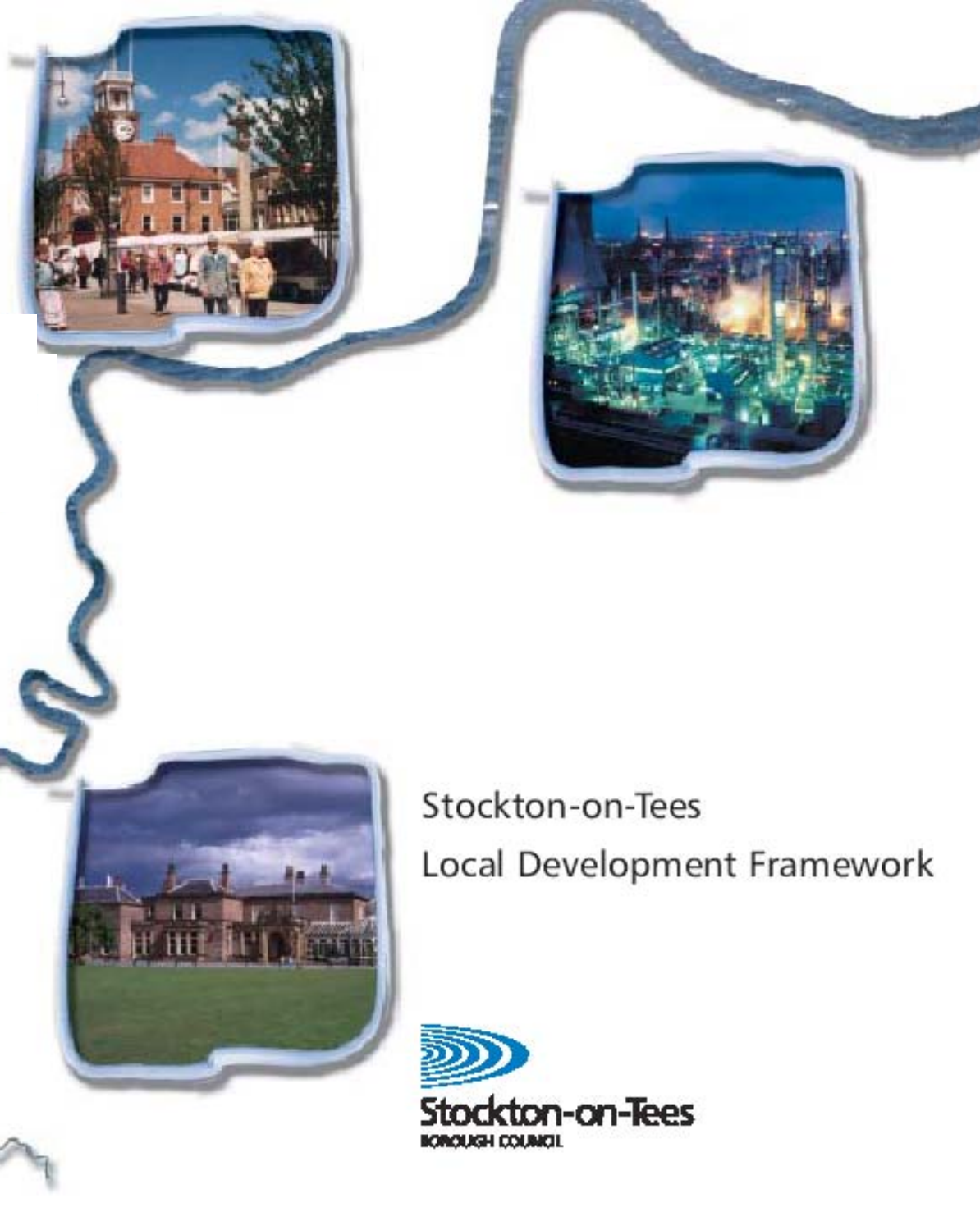


Draft Sustainability Appraisal
Report incorporating the
requirements of Strategic
Environmental Assessment

Draft Boathouse Lane Planning
and Design Brief Supplementary
Planning Document

June 2006 (Planning committee
draft)



Stockton-on-Tees
Local Development Framework



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1. INTRODUCTION

1.1 Under this new Planning and Compulsory Purchase Act 2004, *Sustainability Appraisals* are required for all Supplementary Planning Documents. The purpose of sustainability appraisals is to help local planning authorities fulfil their obligations to the contribution of sustainable development in the preparation of their plans.

1.2 In addition, European Directive EC/2001/42 requires that a *Strategic Environmental Assessment (SEA)* of the environmental effects of certain plans and programmes be undertaken. Supplementary Planning Documents are amongst the plans and programmes that require a Strategic Environmental Assessment.

1.3 There is a large amount of overlap between the two processes. Guidance from the Office of the Deputy Prime Minister therefore suggests that it is possible to satisfy the requirements of both through a single appraisal process. For ease of reference both the Sustainability Appraisal and Strategic Environment Assessment will be referred to as a Sustainability Appraisal.

1.4 The Sustainability Appraisal of the Boathouse Lane Area Planning and Design Brief Supplementary Planning Documents will comply with the full requirements of:

- Planning and Compulsory Purchase Act 2004;
- The Environmental Assessment Regulations 2004 for Plans and Programmes which incorporate European Directive 2001/42;
- ODPM, November 2005, Sustainability Appraisal of Regional Spatial Strategies and Local Development Documents;
- ODPM, August 2004, Consultation Paper on Sustainability Appraisal of Regional Spatial Strategies and Local Development Frameworks;
- ODPM, Sustainability Appraisal of Regional Spatial Strategies and Local Development Frameworks: Interim advice note on frequently asked questions;
- Environmental Resources Management (ERM) on the behalf of North East Regional Assembly, Draft Guidance Manual for SA/SEA in the North East; and
- English Nature, SEA and Biodiversity: Guidance for Practitioners.

The Purpose of this Document

1.5 The purpose of this draft Sustainability Appraisal Report is to ensure that key environmental and sustainability issues have been considered from the outset with regard to the aspirations contained within the accompanying ~~draft~~ Boathouse Lane Planning and Design Brief. This document must be read in conjunction with

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the Local Development Framework's Scoping Report (July 2005) and the draft Sustainability Appraisal Report (January 2006).

2. SUSTAINABLE DEVELOPMENT

2.1 In 1987 The World Commission on Environment and Development published a report 'Our Common Future' (known as The Bruntland Report) that brought the concept of sustainable development onto the international agenda. It also provided the most commonly used definition of sustainable development describing it as:

"Development which meets the needs of the present without compromising the ability of future generations to meet their own needs."

2.2 The UK Government has developed its own themes for sustainable development as found in publication, 'A Better Quality of Life: a Strategy for Sustainable Development in the UK.' The four themes are:

- Social Progress which meets the needs of everyone;
- Effective protection of the environment;
- Prudent use of natural resources; and
- Maintenance of high and stable levels of economic growth and employment.

2.3 The UK Government has further developed this Strategy and in March 2005 published, 'Securing the Future: delivering UK sustainable development strategy.' This document takes into account the World Summit on Sustainable Development in 2002 and recognises that development growth and prosperity should not be in conflict with sustainability.

2.4 Stockton-on-Tees Community Strategy 2005-08 also sets out its own sustainable vision for the area:

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

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3. DRAFT BOATHOUSE LANE PLANNING AND DESIGN BRIEF SUPPLEMENTARY PLANNING DOCUMENT

3.1 The Office of the Deputy Prime Minister's Planning Policy Statement 12: Local Development Frameworks re-emphasises that Supplementary Planning Documents must conform to a Development Plan Document or, as is in this instance, a saved Local Plan policy. Therefore Supplementary Planning Documents may be prepared before a Development Plan Document provided there is clear conformity with a saved policy.

3.2 Policy EN17 of the adopted Stockton-on-Tees Local Plan (1997) highlights part of the Boathouse Lane area as derelict and underused. The adopted Policy also encourages the reclamation and reuse of the site and recognises the sites potential for improving the image of the Borough.

EN17

"Within the Urban Development Area, land is allocated at the following sites as appropriate for a range of uses including industry, commerce, housing, sport, recreation, tourism and education:

- a) Cleveland Industrial estate;*
- b) Teesdale, Thornaby;*
- c) Boathouse Lane, Stockton;*
- d) Thornaby Place, Thornaby;*
- e) Yarm Road (East and West), Stockton*
- f) Teesside Retail Park.*

Other than the commitment to retail development at Teesdale, retail is not appropriate at these sites."

3.3 In addition to saved Policy EN17, Policy S15 of the adopted Alteration Number 1 (March 2006) states:

Policy S15

""Sites for major retail development are allocated at the following locations the Town Centre and District Centres as listed in Policy S1: -

- i) Billingham Centre, for mixed-use development;*
- ii) Thornaby Centre, for mixed-use development;*
- iii) East of the Square and south of Church Road, Stockton, for mixed used development.*

The following site is allocated for small-scale retail development immediately adjoining Thornaby District Centre: -

- iv) Land at Allensway, Thornaby for mixed use development, providing it cannot be accommodated in the adjoining District Centre and would not undermine its vitality and viability, or put at risk the redevelopment and regeneration strategy for the district Centre, which is needed to safeguard its*

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vitality and viability. Proposals with a dominant food retail content will not be acceptable.

In association with other agencies and authorities, the Council will prepare a series of detailed strategies or action area plans for Stockton Town Centre and the area of the River Tees corridor beyond the defined Town Centre boundary.”

Vision

3.4 The following six aims are taken from the adopted Local Plan and it is envisaged that the overall vision will be realised by perusing these aims:

1. Protecting and improving the environment
2. Increasing opportunities for investment and employment
3. Promoting urban and rural regeneration
4. Securing adequate decent housing
5. Improving the perception of the Borough as a place in which to live, work and visit
6. Maximising accessibility for all throughout the Borough.

3.5 The draft Boathouse Lane Planning and Design Brief Supplementary Planning Document is in conformity with these visions and the draft objectives of the Brief are as follows:

1. Ensure the appropriate, comprehensive redevelopment of a key River Tees corridor site;
2. Create a gateway into the town centre, including a locally significant landmark building;
3. Create a diverse, attractive and exciting place to live, work and visit;
4. Ensure high quality urban design which maximises the potential use of the river frontage location;
5. Protect and enhance the natural and historic environment;
6. Improve linkages with surroundings.

3.6 Figure 1 below, sets out the requirements of Sustainability Appraisal in tandem with the preparation and production stages of the Boathouse Lane Planning and Design Brief Supplementary Planning Document.

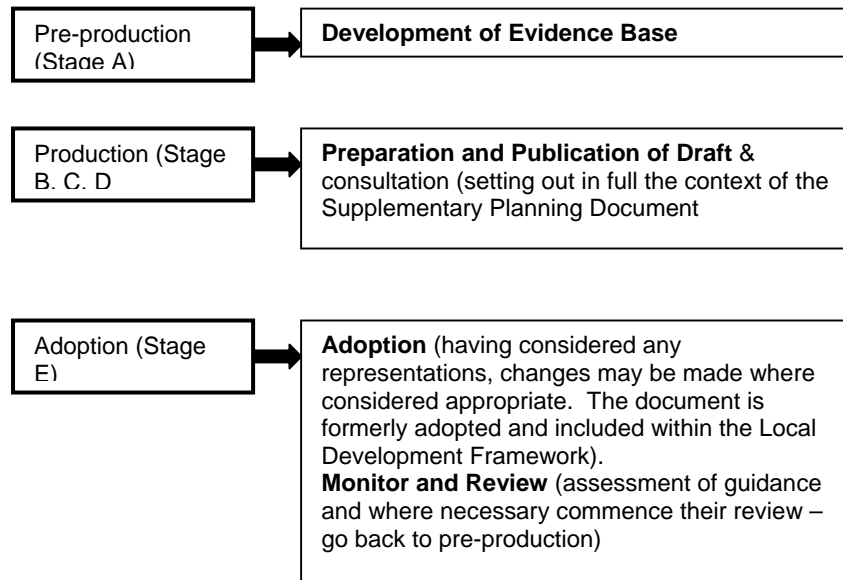
~~3.7 It has not been considered necessary to produce a Sustainability Appraisal Scoping Report in this instance. The Government's "Sustainability Appraisals of Regional Spatial Strategies and Local Development Documents" indicates that in the case of preparing a Sustainability Appraisal for supplementary planning documents, these will draw extensively on the appraisals~~

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~~undertaken at the higher level for development planning documents.~~ This Sustainability Appraisal for the draft Boathouse Lane Planning and Design Brief Supplementary Planning Document is therefore based upon the objectives and indicators set out in the Core Strategy and Regeneration Development Plan Document's, and the Residential Design Guide and Open Space and Landscaping Supplementary Planning Document's Scoping Report and within the draft Sustainability Appraisal (January 2006). ~~In addition comments received to this Scoping Report have also been taken into consideration and included where appropriate.~~ Comments received to both documents have been incorporated into the preparation of this Sustainability Appraisal Report, comments to the draft Sustainability Appraisal Report can be viewed in Appendix 3 to this document.

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Figure 1: Sustainability Appraisal and the Preparation of Supplementary Planning Documents



Pre-production – Evidence Gathering
<p>Stage A: Setting the context and objectives, establishing the baseline and deciding on the scope</p> <p>A1 Identifying other relevant policies, plans and programmes and sustainable development objectives A2 Collecting baseline information A3 Identifying sustainability issues and problems A4 Developing the SA framework A5 Consulting on the scope of the SA</p>
Production – Prepare draft SPD
<p>Stage B: Developing and refining options and assessing effects</p> <p>B1 Testing the SPD objectives against the SA Framework B2 Developing the SPD Options B3 Predicting the effects of the draft SPD B4 Evaluating the effects of the draft SPD B5 Considering ways of mitigating adverse effects and maximising beneficial effects B6 Proposing measures to monitor the significant effects of implementing the SPD</p> <p>Stage C: Preparing the Sustainability Appraisal Report</p> <p>C1 Preparing the SA Report</p> <p>Stage D: Consulting on draft SPD and Sustainability Appraisal Report</p> <p>D1 Public participation on the SA Report and the draft SPD D2 Assessing significant changes</p>
Adoption
<p>D3 Making decisions and providing information</p> <p>Stage E: Monitoring the significant effects of implementing the SPD</p> <p>E1 Finalising aims and methods for monitoring E2 Responding to adverse effects</p>

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4. STAGE A1 – IDENTIFYING OTHER POLICIES, PLANS AND PROGRAMMES AND SUSTAINABILITY OBJECTIVES

4.1 During the preparation of the Boathouse Lane Planning and Design Brief Supplementary Planning Document, it is important that there is consistency with other international, national, regional and local plans and programmes (see Appendix 1). The purpose of this is to identify any external objectives or issues which may influence the preparation of the Supplementary Planning Document and to determine whether any external policies may lead to cumulative effects and to address any inconsistencies and constraints that may apply.

4.2 The Strategic Environmental Assessment Directive states:

‘The Plan’s “relationship with other plans and programmes” and “the environmental protection objectives, established at international [European] Community or national level, which are relevant to the plan...and the way those objectives and any environmental considerations have been taken into account during its preparation.”
Annex 1 (a) (e)

4.3 The list of other relevant plans and programmes as found in Appendix 1 specifically looks in less detail than the lower tier plans and programmes because they are already reflected by higher tier requirements. However because the Boathouse Lane Planning and Design Brief Supplementary Planning Document is the first LDF document to be produced by Stockton-on-Tees Borough Council, it is prepared along with this Sustainability Appraisal without reference to the emerging Development Plan Documents.

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5. STAGE A2 COLLECTING BASELINE INFORMATION AND STAGE A3 IDENTIFYING SUSTAINABILITY ISSUES AND PROBLEMS

5.1 Baseline information for the Borough has been collected to identify economic, social and environmental issues, see Appendix 2.

5.2 The collection of the environmental baseline data as part of the Council's State of the Environment Report is as yet not complete and the shortage of any data gaps needs to be addressed in the near future. Economic and social data has been taken from a variety of sources including the Tees Valley Joint Strategy Unit and Stockton-on-Tees Borough Council's Best Value Performance Indicators. Where gaps arise in economic, social and environmental data, measures must be explored to record this information or to devise possible targets for the future. The monitoring framework, which will be developed as part of the Sustainability Report, will further reiterate these gaps and will look at measures to collect the relevant missing data.

5.3 Baseline data together with the examination of the other plans and programmes in Appendix 1 (see page 32) has helped to provide a broad characterisation of the Stockton Borough as follows.

