Energy from Waste Plant recovered 56.18% of the Borough's waste, an increase of 8.09% from the previous year. There was also increase in the proportion of waste being re-used or recycled, rising from 27.55% in 2008/09 to 30.44% during the reporting year.
- 12.4 A joint approach to preparing Minerals and Waste Development Plan Documents has been agreed by the five Tees Valley Unitary Authorities. Work to produce a Core Strategy and Site Allocation Development Plan Document continues to progress well.

<b>Core Indicator W2: Amount of municipal waste arising, and managed by management type by waste planning authority</b>
---

The total waste tonnage handled in the Borough during the reporting year was 100,188. This was managed in the following ways:
---

Landfill: 13,388 tonnes (13.36%)
Energy from Waste: 52,695 tonnes (52.60%)
Re-Use: 195 tonnes (less than 0.19%)
Recycling: 33,909 tonnes (33.85%)

- 12.5 The following National Indicators also provide contextual information on waste policy and its implementation.

<b>National Indicator 191: Residual household waste per household</b>
---

This indicator measures the tonnage of household waste arisings, minus the tonnage sent for reuse, recycling, composting or anaerobic digestion per household in the Borough. During 2009/2010, 708 kg of residual household waste was collected per household. It is anticipated that this will reduce further in future years.
--

<b>National Indicator 192: Percentage of household waste sent for reuse, recycling and composting</b>
---

This indicator measures the percentage of household waste which is sent for reuse, recycling, composting or anaerobic digestion. During 2009/2010, 83,730 tonnes of household waste were collected, 30.44% of which (25,487 tonnes) was sent for reuse, recycling, composting or anaerobic digestion.
---

<b>National Indicator 193: Percentage of municipal waste land filled</b>
--

This indicator measures the percentage of municipal waste which is sent to landfill. During 2009/2010, 100,043 tonnes of municipal waste were collected,
--

13.38% of which (13,388 tonnes) was sent to landfill.

## 13 Conclusions and Key Actions

- 13.1 2009/2010 and the first half of 2010/2011 have seen a number of changes to Stockton-on-Tees' planning landscape.
- 13.2 2009/2010 saw the adoption of the Core Strategy, following an Examination in Public which lasted from May 2009 to February 2010, with the document being adopted as Council policy in March 2010. This marked a new era, bringing in a fresh set of objectives for Stockton's planning policy, along with eleven new policies to achieve them. Whilst a number of Supplementary Planning Documents had been adopted previously, the Core Strategy was the first Local Development Framework (LDF) policy document to be adopted. At the same time a number of much used Local Plan policies were deleted.
- 13.3 Since the Core Strategy was adopted, the spatial planning approach has become embedded, with officers and Members receiving training on the implementation and use of the new document from the Spatial Planning Team. The Core Strategy has been in use for over 8 months and its policies are beginning to take effect. This will increase over time as more planning applications are determined and implemented.
- 13.4 The AMR has now turned its focus to monitoring these policies and the extent to which the LDF's objectives are being achieved using the following indicators:
- Selected National Indicators as set out in *The New Performance Framework for Local Authorities & Local Authority Partnerships: Single Set of National Indicators* published by CLG in 2007.
  - The Core Indicators required by *Regional Spatial Strategy and Local Development Framework: Core Output Indicators - Update 2/2008*, published by in 2008.
  - Local Indicators set out in the Core Strategy
  - Other local indicators which contribute to the contextual suite of information
- 13.5 Since the end of the 2009/2010 reporting year, there have also been significant changes in planning beyond Stockton-on-Tees. The Coalition Government which took office in May 2010 has announced many changes to the planning system, the vast majority of which will impact on planning decisions in Stockton. Of particular note was the revocation of the Regional Spatial Strategy, removing those policies from the Borough's development plan in July 2010 (although this was successfully challenged in the High Court in November 2010). Other changes to the planning landscape are expected to be brought forward in the Localism Bill in 2011, many of which will impact on both policy formulation and the determination of planning applications in Stockton.

