

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

**ANNUAL MONITORING REPORT
FOR THE REPORTING YEAR
1 APRIL 2008 TO 31 MARCH 2009**

DECEMBER 2009

Contents

Stockton Context	1
Spatial Planning in Stockton – where we are now	3
Purpose of the Annual Monitoring Report	5
Implementation of the Local Development Scheme	6
Progress in Relation to the Key Findings of the 2007/2008 AMR	8
Output Indicators	10
Output Indicators: Business Development and Town Centres.....	12
Output Indicators: Housing.....	19
Output Indicators: Environmental Quality	30
Output Indicators: Transport	36
Output Indicators: Minerals.....	39
Output Indicators: Waste.....	40
Conclusions and Key Actions.....	42
Appendix 1 – Saved Policies from the Stockton-on-Tees Local Plan 1997.....	44
Appendix 2 - Housing Data.....	46
Appendix 3 – Building for Life Criteria	56
Appendix 4 - Local Sites Identified by the Tees Valley Wildlife Partnership	57

Table of Figures

Table 1 Potential Local Indicators	10
Table 2 Employment Land Requirement	12
Table 3 Total amount of additional employment floorspace – by type	13
Table 4 Total amount of employment floorspace by type on previously developed land by type	14
Table 5 Employment Land Available – by type	14
Table 6 Town Centre Frontages in Retail Use.....	15
Table 7 Total Amount of Completed Floorspace for Town Centre Uses	16
Table 8 Potential Local Indicator: Vacancy Rates in the Town Centre 31 March 2009.....	17
Table 9 Unemployment Rates (Source: National Statistics (NOMIS))	18
Table 10 Housing Requirement for Stockton-on-Tees as set out in the Regional Spatial Strategy	19
Table 11 Net Additional Dwellings	20
Table 12 Housing Completions by dwelling type and bedroom number	21
Table 13 Density of completed sites over 10 dwellings	22
Table 14 Major Planning Permissions for Dwellings Granted in the 2008/2009.....	23
Table 15 Housing Trajectory	24
Figure 1 Housing Trajectory.....	25
Table 16 Proportion of dwellings built on previously developed land since 2004	27
Table 17 Renewable Energy Installations Permitted and Completed by Type	34

Table of Core and Local Output Indicators

Output Indicators: Business Development and Town Centres	12
Core Indicator BD1: Total amount of additional employment floorspace – by type	13
Core Indicator BD2: Total amount of employment floorspace by type on previously developed land by type	14
Core Indicator BD3: Employment Land Available – by type	14
Core Indicator BD4: Total Amount of Completed Floorspace for Town Centre Uses	16
Potential Local Indicator: Reduction in Vacancy Rates in the Town Centre	17
Potential Local Indicator: Increased footfall within Town Centres	17
Potential Local Indicator: Number of Upper Floors Brought Back Into Use	18
Output Indicators: Housing	19
Core Indicator H1: Plan Period and Housing Targets.....	19
Core Indicator H2(a): Net additional dwellings in previous years – previous 5 years or the previous plan period and H2(b): Net additional dwellings for the reporting year.....	20
Potential Local Indicator – Geographical Spread of Development Within the Borough.....	21
Core Indicator H2(c): Net additional dwellings – in future years and H2(d): Managed delivery target – plan, monitor, manage	23
Core Indicator H3: New and converted dwellings – on previously developed land	26
Core Indicator H4: Net additional Gypsy pitches.....	27
Potential Local Indicator: Number of Unauthorised Gypsy and Traveller Developments	27
Core Indicator H5: Gross affordable housing completions / National Indicator 155	28
Core Indicator H6: Housing Quality Building for Life Assessments.....	29
Output Indicators: Environmental Quality	30
Core Indicator E1: Number of planning permissions granted contrary to Environment Agency advice on flooding and water quality grounds.....	30
Core Indicator E2: Change in areas of biodiversity importance.....	31
Potential Local Indicator: Tees Valley Biodiversity Action Plan Sites created, restored, damaged or destroyed through development.....	32
Potential Local Indicator: Number and percentage of Listed Buildings at Risk (all grades)	33
Potential Local Indicator: Protection of Strategic Gaps and Green Wedges from Inappropriate Development	34
Core Indicator E3: Renewable Energy Generation	34
Potential Local Indicator: Percentage of Homes Constructed to Sustainable Homes Code Levels	35
Potential Local Indicator: Provision of Open Space Within New Housing Developments	35
Potential Local Indicator: Provision of New Facilities for Community Use	35
Output Indicators: Transport	36
Potential Local Indicator: Number of Cycle Trips	36
Potential Local Indicator: Passenger Footfall at Railway Stations.....	37
Potential Local Indicator: Accessibility – Progress on Schemes Identified in Policy CS2: Sustainable Transport.....	37
Output Indicators: Minerals	39
Core Indicator M1: Production of Primary Land One Aggregates by Mineral Planning Authority	39
Core Indicator M2: Production of Secondary and Recycled Aggregates by Mineral Planning Authority	39
Output Indicators: Waste	40
Core Indicator W1: Capacity of new waste management facilities by waste planning authority .	40
Core Indicator W2: Amount of municipal waste arising, and managed by management type by waste planning authority.....	41

1 Stockton Context

- 1.1 Stockton-on-Tees has a population of 191,857 people, living in 82,064 households. Stockton's population has risen by 7% since 1991, compared to a 2% population fall across the North East. There is a unique social and economic mix, with areas of quite acute disadvantage situated alongside areas of affluence. Whilst fifteen per cent of the population live within the top twenty per cent of most affluent areas of England, thirty four per cent live in the twenty per cent most deprived areas¹.
- 1.2 The Borough forms part of the 'Tees Valley City Region', home to some 749,900 people. It includes Stockton-on-Tees, Middlesbrough, Redcar & Cleveland, Darlington, Hartlepool and Sedgefield. Stockton Borough itself is made up of a mixture of urban centres, market towns and villages. The main centre of population is Stockton, with the towns of Billingham, Thornaby and Yarm functioning as district centres. The development of Ingleby Barwick has dominated the housing supply for the past 20 years, creating a new settlement.
- 1.3 The Borough is served by two trunk roads – the A19 running north-south, and the A66 running west-east. Local rail links provide a service between Middlesbrough and Darlington, as well as Hartlepool and Newcastle to the north, and York to the south. Durham Tees Valley Airport straddles the border of Darlington and Stockton Boroughs.
- 1.4 The town of Stockton owes its origins to the River Tees. Although settlement of the area can be traced back to Anglo-Saxon times, the main growth in population came in response to Stockton's role as the main port in the area (taking over from Yarm in the seventeenth century) and later, with the building of the Stockton – Darlington railway in 1825. Although its role as a river port declined a few years later, when the railway was extended to Middlesbrough, manufacturing industries sprang up based on rope making, cotton mills, sugar refining, brick making, pottery, iron and steel, ship repairing and more recently, the chemical industry.
- 1.5 The Submission Draft Core Strategy, submitted to the Secretary of State in May 2009 identified the following key drivers for change in the Borough:
 - Realising the potential to focus on the River Tees as a key asset of the Borough, whilst taking into account the impact of climate change and flood risk
 - Loss of traditional manufacturing industries, giving rise to previously developed land within urban areas, resulting in significant opportunities for redevelopment and regeneration, coupled with the identification of key regeneration sites
 - Lower than the national average employment rates
 - Low rates of new business start-ups
 - Potential to improve educational achievements, and to retain and attract more highly qualified people
 - Potential to create new jobs and attract significant investment in the chemical sector