Sustainability Issues

5.4 Boathouse Lane serves an area which is effectively landlocked by the River Tees to the east, Bridge Road to the north and the new South Stockton Link Road to the west. For the purpose of the Brief, the site will include all land as far south as the A66 Surtess rail and road Bridges. The site has an approximate area of 11.2ha.

5.5 The level of commercial and industrial activity on the site has been in decline for many years although remaining uses include the Arriva bus depot. There is a relatively high vacancy rate amongst the industrial units, which are all generally outdated and require extensive maintenance and/or repair. Land is also often underused and appears to be excess to the existing requirements. The Boathouse Lane area therefore offers an excellent redevelopment opportunity within the River Tees Corridor which is

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close to Stockton Town Centre, Durham University's Stockton campus, rail, bus and road networks.

5.6 The area of land served by Boathouse Lane has important historical links with the adjacent 1825 Stockton-Darlington railway which is especially evident because of the remaining Grade II* listed rail ticket office. According to Tees Archaeology the wider site was developed during the second half of the 19th century. Another important building known to have existed on the site was the Imperial Tramway which was unfortunately demolished. Nevertheless an initial historic assessment of the existing buildings would be required at a planning application stage to assess whether there are any other remaining structures which may merit re-use or more in-depth recording prior to demolition to the satisfaction of English Heritage and Tees Archaeology.

5.7 Almost the entire land served by Boathouse Lane lies within Flood Zone 3: High risk. In order to satisfy the sequential test requirements in draft Planning Policy Statement 25: Development and Flood Risk the Council is required to undertake a Strategic Flood Risk Assessment to assist in the preparation of the Local Development Framework. However, as the site at Boathouse Lane

is already allocated in the adopted Stockton-on-Tees Local Plan (1997), the Environment Agency are in agreement that it would not be appropriate in this instance to consider alternative sites. A site specific Flood Risk Assessment will be required which addresses how the flood risk will be managed on site, to be submitted to and agreed by the Environment Agency. ~~The Council does not yet have a Strategic Flood Risk Assessment although reference is made for the requirement for a full Flood Risk Assessment should a planning application be made.~~

5.8 Careful consideration must also be given to the contamination on the site and a full ground condition survey will need to be undertaken to the satisfaction of the Environment Agency. The Environment Agency endorse Planning Policy Statement 23: Planning and Pollution Control which states that it is the developer's responsibility to ensure the site is safe and suitable for its intended purpose, having regard to previous contamination. The framework to achieve this is to carry out investigations in accordance with CLR11, Model Procedures for the Management of Contamination (see www.environment-agency.gov.uk/subjects/landquality). Additionally, under the water Resources Act 1991 it is an offence to

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“knowingly permit” pollution of controlled waters. The Environment Agency reserves the right to undertake its statutory procedures.

5.9 Previously developed land known to be rich in biodiversity especially as Boathouse Lane has a waterfront location and a number of disused vacant buildings and structures. For this reason an ecological survey will need to be carried out to the satisfaction of English Nature and Tees Valley Wildlife Trust. Any ecological surveys will need to cover bats in existing buildings and breeding birds, along with otter use of the waterfront. English Nature think great crested newts are unlikely to inhabit the site. However areas of cleared ground may have the potential to support early-successional semi-natural grassland and Local BAP species such as the dingy skipper butterfly.

6. STAGE A4 – DEVELOPING THE SA FRAMEWORK

6.1 The Government’s consultation paper on Sustainability Appraisal indicates that in the case of undertaking a Sustainability Appraisal for supplementary planning documents (SPDs) these will

draw extensively on the appraisals undertaken at the higher level for development planning documents. The Sustainability Appraisal for the draft Boathouse Lane Planning and Design Brief is therefore based upon the objectives and indicators set out in the Sustainability Scoping Report produced in July 2005.

6.2 The Scoping Report identifies a number of Sustainability Appraisal objectives and indicators against which the impact of the Planning and Design Brief for Boathouse Lane may be assessed. The objectives and indicators have been revised following the 5-week consultation period of the higher tier Scoping Report.

SA1: To ensure stable levels of employment and achieve high and sustainable levels of economic growth

SA2: To improve the viability and vitality of defined retail centres

SA3: To implement regional gateways that contribute to and deliver sustainable economic growth

SA4: To ensure accessibility for all to job facilities, goods and services across the Borough;

SA5 - To ensure everyone has the opportunity of living in a decent and affordable home;

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SA6 - To help improve the health of Borough's residents and reduce inequalities in health by providing opportunities for physical activity;

SA7 – To improve the opportunity and achievement on education and lifelong learning;

SA8 – To promote safer communities, reduce and prevent crime and reduce fear of crime;

SA9 – To protect and enhance buildings, sites, areas and features of historic, archaeological and architectural interest and diversity, and protect and enhance their settings;

SA10 – To protect and enhance local distinctiveness of the Borough's urban and rural landscape;

SA11 – To ensure good local air quality for all;

SA12 – To protect and enhance the quality of the Borough's ground, river and sea waters;

SA13 – To reduce the causes and impacts of climatic change;

SA14 – Reduce the risk of flooding and the resulting detriment to people and property;

SA15 – To reduce the amount of waste produced and increase the amount recycled, reused and recovered;

SA16 – To protect and enhance local biodiversity and geodiversity;

SA17 – Make better use of our natural resources such as land and soil.

6.3 The draft objectives to the Boathouse Lane Supplementary Planning Document are as follows:

- A. Ensure appropriate, comprehensive redevelopment of a key River Tees corridor site;
- B. To create a Gateway into the town centre, including a regionally significant landmark building;
- C. To create a diverse, attractive and exciting place to live, work and visit;
- D. To ensure high quality urban design which maximises the potential use of the water frontage location;
- E. To protect and enhance the natural and historic environment;
- F. To improve linkages with surrounding land uses.

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7. STAGE B1: TESTING THE SPD OBJECTIVES AGAINST THE SA FRAMEWORK

7.1 The Sustainability Appraisal objectives must be compared against the objectives of the Boathouse Lane Planning and Design Brief for any potential conflict. The Matrix below highlights where the objectives are compatible, not compatible, possibly compatible and where there is likely to be no impact.

7.2 Possible conflicts may arise when looking to encourage the redevelopment of previously developed land with biodiversity as quite often areas can have a diverse ecological value. Although the objectives have been ‘flagged up’ as being incompatible, this does not necessarily mean that the overall final outcome will be negative and ~~rather a note of caution should be applied when developing the objective further~~ must not result in the weakening of biodiversity protection and enhancement objectives.

- No Effect

	Draft Boathouse Lane Planning and Design Brief Objectives					
	A	B	C	D	E	F
1	√	√	√	√	?	√
2	√	=	=	=	=	√
3	√	√	√	√	=	√
4	√	=	√	=	=	√
5	√	=	=	?	=	=
6	√	=	=	=	=	=
7	√	=	=	=	=	=
8	√	=	√	√	=	√
9	√	√	√	√	√	=
10	√	√	√	√	√	=
11	√	=	?	=	√	√
12	√	=	?	=	√	=
13	√	=	?	=	√	√
14	√	=	X	=	√	=
15	√	=	√	?	√	=
16	X	=	X	=	√	=
17	√	=	√	=	√	=

Key

- √ Compatible
- X Incompatible
- ? Either Compatible or Not

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8. STAGE B2 AND B3 – DEVELOPING THE SPD OPTIONS AND PREDICTING THE EFFECTS OF THE DRAFT SPD.

8.1 The SEA Directive states:

“..an environmental report shall be prepared in which the likely significant effects on the environment of implementing the plan or programme, and reasonable alternatives taking into account the objectives and the geographical scope of the plan or programme identified, described and evaluated.

8.2 To fulfil the above requirements, the Sustainability Appraisal will look at the reasonable alternative of not producing or implementing the Boathouse Lane Planning and Design Brief and therefore allowing the site to come forward for piecemeal development.

8.3 The potential impacts of the draft Planning and Design Brief has been assessed having regard to the Sustainability Appraisal Framework as found in Appendix 2. It is unlikely that the Boathouse Lane will be developed within the short term (immediate

to 2 years) and so this will remain as neutral. The likely short, medium and long-term effects have been predicted. The effects are shown as follows:

- ++ Strong positive
- + Positive
- = Neutral
- Negative
- Strong Negative

8.4 Many Sustainability issues result from an accumulation of multiple small and often indirect effects rather than a few obvious ones. Sustainability Appraisals should include an assessment of secondary, cumulative and synergistic effects.

Secondary or indirect effects are effects that are not a direct result of the plan, but occur away from the original effect or as a result of a complex pathway. Examples of secondary effects are a development that changes a water table and thus affects the ecology of a nearby wetland; and construction of one project that facilitates or attracts other developments.

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Cumulative effects arise, for instance, where several developments each have insignificant effects but together have a significant effect; or where several individual effects of the plan (e.g. noise, dust and visual) have a combined effect.

Synergistic effects interact to produce a total effect greater than the sum of the individual effects. Synergistic effects often happen

as habitats, resources or human communities get close to capacity. For instance a wildlife habitat can become progressively fragmented with limited effects on a particular species until the last fragmentation makes the areas too small to support the species at all.

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Table 1: Sustainability Appraisal

SA Objective	Option 1: No Implementation of a Brief					Option 2: Adopt the draft Planning and Design Brief as Supplementary Planning Document				
	Short Term	Medium Term	Long Term	Secondary/ Cumulative/ Synergistic Effects	Comments/ Justification	Short Term	Medium Term	Long Term	Secondary/ Cumulative/ Synergistic Effects	Comments/ Justification
To ensure stable levels of employment and achieve high and sustainable levels of economic growth	=	-	--		It is envisaged that if the Boathouse Lane were developed without a Brief in place, than the most profitable and therefore preferential development would be residential.	=	+	++	The redevelopment of Boathouse Lane will help to improve the aesthetic appearance of Stockton which in turn may attract further economic investment.	The draft Brief encourages the comprehensive redevelopment of the Boathouse Lane area of Stockton. In the medium term, existing businesses along Boathouse Lane may be dispersed elsewhere. The development of B1 office uses will provide suitable accommodation for businesses together with employment generated by ancillary A3 and A4 uses.
To improve the viability and vitality of defined retail centres	=	++	++		It is unlikely that retail development would be permitted on the site regardless of the Brief being implemented due to existing planning policies aimed at strengthening the Town Centre.	=	++	++		The Brief proposed that the nearby Town Centre would serve any new development and it is envisaged that the Town Centre will be strengthened due to the increase in population catchment area. .

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To implement regional gateways that contribute to and deliver sustainable economic growth	=	+	=		It is envisaged that the site or part of the site will come forward for development at some stage although there will be no control regarding comprehensive development.	=	++	++		The Brief recognises the importance of the site as a key Gateway location and seeks to ensure high design principles and a potential iconic building as a gateway into the Town Centre.
To ensure accessibility for all to job facilities, goods and services across the Borough	=	=	+		The proximity of the site to the Town Centre and Thornaby train station should mean that sustainable transport networks could be optimised.	=	+	++		The Brief seeks to ensure that the development of the site is comprehensive to include opportunities for sustainable transport, coupled with mixed-use development and the proximity to the Town Centre.
To ensure everyone has the opportunity of living in a decent and affordable home	=	+	=	Discussions must be held to ensure that the affordable homes remain so.	The Council will seek to negotiate an element of affordable housing is developed.	=	++	=		The redevelopment of the site comprehensively will ensure there is a greater opportunity to ensure an element of affordable housing. By encouraging homes to meet sustainability principles this will make them more affordable to run.
To help improve the health of Borough's residents and reduce inequalities in health by providing opportunities for physical activity	=	+	+		There is an existing public right of way running through the Boathouse Lane area.	=	++	++		The Brief seeks to promote healthy living through the encouragement of cycling and walking. In addition there may be a need to include health care facilities as part of any comprehensive redevelopment.

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To improve the opportunity and achievement on education and lifelong learning	=	+	=		The Council has a statutory duty to ensure that there are sufficient school places available and new residential development will inevitably increase the requirement.	=	+	=		The Brief envisages the redevelopment of Boathouse Lane as comprehensive and recognises that residential development may require a contribution towards primary and secondary school places.
To promote safer communities, reduce and prevent crime and reduce fear of crime	=	+	=		Without the preparation or implementation of the Brief, there is the danger that any development may not	=	++	=	By encouraging developments to meet secure by design standards this should have a positive impact on the fear of crime	The Brief actively seeks to encourage development which adopts secure by design principles and also home zones so to increase road safety.
To protect and enhance buildings, sites, areas and features of historic, archaeological and architectural interest and diversity, and protect and enhance their settings	=	-	-		It is possible that without the implementation of the Brief, any development on the Boathouse Lane site may have an overbearing impact on the Grade II* and II listed buildings on the site.	=	+	++		The Brief looks to ensure that any development proposal will not have an adverse effect on the listed buildings or their settings. In addition, the Brief recognises the historic importance of the site with its relationship to the 1825 Railway and the River Tees. These historic linkages should be recognised and enhanced where appropriate.

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<p>To protect and enhance local distinctiveness of the Borough's urban and rural landscape</p>	=	+	=		<p>Boathouse Lane is a key Gateway site but of poor aesthetic quality which gives a poor initial impression of Stockton. Piecemeal development of the site may not mean that the entire site is developed and this may detract from the urban landscape.</p>	=	+	++	<p>An attractive physical environment can mean people have a pride in their community and it can also attract further businesses.</p>	<p>The Brief seeks to ensure comprehensive redevelopment that has a high quality urban design and street scene. Together with the introduction of public art, which draws on the historical importance of the site, can enhance urban landscape. The Brief also encourages good urban design principles that will enhance the waterfront site.</p>
<p>To ensure good local air quality for all</p>	=	+	+		<p>The Boathouse Lane site is located in a sustainable location given its close proximity to Stockton Town Centre, Thornaby rail station and Teesdale. This should encourage the community to use more sustainable modes of transport.</p>	=	+	++		<p>In addition to the sustainable location of the site, the Brief seeks to encourage new homes to be energy efficient meeting the Eco-homes 'excellent' rating and also looks to build upon existing cycling and pedestrian links.</p>
<p>To protect and enhance the quality of the Borough's ground, river and sea waters</p>	=	-	=		<p>The land at Boathouse Lane is known to be contaminated and so precautions must be taken to prevent leaching of contaminants during any construction phase.</p>	=	+	+		<p>The Brief looks to water efficiency measures such as grey water recycling in the installation of all new buildings. The land at Boathouse Lane is known to be contaminated and so precautions must be taken to prevent leaching of contaminants during any construction phase.</p>

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<p>To reduce the causes and impacts of climatic change</p>	=	+	+		<p>New developments must be built in accordance with part “L” of the Building Regulations. However it is understood that the House Builders Federation expect new developments to meet the “good” standard as good practice.</p>	=	++	++		<p>New buildings are encouraged to incorporate energy efficiency measures and ensure new developments are built to either a “very good” or “excellent” standard. Together with the integration of renewable energy sources will help to reduce the causes of climatic change. Coupled with sustainable public transport this may have a synergistic effect.</p>
<p>Reduce the risk of flooding and the resulting detriment to people and <u>property</u></p>	=	=	=		<p>The site served by Boathouse Lane lies almost entirely within Flood Zone 3 (high risk). Developers must be required to undertake a full flood risk assessment and will be required to fund any flood risk mitigation measures where appropriate.</p>	=	=	=		<p>The site served by Boathouse Lane lies almost entirely within Flood Zone 3 (high risk). Developers must be required to undertake a full flood risk assessment and will be required to fund any flood risk mitigation measures where appropriate.</p>
<p>To reduce the amount of waste produced and increase the amount recycled, reused and recovered</p>	=	-	-		<p>Demolition and construction waste is on the rise although the recycling of waste aggregates is improving.</p>	=	=	=		<p>The amount of construction waste will be the same whether or not the Brief is in place although the Brief will seek to see this recycled. The provision of recycle bins will also be encouraged.</p>

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To protect and enhance local biodiversity and geodiversity	=	--	=		The site served by Boathouse Lane does not lie within a designated nature conservation area. Previously developed land is often known to be rich in biodiversity and efforts must be made to ensure that mitigation measures are in place.	=	--	+		The Brief seeks to ensure that a full ecological survey has been carried out and approved by <u>English Nature</u> and the Tees Valley Wildlife Trust.
Make better use of our natural resources such as land and soil	=	++	++		The Government is looking to increase the effective use of previously developed land and so the development of Boathouse Lane will meet this objective.	=	++	++		The Government is looking to increase the effective use of previously developed land and so the development of Boathouse Lane will meet this objective.