### Establishing a Monitoring Framework

- 13.6 Establishing a monitoring framework was identified as a key issue in 2008/2009. Whilst significant improvements have been made, particularly in the monitoring of employment land and town centre uses, there is still scope for improvement.
- 13.7 In previous years, the AMR was used to monitor planning decisions and developments which have been made using the policies contained in the Local

Plan and Alteration Number 1. As the Local Plan policies were produced prior to their adoption in 1997, many of them were difficult to monitor using mandatory suite of indicators. The Core Strategy's adoption means that many of the National and Core Indicators are increasingly relevant and have been supplemented by Local Indicators and targets specific to both the Core Strategy policies and Stockton.

13.8 However, the Core Strategy and its indicators and targets were adopted at the end of the reporting year, meaning that some of the required monitoring systems were not established in time to produce robust data. In addition, in some cases it was found that data was no longer available from other Council services and organisations in a usable format, or that indicators and targets had become less relevant.

13.9 It is anticipated that the Spatial Planning Team's monitoring systems will continue to develop in order that increasingly robust and meaningful data can be collected, both for specific indicators and more generally. In addition, new sources of sustainable data will be pursued where possible. The Regeneration DPD and Environment DPD will also provide an opportunity to introduce further indicators which will monitor progress against the LDF's objectives.

### **Progress against the Local Development Scheme**

13.10 Following the Core Strategy's adoption, the focus has now turned to other documents identified in the Local Development Scheme, including the Regeneration DPD, the Environment DPD, the Minerals and Waste DPDs and the Sustainable Design Guide SPD. These documents, particularly the Regeneration DPD, will require a significant, robust evidence base to inform the policies and guidance they will contain. Much of the evidence required has now been gathered and attention has turned to producing drafts of the documents for consultation. Much progress has been made in 2010/2011 already and will be kept up in the current year.

### **Moving Forward**

13.11 In producing this AMR, a significant amount of data has been gathered and processed, increasing the Spatial Planning Team's awareness of the context it works in and informing new policies as they are prepared. A firm foundation of baseline data is being built for future monitoring and this is enabling lessons to be drawn from the impact of previous policies in the Local Plan and its 2006 Alteration. Whilst drawing conclusions on the impact LDF policies will have on development in Stockton-on-Tees would be premature, there are early indications of the direction of travel. This will inform future DPDs and SPDs.

**Appendix 1 – Saved Policies from the Stockton-on-Tees Local Plan 1997 and Alteration Number 1 2006**

Saved Policies from the Stockton-on-Tees Local Plan Stockton-on-Tees Local Plan (1997)

<b>Policy Number</b>	<b>Policy Title</b>
EN 4	Sites of Nature Conservation Importance (SNCI)
EN 7	Special Landscape Areas
EN 8	Ancient Woodland
EN 9	Wynyard Park/ Historic Parks
EN 13	Limits to Development
EN 16	Land allocation (Crosby Sarek)
EN 17	Site Allocations (Mixed Use)
EN 20	Reuse of rural buildings
EN 22	Conservation Area boundary reviews
EN 23	Conservation Area appraisals and management plans
EN 24	New development in Conservation Areas
EN 25	New development in Conservation Areas
EN 26	Listed Buildings
EN 27	Listed Buildings
EN 28	Listed Buildings
EN 29	Sites of Archaeological Interest
EN 30	Sites of Archaeological Interest
EN 36	New Hazardous Development
EN 37	Expansion of hazardous installations
EN 38	Residential development near a hazardous installation
EN 39	Industrial or commercial development near a hazardous installation
EN 40	Storage and use of hazardous substances
EN 42	Wind Turbines in the open countryside
IN1	Business & General Industry.
IN2	Allocations for general industry storage and distribution.
IN3	Port Related
IN4	Prestige Sites
H0 1	Housing Allocations
H0 3	Development on Unallocated Sites
H0 6	Residential Conversions
H0 12	Extensions and Other Domestic Development
H0 13	Extensions for Dependant Relatives
ED4	Teesdale University site
REC 1	Outdoor playing space
REC 4	Ingleby Barwick Park
REC 8	Tees and Leven country park
REC 11	Designated footpaths
REC 13	Cable ski course
REC 16	Marina
REC 17	Public landing points
REC 18	Slipways
REC 19	New slipways
REC 20	New footpaths and cycle routes
REC 21	New bridges
TR1	Pedestrian bridges