¹ Sustainable Community Strategy 2008-2021

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

2 Spatial Planning in Stockton – where we are now

- 2.1 The Stockton-on-Tees Local Plan was adopted in 1997, followed by a number of Supplementary Planning Guidance documents. An alteration to the Local Plan called Alteration Number 1 was adopted in March 2006.
- 2.2 The **Planning and Compulsory Purchase Act 2004** began the transition from the old system of Local Plans to the new system of Regional Spatial Strategies and Local Development Frameworks (LDF). Local Planning Authorities with up-to-date development plans were able to seek approval from the Secretary of State for such plans to be ‘saved’ during the transitional period. Therefore, a number of policies from the 1997 Local Plan are still in use. The full list of saved policies from both the Local Plan and Alteration Number 1 are contained in Appendix 1. The Council is now producing the LDF, a collection of local development documents which, along with the North East of England Regional Spatial Strategy, will deliver the Borough’s spatial planning strategy.
- 2.3 The **North East of England Regional Spatial Strategy** (RSS) was adopted in July 2008 and now forms part of the statutory development plan for the Borough. Replacing Regional Planning Guidance for the North East (2004) and the Tees Valley Structure Plan (2004), it provides the spatial strategy for the North East region, informing both the LDF and Local Transport Plan. It sets out how Stockton will contribute to the regeneration of the North East, establishing the number of new houses required and the amount of employment land to be developed, along with the broad locations where these should be sited.
- 2.4 As reported in previous AMRs, the Council’s Spatial Planning team has been focused on the production of the **Local Development Framework** (LDF) since 2006. The LDF is not a single plan, but a folder of planning documents, forming a single source for all the Local Authority’s planning policies. The documents that make up the Stockton-on-Tees LDF are explained in the Local Development Scheme (LDS). An update on the progress of LDF documents along the timetable set out in the LDS is included in the Annual Monitoring Report.
- 2.5 The LDF adopts a spatial planning approach. This means that it integrates policies for the development and use of land with other policies and programmes that influence the nature of places and how they function. The LDF is closely related to the Borough’s Sustainable Community Strategy and provides the mechanism for delivering its spatial elements. Other local authority departments, local stakeholders and the local community are heavily involved from the earliest stage of preparation. Spatial planning outcomes are delivered through various mechanisms, including development management and control. LDF production also has a strong emphasis on the development of a robust evidence base to shape policies and monitor their implementation. The AMR is an important part of this process.
- 2.6 During the reporting period, significant changes have been made to the way in which Local Development Frameworks are prepared.
 - In June 2008, the Department for Communities and Local Government published a revised Planning Policy Statement 12: Local Spatial Planning. Drawing on experience of the first three years of Local Development Frameworks, the revised PPS updates the process for producing Core

Strategies and other DPDs, as well as emphasising the importance of planning as a corporate activity, collaborative working and the production of a robust evidence base. PPS12's revision also introduced the Plan Making Manual, a regularly updated online resource for local authorities which offers guidance and best practice advice on LDF production.

- The Planning Act (2008) was granted Royal Assent in November 2008. Its provisions largely relate to the new Infrastructure Planning Commission for making decisions regarding major infrastructure and the new Community Infrastructure Levy on developments to finance infrastructure.
- The Town and Country Planning (Local Development) (England) (Amendment) Regulations 2008 were also published in Autumn 2008, updating the statutory procedures for preparing Local Development Documents.

2.7 The changes introduced by the revised PPS12, as well as those required by the Planning Act (2008) and the Town and Country Planning (Local Development) (England) (Amendment) Regulations 2008 were taken into account in the revision of the Local Development Scheme undertaken in March 2009.

3 Purpose of the Annual Monitoring Report

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

4 Implementation of the Local Development Scheme

- 4.1 The Local Development Scheme (LDS) is a management tool for the delivery of the LDF. It lists the local development documents the Council intends to prepare, outlines the information that will be contained within them and provides a timetable for their delivery. The LDS is a statutory document and must be approved by Government Office for the North East (GONE). Revisions to the document can be made to take into account unforeseen circumstances or the need for new documents to be included, however these must also be approved by GONE.
- 4.2 The Council adopted a revised LDS in March 2009 with the agreement of GONE. This took into account the changes required by the June 2009 revision to Planning Policy Statement 12 as well as those required by the Planning Act (2008). Allowances were also made for the need to prepare further studies to supplement the evidence base and the effect of staff loss and turnover.
- 4.3 Important changes included in the March 2009 LDS were:
- The adjustment of the Core Strategy timetable to meet the requirements of the updated PPS12 and the Planning Act (2008), and to enable further studies to be undertaken to provide a robust evidence base
 - The adjustment of the timetables for the Regeneration DPD, the Environment DPD and the Yarm and Eaglescliffe Area Action Plan to align with the Core Strategy and to take into account the increase workload associated with the Core Strategy evidence base
 - The adjustment of the joint Tees Valley Minerals and Waste Core Strategy and Site Allocations Document timetables to reflect sub-regionally agreed changes
 - The delay of the timetables for the Open Space, Recreation and Landscaping Supplementary Planning Document (SPD), Sustainability Design Guide SPD and the removal of the Greater North Shore Master Plan SPD.
- 4.4 Key milestones achieved during 2008/2009 included:
- The Preferred Options consultation for the joint Tees Valley Minerals and Waste Core Strategy and Site Allocations DPDs, which ended on 8 April 2008.
 - The Publication of the Core Strategy DPD in October 2008, followed by an 8 week consultation period.
- 4.5 During the period between the end of the reporting year on 31 March 2009 and the publication of this report, significant progress has been made on the Core Strategy:
- submission to the Secretary of State on 29 May 2009
 - a pre-hearing meeting on 5 August 2009
 - a consultation on significant proposed changes relating to affordable housing
 - hearings between 21 September and 2 October 2009
 - a further consultation on a variety of proposed changes made by the Council in response to discussions during the hearing sessions.
- 4.6 The Inspector's report on the Core Strategy's soundness is anticipated in late December.

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

5 Progress in Relation to the Key Findings of the 2007/2008 AMR

5.1 The 2007/2008 AMR, published in December 2008, identified a number of key findings. These have been addressed over the last year as follows:

- **The need to set realistic targets for the preparation of DPDs and other documents within the LDF.**

The Local Development Scheme was reviewed in Spring 2009, with a revision being agreed by GONE in March. This took into account the need to prepare a robust evidence base to inform and justify decisions, delays in producing studies and other evidence and competing priorities.

- **Continuing need to develop local indicators, with associated targets, in order to monitor the Local Development Framework.**

Further work has been undertaken in developing local indicators. Changes were made to the monitoring framework outlined in the Core Strategy Publication Draft as a result of consultation responses. These will continue to develop along with local indicators from other DPDs and have been included in this AMR where appropriate.

- **Need to continue to improve existing and develop new monitoring systems, in order to meet the demands of the new planning system.**

The requirement for a robust evidence base places significant demands on monitoring systems. Information on both proposed and completed developments and their impact on the Borough is gathered from a wide variety of sources. Over time, data management has improved and will continue to do so, making increased use of existing systems and Geographical Information Systems.

- **Completion of on-going studies is vital to establish a more comprehensive evidence base, to inform future DPDs.**

The Council has undertaken and commissioned numerous studies and research projects during the preparation of the Core Strategy. Further studies will inform the preparation of the Yarm and Eaglescliffe Area Action Plan, Regeneration DPD and Environment DPD. These studies cover a wide variety of topics and research areas and are often led by other organisations or Council departments. Whilst LDF preparation draws on numerous documents from a variety of spheres, the Spatial Planning team was involved in the completion of numerous studies and research projects during the reporting year, including²:

- Wind Farm Development and Landscape Capacity Studies: East Durham Limestone and Tees Plain (August 2008)
- Employment Land Review Stage 3 (May 2008)
- Stockton Town Centre Study (March 2009)
- Stockton Middlesbrough Joint Retail Study (2008)
- Economic Viability of Affordable Housing Requirements (February 2009)
- Strategic Housing Land Availability Assessment (2008)
- Tees Valley Local Housing Assessment Update and Strategic Housing Market Assessment Report (January 2009)
- Student Accommodation Policy Guidance (2008)
- Planning the Future of Rural Villages in Stockton-on-Tees Borough (October 2008)
- Mapping Sensitive Areas for Birds within Stockton and Five Districts of County Durham (March 2009).