6.7 The table above provides a record of the Council's predicted effects of the draft Boathouse Lane Planning and Design Brief Supplementary Planning Document. Generally speaking the draft Brief performed well against the 17 sustainability objectives. Initially there were some potential negatives but because this is an iterative process in the preparation of the Brief, these were identified at an early stage and addressed within the draft Brief as part of "developer contributions."

7. Monitoring and Implementation

7.1 The Strategic Environmental Assessment Directive specifically requires monitoring to identify unforeseen adverse effects and to enable appropriate remedial action to be taken. Therefore in accordance with this Directive any significant effects of implementing the Planning and Design Brief will be monitored.

7.2 The indicators and targets found in Appendix 2 are generally taken from readily available data sources including the Council's Best Value Performance Indicators which are reviewed every financial year. It is envisaged that monitoring of the Sustainability Appraisals will be carried out each financial year. In addition the Planning and Compulsory Purchase Act 2004, requires local planning authorities to produce Annual Monitoring Reports on a financial year basis. The findings from the monitoring of the Sustainability Appraisals will be included within future Annual Monitoring Reports commencing 2005/06.

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Appendix 1: Table Documenting the Requirements of Other Plans and Programmes

Other Relevant Plans, Programmes and Sustainability Objectives	Title	Key Aims, Themes or Objectives
International	2002, The World Summit in Sustainable Development, Johannesburg	Sustainable development, biological diversity, climatic change
International	1979, Bern Convention on the Conservation of European Wildlife and Natural Habitats, United Nations	Emphasis on conserving flora and fauna and their natural habitats particular emphasis is given to endangered and vulnerable species
International	1971, Ramsar Convention on Wetlands of International Importance	Wetlands, wide range of ecosystems including inland and coastal. Important Bird Areas, Waterfowl Habitats, Globally Threatened Birds
International	1979, Bonn Convention on Conservation of Migratory Species	Provide immediate protection, conservation and management for migratory species. Also promote, co-operate in and support research relating to migratory species
<u>International</u>	<u>1980, Groundwater Directive 80/68/EEC</u>	<u>This Directive prohibits the direct or indirect discharge into groundwater of List I substances and limits discharges of List II substances so as to avoid pollution.</u>
International	Conservation of Natural Habitats and Wild Fauna and Flora Directive 92/43/EC	Promote the maintenance of biodiversity by requiring Member States to take measures to maintain or restore natural habitats and wild species at a favourable conservation status, introducing robust protection for those habitats and species of European protection
International	International Air Quality Framework Directive 96/62/EC	The Directive set mandatory limit/target values for 11 air pollutants. <i>The EC is currently reviewing all of the EU's present air quality legislation under the CAFE process and is due to come forward for proposals in 2005</i>
International	Water Framework Directive 2000/60/EC	A framework for the protection of inland surface waters (rivers and lakes), transitional waters (estuaries), coastal waters and groundwaters. It ensures that all aquatic ecosystems, terrestrial ecosystems and wetlands meet 'good status' by 2015.
International	Kyoto Protocol to the UN Framework Convention on Climatic Change, 1991/1997	Agreed targets that will reduce overall greenhouse gases (carbon dioxide, methane, nitrous oxide, hydroflurocarbons, perfluorocarbons and sulphur hexafluoride) by 5.2% below 1990 levels over 2008-2012
International	Directive to promote electricity from renewable energy 2001/77/EC	To promote an increase of the contribution of renewable energy sources to electricity production in the internal market for electricity and to create a basis for Community Framework
National	ODPM, 2005, Planning policy Statement 1: Delivering Sustainable Development, 2005	Planning should facilitate and promote sustainable and inclusive patterns of urban and rural development
National	ODPM, 2000, Planning Policy Guidance Note 3: Housing and update to PPG3:	To provide everyone with the opportunity to a decent home and so need to recognise community's needs. Housing should not be used to distinguish social

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	Supporting the Delivery of New Housing and Sustainable Communities in Rural Areas	distinctions. Need to encourage sustainable development patterns and increase quality of life through urban renaissance principals. Target for 60% of all new housing to be constructed on previously developed Land by 2008.
<u>National</u>	<u>ODPM, 2005, Consultation draft Planning Policy Statement 3: Housing</u>	<u>The aim is that the planning system is used to its maximum effect to ensure the delivery of decent homes that are well designed, make the best use of land, are energy efficient, make the most of new building technologies and help to deliver sustainable development.</u>
National	ODPM, 2000, Planning Policy Guidance Note 4: Industrial and commercial development and small firms	Government's key aim is to continue with economic growth in a way which is compatible with environmental objectives
National	ODPM, 2005, Planning Policy Statement 6: Planning for Town Centres,	Key objective is to promote the vitality and viability of town centres by planning for growth and development of existing centres and promoting and enhancing existing centres by focusing development in such centres and encouraging a wide ranges of services in a good environment
National	ODPM, 2004, Planning Policy Statement 7: Sustainable Developments in Rural Areas	Raise the Quality of Life and the environmental standards in rural areas through the promotion of more sustainable development patterns
National	ODPM, 2001, Planning Policy Guidance Note 8: Telecommunications	Facilitate the growth of new and existing telecommunications whilst keeping the environmental impacts to a minimum.
National	ODPM, 2005, Planning Policy Guidance Statement 9: Biodiversity and Geological Conservation	Government's main objectives are: to promote sustainable development, to conserve, enhance and restore the diversity of England's wildlife and geology; to contribute to rural renewal and urban renaissance. LDFs should indicate location of designated site of importance for biodiversity and geodiversity, making clear distinction between the hierarchy of international, national, regional and locally designated sites and identify any areas or sites for the restoration or creation of new priority habitats which contribute to regional targets and support this restoration or creation through appropriate policies.
National	ODPM, 2005, Government Circular: Biodiversity and Geological Conservation – statutory obligations and their impact within the planning system	Circular provides administrative guidance on the application of the law relating to planning and nature conservation as it applies in England. It complements PPS9.
National	ODPM, 2004, Planning Policy Statement 12: Local Development Frameworks	Strategic role in the LDF preparation process
National	ODPM, 2001, Planning Policy Guidance Note 13: Transport	Integrate planning and transport at national, regional and local level to promote sustainable transport choices and promote accessibility to jobs and wide range of facilities and services
National	ODPM, 1994, Planning Policy Guidance Note 15: Planning and the Historic Environment	Provide effective protection for all aspects of the historic environment and a recognition that the historic environment can have a positive impact on economic growth
National	ODPM, 1990, Planning Policy Guidance	Reconcile the need for development with the interests of conservation including

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	Note 16: Archaeology and Planning	archaeology
National	ODPM, 2002, Planning Policy Guidance Note 17: Planning for Open Space, Sport and Recreation	Open spaces, sport and recreation all underpin people's quality of life. Supporting an urban renaissance, supporting rural renewal, promotion of social inclusion and community cohesion, health and well-being and promoting sustainable development
National	ODPM, 1992, Planning Policy Guidance Note 21: Tourism	Tourism should flourish in response to the market, while respecting the environment which attracts visitors. Sustainable development that serves both the interests of both economic growth and conservation of the environment
National	ODPM, 2003, Planning Policy Statement 22: Renewable Energy	UK Government aims to reduce CO ₂ emissions by 60% by 2050, with real progress by 2020. Positive planning is fundamental to facilitate the delivery of renewable energy sources and the Government's four sustainability objectives
National	ODPM, 2004, Planning Policy Statement 23: Planning and Pollution Control	Precautionary principle to be applied where there is reason to believe that there are harmful effects but scientific uncertainty
National	ODPM, 1994, Planning Policy Guidance Note 24: Planning and Noise	Noise can have significant effects on the environment and quality of life. Planning can be used to minimise adverse impacts on noise without excessive restrictions on business
National	ODPM, 2001, Planning Policy Guidance Note 25: Development and Flood Risk. Consultation document "Making Space for Water."	Reduce the risks to people and the built and natural environment from flooding
National	ODPM, 2005, Consultation Draft Planning Policy Statement 25: Development and Flood Risk	The consultation document aims to seek views and comments on the draft document on all forms of flooding and their impact on the natural and built environment and how planning should facilitate and promote sustainable patterns of development, avoiding flood risk and accommodating the impacts of climate change.
National	HM Government, 2005, "Securing the Future: delivering UK sustainable development strategy" March 2005	Sustainable developments aims to enable all people throughout the world to satisfy their basic needs and enjoy a better quality of life without compromising the quality of life of future generations
National	Department for Transport, 2004, The Future of Transport: a network for 2030	Extending mobility is important for social equality but comes at a cost financially, socially or environmentally. Need to balance access and mobility benefits whilst minimising the impact on others and the environment now and in the future.
National	DETR, 2000, Government Urban White Paper: Our Towns and Cities, delivering an urban renaissance	Towns, cities and suburbs which offer a high quality of life and opportunity for all, not just a few
National	DETR, 2000, Rural White Paper – Our Countryside the Future: A Fair Deal for Rural England	Aim for a living, working, protected and vibrant countryside
National	Environment Agency, 2001, Water Resources for the Future – a Strategy for	Enough water for all human uses with an improved water environment

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	England and Wales Annual Review 2004	
National	Environment Agency, Model Procedures for the Management of Land Contamination (CLR11)	Proved a technical framework for applying a risk management process when dealing with land affected by contamination. The process involves identifying, making decisions on, and taking appropriate action to deal with land contamination in a way that is consistent with government policies and legislation within the UK.
National	DEFRA, 2004, Making Space for Water – developing a new Government strategy for flood and coastal erosion risk management in England.	A consultation exercise on allowing space for water so that we can manage the adverse consequences for people and the economy than can result from flooding and coastal erosion while achieving environmental and social benefits in line with wider Government objectives
National	DEFRA, 2000, Air Quality Strategy for England, Scotland, Wales and Northern Ireland – working together for clean air	Aims to protect people's health and the environment
National	DEFRA, 2004, The First Soil Action Plan for England, 2004-2006	Contains 52 actions on issues regarding soil management on farms, to soils in the planning system, soils and biodiversity, contamination of soils and the role of soils in conserving cultural heritage and landscape
National	The Countryside Agency and Groundwork, The Countryside In and Around Towns: a vision for connecting town and country in the pursuit of sustainable development, 2005	"The countryside in and around towns can: be made readily accessible to most people; contribute to the health, wealth and well-being of urban and rural communities; underpin more sustainable living and strengthen biodiversity in both town and country."
National	<u>English Heritage, 2000, Power of Place</u>	<u>Emphasis the importance of the historic environment in terms of economic regeneration and social perspective i.e. education, participation. Recommends 18 priorities for action.</u>
National	<u>English Heritage, 2001, A Force for our Future</u>	<u>Recognises the importance of the Historic Environment in terms of education, attractive urban areas, prosperous and sustainable countryside, economic prosperity including regeneration and tourism.</u>

Key Objectives relevant to Local Development Framework and SA	Key targets and indicators relevant to LDD and SA	Implications for Boathouse Lane Planning and Design Brief	Implications for SEA/SA
Regional, One North East, 2004, State of the Environment Report			
The report sets out a preliminary baseline of the current environmental situation in the North East region. The baseline includes information on waste recycling, climatic change and renewables, water, air quality, woodlands and forestry,	Waste continues to rise in the North East with 74% of municipal waste going to landfill sites which existing sites are expected to be at capacity by 2010. Only 5.2% of waste in NE recycled compared to 12.4% of national average. But 2 nd highest % of authorities offering doorstep collection of 2 or more recyclable materials. North East was highest producer of carbon emissions (6,800kg	Informed as part of the SEA/SA process of the local baseline and whether proposed policies will improve or worsen the current situation. Where	Use national and regional indicators as a comparison base to the local State of the Environment report. The local state of the

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<p>protected landscapes, biodiversity, transport and heritage assets</p>	<p>compared to 2,600kg national average). Around 1% of energy produced by renewables compared to 3% national average. 80% of North East rivers in 2000 had good biological quality and 70% of bathing waters were 'excellent' in 2002 The majority of the North East has very low air pollution 42% increase in light pollution and 7% loss of 'tranquil' areas between 1960s and 90s. Only 46% of new homes built on PDL compared to 57% national average and 0.3% of all North East farms have organic holdings compared to 1.2% national average Forest coverage around 12.5% compared to national average of 8% 41% of region's total land area is designated National Park or AONB and cycle tourism is worth around £9.5million 38% of region's SSSI in either favourable or unfavourable recovering condition compared to 57% national average and woodland bird index increased by 80% since 1970s compared to a national decline by 18% 17% increase in road traffic in region compared to 20% nationally 13,000 listed buildings in North east, 89 of which are on buildings at risk register</p>	<p>the situation will worsen then alternative scenarios will be sought or possible mitigation measures explored.</p>	<p>environment report will help to provide baseline information to inform the SEA/SA process.</p>
<p>Regional, North East Assembly, 2004, Sustaine, Integrated Regional Framework for the North East</p>			
<p>The IRF sets out 17 sustainability objectives and targets for the North East aimed to meet the vision of sustainable development. The IRF underpins all of the regional strategies including RSS and RES.</p>	<p>The document sets out key targets for all 17 sustainability objectives to increase economic growth; reduce economic inactivity rates; increase educational achievement; increase number of people living in decent and affordable homes; reduce air pollution and car journeys; protect and improve river quality and bathing waters; reduce causes of climatic change and increase renewables; protect and enhance biodiversity; reduce waste and increase recycling rates; make better use of resources including procurement policies, aggregates, renewables, water and organic farming; protecting the quality and distinctiveness of the region's rural and urban landscape through development of previously developed land; protection of region's cultural and heritage and diversity including reducing the number of buildings on buildings at risk register; reduce crime and fear of crime by reducing burglaries and thefts; improve health through increasing life expectancy rates, reduction in teenage pregnancy, decrease infant mortality rates, and mortality rates for lung cancer; ensure accessibility to all by</p>	<p>Look to include policies which cover a wide range of the sustainability issues. Many of the objectives within the IRF have been taken from other plans and programmes at national and international level such as reduction in car journeys and the protection and enhancement of the environment</p>	<p>Adapt the regional sustainability objectives to a local, Borough wide level. Using the regional sustainability objectives will allow for a common approach across local authorities within the region. Adaptation of regional sustainability objectives will also be beneficially internally within other Council departments.</p>

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	<p>increasing cycle ways, improving bus services and bus patronage; increase public decision making through ensuring every LA has a Community Strategy in place and reducing the impacts on global communities.</p>		
<p>Regional, North East Regional Assembly, November 2004, Regional Spatial Strategy for the North East</p>			
<p>The RSS will have a wider remit than RPG:1 and will consider spatial implications of broader issues such as health, education and crime. The RSS takes a longer-term strategy for spatial development and although some policies have an end date of 2021 others are intended for much longer. The RSS takes forward the vision agreed by North East Assembly, One North East and Government Office for the North East "North East will be a region where present and future generations have a high quality of life. It will be a vibrant, self reliant, ambitious and outward looking region featuring a dynamic economy, healthy environment and a distinctive culture. Everyone will have the opportunity to realise their full potential."</p>	<p><u>Economic Prosperity and Growth</u> Achieve a step change in the economy and reduce disparities between the North East and other regions; Improve the range and quality of employment opportunities available; Broaden the region's economic base and attract mobile investment; Focus development, investment and policy in support of the growth of key regional economic drivers; Encourage the creation, growth and survival of new and existing enterprises; Facilitate the continuing adaptation and restructuring of the region's economy; Improve the health of the Region to produce a healthier workforce; and Provide appropriate economic development within the urban and rural centres which is complementary to their viability and the overall aim of achieving sustainable communities.</p> <p><u>Sustainable Communities</u> Stabilise and then increase the region's population; Focus housing development on previously developed land and buildings in sustainable locations within the conurbations and main towns; NewcastleGateshead Pathfinder and other Housing Market Restructuring initiatives; and towns in regeneration areas; and the main rural service centres; Focus all types of retail, commercial, leisure, recreation and service development, particularly high trip generating uses, within city, town and rural service centres; Provide a more appropriate mix of type, size, tenure and affordability of decent, high quality housing through housing improvement or replacement and through increasing the regional housing stock; Decrease the amount of vacant and obsolete housing in the region;</p>	<p>The LDD must be in conformity with the North East Regional Spatial Strategy</p>	<p>The sustainability objectives informing the RSS are taken from the integrated regional framework for which it is advised local sustainability objectives are derived and adapted.</p>