TR4	New cycle routes
TR8	Light rail or bus way transport corridors
TR12	Trunk road improvements
TR18	Yarm town centre parking
TR19	Safeguarding a rail link to Seal Sands
TR21	Employment uses at Teesside Airport

Saved Policies from Alteration Number 1 (2006)

S2	Major retail development and other town centre uses beyond defined retail centres
S4	Development and change of use within Stockton town centre's primary shopping frontage
S5	Development and change of use within Stockton Town Centre's secondary shopping frontages
S6	Development and change of use within the wider Stockton town centre boundary
S7	Development and change of use within Thornaby and Billingham District Centres
S8	Retail and non-retail development within Yarm district centre
S9	Protection of residential zones within Yarm district centre
S10	Local and neighbourhood centres
S11	Protection of Residential Zones within Norton Local Centre
S13	Major development opportunities within retail centres
S14	Use classes A3, A4 and A5 'Food and Drink'
S15	Small scale shopping outside retail centres
S16	Shop Front Design
S17	Loss of retail units outside designated centres
S18	Farm shops and horticultural nurseries

## **Appendix 2 – Building for Life Criteria**

This list is included to provide an introduction to the Building for Life Criteria. More detailed information is available from <http://www.buildingforlife.org/>.

### **Environment and community**

01. Does the development provide (or is it close to) community facilities, such as a school, parks, play areas, shops, pubs or cafes?
02. Is there an accommodation mix that reflects the needs and aspirations of the local community?
03. Is there a tenure mix that reflects the needs of the local community?
04. Does the development have easy access to public transport?
05. Does the development have any features that reduce its environmental impact?

### **Character**

06. Is the design specific to the scheme?
07. Does the scheme exploit existing buildings, landscape or topography?
08. Does the scheme feel like a place with distinctive character?
09. Do the buildings and layout make it easy to find your way around?
10. Are streets defined by a well-structured building layout?

### **Streets, parking and pedestrianisation**

11. Does the building layout take priority over the streets and car parking, so that the highways do not dominate?
12. Is the car parking well integrated and situated so it supports the street scene?
13. Are the streets pedestrian, cycle and vehicle friendly?
14. Does the scheme integrate with existing streets, paths and surrounding development?
15. Are public spaces and pedestrian routes overlooked and do they feel safe?

### **Design and construction**

16. Is public space well designed and does it have suitable management arrangements in place?
17. Do the buildings exhibit architectural quality?
18. Do internal spaces and layout allow for adaptation, conversion or extension?
19. Has the scheme made use of advances in construction or technology that enhance its performance, quality and attractiveness?
20. Do buildings or spaces outperform statutory minima, such as building regulations?

### Appendix 3 - Local Sites Identified by the Tees Valley Wildlife Partnership

Site Name	Grid Reference	Habitat Designation	Species Interest	Description	Area (Ha.)
Bowlhole Wood	NZ373099	Ancient Woodland		Mixed Woodland, recorded as Ancient Semi-natural on the inventory, along the northern/eastern bank of the River Tees near Low Middleton.	1.9
Bassleton Wood	NZ445156	Ancient Woodland, Re-planted Ancient Woodland, Broadleaved Woodland		Mixed Woodland, predominantly Ancient Semi-natural, along the southern bank of the River Tees near Thornaby.	5.9
Clockhouse and Rookery Wood	NZ425122	Ancient Woodland, Re-planted Ancient Woodland, Broadleaved Woodland		Mixed Woodland, predominantly Ancient Semi-natural, along the southern bank of the River Tees at Yarm. Area to the west is Rookery Wood, and to the east is Clockhouse Wood.	5.8
Newsham Wood	NZ384110	Ancient Woodland, Re-planted Ancient Woodland, Broadleaved Woodland		Mixed Woodland, predominantly Ancient Semi-natural, along the northern bank of the River Tees at Newsham.	3.7
Stainsby Wood	NZ463150	Ancient Woodland, Re-planted Ancient Woodland, Broadleaved Woodland		Mixed woodland, predominantly Ancient Semi-natural, along the banks of Stainsby Beck, south-east of Thornaby.	4.5
Thornaby Wood	NZ451152	Ancient Woodland, Re-planted Ancient Woodland, Broadleaved Woodland		Mixed Woodland, predominantly Ancient Semi-natural, along the banks of Bassleton Beck, south of Thornaby.	10
Leven Valley Woods	NZ446094 (south/upstream) to NZ445119 (north/downstream)	Ancient Woodland, Re-planted Ancient Woodland, Broadleaved Woodland		A Mixed Woodland Complex (most of which is Ancient Semi-natural), that is predominantly deciduous, following both banks of the River Leven (from Old Crow Wood), and Brewsdale Beck (from Brewsdale Wood), to Leven Bridge.	104