² This is not intended as a comprehensive list

- **The housing trajectory shows that Stockton Borough has adequate land supplies to meet the RSS requirements for housing targets during the first part of the plan period, and beyond. Continuing to plan, monitor and manage housing development will be essential to considering future applications throughout the plan period.**

The granting of planning permissions for dwellings and completion figures continue to be closely monitored by the Spatial Planning Team. Further detail on this is provided in the Housing section of this document.

6 Output Indicators

- 6.1 In July 2008, the Department for Communities and Local Government replaced Local Development Framework Core Output Indicators Update 1/2005 (published in October 2005) and Table 4.4 and Annex B of the Local Development Framework Monitoring: A Good Practice Guide (published in March 2005) with *Regional Spatial Strategy and Local Development Framework: Core Output Indicators - Update 2/2008*. This document contains revised Core Output Indicators for local planning authorities to report on in their Annual Monitoring Reports. Core Output Indicators were designed as part of the monitoring framework to achieve a consistent and cost effective approach to data collection across the regional and local levels covering a number of national planning policy and sustainable development objectives appropriate to local and regional policy.
- 6.2 As far as possible, this AMR assesses progress against the 20 Core Indicators outlined in *Regional Spatial Strategy and Local Development Framework: Core Output Indicators - Update 2/2008*. In some instances, monitoring systems are not sufficiently developed to report on Core Output Indicators fully. In order to provide an informative suite of information, data returned for the RSS AMR has also been included where relevant, as well as that produced for National Indicators.
- 6.3 It is also recognised that further work is required to establish Local Output Indicators and sustainability indicators. Following the adoption of the Core Strategy and other Development Plan Documents (DPD) (along with their Sustainability Appraisals, Appropriate Assessments and Infrastructure Strategies), locally distinctive indicators will be introduced to record the impact of policies contained within them as part of a Monitoring Framework. In the short term, relevant locally distinctive information has been included in the AMR where appropriate.
- 6.4 The Submission Draft Core Strategy outlines a number of key targets and includes an Implementation Plan with potential Local Indicators (Table 1). As the Examination in Public into the Core Strategy's soundness has not yet concluded, these indicators have not been formally adopted by the Council. However, it is anticipated that they, or similar indicators will be comprehensively monitored and included in future AMRs.

Table 1 Potential Local Indicators

Core Strategy Policy	Potential Local Indicator	Target
Policy CS1: Spatial Strategy	Geographical spread of development within the Borough	Minimum of 50% of housing development to take place within the Core Area between 2016 and 2024
Policy CS2: Sustainable Transport	Number of cycle trips	50% increase between 2004/2005 and 2010/2011
	Passenger footfall at railway stations	720,220 by 2010/2011

Core Strategy Policy	Potential Local Indicator	Target
	Accessibility	Progress on schemes identified in CS2
Policy CS3: Sustainable Living	Percentage of homes constructed to Sustainable Homes Code levels	100% Level 3 to 2013, 100% Level 4 2014 onwards
	Number and proportion of Listed Buildings at Risk (all grades)	Reduce the number of Listed Buildings at Risk by 25% over the life of the plan
Policy CS5: Town Centres	Reduction in Town Centre vacancy rates	A 10% reduction in Stockton Town Centre Voids by 2010/2011
	Increased footfall within Town Centres	Increase the footfall in Stockton Town Centre's two main shopping centres year on year
	Number of upper floors brought back into use	No target set
Policy CS6: Community Facilities	Provision of Open Space within new housing development	In accordance with guidance to be set out in the Open Space, Recreation and Landscaping SPD
	Provision of new community facilities for community use	
Policy CS9: Provision for Gypsies, Travellers and Travelling Show People	Number of unauthorised sites	0
Policy CS10: Environmental Enhancement	Protection of Strategic Gaps and Green Wedges from inappropriate development	No target set
	Tees Valley Biodiversity Action Plan Habitats restored, created, damaged or destroyed through development	No target set
Policy CS11: Planning Obligations	Number of permissions with associated contributions	No target set

7 Output Indicators: Business Development and Town Centres

Employment Land Requirements

- 7.1 The Regional Spatial Strategy sets out requirements for employment land up to 2021. For Stockton Borough, this is in the order of:
- 325 hectares, broken down into 255 hectares for general employment use (including 20 hectares previously identified for regional brownfield mixed use) and the remainder for key employment sites (70 hectares at Wynyard; this does not include land with planning permission associated with the former Samsung development).
 - Up to 445 hectares for chemicals.
 - 80 hectares for Durham Tees Valley Airport and associated uses (already with planning permission).
- 7.2 Nathaniel Lichfield and Partners and Storey SSP completed a comprehensive Employment Land Review in 2008. Stage 2 of this study identified the need for employment land within the Borough, as outlined in Table 2 and has also identified sites which should be allocated. Stage 3 of the review, completed in May 2008, confirmed the necessary site allocations to meet the requirement for employment land, as set out in Table 2. This recommended that the site known as Belasis Avenue North and South (measuring 30 hectares) should be de-allocated through the LDF process.

Table 2 Employment Land Requirement

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

- 7.3 There appears to be sufficient land within the Borough to meet the economic development needs of the area for the foreseeable future based on current take up rates. It is important to recognise that significant parcels of land are identified for the regionally and nationally important 'process industries cluster' located in the Borough. These areas are not normally available for general employment uses such as offices, industrial units or warehouses. When these more specialist uses are removed from the employment land supply figures, the amount of land available for general employment, which is available or committed, is similar to the 25 year supply figure identified in the Employment Land Review (approximately 340 hectares).
- 7.4 Throughout 2008/2009, the Council has been involved in the North and South Tees Industrial Development Framework Study, which will inform the Regeneration DPD with regard to site allocations and land uses in the Seal Sands and Billingham chemical complex area. It is expected that this work will be completed during the current financial year.
- 7.5 Further evidence to inform the Regeneration DPD will be developed during 2009/2010. This will include a collaborative study with Natural England, the RSPB and other stakeholders, to address the potential for development in those

areas to adversely affect the integrity of European Sites of Nature Conservation Importance³.

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

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

Table 3 Total amount of additional employment floorspace – by type

	B1 ⁴	B2	B8	Total
Gross	8683	4389.5	1799	14871.5
Net	-	-	-	-

The current Employment Land Database and associated monitoring systems used by the Council are not currently sufficiently sophisticated to calculate net amounts of additional floorspace for each use class. It is anticipated that the systems used to monitor employment land and commercial property will improve in 2009/2010 through collaborative work with Business Development, Regeneration and other teams within the Council.

7.6 New office floorspace has been completed at Teesdale, Bowesfield Park, Wynyard One and Portrack Interchange. All of these sites are located outside of the defined Town Centre boundary. However, these sites all benefit from an allocation from the 1997 Local Plan or an extant planning permission. Due to the nature of the consents and allocations at these sites it is not possible to distinguish between B1a, b, and c use classes.

7.7 General industrial completions have been restricted to two new units in Teesside Industrial Estate (B2) and Portrack Interchange (B8). The latter of these buildings being linked to the office development at the same site. Most of this floorspace has been developed on greenfield sites.

³ This term refers to those sites identified as Special Protection Areas, Ramsar sites and Sites of Special Scientific Interest.