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	<p>Promote new development where jobs, housing, and, key services and facilities are accessible by public transport and modes other than the car; and,</p> <p>Build to design standards that minimise the consumption of natural resources, both in construction and operation, and contribute to stimulating local economies</p> <p>Built and Natural Environment</p> <p>To integrate environmental considerations into decision making at every level, ensuring that plans, strategies, programmes and development options are assessed for potential positive contributions as well as negative effects on the environment;</p> <p>To promote the benefits of a quality environment as complementary to measures aimed at urban and rural renaissance;</p> <p>To ensure that, as far as possible, development does not cause significant environmental harm and where such development is to be allowed, mitigation and compensation measures should be fully employed;</p> <p>To harness the region's natural resources and ensure that the region optimises the broad range of benefits presented by a quality, accessible environment, without compromising its value;</p> <p>To ensure that decisions on proposed development affecting land in internationally and nationally designated sites and areas, such as National Park or AONBs, has regard to their statutory purposes;</p> <p>To effectively tackle the causes and effects of climate change in the region;</p> <p>To maximise energy generation from a broad range of renewable sources;</p> <p>To reduce demand for energy and increase energy efficiency;</p> <p>To reduce the amount of waste produced and dispose of that which is generated in the most sustainable manner; and</p> <p>To ensure the sustainable use of natural resources such as soil and water</p> <p><u>Connectivity</u></p> <p>Provide effective access to markets and the competitiveness of North East businesses;</p> <p>Provide effective access to the North East for inbound tourism;</p> <p>Ensure access to employment, learning, health facilities and services for all sections of society;</p>		
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	<p>Support the development of a dynamic labour market for North East businesses;</p> <p>Minimise the impact of the movement of people and goods on the environment and climate change;</p> <p>Reduce the need to travel, particularly by private modes of transport;</p> <p>Promote public transport, demand management measures and cycling and walking;</p> <p>Make best use of resources and existing infrastructure; and</p> <p>Ensure safe transport networks and infrastructure including for those who live or work close to these.</p>		
Regional, English Heritage, 2005, Heritage Counts – The State of the North East’s Historic Environment			
<p><u>The report identifies the current trends and challenges affecting the North East in particular. This document should be read in conjunction with the national Heritage Counts report.</u></p>	<p><u>Information to be included within the baseline information: Stockton has 8 Scheduled Ancient Monuments, 469 listed buildings, 2 Historic Parks and Gardens and 11 conservation areas. 7.9% of the North East’s listed buildings are at risk compared to 3.4% nationally. North East has 14% England’s historic battlefields, 12.5% World Heritage Sites, 7% Scheduled Monuments, 3% listed buildings and 3% registered historic parks and gardens.</u></p>	<p><u>The historic environment can have positive impacts on the economic, social and natural environment. Improvements of the historic environment can also help towards the successful regeneration of an area</u></p>	<p><u>Ensure that an appropriate SA objective is included which emphasises the importance of the protection of the historic environment.</u></p>
Regional, English Heritage, 2005, English Heritage in the North East 2006-2008			
<p><u>This publication emphasises topics such as putting heritage on people’s agendas, enable and promote sustainable change to the historic environment, help local communities care for their historic environment and stimulate and harness the public’s enthusiasm.</u></p>	<p><u>Approx. 12,2078 listed buildings (3.3% of national total), 1,380 Scheduled Ancient Monuments, 279 conservation areas, 51 Registered Parks and Gardens, 6 battlefields, 2 Areas of Outstanding Natural Beauty, 146.4km Heritage Coast. Lowest number of conservation officers in the country at 19 (out of 27 Local Authorities).</u></p>	<p><u>The historic environment can have positive impacts on the economic, social and natural environment. Improvements of the historic environment can also help towards the successful regeneration of an area</u></p>	<p><u>Ensure that an appropriate SA objective is included which emphasises the importance of the protection of the historic environment.</u></p>
Regional, North Yorkshire and Humber emerging Regional Spatial Strategy to 2016			
<p>North Yorkshire and Humber published a RSS Issues Paper ‘PLANet’ in Summer 2004. The draft RSS is to be submitted in September 2005. The RSS refers to very important cross boundary issues such as A66 Penrith to Scotch Corner</p>	<p>Spatial Planning Responses</p> <p>Capitalise on connections provided by east coast mainline and A1/A19 corridor</p> <p>Strengthen institutionalise, educational, commercial links with Teesside, York and Leeds – through IT and physical</p> <p>Reduce long distance commuting by car, undertake physical</p>		

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<p>and A1 Bramham to Barton trunk road scheme, and the needs for improvements to East Coast Main Line. These are seen as important to the economic growth and regeneration of both North East and Yorkshire and Humber regions. The sub-area of the Vales and Tees Links is identified because of its strong links with the Tees Valley and these links need to be reflected in spatial planning terms. Aspiration is for connection. Strong emphasis taken from Northern Way document.</p>	<p>improvements – enhancing town centres Identify opportunities for new centres to develop – such as Catterick Garrison Improve educational links with Teesside and York Capitalise on connections provided by east coast mainline and A1/A19 corridor</p>		
<p>Sub-regional, Tees Valley Joint Strategy Unit, 2004, Tees Valley Structure Plan</p>			
<p>The Tees Valley Structure Plan is intended to provide strategic planning guidance for development across the Tees Valley although will be replaced by the RSS once adopted.</p>	<p>Projected decrease in population by 11,000 between 2002 and 2016 but the number of households is projected to increase by 8% from 227,400 in 2002 to 297,000 by 2016. Tees Valley needs to create 26,000 new jobs, 8,000 new businesses, reduce the number of people receiving benefits by 23,000 and ensure 600 more pupils a year obtain 5 or more GCSEs at grades A*-C. Also regeneration, environmental, housing, transport, town centres and shopping, leisure, recreation and tourism, energy, waste, minerals and resources and infrastructure.</p>	<p>The Tees Valley Structure Plan will be replaced once the RSS is adopted. LDDs will need to be in general conformity with the new RSS which has been informed by the Structure Plan.</p>	<p>Include sustainability objectives on the economy, environment, housing, transport, recreation, energy, waste and education.</p>
<p>Sub-regional, Tees Valley Joint Strategy Unit, 2001, Tees Valley Vision</p>			
<p>Vision envisages major investment and regeneration. The 3 key themes include the creation of sustainable jobs, attractive places and confident communities</p>	<p>Vision aims that indices of employment, education, standard of living, life expectancy and deprivation meet the national average by 2020 through major investment</p>	<p>Actively support the regeneration of the Tees Valley and strategic aims to improve the sub-regional economy</p>	<p>Include a sustainability objective which specifically looks at economic growth and employment generation</p>
<p>Sub-regional, Tees Valley Partnership, 2003, Tees Valley Partnership Action Plan 2003-2006</p>			
<p>The Action Plan is primarily based on the Tees Valley Vision and underpins a bid for almost £70million from ONE Single Programmes. The Plan concentrates on key economic priorities but includes cross cutting sustainability themes</p>	<p>Tees Valley population is expected to decline by 3% between 2000-2016 1998 GDP per capita just 85% of UK national average 40% of wards fall within 10% most deprived wards within the UK 25% of dwellings are at risk from market failure because of low demand 5.8% unemployment 27.4% of the population have poor innumeracy and 27% of the</p>	<p>Actively support the regeneration of the Tees Valley and strategic aims to improve the sub-regional economy</p>	<p>Include a sustainability objective which specifically looks at economic growth and employment generation</p>

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	population have poor literacy		
Sub-regional, Tees Valley Joint Strategy Unit, 2000, Tees Valley draft Economic Strategy			
Sets out the important aspects of the Tees Valley economy and the priorities for economic growth		Emphasis on regenerating urban fabric and combating social exclusion by encouraging economic growth	Include a sustainability objective which looks to sustainable economic growth and high and stable levels of employment
Sub-regional, Tees Valley Joint Strategy Unit, 1998, Cycling Strategy			
Main aims of the Strategy are to improve the mobility of people and not vehicles, improve road safety, improve the environment and the community's health	By 2012 Central Government aims to bring cycle trips to 10% of all journeys made in the UK	Need to recognise the needs of cyclists, identify future cycle routes and provision of secure parking in public spaces	Include sustainability objectives to enhance the environment, local air quality, reduce greenhouse gases and the Borough's health
Sub-regional, Tees Valley Wildlife Trust, 1999, Tees Valley Biodiversity Action Plan			
Local Biodiversity Action Plans aim to meet national biodiversity targets by highlighting where action is necessary and enables resources for enhancement and conservation through local partnerships	In the UK since 1900, 100 species have been lost including 7% dragonflies, 5% butterflies and over 2 %of fish and mammals. Estimated between 5 and 25 million species on the planet. UK Steering Group report listed 37 different broad habitat types, of these 19 occur in the Tees Valley area 910ha of UK's 800,00ha of natural broadleaved woodland in Tees Valley – seek to increase it by 10% by 2005 2,528ha of plantation woodland in Tees Valley and 1,516000ha in UK – encourage further plantation only on low existing nature conservation land Tees Valley 1,690ha of upland heath and 1,144,000ha in England and Wales 320.78ha of the Tees Valley standing open waters, 173ha 294ha intertidal mud estuaries – Tees Management Action Plan, 308ha unimproved grassland, 719ha acid grassland, 28,501ha of arable/improved grassland,	Reiterate policies which look to protect the biodiversity of the Borough including protected species. Certain plant and animal species re protected under international legislation such as the badger, great crested newts, barn owls.	Include a sustainability appraisal which seeks to protect and enhance the local environment
Sub-regional, Environment Agency, March 2006, Consultation Draft Tees Tidal Flood Risk Management Strategy			
The Strategy looks at the Tees estuary which has been significantly reclaimed and redeveloped over the last 30 years. The Tees estuary is important to both the local and national economy	The potential for damage from flooding is valued at £430 million. 400 residential and 700 commercial properties currently at risk from 1% (1 in 100) flood. Sea level rise and climate change the number of properties could rise to 430 residential and 1050 commercial properties in 100	Looks at impacts human activities, nature conservation and landscape, archaeology and cultural heritage,	Accompanied by a SEA. Information may feed into the LDF.

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and also provides internationally important habitats.	years.	transport and infrastructure.	
Sub-regional, Environment Agency, SEA Scoping Report, Tidal Tees Flood Risk Management Strategy			
The Environment Agency are producing a flood risk management strategy for the area of the River Tees between the mouth of the River Tees and the A66 cross over bridge.	The Environment Agency is developing a flood risk management strategy for the Tidal Tees. This will address flood risk issues between the mouth of the River Tees and the A66 crossing – an area of 65km. Any of the flood risk areas include heavy industrial and retail development in addition to residential housing and areas that are important to migrating and breeding birds. The purpose of the SEA is to identify and assess the impacts of flood risk management options.	This document should feed into the Strategic Flood Risk Assessment.	Ensure the SA report is consistent with the SEA Scoping Report.
Local, Stockton-on-Tees Borough Council, 1997, Stockton-on-Tees Local Plan			
The adopted local plan provided a sound basis for the determination of planning applications by including clear policies and land use allocations for development and protection. Underpinning the local plan is the intention to protect the environment.	Some indicators are outdated and is therefore not included for this reason	Some of the policies are outdated but others can be saved and adapted to meet current circumstances	Ensure sustainability objectives which cover topics of environment, economy, development including housing and recreation, transport
Local, Stockton-on-Tees, 2004, revised draft Alteration Number 1 to the adopted Local Plan			
The revised draft of Alteration Number 1 is currently being examined at Public Local Inquiry. The Alteration is primarily concerned with retail and flood risk policies	As at July 2003, non-retail uses accounted for some 10% of the total length of primary shopping frontages As at July 2003 non-retail uses accounted for some 40% of secondary shopping frontages	It is unlikely that the retail policies will be outdated following the recent publication of PPS6. Although changes will need to be made with regard to the new use class order relating to the former A3 use class. PPG25 is currently under review and it is expected that PPS25 will mean the flood risk policies are outdated	Include sustainability objectives which look to promote economic growth whilst ensuring that everyone has access to any retail developments. Also include an objectives which seeks to protect and enhance the Borough's ground, river and sea waters.
Local, Stockton-on-Tees Borough Council, 2004, Community Strategy 2004-2011			
Aims to ensure a better quality of life for everyone in the Stockton Borough now and in the future by promoting achievement and tackling disadvantage	57 objectives with a series of potential outcomes or indicators for each. The following is an example of targets: 60% of households to participate in recycling schemes by March 2006 and no more than 10% of waste arisings per year landfilled	Produce policies which reflect any landuse aspects to the 57 key objectives of the Borough	Recognise that all sustainability objectives are inter-linking and all combines help to increase

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<p>by securing a safe and attractive environment for current and future generations, promoting safety and the well being of the community, regenerating the Borough and improving the economy, improving opportunity in education and lifelong learning and culture and the arts.</p>	<p>30% reduction in CO² emissions from domestic property by March 2006 and to identify suitable sites for wind energy by March 2005-04-28 65% of schools to have a green school travel plan by March 2005 and all town centres to have secure cycle storage facilities by March 2005</p> <p>5 new nature reserves created by March 2005 and 20km of new wildlife corridor created by March 2005 e.g. Lustrum Beck</p> <p>Ensure all residents have access to quality green open space within 500m of their home by March 2006 and 2,000 residents to get energy advice every year.</p> <p>Soft end uses for PDL that can't be developed.</p> <p>All social housing to meet 'decent standards' by 2010 and 300 adaptations for tenants of Council owned properties by March 2005</p>	<p>in an attempt to help meet the series of targets and indicators</p>	<p>the sustainability of an area as well as improve people's quality of life</p>
<p>Local, Stockton-on-Tees Borough Council, Council Plan 2005-08</p>			
<p>The Council plan sets out the Council's performance management process and aims to ensure that Stockton Borough's population receive benefits and services to improve their quality of lives. The Council's Best Value Performance Indicators are published as part of the Council Plan.</p>	<p>The BVPIs set out a series of short, medium and longer term targets which will help improve the sustainability of the Borough. This indicators have also been used to inform the baseline data.</p>	<p>Identify the targets and indicators which may have implications for the Development Plan Documents. Seek to help meet these specific targets.</p>	<p>Feed in the indicators and targets into the baseline data for the SA/SEA Scoping Report</p>
<p>Local, Stockton-on-Tees Borough Council, updated 2002, Local Agenda 21</p>			
<p>Each Local Authority in Britain was asked to produce a Local Agenda 21 following the agreed summit in Rio which set out the 27 principles for sustainable development and the goal for achieving a better quality of life for everyone both now and in the future</p>	<ol style="list-style-type: none"> 1) Improve energy efficiency of domestic dwellings and so reducing greenhouse gas emissions 2) Improve energy efficiency in commercial properties and so reducing greenhouse gas emissions 3) Improve accessibility and access to public transport 4) Encourage and promote cycling 5) Encourage walking outside of leisure activities 6) Encourage children to walk, cycle and use public transport increasing health, reducing congestion and emissions 7) Reduce waste disposed through incineration and landfill 8) Create a tidier Borough 9) Improve quality and condition of public and private housing stock 10) Reduce crime disorder and fear of crime 11) Promote the health and well-being of children and adults 	<p>Introduce policies which look to encourage more sustainable new developments and ensure development is located in urban accessible areas often is previously developed land</p>	<p>Ensure sustainability objectives meet and reflect all 17 LA21 objectives</p>