Site Name	Grid Reference	Habitat Designation	Species Interest	Description	Area (Ha.)
Elton Rookery Wood	NZ404172	Re-planted Ancient Woodland, Broadleaved Woodland		Mixed woodland south of Elton.	1.1
Saltergill Wood	NZ407100	Re-planted Ancient Woodland, Broadleaved Woodland		Mixed Woodland on ridge and furrow along the banks of Saltergill Beck, to the west of Saltergill Lane and east of the borough boundary with North Yorkshire.	5.1
Thorpe Wood	NZ405247	Ancient Woodland, Re-planted Ancient Woodland, Broadleaved Woodland	Great Crested Newt, Dingy Skipper	Mixed Woodland, predominantly Ancient Semi-natural, part of Wynyard Woodland Park. The site supports White-letter Hairstreak, and includes a number of permanent and seasonal water bodies supporting great crested newt.	24
Quarry Wood	NZ428153	Broadleaved Woodland	White-letter Hairstreak	Mixed woodland, predominantly Beech, Horse Chestnut and Sycamore, along the northern/western bank of the River Tees to the south of Preston Hall Wood and east of Eaglescliffe. The site supports White-letter Hairstreak.	5
Wynyard Woodland Park	NZ403277 (north) to NZ408222 (south)	Broadleaved Woodland (20ha), Neutral grassland (13ha)	Great Crested Newt, Harvest Mouse	A long, linear site following a dismantled railway from Brierley Wood in the north, to the live railway line that links Billingham to the East Coast Mainline in the south. The site includes railway embankments, herb-rich grasslands, and ponds. The site supports Great Crested-newt and Harvest Mouse	33
A19 Gorse Field	NZ442238	Neutral grassland with springs and flushes		Herb-rich grassland immediately to the east of the A19 and west of Billingham Golf Course, next to a small tributary of Billingham Beck.	4.6
Aislaby Banks	NZ403117 (south) to NZ407122 (north)	Neutral grassland with springs and flushes		Grassland on the north/west bank of the River Tees at Aislaby. The site incorporates areas of wet grassland/wet flush	8.2

Site Name	Grid Reference	Habitat Designation	Species Interest	Description	Area (Ha.)
East and West Gill Grassland	NZ438113	Neutral grassland with springs and flushes		Herb-rich grassland, and two wet flushes, in a gill leading into the River Leven.	8.1
Hardwick Dene	NZ418205	Neutral grassland with springs and flushes	Dingy Skipper, White-letter Hairstreak	An urban greenspace following a small beck in the Bishopsgarth/Elm Tree area of Stockton. The site supports Dingy Skipper and White-letter Hairstreak. It includes Hardwick Dene Pasture, a herb-rich grassland, and a wet flush, sloping down to a beck.	1.3
Black Bobbies Field	NZ447165	Neutral grassland		Grassland along the eastern bank of the River Tees to the north of Bainbridge Wood.	3
Bowesfield Pond	NZ433178	Neutral grassland		A triangle of grassland surrounding a fishing pond, bounded by a dismantled railway, a live railway and a housing estate.	3.1
Castle Hill Grassland	NZ461103	Neutral grassland		Herb-rich grassland on the slopes above the River Leven, downstream of Blackwell Crook Wood.	5.7
Crow Wood Grassland	NZ450108	Neutral grassland		Herb-rich grassland on the slopes above the River Leven, between Stockdale Wood (upstream) and Crow Wood (downstream).	0.7
Hartburn Beck	NZ420175	Neutral grassland		Herb-rich grassland along the north bank of Hartburn Beck.	4.1
High Farm Thornton Grassland	NZ484125 to NZ483128	Neutral grassland		Herb-rich grassland in four fields along the banks of Maltby Beck between High Farm in the south and Sleepy Hollow Farm in the north. Three of the four fields are on the west side of the beck.	1.8