⁴ Data is not currently available by B1a, b and c use classes

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

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

Table 4 Total amount of employment floorspace by type on previously developed land by type

Type (Use Class)	Total employment floorspace completed (gross) (square metres)	Employment floorspace completed (gross) on PDL (square metres)	Proportion of employment floorspace completed (gross) on PDL
B1	8683	6700	77.2%
B2	4389.5	0	0%
B8	1799	0	0%
Total	14871.5	6700	45.1%

7.8 Only one site has delivered new floorspace on previously developed land, this was the three acre site on Princeton Drive, Teesdale. The first phase of this speculative development involved the erection of three new offices, a further two offices have been permitted but have development has not commenced. As the three offices that have been completed are currently unoccupied, it is unlikely that the two remaining units will be developed until these existing units are let.

Core Indicator BD3: Employment Land Available – by type

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

At 31 March 2009, 810.35 hectares of Employment Land was available in the following categories:

Table 5 Employment Land Available – by type

	Total Allocated land without consent	Unallocated land within estate	Outline Planning Permission	Detailed Planning Permission	Total Available 2008 / 2009	Take Up 2008/2009
Key Employment Location	0.00	0.00	22.23	46.72	68.95	0.00

Sites with planning permission	0.00	0.00	12.52	75.02	87.55	5.12
General Allocated Land	131.15	10.96	1.07	24.12	167.31	3.38
Mixed Use Allocation	11.24	0.00	0.00	1.43	12.67	0.00
Airport related	0.00	0.00	0.00	0.00	50.00	0.00
Specialist uses	268.68	29.76	117.08	8.37	423.89	0.00
Overall Total	411.07	40.72	202.90	205.66	810.35	8.51

Town Centres

7.9 Stockton Town Centre is the largest shopping centre in the Borough, providing most of its shopping and service needs in a wide range of commercial units. It is also a strong public transport interchange and has good pedestrian and cycle links to surrounding neighbourhoods. The Council recognises that this retail economy and its environment must be strengthened, and its role expanded as a strong and attractive destination if it is to meet changing demands and retain its central service function and status as a Town Centre.

7.10 The Council has distinguished between Primary and Secondary Shopping Frontages in the Town Centre in Alteration No 1 to the Local Plan (2006). Policy S4 states that proposals for the development of or change of use to non-retailing use at ground floor level will be permitted if a number of criteria are met, including that the additional use results in no more than 10% of the sum total of the length of primary shopping frontages being in non-retail use. Similarly, Policy S5 states that proposals for the development of or change of use to non-retailing use at ground floor level within the Secondary Shopping Frontage will be permitted if a number of criteria are met, including that the additional use results in no more than 40% of the sum total of the length of street frontages in non-retail use.

7.11 In Yarm Town Centre, Policy S8 states that proposals for new development and change of use at ground floor level, from retail (Use Class A1) within the defined boundary of Yarm District Centre will be permitted provided that a number of criteria are met, including that no more than 60% of the High Street's overall length of frontage will be given over to non-retail uses following implementation of the proposal. Table 6 shows the position at 31 March 2009 in both Stockton and Yarm.

Table 6 Town Centre Frontages in Retail Use

	Stockton Town Centre Primary Frontage	Stockton Town Centre Secondary Frontage	Yarm Town Centre Primary Frontages
Total frontage (metres)	1871.1	847.8	784.3
Length of Frontage in Retail	1643.5	467.2	348.1

Usage (metres)			
Proportion of Frontage in Non Retail Use	12.16%	44.89%	55.62%

7.12 During the reporting year, the Council refused a planning application from Coral bookmakers, for a change of use from A1 (retail) to A2 (bookmakers). The subsequent appeal was dismissed by the planning inspectorate as the Inspector noted that the Wellington Square and Castlegate Centre are strategically managed and retain a high level of retail uses and that this consequentially led to pressure on the High Street for changes of use from retail to other uses. The Inspector therefore took the view that it was important to protect retail uses on the High Street to prevent further decline. This decision along with the findings of the Stockton Town Centre Study, which was completed in March 2009, will be taken into account in reviewing the planning policies for the Primary Shopping Area in the Regeneration DPD.

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

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

Table 7 Total Amount of Completed Floorspace for Town Centre Uses

Type (Use Class)	Total floorspace completed (metres squared) (gross)		
	Within Town Centres (metres square)	Outside Town Centres (metres square)	In the Local Authority Area (metres square) (total)
A1	1396	1414	2810
A2	528	0	528
B1 ⁵	0	8683	8683
D2	0	0	0
Total	1,924	10,097	12021

The current monitoring systems used by the Council are not currently sufficiently sophisticated to calculate net amounts of additional floorspace for each use class. There is a limited amount of information on planning application forms, from which the data has been retrieved, in relation to existing and proposed layouts and floorspace. It is anticipated that the systems used to monitor town centre uses will improve in 2009/2010 through collaborative work with Business Development,

⁵ Data is not currently available by B1a, b and c use classes

Regeneration and other teams within the Council.

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

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

Significant work to improve the monitoring of Town Centres and commercial property is being undertaken in collaboration with the Council's Regeneration Team which will enable this indicator to be monitored accurately in future. Base data will be established during the current year and reported in the 2009/2010 AMR.

Currently, levels of occupancy are monitored in the Primary and Secondary Frontage.

Table 8 Potential Local Indicator: Vacancy Rates in the Town Centre 31 March 2009

	Total no. of Units	No of Vacant Units	Proportion of Vacant Units
Stockton Primary Shopping Frontage	181	33	18.23%
Stockton Secondary Frontage	94	21	22.34%

Potential Local Indicator: Increased footfall within Town Centres

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

This information is being collected by the Council and will be included in the AMR in future years.

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

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

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

Unemployment

7.13 Table 9 shows official claimant count unemployment numbers and residence-based proportions (based on residents of working age) as published by National Statistics. During 2008/2009, the percentage of people unemployed has risen from 3.1% to 5.2%. Unemployment in Stockton-on-Tees continues to be above the National average, but below that for the Tees Valley.

Table 9 Unemployment Rates (Source: National Statistics (NOMIS))

	Total		Change in total unemployed from previous year
	Number	Percentage	
Stockton-on-Tees	6,208	5.2	2,539
Tees Valley	23,985	5.9	8,589
North East	85,437	5.4	35,153
Great Britain	1,510,759	4.1	700,342

8 Output Indicators: Housing

Housing Delivery

8.1 Core Indicator H1 shows the planned housing periods and provision. The housing target used in the Borough's housing trajectory is sourced from the North East of England Regional Spatial Strategy. This sets a housing target of 11,140 dwellings for the period 2004-2024.

Core Indicator H1: Plan Period and Housing Targets		
<p>The North East of England Regional Spatial Strategy (RSS) requires the provision of 9,475 dwellings for the Borough of Stockton over the period 2004 to 2021. This is an annualised average delivery rate of 555 dwellings per annum. The RSS also requires authorities to project their annualised average rate of delivery forward a further three years to 2024. This produces an overall requirement for Stockton of 11,140 dwellings for the period 2004 to 2024.</p>		
Table 10 Housing Requirement for Stockton-on-Tees as set out in the Regional Spatial Strategy		
RSS Phase	Total Dwelling Requirement in Phase	Dwelling Requirement per annum
2004-2011	4200	600
2011-2016	2650	530
2016-2021	2625	525
2021-2024	1665	555
<p>Table 10 sets out the RSS phases for housing delivery along side the number of dwellings required in each phase and each year of the plan period. This is also illustrated in Figure 1.</p>		

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

$$\text{Total completions} = \text{New Build Completions} + \text{net provision through COU/conversions} - \text{demolitions}$$

8.3 A dwelling is a self contained unit of accommodation. Further information on definitions can be found on the Communities and Local Government website.

8.4 Data on planning permission for dwellings, starts, completions, conversions, changes of use and demolitions is gathered by the Spatial Planning Team from a variety of sources and is stored on the Council's Housing Database. During 2008/2009 systems for gathering, storing and analysing data has continued to

improve, particularly with regard to consistency with other monitoring systems within the Council.