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	<p>12) Stronger economy through investment 13) Increase public participation 14) Increase voluntary activity 15) Enhance and Improve quality of public open spaces 16) Protect and enhance wildlife habitats and the diversity of habitats 17) Engage community in the implementation of LA21</p>		
Local, Stockton-on-Tees Borough Council, 2001, Local Transport Plan 2001-2006			
LTP has a set of 5 themes including environment, safety, economy, accessibility and integration.	<p>Public opinion survey: 87.8% agree traffic fumes harmful to public health 94.5% agree street lighting should be improved in problem areas 82.9% agree that businesses should be encouraged to send freight by rail 84% agree that parents should encourage children to walk or cycle to school</p>	Ensure developments are in easily accessible locations and near to public transport networks.	Include a sustainability objective which looks to ensure accessibility for all to jobs, facilities, goods and services and education opportunities
Local, Stockton-on-Tees Borough Council, 2005, draft local Transport Plan 2 2006-2011			
LTP2 will address 5 key Priorities which are taken from the Department for Transport guidance to include accessibility, congestion, safety, air quality and quality of life issues (including noise, crime and fear of crime).		Ensure developments are in easily accessible locations and near to public transport networks.	Include a sustainability objective which looks to ensure accessibility for all to jobs, facilities, goods and services and education opportunities
Local, Stockton-on-Tees Borough Council, Neighbourhood Matters, A Neighbourhood Renewal Plan 2002/3-2006/7			
The Plan focuses on the 11 Wards within the Borough that have been identified as within the worst 10% nationally in the Index of Multiple Deprivation – followed up by Neighbourhood Plans Local Action Plans (LAPs) underpin the Neighbourhood Renewal Strategy and provide a local focus for the work of Stockton Renaissance. During 2003/4 LAPs were developed for the priority neighbourhoods of Hardwick/Salters Lane, Newtown/Primrose Hill and Portrack & Tilery.		Look to create sustainable communities and recognise the fundamental issues which combined together resulting in neighbourhoods falling into decline.	Include a sustainability objective which reflects sustainable communities
Local, Stockton Renaissance LSP and Stockton-on-Tees Borough Council, 2002, Stockton Renaissance: Regeneration Strategy 2002-2006			
The document recognises that Stockton has a reputation of being an industrial	<p><u>Making the most of Business Opportunities</u> No. of new businesses set up in Stockton with support from Start</p>	Key priority in Stockton is to redevelop sites at	Many sustainability objectives can be included

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<p>area although 60% of the Borough is agricultural. Decline in the industrial sectors of chemical processing, steel production and engineering has led to many of the regeneration issues.</p> <p>Strategic objectives: making the most of business opportunities; making the most of our community; making the most of the environment; making the most of the workforce;</p>	<p>Right in Business Programmes – 200 per annum 25% run by woman and under represented groups; Increase the number of business incubator schemes – 2 by 2006; Amount of enterprise support in targeted deprived areas and communities – 10 businesses created per annum; No. of businesses financially assisted through Stockton Borough Council – 40 per annum creating 100 new jobs; No. of new businesses supported – 6 per annum; Total number of businesses registered for VAT per 1000 population moved towards the regional average by 2006; No. of new jobs secured – 200 per annum; No. of high growth businesses assisted – 30 per annum by 2004; No. of businesses assisted with advice on land and premises – 250 per annum; Minimum amount of employment land maintained – 100 hectares per annum; No. of employment sites developed – 4 by 2005;</p> <p><u>Making the most of our Community</u></p> <p>No. of collaborative projects undertaken with the voluntary and community sectors – 100 per annum; No. of community members partaking in e-learning – 300 per annum;</p> <p><u>Making the most of the Environment</u></p> <p>No. of major gateway projects – 10 by 2005 (other targets outdated).</p> <p><u>Making the most of the Workforce</u></p> <p>% of employers involved in developing the basic skills of their workforce; % of 16-18 year olds in structured learning – 80% by 2005; % of NVQ level 2 by age 19 – 85% by 2005; % at NVQ level 3 by age 19 – 55% by 2005 (other targets outdated).</p>	<p>Queens Park North; Primrose Hill; Tornaby Town Hall; Thornaby Town centre; Teesdale; North Shore; Former Portrack Incineration; Haverton Hill and Billingham Town Centre. Also priority regeneration areas and neighbourhood renewal areas which need to be identified though Development Plan Documents.</p>	<p>to cover the broad topic of regeneration and redevelopment including: economic growth; opportunities to a decent and affordable home; and the quality of the Borough's urban landscape/</p>
<p>Local, Stockton-on-Tees Borough Council, Crime and Disorder Reduction Strategy, 2005/2008</p>			
<p>Currently being developed</p>	<p>Currently being developed</p>	<p>Currently being developed</p>	<p>Currently being developed</p>
<p>Local, Stockton-on-Tees Borough Council, 2004, Housing Strategy, annual update due March 2005</p>			
<p>Housing Strategy has 4 key objectives: 1) deliver quality and choice in the housing market; 2) promote safe and sustainable communities; 3) be proactive in reducing inequalities; 4) deliver a modern, customer focused service. Recognises the huge disparities between the high levels of disadvantage and affluence hence needs to carry out on going research to estimate population and</p>	<p>Number of projected households is set to increase; the economically inactive population is set to increase and the number of households with children is to decline; over 1/5 of the population is projected to be over retirement age by 2016 and less than 3% of the population come from Black or Ethnic Minority backgrounds.</p>	<p>Look to include policies which insist of delivering choice and quality in new housing developments and to actively support and promote sustainable communities</p>	<p>Include a sustainability objective which insists on people having the opportunity of living in a decent and affordable home</p>

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housing trends,			
Local, Stockton-on-Tees Borough Council, Private Sector Housing Renewal Strategy,			
The Regulatory Reform Order has required all local authorities to provide assistance for housing renewal. Key priorities include; provide some form of assistance (not necessarily financial) to all who require help; target residual resources to areas with the worst housing conditions, maximising funding opportunities and partnership working; provide assistance to those with special needs or otherwise vulnerable; tackle the issue of empty or abandoned properties; attempt to contribute to the reduction of incidents of crime, fear of crime and anti-social behaviour; improve the energy efficiency of private sector housing, working in partnership with Stockton Warm Zone and other energy efficiency initiatives; and upgrade the private rented sector by improving housing conditions, management conditions and abating statutory nuisance.	There are 60,913 private sector dwellings within the Borough, of which 53,042 are owner occupied and 6,474 are privately rented. A survey conducted in 1999 showed that 3,140 private sector dwellings were unfit, with a further 9,595 dwellings classed as being in poor condition. Estimated that £53million is needed to remedy these properties.	Recognise issues of private sector dwellings and renewal requirements	Incorporate a sustainability objective which ensures everyone has the opportunity to a decent and affordable home
Local, Stockton-on-Tees Borough Council, Homeless Strategy, 2003-2008			
8 key homelessness objectives: prevention, improve services for temporary accommodation, minimise the use of B&Bs as temporary accommodation, develop prevention and support, improve and develop services for homeless, asylum seekers, refugees, people misusing alcohol or drugs and those leaving prison or those with mental problems.		Look more widely at some of the issues affecting the homeless and work closely to provide housing for the homeless	Include a sustainability objective which insists on people having the opportunity of living in a decent and affordable home
Local, Stockton-on-Tees Borough Council, 2004, Stockton Town Centre Regeneration Study			
The Council in conjunction with Stockton Renaissance and One North East have undertaken this comprehensive study to	Aims: A place of civic pride; Home to the local community;	Recognise the proposals put forward for the regeneration of the town	Include a sustainability objective looking at encourage stable levels of

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<p>facilitate the economic regeneration and future development of Stockton Town Centre. Recognition that the town centre also has a social, environmental and cultural function as well as economic and identifies a number of issues which have affected Stockton's performance and its ability as a town centre.</p>	<p>A centre serving the retail needs of the local population; A public transport hub; A centre serving the needs of the adjacent working/student populations (i.e. Teesdale); To become a cultural and entertainment centre; To provide a quality town centre in a safe and well managed environment; To become an international watersports destination and to reconnect to the Town centre and to maximise employment growth particularly in retail, leisure and office sectors.</p>	<p>centre and along the river frontage.</p>	<p>economic growth, to create and enhance the Borough's cultural diversity and protect and enhance the urban landscape</p>
<p>Local, Stockton-on-Tees Borough Council, May 2001 revised Feb 2003, Affordable Warmth Strategy</p>			
<p>Fuel poverty is the state in which a household needs to spend more than 10% of its disposable income in order to achieve comfort. The Warmth Strategy works with Stockton Warm Zone to help overcome</p>	<p>At least 4.3 million households in the UK were estimated to be experiencing fuel poverty as at 1996 Fuel poverty is a serious issue in Stockton, somewhat larger than UK national average and affecting 15,000 households Stockton Warm Zone aim to reduce fuel poverty in the Borough by 80%</p>	<p>Developers should be encouraged to look at ways to provide affordable heating alongside affordable housing – no point being affordable if not affordable to heat. Energy efficient measures are part of building regulations and help to reduce CO₂ emissions from dwellings.</p>	<p>Sustainability objective to reduce greenhouse gas emissions and also to ensure that everyone has the opportunity of living in a decent and affordable home.</p>
<p>Local, Stockton-on-Tees Borough Council, 2003, revised Contaminated Land Strategy, 2003</p>			
<p>In line with Government legislation the contaminated land strategy seeks to protect human health and to prevent pollution of controlled waters. It is also necessary to protect the natural environment, buildings, crops and animals</p>	<p>4 priority categories (1 greatest priority) PC1 – 68 sites PC2 – 1630 sites PC3 – 204 sites PC4 – 12 sites</p>	<p>Redevelopment of previously developed land must be aware of the potential for land contamination. Where contamination is thought to be an issue consultation with Environment Agency and Environmental Health is essential</p>	<p>To protect and enhance the quality of the Borough's ground, river and sea waters, soil quality and to make use of existing land resources.</p>
<p>Local, Stockton-on-Tees Borough Council, 2001, Parks, Open Spaces and Countryside Strategy, 2001-2005</p>			
<p>Main aim is to provide a range of good quality town parks, accessible countryside and well maintained areas of</p>		<p>Include policies which protect open space from development and look at</p>	<p>Protect and enhance the Borough's urban landscape, biodiversity</p>

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civic and open space. The Strategy aims to work within 5 priorities of the Community Strategy		ways to encourage developers to provide open space where there is a short fall. Open Space Audit currently being compiled.	and improve the health of the local population.
Local, Stockton-on-Tees Borough Council, 2003, Sports Strategy, 2003-2008			
The Sports strategy recognises that sport can make a vital contribution to wider issues relating to the quality of life and the health and well-being of local people, and to the social and economic regeneration of the Borough.	<p>Examples of sport's contribution to regeneration in Stockton include:</p> <ul style="list-style-type: none"> • over £11m of inward investment has been secured for sport related initiatives within Stockton within the last two years ; • the development of The Tees Barrage, completed in 1994, provides a tidal free straight of clean fresh water which has already been used to stage the World Canoe Marathon Championships (2001); • proposals for the regeneration of Billingham Town Centre with sports facilities as a key driver for regeneration; • Stockton was the venue for the Commonwealth Games Triathlon Trials in 2002; • the development of significant watersport facilities at Castlegate Quay, the whitewater course and at the River Tees Watersports Centre, in partnership with the Tees River Users Trust; • Stockton Rowing Regatta attracted 360 entries in 2001 from all over the country, an increase of over 100% on previous years; • the Great Britain Dragonboat team use the River Tees in Stockton for squad training; • agreement to hold the 2004 European Dragon Boat Championships on the River Tees. 	Continue to work closely to provide land use based policies for sporting facilities and integrate with regeneration policies	Look to sustainable levels of economic growth and improve people's health
Local, Stockton-on-Tees Borough Council and Tristar Homes, Anti-Social Behaviour Strategy 2004-2008			
Aims to reduce anti-social behaviour causing alarm, harassment or stress and to increase feelings of safety	In 2003, 43.8% of those consulted identified problems with anti-social behaviour in the last 12 months and its impacted on their quality of life	Encourage the implementation of designing out crime schemes	To promote safer communities, prevent crime and reduce the fear of crime
Local, Safer Stockton Partnership, Tackling Crime and Disorder, August 2004			
In 2001 a survey was undertaken to determine the Borough's most important	Violent Crime – 2001/02 – 1,083 2003/04 – 3,209 Dwelling Burglary – 2001/02 – 2,396 2003/04 – 2,079	Recognise the linkages between crime and	Include a sustainability objective that specifically

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<p>crime issues. For each of the following topics the audit looks at indicators and targets and actions: dwelling burglary; violent crime; anti-social behaviour; vehicle crime; arson. Comparisons of Stockton and the rest of the Tees Valley but no reference to the fear of crime. Also a recognition that crime can relate to other problems such as income, education, employment, housing, health and disability and the geography of the Borough.</p>	<p>Other Burglary – 2001/02 – 2,277 2003/04 – 1,833 Theft of Motor vehicle – 2001/02 – 1,070 2003/04 – 955 Theft from Motor Vehicle – 2001/02 – 2,257 2003/04 – 2,292 Other Theft 2001/02 – 3,913 2003/04 – 3,525 Criminal Damage 2001/02 – 2,839 2003/04 – 4,727 Fraud and Forgery 2001/02 – 1,227 2003/04 – 934 Drugs 2001/02 332 2003/04 -606</p>	<p>disorder and income, education, housing, employment, health and disability and seek ways to reduce crime i.e. design out crime schemes.</p>	<p>targets crime rates and fear of crime.</p>
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Appendix 2 - Developing the SA Framework including Objectives, Indicators and Targets

ECONOMIC

SA Objective 1: To ensure stable levels of employment and achieve high and sustainable levels of economic growth

Ref. No	Indicators	Stockton-on-Tees Data	Comparators and Trends	Targets	Comments
1i)	GVA per head	Hartlepool and Stockton-on-Tees 2.7% annual growth between 1995 and 2001 2001 – 12,295 2000 – 11,849 1999 – 11,441 1998 – 11,243 1997 – 11,070	North East 2002 – 11,750 2001 – 11,132 2000 – 10,633 1999 – 10,257 1998 – 10,010 1997 – 9,700	RSS seeks annual average growth from 1.8% (2001) towards 2.8% over the plan period to 2021.	Regional statistics taken from ONS GVA at current basic prices increased in all regions during 1989 to 2003
1ii)	Economic Growth Rate/GDP per head £	1995 - £9,460 1996 - £9,847 1997 - £10,265 1998 - 10,872	Tees Valley: 1996 – 9,847 1997 – 10,293 1998 - 10,683, North East: 1996 – 9,111 1997 – 9,301 1998 - 9,741, UK : 1996 – 11,185 1997 – 11,871 1998 - 12,548	No target as yet	Figures for Stockton-on-Tees combined with figures for Hartlepool. Sources Tees Valley Joint Strategy Unit.
1iii)	Number of VAT registered businesses	2002 – 131 in Stockton 1999/2000 - 270	2002 – 163 in North East 1999/2000 – 4,230 in North East 1999/2000 – 960 in Tees Valley 1999/2000 – 174,895 Nationally	Total No. of VAT registered businesses per 10,000 population increase towards the regional average by 2007	Target taken from the Community Strategy 2004-2007
1iv)	Unemployment rate	2005 – 2.8% unemployment rate Portrack & Tilery 7.9% and 1% in Ingleby Barwick	2005 – Tees Valley 5.5%males,1.6% females North East – 4.6% males,	Reduce the gap between the unemployment rate in the most deprived wards and	Source 2005 taken from Joint Strategy Unit and 2004 figure and target

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		2004 - 4.1% average although varies between Wards between 11.3% (Portrack & Tilery) and 1.7% (Yarm)	1.4% females Great Britain – 3.4% males, 1.3% females national average 2.2% 2004 - Tees Valley 4.6%, North East 3.8%, Great Britain 2.7%	the Borough average Maintain the proportion of people of working age in employment above the regional rate.	taken from SBC's Community Strategy 2004-07 Target taken from the Community Strategy 2004-2007
1v)	Employees in Employment by type	<u>2003</u> <u>79,000 employees in Stockton-on-Tees – highest within the Tees Valley</u> Primary Industries 1.6% Manufacturing 16.6% Construction 7.5% Service Industries 74.5% (of which 23.2% distribution/hotels, 5.9% transport and comms, 16.7% finance/banks, 24.8% public admin, 3.9% others).	<u>2003 – Tees Valley</u> Primary Industries 1.9% Manufacturing 14.6% Construction 6.2% Service Industries 77.3% <u>2003 – North East</u> Primary Industries 1.6% Manufacturing 14.5% Construction 5.3% Service Industries 78.7% <u>2003 – UK</u> Primary Industries 1.6% Manufacturing 12.6% Construction 4.4% Service Industries 81.5%	No target as yet	Source ONS which have been compiled by the Tees Valley Joint Strategy Unit
1vi)	% of SOAs that are within the most deprived 10% in England	2004 – 17% overall 2004 – 28% employment	2004 – Tees Valley overall 28% 2004 – Tees Valley employment 37%	No target as yet	Figures taken from Tees Valley Joint Strategy Unit
1vii)	Employment land take up rates floorspace developed (m ² gross) B1b, B1c, B2 and B8	Not yet recorded	Not yet recorded	Not target as yet	To commence recording towards the end of 2005
1viii)	% of employment take up rates on greenfield land	Not yet recorded	Not yet recorded	Not target as yet	To commence recording towards the end of 2005

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SA Objective 2: To improve the viability and vitality of defined retail centres