<b>Site Name</b>	<b>Grid Reference</b>	<b>Habitat Designation</b>	<b>Species Interest</b>	<b>Description</b>	<b>Area (Ha.)</b>
Ingleby Hill Grassland	NZ44431257 (south) to NZ43651296 (north)	Neutral grassland		Herb-rich grassland on the slopes above the east bank of the River Leven, between the footpath from Challacombe Crescent in the south, and the footpath from Crosswell Park in the north.	12.6
Leven Bridge Grassland	NZ444115	Neutral grassland		Herb-rich grassland on the slopes above the River Leven, between Crow Wood (upstream) and Leven Bridge Plantation East (downstream).	10.8
Low Middlefield Farm	NZ41612402	Neutral grassland		Herb-rich grassland on the south bank of Thorpe Beck, to the north of Low Middlefield Farm.	9.1
Newsham Banks Grassland	NZ383105	Neutral grassland		Herb-rich grassland on predominantly sloping ground on the north/west bank of the River Tees at Newsham.	8
Norton Foundary Tip Grassland	NZ438232	Neutral grassland		Grassland immediately to the west of the old Norton Foundary Tip.	1.2
Saltergill Pasture	NZ410102	Neutral grassland		Unmanaged, herb-rich grassland on virtually flat ground to the south of Saltergill Beck.	3
Sleepy Hollow Grassland	NZ48341309	Neutral grassland		Herb-rich grassland on the east bank of Matlby Beck, to the north of Sleepy Hollow and the south of Boltonmoss Hill.	1
Stainsby Beck Meadow	NZ465144	Neutral grassland		Herb-rich grassland on disturbed ground to the east of Thornaby Industrial Estate and west of Stainsby Wood.	1
The Holmes	NZ445162	Neutral grassland		Herb-rich grassland along the eastern bank of the River Tees south of Bainbridge Wood and north of Bassleton Wood, and opposite Bowesfield Nature Reserve.	7

<b>Site Name</b>	<b>Grid Reference</b>	<b>Habitat Designation</b>	<b>Species Interest</b>	<b>Description</b>	<b>Area (Ha.)</b>
Thornton Grange Grassland	NZ47251350	Neutral grassland		Herb-rich grassland on ground sloping down to the south bank of Maltby Beck.	1.1
Greenvale	NZ41571877 to NZ41411911	Neutral grassland	Water Voles	Herb-rich grassland in an urban valley greenspace in the Hartburn area of Stockton.	4.4
Gravel Hole	NZ445232	Neutral grassland		A former gravel pit, part of which is now a Nature Reserve.	4.2
Air Products Reedbeds	NZ467207	Reed bed		A large reedbed adjacent to Billingham Beck, to the north-west of the Haverton Hill interchange.	6.7
Billingham Beck Valley Country Park	NZ447234 (north) to NZ455215 (south)	Reed bed, Fen		A large area of grassland, wetland, scrub and woodland in the valley of Billingham Beck, that forms the Billingham Beck Country Park.	46.2
Old River Tees	NZ470183	Saltmarsh, Reed bed	Water Voles	Remnant saltmarsh and reedbeds along the old course of the River Tees to the east of Teesside Retail Park and the west of the A19. The site supports Water Vole.	6.8
Brinefields	NZ510245	Saltmarsh, Reed bed		Former saltmarsh enclosed in 19th Century and still bounded to the east by an old seawall known as the Long Drag. The site contains brackish pools with saltmarsh plants. Some of the pools attract waders and access roads for the brine wellheads are breeding sites for ringed plover.	136
Cowpen Bewley Woodland Park	NZ482253	Ponds	Great Crested Newt	Fomer brickworks, landfill and agricultural land to the north of Billingham that is now a country park comprising new woodland, grassland, ponds and lakes.	44
Eliff's Mill	NZ407142	Ponds	Great Crested Newt	A small area of grassland and ponds to the west of the allotments at Egglecliffe. The site is managed as a nature area for local schools.	2.2