Core Indicator H2(a): Net additional dwellings in previous years – previous 5 years or the previous plan period and H2(b): Net additional dwellings for the reporting year

These indicators measure the number of net additional dwellings completed during the previous 5 years, including the reporting year. During 2008/2009, 604 dwellings were completed, however 108 were demolished or lost to changes of use/conversion. This resulted in a net total of 496 additional dwellings during the reporting year.

Table 11 Net Additional Dwellings

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

8.5 The total of 496 net additional dwellings delivered in Stockton nearly met the RSS requirement of 600 additional dwellings (82.7%). However, at a sub-regional level, only 1208 net additional homes were delivered across the Tees Valley against the RSS requirement of 2224 (54.3%).

8.6 604 homes were completed during 2008/09 (gross). Of these, 34% were flats. Approximately 30% of all completions had four or more bedrooms, with nearly 45% being small units (2 or less bedrooms) and 26% having 3 bedrooms. Further detail about dwelling types completed during the reporting year is included in Table 12. The majority of demolitions took place at the main regeneration schemes, resulting in a net completion figure of 496.

Table 12 Housing Completions by dwelling type and bedroom number

Dwelling Type	Number of bedroom	Total dwellings
Flats/Apartments	1 Bed	65
	2 Bed	138
	3 Bed	4
	4 (or more) Bed	0
Houses	1 Bed	3
	2 Bed	63
	3 Bed	153
	4 (or more) Bed	178

Potential Local Indicator – Geographical Spread of Development Within the Borough

This Potential Local Indicator is included in the Submission Draft Core Strategy Implementation Plan, which sets a target of a minimum of 50% of housing development to take place in the Core Area between 2016 and 2024.

This indicator is not currently monitored; however the Housing Database has been amended to record the Housing Sub Areas of Planning Permissions.

Housing Density

8.7 The density of housing on sites of more than 10 dwellings completed during the reporting year has been calculated. Table 13 shows a comparison between density on completed sites of over 10 dwellings in 2007/2008 and 2008/2009. This shows that the proportion of housing built at low density reduced significantly, whilst the proportion of housing at higher densities increased. As a result of planning guidance including Planning Policy Statement (PPS) 3 and sites coming forward in urban areas, the trend towards higher densities is likely to continue in future years.

Table 13 Density of completed sites over 10 dwellings

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

Trajectory

8.8 The Borough's Housing Trajectory shows the levels of actual and projected completions over the plan period identified in Core Indicator H1. Showing past performance and estimating future performance based on planning permissions and anticipated housing allocations, the trajectory enables the Council to use the 'Plan, Monitor, Manage' approach to housing delivery outlined in PPS3. This assists the Authority in predicting whether there is likely to be a short fall or surplus and plan accordingly in order to meet the RSS net annual gain requirements set out in H1.

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

- The majority of existing planning permissions will be implemented, unless site specific deliverability issues have been identified.
- There is currently permission for 353 dwellings on small sites. The average build out rate of small sites over the previous three years was approximately 55 dwellings per annum and this figure has been reflected in the five year supply calculation.
- Demolitions have been included in accordance with the proposed schedule.
- In April 2009 all developers with planning permission(s) for 10 dwellings or more were contacted and asked to provide their delivery schedule for the permission(s). These schedules have been built into the trajectory. When developers have not provided delivery schedules the Council has had to estimate delivery rates. In doing so the Council has taken into account advice from the Home Builders Federation.

8.10 Over 200 new dwellings were granted planning permission on new sites in 2008/09. These have been incorporated into the trajectory. The main sites involved are shown in Table 14. These statistics do not take into account approvals for reserved matters applications or re-submissions.

Table 14 Major Planning Permissions for Dwellings Granted in the 2008/2009

Site Description	Date granted	No of dwellings permitted (gross)	Housing Sub Area ⁶
Millfield House And 90-96 Dovecot Street Stockton-on-Tees	03-Apr-08	30	Core Area
Bowesfield Lane, Stockton-on-Tees	08-Aug-08	12	Core Area
Former S D Print And Design Building, Martinet Road, Thornaby, Stockton-on-Tees	10-Dec-08	30	Thornaby
Parkfield Hall Day Centre, Bowesfield Lane	12-Jan-09	10	Core Area

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

H2(c) illustrates the level of net additional housing expected to come forward to the end of the plan period in 2024. Beginning in the current year (2009/2010), it identifies the net additional dwellings expected to come forward each year from developable sites and broad locations identified in the draft Core Strategy, which is currently undergoing an Independent Examination by the Planning Inspectorate on behalf of the Secretary of State.

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

Table 15 illustrates both H2(c) and H2(d). Information on the area of sites has also been included, along with the Annualised Plan target. A site specific housing trajectory and its methodology is located within Appendix 2. Figure 1 Housing Trajectory illustrates the figures provided in Table 15.

⁶ As set out in the Submission Draft Core Strategy, May 2009

Table 15 Housing Trajectory

	Net additional dwellings trajectory (H2(c))	Potential Allocations ⁷ (H2(c))	Area (Ha) ⁸	Annualised Plan Target	Managed delivery target (H2d)
09/10	708		23.9	600	548
10/11	582		33.3	600	536
11/12	728		28.0	530	533
12/13	793		17.7	530	516
13/14	767		22.1	530	491
14/15	685		21.8	530	464
15/16	615		23.0	530	439
16/17	392	220	19.5	525	417
17/18	338	220	19.0	525	389
18/19	246	220	11.4	525	361
19/20	165	220	8.1	525	340
20/21	201	220	9.3	525	329
21/22	191	217	9.1	555	298
22/23	150	217	7.8	555	243
23/24	171	216	8.6	555	118

⁷ These figures are averages of the allocations identified within the Publication Draft Core Strategy within Policy CS7

⁸ Area in hectares is for sites with planning permission. An area for potential allocations has not been attributed as no sites have yet been allocated.