2i)	No. of vacant town centre retail units / amount of vacant floorspace in town centre	2004 – 113 units = 22% of all units in Stockton town centre are vacant	19.1% Borough average 10.3% national average for vacant units in retail centres	Complete town centre scheme by December 2006	Figures taken from Nathaniel Litchfield retail study 2003 and 2004
2ii)	No of vacant units / amount of vacant floorspace in District centre	2004 Billingham – 16=14.7% 2004 Thornaby – 28 = 46.7% 2004 Yarm – 3 = 2.5% 2004 Norton – 10 = 11.6%	19.1% Borough average 10.3% national average for vacant units in retail centres	Long term target to make a decision on the future of Billingham Forum and Theatre, and its role in the Town Centre regeneration and sub-regional leisure provision	Figures taken from Nathaniel Litchfield retail study 2004. Full planning permission has been granted for the redevelopment of Thornaby District centre (04/1309/FUL) and the adjacent Tristar site (04/1497/FUL)

SA Objective 3: To implement regional gateways that contribute to and deliver sustainable economic growth

Ref. No.	Indicators	Stockton-on-Tees Data	Comparators and Trends	Targets	Comments
3i)	Number of Gateway projects	2004/05 – 3 projects in development stage: Transporter Bridge, Syntex roundabout, South Stockton Links artwork	No comparators as yet	2005/06 – 2: Yarm approaches and South Stockton Link Stage 2	Indicators and targets taken from BVPI indicators. Action through the delivery of physical regeneration projects

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SOCIAL

SA Objective 4: To ensure accessibility for all to job facilities, goods and services across the Borough;

Ref. No.	Indicators	Stockton-on-Tees Data	Comparators and Trends	Targets	Comments
4i)	No. of households without a car	2001 – 21,612 = 30% of total households without a car	2001 North East – 383219 = 36% 2001 United Kingdom – 6717554 = 27%	No target as yet	Total number of households in Stockton in 2001 is 72,953
4ii)	Means of travel to work	2001 – 74% travel by car 2001 – 9% public transport	2001 – North East 67% travel by car 14% by public transport 2001 – UK 64% travel by car 15% travel by public transport	Increase the number of trips made to work by walking, cycling and public transport and a reduction in the number made by car	Source: 2001 Census %. of people travelling to work by car much higher than national and regional average and subsequently the % of people travelling to work by public transport is much lower 73,487 people employed within the Borough
4iii)	% of school pupils living within 1 mile of primary school	2005 - 97.7%	In the UK 4 out of 5 pupils live within 2 miles of their primary school. The average school trip length for primary school children is 1.4 miles.	Currently 34% of primary and secondary schools have implemented a school travel plan and it is hoped that this figure is 60% by 2005/06 and 100% by 2010	A total of 17,751 primary school aged children in Stockton-on-Tees of which 17,357 live within one mile of a primary school Targets relating to School Travel Plans taken from BVPI indicators
4iv)	No. of households within 1 mile of Post Office	Not yet recorded	No comparators as yet	Not yet recorded	Plotting of Post Offices are to be added to the Council's GIS datasets. Once this has been achieved then the

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					number of households within a mile radius can be easily recorded. In 2002 a national survey was undertaken regarding Post Offices and effects of their closures. The survey mainly concentrated on rural areas and therefore the comparators has not been used as this may show an inaccurate picture.
4v)	The % of the authority's buildings open to the public, in which all public areas are suitable for and accessible to disabled people	2002/03 –69.8% 2003/04 –77.9%	No comparators as yet	2005/06 target 83.7%	Indicator and targets taken from BVPI indicators in the Council Plan
4vi)	% of total length of footpaths and other rights of way which were easy to use by members of the public	2003/04 – 80.73% 2002/03 - 74%	2002/03 UK unitary average 68%	2005/06 SBC target 87% 2006/07 SBC 90%	Indicators, targets and comparators taken from BVPI indicators in the Council Plan. Actions through the implementation of the Public Rights of Way Strategy.
4vii)	No of passenger journeys made annually on all local buses, originating in Stockton Borough area	2003/04 - 11044565 2002/03 – 11285539	1986/87 North East – over 400 million 2002/03 237 million	2005/06 and 2006/07 target is 11668714 as it was for 2003/04. Signing Quality Partnership agreements over the local bus and rail operators. Promoting the use of accessible bus services , Dial-a-Ride service and shopmobility. Support the provision of bus	Indicator is also a BVPI attached to the Council Plan Regional figures taken from Institute for Public Policy Research North shows that there has been almost a decline of 200million bus journeys over the last

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				services and subsidising bus travel for the elderly	20 years. Targets taken from Local Transport Plan
4viii)	No of departures and arrivals at rail station	Billingham 1997/98 35,890 2002/03 32,393 Eaglescliffe 1997/98 47,688 2002/03 44,369 Stockton 1997/98 43,475 2002/03 43,985 Thornaby 97/99 154,975 2002/03 215,089 Yarm 1997/98 68,125 2002/03 71,468	Hartlepool 1997/98 225,349 2002/03 247,126 Middlesbrough 1997/98 914,736 2002/03 903,021 Redcar Central 1997/98 248,162 2002/03 274,828 Darlington 1997/98 1,391,865 2002/03 1,511,821	Improve access to rail services Signing Quality Partnership agreements with local bus and rail operators Working in partnership with business over the delivery of road freight, especially encouraging the use of rail and other sustainable practices	Tees Valley JSU received data from Arriva Trains North Targets taken from local Transport Plan

SA Objective 5 - To ensure everyone has the opportunity of living in a decent and affordable home;

Ref. No	Indicators	Stockton-on-Tees Data	Comparators and Trends	Targets	Comments
5i)	Average house prices	May 2005 - £132,450 May 2004 – 101,777 Despite a 29.4% increase in house prices a study conducted by Tees Valley Living shows that property prices in 4 Tees Valley postcode areas fell by 18% between 2000 and 2003	2005 – Tees Valley £105,300 2005 – National Average £119,600 2004 – Tees Valley – £89,087 2004 National average - £166,404	No target as yet	Figures received from Joint Strategy Unit 29.4% increase in house prices in Stockton Borough last year
5ii)	Housing Tenure	2001 71.6% owner occupied 17.2% Local Authority 5.2% Privately Rented 3.3% Housing Association	<u>North East</u> 63.2% owner occupied 22% Local Authority 5% Housing Association 6% Privately Rented <u>National Average</u> 68% owner occupied	No target as yet	Source: Office National Statistics web site (based on 2001 Census)

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			13% Local Authority 5% Housing Association 8% Privately Rented		
5iii)	No. of households with overcrowding (not enough rooms per dwelling)	2001 – 3,212 = 4% Approximately 370 dwellings in multiple occupation predominantly in the Parkfield Ward (Private Sector Housing Renewal Strategy)	2001 – North East 54616 = 5% 2001 – UK 1813536 = 7%	No target as yet	Source: 2001 Census Total number of households with residents within Borough 72,953 % of houses with overcrowding in the Borough is below both regional and national average
5iv)	% of LA homes which were non-decent at the beginning of the current financial year	2002/03 – 95.4% 2003/04 – 85.9%	2002/03 UK unitary average	SBC BVPI targets 2004/05 – 57.9% 2005/06 – 40.6% 2006/07 – 33.9% Targets from SBC Community Strategy - 33% reduction in non-decent homes by March 2005 62% of LA owned dwellings with Neighbourhood Renewal areas to meet 'decent homes' standard by March 2007	Figures taken from BVPI indicators in Council Plan
5v)	No. of households taken out of fuel poverty	2004/05 - 175 Comfort Zone and 6,000 Warm Zone	Trends can be set by energy companies. British gas electric and gas rose by a combined £76 nationally last year.	Target 2005/06 – 10,400	Indicators and targets taken from BVPI indicators. Actions to work with installers to target vulnerable households
5vi)	No of dwellings in areas of low demand and abandonment		Across the Tees Valley there are around 48,000 dwellings in the 20% most vulnerable areas of which around 25,000 are terraced properties	North East Regional Housing Strategy sets a target of more than 1,000 houses cleared per annum in the Tees Valley over the next 10 years. Draft RSS aims to reduce	Tees Valley figures taken from Tees Valley Living which used a 2001 report by Birmingham's University CURSS

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				vacancy rates to 3% by 2010 and to 2% by 2020 by policies including the demolitions in accordance with the following rates per annum: 2004-11 = 7,400, 2011 – 16 = 5,600, 2016 – 21 = 5,600	
5vii)	No of dwellings completed	2002/03 868 2003/04 446 2004/05 396 (predicted based on outstanding applications)	Draft RSS housing targets for Stockton-on-Tees 2004-2011 = 600 per year, 2011-2016 = 270 per year, 2016-21=270 per year	Draft Regional Spatial Strategy targets – aim to make provision in development plans and LDFs for a gross increase in the region's level of total dwelling provision on a sub-regional basis for the periods: 2004-2011, 2011-2016, 2016-2021	Figures for 2002/03 may seem high but as a result of development at Ingleby Barwick

SA Objective 6 - To help improve the health of Borough's residents and reduce inequalities in health by providing opportunities for physical activity;

Ref. No	Indicators	Stockton-on-Tees Data	Comparators and Trends	Targets	Comments
6i)	Life expectancy rates	Females 2001 – 79.7, 2002 – 79.7 Males 2001 – 75.2, 2002 – 75.3	North East Females 2001 – 79.3, 2003 79.5 North East Males 2001 – 74.5, 2001 74.7	Maintain the number of older people helped to live at home above 87% per 1,000 over 65 years old	Figures taken from ODPM indicators Target taken from Community Strategy
6ii)	% of population with limiting long term illness	2001 – 35438 = 20% of total population	2001 North East – 23% of total population 2001 United Kingdom – 18% of total population	No target as yet	Source: 2001 Census. Total population in Stockton-on-Tees is 178,408 Stockton-on-Tees fewer people with long term limited illness and much lower UK national

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					average
6iii)	No of SOAs ranked in 10% most deprived areas in country in terms of health deprivation and disability	2004 - 22%	2004 Tees Valley – 33%	No target as yet	Source: Joint Strategy Unit
6iv)	Number of swims and other visits to pools and sports centres per 1,000 population	2002/03 actual – 7,764 2003/04 actual – 7,900	Not yet recorded	2004/05 target 7,900	Figures and targets taken from BVPI indicators Council Plan no comparators.

SA Objective 7 – To improve the opportunity and achievement on education and lifelong learning;

Ref. No.	Indicators	Stockton-on-Tees Data	Comparators and Trends	Targets	Comments
7i)	% pupils leaving school with 5GCSEs A* - C	2004 – 45.8% 2003 – 47.1% 2002 – 30% (neighbourhood renewal areas)	North East 2004 – 48.8% 2003 – 46.8% National Average 2004 – 53.3% 2003 – 52.9% 2002 – 51.6%	16-year old pupils achieving 5 or more A*-C GCSEs by Summer 2005 and 57.3% by 2006 41% of 16 year-olds in neighbourhood renewal areas achieving 5 or more A*-C grade GCSEs by Summer 2005	Data source ODPM indicators. Target taken from Community Strategy 2004-07
7ii)	No. of people between 16-74 with no qualifications	2001 – 40,576 = 31%	2001 – North East – 35% United Kingdom – 29%	In 2001/02 6.4% of all school leavers in the North east had no graded GCSEs (7.5% male, 5.3% female). 5% reduction in the number of school leavers with no qualifications by 2008	Source: 2001 Census No. of people aged between 16 and 74 = 129,355 % of people in Borough with no qualifications higher than national average but lower than regional average
7iii)	No. of people between 16-74	2001 – 19,627 = 15%	2001 – North East – 15%	The total number of learners	Source 2001

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	with qualifications to at least degree level		United Kingdom – 20%	studying in Further Education in the region in 2001/02 was 184,200. 34% of 18-30 year olds entering Higher Education by 2008.	Census. % of residents qualified to at least degree level equals the regional average although is below national average
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SA Objective 8 – To promote safer communities, reduce and prevent crime and reduce fear of crime;

Ref. No.	Indicators	Stockton-on-Tees Data	Comparators and Trends	Targets	Comments
8i)	Total annual dwelling burglaries	As at 2004 – 1,065	2,302 burglaries March 2003	Reduce dwelling burglaries to between 1,884 and 1,360 by 2004/05 Dwelling burglary reduced by an additional 1% per year in neighbourhood renewal areas to 2006/07	Indicators and targets taken from BVPI indicators. Key action 2005/06 – secure funding for anti-social behaviour and Community warden Schemes beyond March 2006
8ii)	No. of new developments that meet “secure by design”	Not yet recorded	Not yet recorded	Not yet recorded	Not yet recorded
8iii)	To discourage young people from crime and anti-social behaviour	Not yet recorded	Not yet recorded	2005/06 target – 50 young people from street work are supported into youth clubs and other youth projects by March 2005. Longer term target – 100 young people from street work are supported into youth clubs and other youth projects by march 2007	This BVPI is a new target and not yet recorded although will be 2005/06
8iv)	% of council operated car parks that have secure car park award status	2004/05 – 53%	Not yet recorded	2005/06 – 56% Longer term target is 100% by 2010	Indicators and targets taken from BVPI. Actions to maintain status in

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					approved car parks.
8v)	% of buses fitted with CCTV cameras	2004/05 – 55%	Not yet recorded	Target by March 2006 – 100%	Indicators and targets taken from BVPI. Action to champion CCTV implementation in the Tees Valley and implementation through LTP.

SA Objective 9 – To protect and enhance buildings, sites, areas and features of historic, archaeological and architectural interest and diversity, and protect and enhance their settings;

<u>Ref. No.</u>	<u>Indicators</u>	<u>Stockton-on-Tees Data</u>	<u>Comparators and Trends</u>	<u>Targets</u>	<u>Comments</u>
9i)	<u>Listed buildings on Boathouse Lane</u>	<u>Grade II* listed - 48 Bridge Road, railway ticket office</u> <u>Grade II listed – 50, 52, 54 and 56 Bridge Road</u>	<u>None as yet</u>	<u>Ensure that the setting of the internationally important listed building is not compromised by any future development on Boathouse Lane.</u>	<u>This is set out within the Brief</u>
9ii)	<u>Other locally important buildings</u>	<u>Victoria Bridge opened 20th June 1887, evidence of unexploded wartime bomb</u>	<u>None as yet</u>	<u>The Council is looking to compile a list of locally important buildings in accordance with submission draft RSS policy 34. Victoria Bridge will be nominated for inclusion on this list.</u>	<u>Tees Archaeology Sites and Monuments Record</u>
9iii)	<u>Sites and Monuments Record</u>	<u>19 sites of archaeological interest on the Sites and Monuments record. Majority of which are former timber yards.</u>	<u>None as yet</u>	<u>Recommend a pre-emptive study of the site is carried out to assess the importance of surviving buildings and how these may be retained within the development if possible.</u>	<u>Information provided by Tees Archaeology</u>
9iv)	<u>Conservation Areas</u>	<u>No conservation areas within the Boathouse Lane site itself although the setting of the</u>	<u>None as yet</u>	<u>Ensure that the setting of the Town Centre Conservation Area is not compromised by any future</u>	<u>This is set out within the Brief.</u>

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		Town Centre conservation area may be affected by any development at Boathouse Lane		development on Boathouse Lane.	
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Ref. No.	Indicators	Stockton-on-Tees Data	Comparators and Trends	Targets	Comments
9i).	Number of listed buildings	7 Grade I 43 Grade II* 444 Grade II Stockton has 4% of the North East region's listed buildings	12,207 North East entries on listed building list which is 3.3% of national average	No targets as yet	North-East regional and national % from English Heritage, State of the Historic Environment Report 2004 North-East
9ii).	Number of buildings at risk	2005 – 1 = 14% of Grade I listed buildings in Stockton at risk category A 2004 – 2 = 4.7% of Grade II* listed buildings in Stockton at risk 1 category A, 1 category B 6% of Stockton's Grade I and II* listed buildings are at risk	2005 – Nationally 3.4% of Grade I and II* list entries – 1 in 30 remain at risk through neglect or decay. 2005 – 7.9% of Grade I and II* listed buildings at risk	To bring the number of listed buildings at risk in line with the national average To minimise the number of Grade I and II* listed buildings at risk through the plan period	English Heritage, 2005, Register of Buildings at Risk 2005 The Grade I listed building 'at risk' is also a SAM 'at risk' and therefore appears twice in this table
9iii).	Number of Ancient Scheduled Monuments	2005 – 8 Stockton has 0.5% of the region's Scheduled Ancient Monuments	2004 – North East 1,384	Development which will adversely affect the site, fabric or setting of a Scheduled Ancient Monument will not be permitted	Baseline source: Tees Archaeology Target taken from 1997 adopted Stockton-on-Tees Local Plan.
9iv).	Number of Ancient Scheduled Monuments on the 'At Risk' register	2005 – 1 SAM at risk is category A 'immediate risk of further rapid deterioration or loss of fabric; no solution agreed.	2005 – Nationally 1,302 entries comprising 1,430 items are on the Register, compared to 1,428 entries comprising 1,615 items on the 1999 register	No targets as yet	English Heritage, 2005, Register of Buildings at Risk 2005 The SAM 'at risk' is also a Grade I listed building 'at risk' and therefore appears twice in this table
9v).	Number of recorded heritage assets	2004 – 1,399	No comparators as yet	No targets as yet	Source: Tees Archaeology
9vi).	Number of conservation areas	2004 – 11	North East 2004 – 280	Submission draft of the Regional	North-East regional and