Site Name	Grid Reference	Habitat Designation	Species Interest	Description	Area (Ha.)
Slosh mire Gate Pond	NZ383118	Ponds	Great Crested Newt	A small pond immediately north of Aislaby Road, to the north of Newsham.	0.4
Elementis Nature Reserve	NZ408153	Ponds	Great Crested Newt	A former airfield to the west of Eagglescliffe. The site supports Great Crested News and Dingy Skipper.	48.5
Portrack Marsh	NZ465195	Reed bed, Fen	Dingy Skipper, Wintering Birds	Wetland nature reserve with pools and reed /swamp vegetation adjacent to the River Tees	22
Bowesfield Nature Reserve	NZ44571642 (north area) NZ44301585 (south area)	Reed bed, Standing Open Water	Harvest Mouse, Wintering Birds	A recently-created nature reserve along the west bank of the River Tees, opposite The Holmes. The site supports Harvest Mouse, and has lakes, areas of wet grassland and reedbeds.	32.2
Norton Bottoms	NZ45602151 (north-west) to NZ46572113 (south-east)	Reed bed (5ha), Urban Grasslands (10ha)		An area of reedbeds alongside Billingham Beck (a former SNCI), and an area of former industrial land now colonising with wasteland flora, to the south/west of Billingham Beck, and north of Air Products Reedbeds.	15
A19 - A67 Road Verges	NZ438086 (south) to NZ435091 (north)	Roadside Verge / Neutral Grassland		Herb-rich grassland along a series of road verges at the A19-A67 road junction, and along the A67 towards Kirklevington.	1.6
Darlington Lane Road Verge	NZ364181 (west) to NZ372184 (east)	Roadside Verge / Neutral Grassland		Herb-rich grassland along a series of road verges along both sides of Darlington Lane	0.4
Back Lane Road Verges	NZ374185 (north) to NZ375182 (south)	Roadside Verge / Neutral Grassland		Herb-rich grassland d along the west side of Back Lane.	0.3
Fulthorpe Lane Road Verge	NZ409246	Roadside Verge / Neutral Grassland		A herb-rich road-verge along both sides of Fulthorpe Lane.	0.3

Site Name	Grid Reference	Habitat Designation	Species Interest	Description	Area (Ha.)
Redmarshall Road Verge	NZ40122006 (north-west) to NZ40321990 (south-east)	Roadside Verge / Neutral Grassland		A herb-rich road verge along the west side of Redmarshall Road.	0.1
Whinny Hill to Sandy Leas Road Verge	NZ38521852 (north) to NZ38731807 (south)	Roadside Verge / Neutral Grassland		A herb-rich road-verge along the east side of Sandy Leas Lane.	0.3
Portrack Meadows	NZ475198	Urban Grasslands		A former industrial site on the north bank of the River Tees, between the A19 fly-over and Newport Bridge. The site comprises a central area of urban grassland with surrounding scrub, an area of reedbed, and a brackish pool with remnant saltmarsh.	10.6
Yarm Churchyard	NZ416129	Bryophytes, Lichens and Fungi		A churchyard with sandstone masonry west of Yarm High Street. The stonework supports one nationally rare lichen and one nationally scarce lichen.	0.4
Stainsby Beck (Mercia & Dyke)	NZ 465 147 to NZ 465 146	Geology		Streamside exposure of Mercia Mudstone being cut by Cleveland Dyke.	0.3
Gravel Hole Quarry	NZ 445 231	Geology		Disused quarry showing rare quaternary sand and gravel deposits.	2
Barwick Sandstone Quarry	NZ 435 153	Geology		Disused quarry showing unique yellow Sherwood sandstone exposure.	0.2
Barwick Dyke Quarry	NZ 431 152	Geology		Disused Cleveland Dyke Quarry	0.3

Site Name	Grid Reference	Habitat Designation	Species Interest	Description	Area (Ha.)
River Leven	NZ 459 096	Geology		Unique river cliff exposure of Mercia Mudstone and Sherwood sandstone contact.	0.2