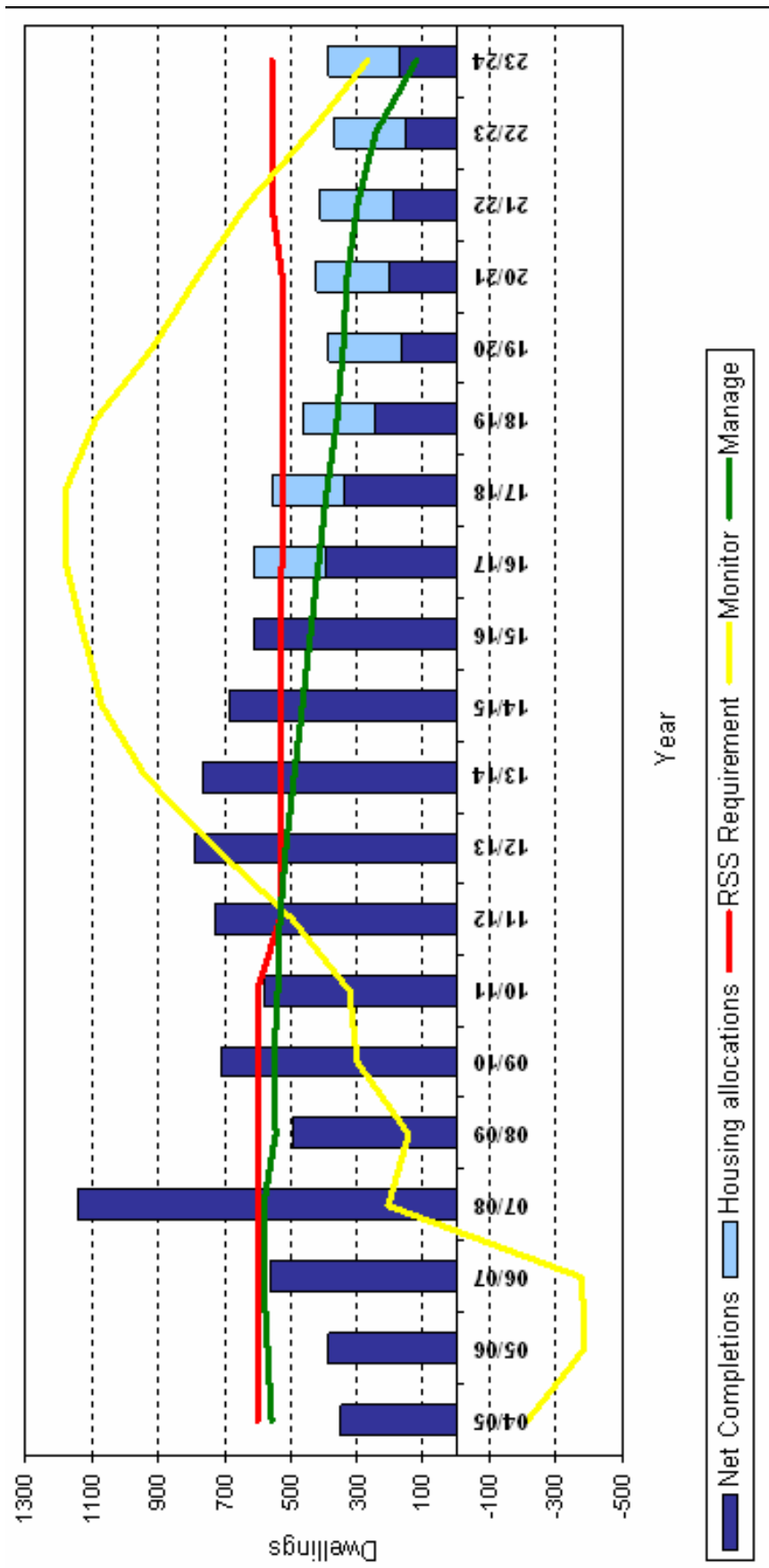


Figure 1 Housing Trajectory

National Indicator 159 Supply of Ready to Develop Housing Sites

This National Indicator monitors the supply of ready to develop housing sites. The relevant years 2010/2011 to 2014/2015 are highlighted in Table 15 above.

The housing trajectory shows that 3555 net completions are anticipated on developable sites during the relevant five year period. However, the planned housing provision required over the same period is 2720. This means that the Council has demonstrated a five year supply of deliverable sites.

NI 159 requires the following calculation:

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

Therefore:

$$\frac{3555}{2720} \times 100 = \mathbf{130.7\%}$$

Previously Developed Land

8.11 The proportion of dwellings built on previously developed land continues to rise and during the reporting year, exceeded both the Government's target of 60% by 2008 and the RSS target for the Tees Valley (70%). As planning permissions in Wynyard and Ingleby Barwick are completed, combined with the plentiful supply of previously developed land within the urban core of the Borough and regeneration schemes, it is anticipated that the proportion of completions on previously developed land will continue to rise.

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

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

In 2008/2009, 604 dwellings were completed. Of these, 438 were completed on previously developed land and 166 were completed on greenfield sites.

This means that **72.52%** of dwellings completed (gross) in 2008/2009 were built on previously developed land.

8.12 The proportion of completions on previously developed sites since 2002/2003 is shown in Table 16.

Table 16 Proportion of dwellings built on previously developed land since 2004

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

Gypsies and Travellers

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

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

Core Indicator H4: Net additional Gypsy pitches
This indicator measures the number of Gypsy and Traveller pitches delivered during the reporting year. A pitch is the area of land demarked for use as accommodation by a single Gypsy and Traveller household.
No Gypsy and Traveller pitches were provided within 2008/2009

Potential Local Indicator: Number of Unauthorised Gypsy and Traveller Developments
This Potential Local Indicator is included in the Submission Draft Core Strategy Implementation Plan, which sets out a target of zero unauthorised Gypsy and Traveller sites.
This indicator is not currently being monitored by the Spatial Planning Team.

Affordable Housing

8.15 The Planning Obligations SPD, adopted in March 2008, set out a target for affordable housing on schemes of over 15 dwellings. Further information about the Borough's housing market, needs and demand was documented in the Tees Valley Local Housing Assessment Update and Strategic Housing Market Assessment Report, both completed in January 2009. These documents outlined the affordable housing requirement across the Borough and informed the affordable housing policy in the Core Strategy which is currently undergoing an Examination in Public.

8.16 During the reporting year, 122 affordable dwellings were completed. This represented approximately 20% of the gross completions in the Borough. Affordable housing completions are split between two tenures - socially rented and intermediate housing. The Department for Communities and Local Government define these as follows:

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

8.17 Affordable housing completions in the Borough were concentrated on the major regeneration schemes at Mandale, Hardwick and Parkfield. However, a number of affordable dwellings were also completed at the Former Stockton/Billingham College Site and Eden House, Billingham.

Core Indicator H5: Gross affordable housing completions / National Indicator 155
This indicator measures the total supply of socially rented housing and intermediate housing, as set out in PPS 3 during the reporting year. It collects gross figures and does not take into account losses through sales of affordable housing or demolitions.
604 dwellings were completed in the Borough during 2008/2009, of which 122 (20.2%) were defined as affordable. Of those 122 affordable dwellings, 65 were socially rented and 57 were intermediate housing.

Building for Life

8.18 Building for Life is a partnership between several national organisations, led by CABE and the Home Builders Federation. It is a national standard for well designed homes and neighbourhoods. It provides 20 criteria against which planned or completed housing developments can be assessed, under the headings of Environment and community, Character, Streets, parking and pedestrianisation, and Design and construction. By answering questions about a scheme, an assessor can grade it from very poor to excellent. A full list of the Building for Life criteria are included in Appendix 3.

8.19 Formal Building for Life Assessments are undertaken by Local Authority officers, trained as assessors by CABE. At the present time, no officers within the Council have been trained by CABE to complete formal assessments. However some informal assessments of completed developments have been undertaken by the Spatial Planning Team in order to better understand the scheme. It is anticipated that an officer will be trained to undertake assessments formally for inclusion in both local and regional monitoring at the earliest opportunity.

Core Indicator H6: Housing Quality Building for Life Assessments

No formal assessments have taken place.

9 Output Indicators: Environmental Quality

Flood Risk

- 9.1 In 2008, the Environment Agency issued an update to the River Tees Flood Model. As a result, the Council commissioned an update of the Strategic Flood Risk Assessment for the Borough. Both a Level 1 and Level 2 assessment have been carried out for the update, which was commissioned in April 2009, and the final report will be issued in 2009.
- 9.2 The Council continues to work closely with the Environment Agency in developing the Local Development Framework. In addition, during the reporting year, the Environment Agency was consulted on 92 applications for planning permission. None of these were granted contrary to the agency's advice regarding either flooding or water quality.

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

The Environment Agency was consulted on 92 applications determined during the reporting period. None of these were granted contrary to the agency's advice regarding either flooding or water quality.
--

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

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

The Environment Agency's regional Catchment Flood Management Plan (CFMP) identifies actions that local authorities need to take in order for the plan to be implemented. To meet year one requirements, Stockton-on-Tees assigned a lead officer for the long term management of NI 189, agreed to the three year Flood and Coastal Erosion Risk Management Plan (FCRM) process, developed detail around the individual actions within the CFMP, and confirmed that internal awareness regarding the role of the relevant FCRM plans and strategies in influencing and affecting LA plans and priorities had to be increased. 100% of the actions agreed with the Environment Agency were completed. These actions were completed through meetings with the Environment Agency (EA), and confirmed in the NI 189 Self Assessment Document submitted to the EA in March 2009.