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		Stockton has 4% of the North East region's conservation areas	As at 2002, 275 conservation areas in North East region compared to average no. of conservation areas per English Region was 1003 in 2001/02	Spatial Strategy seeks plans and strategies to conserve and enhance the historic environment and prepare management plans by 2007	national % from English Heritage, State of the Historic Environment Report 2004 North East
9vii).	Historic Parks and Gardens	2004—2	2004—37 within the North East region	Loss or damage to sites to be zero	Source: English Heritage, Heritage Counts 2004
9viii).	No. of tree preservation orders	May 2005—584	No comparators as yet	No targets as yet	The number of tree preservation orders made does not give an indication of the number of trees protected by TPOs
9ix).	% of population satisfied with local parks and open spaces	2000—55.6% 2003—64.8%	North East 2000—55.4%, 2002 68.3%	Agree and publicise a 'Quality Standard' for neighbourhood open spaces by March 2005 Involve local communities in agreeing action plans to ensure all residents have access to quality green space within 500m of their home by March 2006	Figures taken from ODPM indicators Target taken from Community Strategy. Key objective in the Parks, Countryside and Open Space Strategy to improve the quality of open spaces.
9x).	Number of Listed Building Planning Applications	As at August 2005—28 2004—45 2003—27*	In 2003/04—913 applications for listed building consent in the North East. This was a 7.1% increase on 2002/03. Over 90% granted.	No targets as yet	* 2003 figures may not be complete as the Council introduced a new system to record all planning applications
9xi).	Number of Listed Building Planning Applications determined by the Secretary of State	Not yet recorded*	No figures as yet	No targets as yet	* Monitoring began in 2005
9xii).	Number of Conservation Area consents for demolitions	As at August 2005—1 (and 1 one other pending consideration 2004—3 and 1 other refused 2003—1 and 1 other refused	North East—2003/04—71 conservation area applications for demolition North East—2002/03—72 conservation area applications for demolition	No targets as yet	* 2003 figures may not be complete as the Council introduced a new system to record all planning applications
9xiii).	Number of Enforcement	2005—06—2 (as at August	No comparisons	No target as yet	Does not include

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	Notices issued in Conservation Areas	05) 2004/05 – 3 2003/04 – 0 2002/03 – 1 (but was a listed building enforcement notice as below)			complaints or breaches of planning control in conservation areas.
9xiv).	Number of Listed Building Enforcement Notices issued	2005/06 – 0 (as at August 05) 2004/05 – 0 2003/04 – 0 2002/03 – 3 (including 1 repairs notice and 1 urgent works notice)	No comparisons	No target as yet	Does not include complaints or breaches of planning control in conservation areas.
9v).	Number of Enforcement Notices issued regarding trees	Monitoring has only started taken place since July 2005	No comparisons	No target as yet	Monitoring has only started taken place since July 2005

SA Objective 10 – To protect and enhance local distinctiveness of the Borough’s urban and rural landscape;

Ref. No.	Indicators	Stockton-on-Tees Data	Comparators and Trends	Targets	Comments
10i)	No. of designated Special Landscape Area	3 – Leven Valley, Tees Valley and Wynyard Park	10 sites within Tees Valley	Protection of these designated areas from development	Source: Stockton-on-Tees Local and Tees Valley Structure Plan
10ii)	Total area of Ancient and Semi-Natural Woodland as a % of Borough	2003 – 0.43%	Over 22,000 ancient woodland sites within England	Protect ancient woodlands from inappropriate development and support its positive management	English Nature data - % SBC's GIS team – available data from 2003 Ancient and Semi Woodland coverage – 90ha Total area of Stockton Borough – 20977ha
10iii)	Total area of Ancient Replanted Woodland as a % of Borough	As at May 2003 – 0.44%	Over 22,000 ancient woodland sites within England	Protect ancient woodlands from inappropriate development and support its positive management	English Nature data - % SBC's GIS team - available

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					data from 2003 Ancient Replanted Woodland 92ha Total area of Stockton Borough – 20977ha
10iv)	Total area of Ancient and Semi-Natural and Ancient Replanted Woodland as a % of Borough	As at May 2003 – 0.87%	Over 22,000 ancient woodland sites within England	Protect ancient woodlands from inappropriate development and support its positive management	English Nature data - % SBC's GIS team – available data from 2003 Ancient and Semi Woodland coverage – 90ha Ancient Replanted Woodland 92ha Total area of Stockton Borough – 20977ha
10v)	Tees Forest Woodland Cover	7.4% of Tees Forest woodland cover falls within the Stockton Borough 819 ha of woodland within the Tees Forest falls within the Stockton Borough year end 2003/04	Within England there are 12 Community Forest organisations working in partnership with the forestry commission	Stockton Borough Council supports and promotes Tees Forest in encouraging afforestation and environmental land management	Source: Tees Forest
10vi)	% of population satisfied with local parks and open spaces	2000 – 55.6% 2003 – 64.8%	North East 2000 – 55.4%, 2002 68.3%	Agree and publicise a 'Quality Standard' for neighbourhood open spaces by March 2005 Involve local communities in agreeing action plans to ensure all residents have access to quality green space within 500m of their home by March 2006	Figures taken from ODPM indicators Target taken from Community Strategy. Key objective in the Parks, Countryside and Open Space Strategy to improve the quality of open spaces.

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SA Objective 11 – To ensure good local air quality for all;

Ref. No.	Indicators	Stockton-on-Tees Data	Comparators and Trends	Targets	Comments
11i)	Nitrogen Dioxide Levels exceeding one hour mean	In 2000 exceeded twice In 2002 exceeded four times	No comparators as yet	Number of days when air pollution is moderate or high or above the Air Quality Strategy Objective by the required date UK targets to be achieved by end of 2005: 200µg/m ³ as a 1hr mean: not to be exceeded more than 18 times per year 40µ/m ³ as an annual mean	Search for comparators and seek more up to date local data
11ii)	PM ₁₀ exceeding 24 hours	In 2002 exceeded 27 times	No comparators as yet	Number of days when air pollution is moderate or high or above the Air Quality Strategy Objective by the required date UK targets to be achieved end of 2004: 50µ/m ³ 24 hour mean not to be exceeded more than 35 times per year and 40µ/m ³ annual mean	Search for comparators and seek more up to date local data
11iii)	% reduction in CO ₂ emissions from domestic sources from 1996	2004/05 – 23.9% reduction on 1996 levels	No comparators as yet	Number of days when air pollution is moderate or high or above the Air Quality Strategy Objective by the required date 30% reduction in CO ₂ emissions from domestic property by March 2006 (based on 1996 levels)	Target taken from Community Strategy 2004-2007 and BVPI indicators
11iv)	No of breaches of air quality standards for 5 pollutants (nitrogen dioxide, sulphur dioxide, particles, benzene, 1.3 butadiene)	Not yet recorded	Not yet recorded	Number of days when air pollution is moderate or high or above the Air Quality Strategy Objective by the required date	Not yet recorded
11v)	Tonnage of SO ₂ /Nox emitted from part (a) industries within	Not yet recorded	Not yet recorded	Number of days when air pollution is moderate or high or	Not yet recorded

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	the borough			above the Air Quality Strategy Objective by the required date	
11vi)	No of air quality management areas	0	137 Authorities have declared a Local Air Quality Management Area including Newcastle-upon-Tyne. None within Tees Valley.	Number of days when air pollution is moderate or high or above the Air Quality Strategy Objective by the required date	Source: Air Quality Archive
11vii)	Total number of noise complaints	All complaints down in 2004/05 to 817 from 905 the previous year. (Stockton environmental health unit 2005)	Not yet recorded	No national or regional targets set for numbers of noise complaints. Monitoring of service is assessed by time taken to respond to a complaint.	DEFRA noise mapping system is in the first stages of developing a National Ambient Noise Strategy and at the moment only covers London.
11viii)	Domestic noise complaints	2004/05, 654 complaints. Fall of 88 on previous year 2003/04, with 742 complaints. The majority of complaints are to do with excess levels of music or dog barking in an area.	Not yet recorded	No national or regional targets set for numbers of noise complaints. Monitoring of service is assessed by time taken to respond to a complaint.	DEFRA noise mapping system is in the first stages of developing a National Ambient Noise Strategy and at the moment only covers London.
11ix)	Industrial/Commercial noise complaints	2004/05, 128 complaints. Decrease of 8 disturbances on previous year 03/04, having 136 complaints. Local clubs/pubs and their customers cause the majority of complaints.	Not yet recorded	No national or regional targets set for numbers of noise complaints. Monitoring of service is assessed by time taken to respond to a complaint.	DEFRA noise mapping system is in the first stages of developing a National Ambient Noise Strategy and at the moment only covers London.
11x)	Environmental noise complaints	2004/05, 34 reports of noise, up 7 from the previous year. Traffic causes most of these problems.	Not yet recorded	No national or regional targets set for numbers of noise complaints. Monitoring of service is assessed by time taken to respond to a complaint.	DEFRA noise mapping system is in the first stages of developing a National Ambient Noise Strategy and at the moment only covers London.

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SA Objective 12 – To protect and enhance the quality of the Borough’s ground, river and sea waters;

12iii)	Average domestic water consumption (l/head/day)	Not yet recorded	Northumbrian Water Supply area 145/head/day Slight decline since 1998-99 figures for NWL supply area	No targets as yet	No local data as yet
12iv)	Domestic leakage (l/property/day)	Not yet recorded	Northumbrian Water Supply area 134 in 2002/03. 12% decline since 1998/99	No targets as yet	No local data as yet
12v)	Bathing water tests	EA cd – to be imputed	EA cd – to be imputed	EA cd – to be imputed	EA cd – to be imputed
12vi)	River biological quality	EA cd – to be imputed	EA cd – to be imputed	EA cd – to be imputed	EA cd – to be imputed
12vii)	River chemistry quality	EA cd – to be imputed	EA cd – to be imputed	EA cd – to be imputed	EA cd – to be imputed
12viii)	Aquifer	2005 – Stockton is underlain by the Sherwood Sandstone which is classified as a major aquifer.	No comparators as yet	Protect the source of drinking waters.	

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SA Objective 13 – To reduce the causes and impacts of climatic change;

Ref. No.	Indicators	Stockton-on-Tees Data	Comparators and Trends	Targets	Comments
13i)	% reduction in CO2 emissions from domestic sources Home Energy Conservation Act % improvement	2004/05 – 23.90% 2003 – 20.4% 12% cumulative improvement over the last three years	Total UK greenhouse gas emissions fell 8.1% from 786.3 million tonnes to 722.3million tonnes. However in 2003 greenhouse gas emissions rose by 1.6% on 2002 levels	30% reduction in CO2 emissions from domestic property by March 2006 (based on 1996 levels) Target 2005/06 – 30% by revising HECA Strategy targeting private sector properties	2004/05 figures % reduction in CO2 emissions from domestic sources Target taken from Community Strategy 2004-2007 2003/04 HECA % improvement
13ii)	Actual energy consumption of LA buildings – fossil fuels	2002/03 - 90.9%	No comparators as yet	10% of all energy produced to come from renewable sources by 2010 and 20% by 2020	BVPI indictaors
13iii)	% of electricity from renewable sources	2004 - 0	UK – 2002 3% of electricity from renewables 1989 – 1.7% of electricity from renewables	10% of all energy produced to come from renewable sources by 2010 and 20% by 2020	No renewable schemes currently operating in the Borough UK comparators taken from UK Government's Sustainable Energy Strategy
13iv)	Installed capacity of renewable energy generation (KWe)	2004 - 0	In the North East region the total installed capacity of renewable energy schemes in 2002 was 34.3MW – with further capacity scheduled for subsequent years	5% increase in the use of renewable energy across the Borough by March 2006 (based on 2002 useage). North East region target of 5-9% of the total potential installed capacity (MW) of all electricity located in the North East. 10% of all energy produced to come from renewable sources by 2010 and 20% by 2020	Local target taken from Community Strategy 2004-2007 No renewable schemes currently operating in the Borough

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SA Objective 14 – Reduce the risk of flooding and the resulting detriment to people and property;

Ref. No.	Indicators	Stockton-on-Tees Data	Comparators and Trends	Targets	Comments
14i)	No of planning applications approved contrary to the advice of the Environment agency where objection was made on flood risk grounds	As at May 2005 = none	Nationally in 2003/04 22.5% of applications were approved contrary to EA advice Nationally in 2002/03 21% of applications were approved contrary to EA advice	No increase in the number of properties exposed to flood risk	Source: Environment Agency
14ii)	% of developments approved with conditions fully mitigating EA's concerns	Not yet recorded	Nationally 2003/04 – 55.2% Nationally 2002/03 – 55.7%	No increase in the number of properties exposed to flood risk	Not yet recorded

SA Objective 15 – To reduce the amount of waste produced and increase the amount recycled, reused and recovered;

Ref. No.	Indicators	Stockton-on-Tees Data	Comparators and Trends	Targets	Comments
15i)	Household waste generation	2003/2004 – 8,7841 tonnes	North East region - 548kg of household waste per person was produced in financial year 2002/03 – a rise of 13% (England average 521kg per person)	<u>EU Targets</u> 20% reduction in the volume of waste from all sectors going to landfill 17% of all household waste to be recycled or composted by 2008 30% of all household waste to be recycled or composted by 2010.	EU and national targets taken from IRF and Stockton data taken from Atkin's SoE
15ii)	Demolition and Construction Waste	Not yet recorded	Not yet recorded	In 1999, 25million tonnes of construction and demolition waste annually and in 2001, 45 million tonnes produced annually. The amount of C&D waste disposed at landfill fell	Source DEFRA Need to record

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				from ¼ of all that produced to a total of 4%	
15iii)	Household waste landfilled	2004 – 13.3% which has seen an increase since 2002	No comparators as yet	EU target - 35% reduction in biodegradable municipal waste going to landfill by 2010; 50% 2013; and 65% by 2016 (Landfill Directive)	Source SBC's BVPIs EU Landfill Directive 1999/31/EC
15iv)	Household waste recycled	2002/03 – 5.9% 2003/04 actual - 8.83%	North East region - 36kg per person was recycled or composted in the financial year 2002/03 – a rise of 107% since 1998/99 (England average 76kg per person)	North East target to enable 17% of household waste to be recycled or composted by 2004. Recycle at least 30% of household waste by 2010 SBC 2004/05 target 12% SBC 2005/06 target 14% SBC 2006/07 target – 16% 60% of households in Stockton Borough to participate in recycling schemes by March 2006.	Regional targets taken from IRF Local target taken from BVPI indicators from Council Plan Targets for % of households participating in schemes from Community Strategy 2004-2007 Stockton Borough is below regional targets and average
15v)	Household waste composted (including waste sent for anaerobic digestion)	2002/03 – 2.7% 2003/04 - 2.03%	Comparison Unitary average 2002/03 - 4.4%	SBC 2004/05 target – 4% SBC 2005/06 target – 4% SBC 2006/07 target – 4%	BVPI indicators, comparisons and targets taken from Council Plan.
15vi)	% of total tonnage of household waste that has been landfilled	2002/03 – 8.4% 2003/04 – 9.74%	Comparison Unitary average 2002/03 - 76%	SBC 2004/05 target – 10% SBC 2005/06 target – 8% SBC 2006/07 target – 8%	BVPI indicators, comparisons and targets taken from Council Plan.
15vii)	% of total tonnage of household waste arisings which have been used to recover heat, power and other energy sources	2002/03 – 83.1% 2003/04 – 79.41%	Comparison unitary average 2002/03 – 8.6%	SBC 2004/05 target – 74% SBC 2005/06 target – 74% SBC 2006/07 target – 74%	BVPI indicators, comparisons and targets taken from Council Plan.
15viii)	Households with kerbside	2002/03 – 90%	Comparison unitary average	SBC 2004/05 target – 96%	BVPI indicators,

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	recycling collection	2003/04 – 94.8%	2002/03 – 74%	SBC 2005/06 target – 97% SBC 2006/07 target – 98%	comparisons and targets taken from Council Plan.
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SA Objective 16 – To protect and enhance local biodiversity and geodiversity;

Ref. No.	Indicators	Stockton-on-Tees Data	Comparators and Trends	Targets	Comments
16i)	Number of RAMSAR sites	Cowpen Marsh SSSI and the majority of Seal Sands are recognised as wetlands of international importance for nature conservation	162 in the UK covering more than 805,000ha of land 1430 internationally	Ramsar convention's own target of 2000 globally listed sites by 2005	
16ii)	Number of International Nature Reserves	Project undertaken by RSPB and Teesside Environment Trust to deliver the Saltholme International Nature Reserve	No comparators	The project should not only protect and enhance the internationally important wildlife in the Tees Estuary but also deliver benefits such as improve flood management by forming a natural 'washland' to ease flood pressure on Clarence estate.	Information from RSPB
16iii)	Number and condition of SSSIs	4 sites entirely within the Borough totalling 423.65 ha 17% favourable 73% unfavourable no change 10% destroyed 1 other site partially within the Borough	North East: 24% favourable 26.04% unfavourable recovering 38.51% unfavourable no change 10.44% unfavourable declining 0.24% destroyed/part destroyed England: 45.02% favourable 22.34% unfavourable recovering 20.85% unfavourable no change	Regional target net loss or damage to nationally, internationally designated habitats to be zero or less than the previous period	Only 2 of the SSSIs are completely in favourable condition. Data from English Nature website.