Biodiversity

- 9.4 During the reporting year, non-statutory conservation sites in Stockton-on-Tees, formerly known as Sites of Nature Conservation Importance (SNCIs), have been subject to a thorough review for the purposes of the Local Development Framework and the new Local Biodiversity Indicator (NI197). The review followed the processes set out in Defra guidance (*Local Sites - Guidance on their Identification, Selection and Management*, 2006 and *Guidance on the*

Improved Local Biodiversity Indicator (NI 197), 2008.) It established local criteria for the selection of sites and carried out a review of all sites through desk research and new field survey. Site selection was carried out by the Tees Valley Biodiversity Partnership, a Local Sites Partnership comprised of ecological specialists from the local authority, government agencies and voluntary sector groups. Sites selected through this process are now called Local Sites and comprise of both Local Wildlife Sites and Local Geological Sites.

- 9.5 The new criteria-based system for selection of non-statutory conservation sites has produced a more accurate picture of the Borough's habitats, shown in Core Indicator E2. However, the review means that the results are less comparable with data from previous years, both in terms of number of sites and site size. The data supplied for Core Indicator E2 will provide a baseline for monitoring future change and trends. A full list of the sites identified is attached in Appendix 4. Natural England's Biodiversity Action Recording System (BARS) records any loss of habitats or species, as well as any positive actions which have taken place. This will be used to monitor change in future reporting periods.

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

- 9.6 Changes to the list of UK biodiversity priority species made at the national level mean that there is no consistent approach to species monitoring at the local level between reporting years. Actions for biodiversity priority species in Stockton-on-Tees are set out in the Tees Valley Biodiversity Action Plan and reported through the Biodiversity Action Reporting System (BARS). NI 197 monitors the number of Local Sites which are undergoing positive conservation management or have had positive conservation management during the past 5 years. The majority of the 58 sites are in private ownership and during 2009/10 further work will be done to begin the process of identifying which of these are already in positive management and how others can be brought into positive management.

National Indicator 197: The proportion of local sites where positive conservation management has been or is being implemented

Of the 58 'local wildlife sites' identified within the Borough by the Local Sites Partnership during the reporting year, evidence was available to show that **17 (29%)** were undergoing positive conservation management or that positive conservation management had taken place during the past 5 years.

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

This Potential Local Indicator is included in the Submission Draft Core Strategy Implementation Plan. However, no target is set.

This data is not currently collected by the Spatial Planning Team.

Priority Species

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

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

Historic Environment

9.8 There are approximately 494 Listed Buildings within the Borough, including seven Grade I, 43 Grade II* and 444 Grade II. The Historic Environment Record shows that the Borough had 1721 entries at the start of the financial year including eight Scheduled Ancient Monuments. Of these Scheduled Ancient Monuments, two are considered to be at high risk, three at medium risk and three at low risk. In the newly introduced survey of conservation areas at risk by English Heritage in 2009, none of Stockton's 11 conservation areas were considered to be at risk.

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

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

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

- Phosphate Rock Silo (No. 15), Haverton Hill, Former ICI, Billingham, Stockton-on-Tees
- Ruins of Church of St Thomas a Becket, Durham Road, Grindon, Stockton-on-Tees
- Brunswick Methodist Chapel, 45 Dovecot Street, Stockton-on-Tees, Stockton-on-Tees (UA)

During the reporting year, the Grade II* listed Holy Trinity Church was removed from the At Risk Register as the result of a successful conservation scheme.

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

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

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

Strategic Gaps and Green Wedges

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

This Potential Local Indicator is included in the Submission Draft Core Strategy Implementation Plan, however no target is set. This indicator is also required for the Regional Spatial Strategy AMR.

During the reporting year, no planning permissions were granted in strategic gaps or green wedges.

Renewable Energy

Core Indicator E3: Renewable Energy Generation

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

Table 17 Renewable Energy Installations Permitted and Completed by Type

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

Sustainable Living

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

This Potential Local Indicator is included in the Submission Draft Core Strategy Implementation Plan, which sets out a target of 100% of completed dwellings reaching Level 3 until 2013 and 100% of completed dwellings reaching Level 4 after 2014.

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

Community Facilities

9.11 The Open Space, Recreation and Landscaping SPD is currently under production and has undergone consultation. This document requires a robust evidence base, the first part of which, an open space audit, was completed in late 2005 and recently updated. The second element of the evidence base, a public consultation to assess local needs, has been undertaken. This has been used in conjunction with the audit to assess open space and recreation provision and set local standards, in the form of a PPG17 Assessment. A monitoring framework and data management facility is being established as part of the SPDs preparation.

Potential Local Indicator: Provision of Open Space Within New Housing Developments

This Potential Local Indicator is included in the Submission Draft Core Strategy Implementation Plan. The target set will be in accordance with the guidance to be set out in the Open Space, Recreation and Landscaping SPD when it is adopted

This indicator is not currently being monitored but could be incorporated into the Housing Database or a specialist monitoring system.

Potential Local Indicator: Provision of New Facilities for Community Use

This Potential Local Indicator is included in the Submission Draft Core Strategy Implementation Plan. The target set will be in accordance with the guidance to be set out in the Open Space, Recreation and Landscaping SPD when it is adopted.

This indicator is not currently being monitored but could be incorporated into the Housing Database or a specialist monitoring system.

10 Output Indicators: Transport

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

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

10.2 The Council is no longer required to monitor these outcomes as Core Indicators in the Annual Monitoring Report. However, the Submission Draft Core Strategy Implementation Plan contains the following potential Local Indicators. It is likely that these, or similar indicators, will be included in future AMRs.

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

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

10.4 The local cycle network has also been expanded during the reporting year. New routes have been created:

- Between Portrack Roundabout – Haverton Hill – Port Clarence – Saltholme – Transporter Bridge/Borough Boundary.
- Between Marsh House Avenue – Longfellow Road/Low Grange Avenue west side of carriageway

10.5 A previously partially completed route is now completed between Billingham Beck branch line and Tees Barrage, Stockton.

Potential Local Indicator: Number of Cycle Trips

This Potential Local Indicator is included in the Submission Draft Core Strategy Implementation Plan, which sets a target of a 50% increase in the number of cycle trips made between 2004/2005 and 2010/2011. This is also a Local Transport Plan Mandatory Indicator (LTP3 within LTP2).

There are nineteen automatic count sites, placed on both the strategic and local cycle route networks. During 2009/2010, permanent counters have been installed on all sites. This allows monitoring of route usage on almost all of the Boroughs main cycle routes over the course of a year. This will provide robust data to inform further investment in the cycle route network and will be included into the next LDF monitoring report.

Potential Local Indicator: Passenger Footfall at Railway Stations

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

In 2007/2008 passenger footfall at the Borough's six railway stations (Thornaby, Yarm, Eaglescliffe, Billingham, Allens West and Stockton) totalled 845,984. In 2008/2009, this rose to 885,376.

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

This Potential Local Indicator is included in the Submission Draft Core Strategy Implementation Plan. No specific target has been set.

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

Tees Valley Metro

The Metro scheme has been divided into three separately funded phases. Funding for Phase 1 of the Metro (cost estimated at £35 million) was secured in July 2009 through the Regional Funding Allocation, which has been reprofiled in order to bring forward smaller schemes which could be delivered in the short term to boost economic activity. Phase 1 of the Metro is scheduled for implementation between 2009 and 2012 and will include the following elements:

- New platforms at Darlington and Middlesbrough Stations
- Relocation of stations at Durham Tees Valley Airport and Wilton
- Improvements at Eaglescliffe, Thornaby and Hartlepool Stations
- A new station at James Cook University Hospital
- Refurbished trains with higher levels of passenger quality and comfort than those currently used, operating four times an hour between Darlington and Saltburn during the day.

Due to the Metro being an investment project on Network Rail land, it must be assessed through Network Rail's Guide to Railway Investment Projects (GRIP). A further decision on progressing the Metro scheme is likely to be made in Summer 2010. Following the implementation of Phase 1, the further two phases of the project will be developed providing suitable funding is available.