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			11.7% unfavourable declining 0.09% destroyed		
16iv)	Condition of sites of nature conservation importance (SNCI)	Tees Valley Wildlife Trust is to undertake a survey financial year 2005 , of all SNCIs in the Tees Valley to assess their condition, using similar categories to English Nature's SSSI surveys. Once complete this data will be regularly updated	Tees Valley Wildlife Trust is to undertake a survey financial year 2005 , of all SNCIs in the Tees Valley to assess their condition, using similar categories to English Nature's SSSI surveys. Once complete this data will be regularly updated	Tees Valley Wildlife Trust is to undertake a survey financial year 2005 , of all SNCIs in the Tees Valley to assess their condition, using similar categories to English Nature's SSSI surveys. Once complete this data will be regularly updated	Tees Valley Wildlife Trust is to undertake a survey financial year 2005 , of all SNCIs in the Tees Valley to assess their condition, using similar categories to English Nature's SSSI surveys. Once complete this data will be regularly updated
16v)	Number of local nature reserves	2005 - 14 Local Nature Reserves and one other being considered.	Over 1050 in England covering a total of 40,000ha The Castle Eden Walkway and Cowpen Bewley Country Park have been designated as Local Nature Reserves since 1997	To increase the number of Local Nature Reserves (or LNRs) in England	English Nature website
16vi)	Area of Biodiversity Action Plan priority habitats	Tees Valley wide document	25 habitat priority groups within the Tees Valley. A total of 159 species: 11 short list species; 12 Middle list species and 136 long list species. Those species are on the short and middle list are priority species whilst those found on the long list are species of conservation concern.	10 projects undertaken across the Borough to meet Biodiversity Action Plan habitat and species targets by March 2005	Source: Tees Valley Wildlife Trust (1999), Tees Valley Biodiversity Action Plan

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SA Objective 17 – Make better use of our natural resources such as land and soil.

Ref. No.	Indicators	Stockton-on-Tees Data	Comparators and Trends	Targets	Comments
17i)	% of homes built on PDL	2003/04 – 29.34% 2002/2003 – 29.34% 2000/2001 – 36%	53% of new homes in the North East were built on PDL in 2001 and 2002 which was a decrease of 4% since 1999/2000	PPG3 - National target for 60% of new builds on PDL by 2008	Low % of new builds on PDL due to historic planning permissions at Ingleby Barwick
17ii)	% of employment land developed on PDL	Not yet recorded	Not yet recorded	Not yet recorded	One of RSS/LDFs core monitoring indicators
17iii)	Demolition and Construction Waste	Not yet recorded	Not yet recorded	In 1999, 25million tonnes of construction and demolition waste annually and in 2001, 45 million tonnes produced annually. The amount of C&D waste disposed at landfill fell from ¼ of all that produced to a total of 4%	Source DEFRA Need to record
17iv)	2001 – Density (no. of people per hectare)	2001 – 8.7	North East – 2.9 UK 2001 – 2.4	PPG3 requires residential development to be between 30-50 dwellings per hectare	Results taken from 2001 Census
17v)	Potentially contaminated land (Ha)	2004 – 5,586Ha	It is estimated that around 100,00 sites covering between 50,000ha and 200,000 ha in England and Wales are potentially contaminated	As yet no sites within the Stockton Borough have been declared as 'contaminated'	Comparator estimates from Environment Agency
17vi)	Hectares of land reclaimed for development	2004/05 – 2.09	No comparators as yet	2005/06 target – Mill land Primary School, Bowesfield Primary School, St. Cuthberts Primary School, Hardwick green, Mandale Housing regeneration, Bullgarth, Meadowings, Green Dargon yard, Thornaby Town Centre, Queens Park North, Boathouse lane, Sun Street,	Indictors and targets taken from BVPI indicators – delivery of regeneration programmes

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				Darlington Back Lane, Bowesfield Riverside, Parkfield Foundry Long term target 35.6	
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Appendix 3: Statement of Consultation and Summary of Representations to the draft Sustainability Appraisal Report

Following the five week consultation period on the draft Scoping Report in August 2005, comments received from the eight organisations were fed into the draft Sustainability Appraisal Report to accompany the draft Boathouse Lane Planning and Design Brief. The draft Boathouse Lane Planning and Design Brief and the draft Sustainability Appraisal Report were published for a six week public consultation period on the 20th January 2006. The closing date for comments was 5pm Monday 6th March 2006. The following organisations were consulted on the draft documents:

- Amos Swift Limited
- Arriva Plc
- Billingham Area Partnership Board
- Blackett, Hart & Pratt
- British Waterways
- Brungover Limited
- Central Area Partnership Board
- Countryside Agency
- Darlington Borough Council
- Eastern Area Partnership Board
- English Heritage
- English Nature
- Environment Agency
- English Partnerships
- Government Office for the North East
- GT Graphics
- Hambleton District Council
- Hartlepool Borough Council
- Ian Darby Partnerships
- JT Doves
- Leisure Promotions Ltd
- Nickerson Europe Limited
- North East Regional Assembly
- Northern Area Partnership Board
- One North East
- Mandale Commercial Limited
- Middlesbrough Borough Council
- Perfect Acoustics Limited
- Redcar & Cleveland Borough Council
- Sedgefield Borough Council
- Tees Archaeology
- Tees Valley Joint Strategy Unit
- Tees Valley Regeneration
- Tees Valley Wildlife Trust
- Tomlinson Hall and Co Limited
- Ward Councillors
- Western Area Partnership Board
- Woodford Land

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Copies of the draft documents were placed on deposit at Central Stockon's library as well as a reference copy being made available at the Council's Planning Reception.

A Notice of Publication was placed in the local Evening Gazette notifying the public of the published document, where copies could be viewed and the closing date of the consultation period. A copy of the draft documents were also made available to download free of charge from the Council's website.

Out of the thirty-four organisations directly consulted on the draft documents five responses were received in connection with the draft Sustainability Appraisal Report. A summary of the representations can be viewed in the tables below together with the Council's response and recommendation. Changes have been underlined throughout the document where applicable.

Paragraph	None
Organisation/Individual	Rachel Oxley, Countryside Agency
Summary of Representation	We have no comments to make at the present time.
Council's Response	Noted.
Recommendation	No changes necessary.

Paragraph	None
Organisation/Individual	Pat Ritchie, One North East
Summary of Representation	Draft Sustainability Appraisal Report to accompany SPD. I confirm that the Agency have no comment to make regarding this document.
Council's Response	Noted.
Recommendation	No changes necessary.

Paragraph	Paragraph 3.4
Organisation/Individual	Jenny Loring, English Nature
Summary of Representation	We fully support the first aim, that of "Protecting and improving the environment."
Council's Response	Support welcomed.

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Recommendation	No changes necessary.
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Paragraph	Paragraph 3.5
Organisation/Individual	Jenny Loring, English Nature
Summary of Representation	In particular, we fully support the fifth objectives, which seeks to “Protect and enhance the natural and historic environment.”
Council’s Response	Support welcomed.
Recommendation	No changes necessary.

Paragraph	Paragraph 3.5
Organisation/Individual	Mr Alan Hunter, English Heritage
Summary of Representation	English Heritage is pleased to note that draft Objective 5 of the Planning and Design brief is to protect and enhance the natural and <i>historic</i> environment
Council’s Response	Support welcomed.
Recommendation	No changes necessary.

Paragraph	Paragraph 5.6
Organisation/Individual	Mr Alan Hunter, English Heritage
Summary of Representation	English Heritage welcomes acknowledgement of the need to carry out further investigation into the historic significance of buildings on the site. In particular I welcome reference to the possibility of reusing any such buildings as opposed to simply recording them prior to demolition.
Council’s Response	Support welcomed.
Recommendation	No changes necessary.

Paragraph	Paragraph 5.7
Organisation/Individual	Suzie Shaw, Environment Agency
Summary of Representation	It is noted that reference has been made to the site being with the Flood Zone 3 (High Risk) and the need for the Council to undertake a Strategic Flood Risk Assessment (SFRA) to satisfy the sequential test as set out in PPG25 and Draft PPS25. Given that the site is already allocated in the approved development plan, it would not be appropriate to be considering alternative sites unless the allocations were being reviewed. SFRA help inform the most appropriate to be considering alternative sites unless

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	the allocations were being reviewed. SFRA help inform the most appropriate allocation of sites in a development plan at the formulation stage. The SFRA to be carried out in your district will now need to inform the new LDDs in the new LDF process. A site specific FRA now needs to be undertaken for this allocation, addressing how the flood risk will be managed on the site.
Council's Response	Agreed.
Recommendation	Text will be reviewed for clarity.

Paragraph	Paragraph 5.7
Organisation/Individual	Suzie Shaw, Environment Agency
Summary of Representation	Careful consideration must also be given to the contamination on the site and a full ground condition survey will need to be undertaken to the satisfaction of the Environment Agency. We endorse the recently published PPS23 (www.odpm.gov.uk) which states that it is the developer's responsibility to ensure the site is safe and suitable for its intended purpose, having regard to previous contamination. The framework to achieve this is to carry out investigations in accordance with CLR11, Model Procedures for the Management of Contamination. The link for this document is www.environment-agency.gov.uk/subjects/landquality . Additionally, it must be remembered that under the Water Resources Act 1991 it is an offence to "knowingly permit" pollution of controlled waters. The Environment Agency reserves the right to undertake its statutory powers."
Council's Response	Agreed.
Recommendation	Text will be expanded. Appendix 1 will include CLR11.

Paragraph	Paragraph 5.8 (now 5.9)
Organisation/Individual	Jenny Loring, English Nature
Summary of Representation	Surveys will need to cover bats in existing buildings and breeding birds, along with otter use of the waterfront. It is not thought that great crested newts are likely to inhabit the site. However areas of cleared ground may have the potential to support early-successional semi-natural grassland and Local BAP species such as the dingy skipper butterfly.
Council's Response	Agreed.
Recommendation	This additional information will be fed into the Sustainability Appraisal which will in turn be fed into the Brief to ensure that reference is made to the required surveys. This will help to ensure that biodiversity is enhanced as well as protected.

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Paragraph	Paragraph 6.2
Organisation/Individual	Jenny Loring, English Nature
Summary of Representation	We endorse Objective SA16
Council's Response	Support welcomed.
Recommendation	No changes necessary.

Paragraph	Paragraph 6.2
Organisation/Individual	Mr Alan Hunter, English Heritage
Summary of Representation	English Heritage notes Sustainability Objectives 9 and 10 and welcomes their inclusion.
Council's Response	Support welcomed.
Recommendation	No changes necessary.

Paragraph	Paragraph 7.2
Organisation/Individual	Jenny Loring, English Nature
Summary of Representation	While we recognise that successfully reconciling Design Brief Objective A and C may be challenging, this is by no means impossible. What does "a note of caution should be applied when developing the objective further" actually mean? We would strongly resist any weakening or watering down of biodiversity objectives here.
Council's Response	Agreed.
Recommendation	The text is likely to be misinterpreted and will be reworded to ensure that the objectives are neither weakened or watered down.

Paragraph	Paragraph 7.2
Organisation/Individual	Mr Alan Hunter, English Heritage
Summary of Representation	English Heritage concurs with the findings of the matrix.
Council's Response	Support welcomed.
Recommendation	No changes necessary.

Paragraph	Table 1
Organisation/Individual	Jenny Loring, English Nature

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Summary of Representation	Consultation on the results of ecological surveys and any mitigation measures should obviously take place with English Nature as well as with Tees Valley Wildlife Trust.
Council's Response	Agreed.
Recommendation	Text amended to include reference to English Nature as well as the Tees Valley Wildlife Trust.

Paragraph	SA Objective 14
Organisation/Individual	Suzie Shaw, Environment Agency
Summary of Representation	We also note that there have been amendments to the Sustainability Appraisal Objectives following our comments and we welcome the changes. We would, however, ask that SA Objective 14 is amended to include 'property' as well as people.
Council's Response	Agreed.
Recommendation	Reference to 'property' will be made in objective 14.

Paragraph	Appendix 1
Organisation/Individual	Suzie Shaw, Environment Agency
Summary of Representation	There is no mention of the Groundwater Directive or the Environment Agency's 'Tidal Tees Flood Risk Management Strategy' which we mentioned as a relevant plan/programme in our previous response (DN/2005/006182-1/1).
Council's Response	Agreed.
Recommendation	Mention of the Directive will be made. The Tidal Tees Flood Risk Management Strategy was published for consultation post publication of the draft Sustainability Appraisal and will now be subsequently included.

Paragraph	Appendix 1
Organisation/Individual	Suzie Shaw, Environment Agency
Summary of Representation	We would suggest that draft PPS25: Development and Flood Risk is included within the list of relevant plans and programmes.
Council's Response	Agreed.
Recommendation	Draft PPS25 will be included in Appendix 1.

Paragraph	Appendix 1
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Organisation/Individual	Suzie Shaw, Environment Agency
Summary of Representation	We would also suggest some additional comments to be included under the key aims, themes, objectives for PPS23: Planning and Pollution Control as follows; 'With regard to previous contamination, it is the developers responsibility to ensure the site is safe and suitable for its purpose.'
Council's Response	Agreed.
Recommendation	Text expanded to include comments.

Paragraph	Appendix 1
Organisation/Individual	Mr Alan Hunter, English Heritage
Summary of Representation	To the list of national documents could be added <i>Power of Place</i> , the English Heritage led review of the historic environment published in 2000, and <i>A Force for our Future</i> , the Government's response published in 2001.
Council's Response	Agreed.
Recommendation	Documents will be included in Appendix 1.

Paragraph	Appendix 1
Organisation/Individual	Mr Alan Hunter, English Heritage
Summary of Representation	English Heritage welcomes reference, in the regional section of the Appendix, to English Heritage's State of the North East's Historic Environment reporting entitled Heritage Counts as well as the Regional Plan for the North East. Both documents have been re-issued and updated and I enclose for your attention copies of the latest versions.
Council's Response	Agreed.
Recommendation	References to these documents has been replaced by their predecessors.

Paragraph	Appendix 2
Organisation/Individual	Suzie Shaw, Environment Agency
Summary of Representation	We note that indicators 9i and 9ii, which relate to flooding have now been included under the new SA objective for flooding.
Council's Response	Noted.
Recommendation	No changes necessary.

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Paragraph	Appendix 2
Organisation/Individual	Mr Alan Hunter, English Heritage
Summary of Representation	It is important that SA Objectives 9 and 10 are accompanied by site specific indicators and targets for the heritage assets to be impacted upon by the development plan document.
Council's Response	Agreed.
Recommendation	Site specific indicators and targets have been developed in association with Tees Archaeology.