Tees Valley Major Bus Network Improvement Scheme

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

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

11 Output Indicators: Minerals

11.1 The Borough has reserves of land won sand and gravel at Stockton Quarry, and the single operator in the Tees Valley supplies production figures to the North East Region Aggregates Working Party (NE RAWP⁹), however they are regarded as commercially sensitive and confidential. Those figures can only be released where they form part of an overall production figure of three or more operators. Because there is only one operator producing sand and gravel in the Tees Valley, the figures cannot be publicised. Crushed rock is not produced in the Borough.

11.2 The Tees Valley figures for construction, demolition and excavation waste which can be used as aggregates are combined with those for County Durham and are set out in the NERAWP reports. However, these figures cannot be used because issues in County Durham give a distorted view. Again, the figures for the Tees Valley cannot be separated because there are not sufficient operators to allow commercially sensitive data to be masked.

11.3 Minerals and Waste policy planning will continue to be carried out jointly with the other Tees Valley authorities. The Core Strategy and Sites and Allocations DPDs are being finalised, with adoption likely in 2010.

Core Indicator M1: Production of Primary Land Won Aggregates by Mineral Planning Authority

Crushed Rock: Figures unavailable Sand and Gravel: Figures unavailable

Core Indicator M2: Production of Secondary and Recycled Aggregates by Mineral Planning Authority

Secondary: Figures unavailable Recycled: Figures unavailable

⁹ The NERAWP was established in the 1970s in order to collect data on the production of aggregates, the reserves covered by valid planning permissions and the landbanks of reserves. The area covered by the NERAWP is consistent with that of the North East Planning Region and encompasses the sub-regions of Northumberland, Tyne and Wear, County Durham and Tees Valley.

12 Output Indicators: Waste

Facilities

12.1 Waste management facilities within the Borough now include:

Haverton Hill Waste Recycling Facility
<p>This facility is shared with Middlesbrough Borough Council, with a 55% (Stockton) - 45% (Middlesbrough) split. During the reporting year 123,97.65 tonnes attributed to Stockton Council were dealt with by the facility. Disposal routes from the site were:</p> <ul style="list-style-type: none">• 6,187 tonnes of house hold waste were recycled• 2,299 tonnes of soil and rubble were recycled• 3,652 tonnes were sent to the Energy from Waste Site• 203 tonnes went to landfill• 38 tonnes went to hazardous land fill

Haverton Hill Energy from Waste Plant
<p>This facility generates electricity from the incineration of household waste. This is a preferred method to disposing of waste through landfill and is beneficial to both the environment and the economy. 3,652 tonnes of waste were disposed of in this way.</p>

Horticultural Services and Recycling Facility
<p>The annual throughput of dry recyclables from the kerbside collection scheme was 8294 tonnes, a 333 tonne increase on the previous year.</p> <p>During the reporting year, 103,319 tonnes of waste were handled in the Borough. This represents a 1908 tonne (1.8%) decrease from the previous year. Of the total, 87,123 tonnes were household waste, the remaining 16,196 tonnes were non household (including trade, clinical, industrial etc). The management of this waste is detailed in Core Indicator W2.</p>

12.2 No new capacity of waste management facilities was developed during the reporting year, however three bring sites were upgraded with new bins, site fencing and signage.

Core Indicator W1: Capacity of new waste management facilities by waste planning authority
<p>This indicator measures the capacity and operational throughput of new waste management facilities.</p> <p>No new waste management facilities were developed during the reporting year.</p>

Waste Management

12.3 Policies to encourage the re-use, recycling and recovery of waste continue to have a positive effect. Compared with 2007/08, waste handled by the Borough

has fallen by 1.81% to 103318.8 tonnes. This equates to a reduction of 1,908.13 tonnes. There was also a significant reduction in the amount of waste going to landfill, reducing from nearly 14% in 2007/2008 to 8.18% during the reporting year. The proportion of waste disposed of through landfill continues to be amongst the lowest in the country. The Energy from Waste Plant recovered 60.85% of the Borough's waste, an increase of around 3% from the previous year. There was a slight increase in the proportion of waste being re-used or recycled, rising to 30.97%.

12.4 A joint approach to preparing Minerals and Waste Development Plan Documents has been agreed by the five Tees Valley Unitary Authorities. Work to produce a Core Strategy and Site Allocation Development Plan Document continues to progress well. A consultation exercise on Preferred Options for the two documents ended in April 2008. The documents have now progressed to the Publication Stage and consultation is ongoing in the current year.

Core Indicator W2: Amount of municipal waste arising, and managed by management type by waste planning authority

The total waste tonnage handled in the Borough during the reporting year was 103,318.80. This was managed in the following ways:

- Landfill: 8449.74 tonnes (8%)
- Energy from Waste: 62869.06 tonnes (61%)
- Re-Use: 201.67 tonnes (less than 1%)
- Recycling: 31798.33 tonnes (31%)

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

National Indicator 191: Residual household waste per household

This indicator measures the tonnage of household waste arisings, minus the tonnage sent for reuse, recycling, composting or anaerobic digestion per household in the Borough. During 2008/2009, 772kg of residual household waste was collected per household. It is anticipated that this will reduce further in future years.

National Indicator 192: Percentage of household waste sent for reuse, recycling and composting

This indicator measures the percentage of household waste which is sent for reuse, recycling, composting or anaerobic digestion. During 2008/2009, 87122 tonnes of household waste were collected, 27.55% of which (23,999 tonnes) was sent for reuse, recycling, composting or anaerobic digestion.

National Indicator 193: Percentage of municipal waste land filled

This indicator measures the percentage of municipal waste which is sent to landfill. During 2008/2009, 103,319 tonnes of municipal waste were collected, 8.2% of which (8450 tonnes) was sent to landfill.

13 Conclusions and Key Actions

13.1 This AMR has been different to previous versions in a number of ways. As well as the revised format, many of the indicators used to monitor the Local Plan policies and the emerging Local Development Framework have been updated. The AMR now contains a variety of indicators including:

- Selected National Indicators as set out in *The New Performance Framework for Local Authorities & Local Authority Partnerships: Single Set of National Indicators* published by CLG in 2007.
- The Core Indicators required by *Regional Spatial Strategy and Local Development Framework: Core Output Indicators - Update 2/2008*, published by in 2008.
- Potential Local Indicators set out in the emerging Core Strategy where appropriate
- Other local indicators which contribute to the contextual suite of information

Establishing a Monitoring Framework

13.2 Due to recent changes to the indicators which are required, both nationally and locally, this AMR provides baseline information for a number of indicators. In future years, it will be possible to monitor change against those figures and analyse changes. In addition, data has not been available for some National and Core Indicators. This will be rectified in the coming months, however the nature of some indicators means data new systems will need to be established.

13.3 The AMR is currently being used to monitor planning decisions and developments which have been made using the policies contained in the Local Plan and Alteration Number 1. As the Local Plan policies were produced prior to their adoption in 1997, many of them are difficult to monitor using the current suite of indicators. This situation will improve as the Local Development Documents that make up the LDF are adopted. The policies contained in these documents will have more relevance to the National and Core Indicators and will assist in establishing a monitoring framework of Local Indicators to measure progress towards locally distinctive targets.

13.4 It will become increasingly important to establish a comprehensive monitoring system to effectively monitor the effectiveness of emerging LDF policies and where necessary prompt their review. This will involve setting relevant, realistic and measurable targets which take into account requirements set out in the Regional Spatial Strategy.

Establishing Monitoring Systems

13.5 The monitoring systems used by the Council become increasingly sophisticated each year. As well as data management within the Spatial Planning Team, links with other Council departments are being established to cross reference data and increase accuracy. There has also been an increased use of Geographical Information Systems, particularly when monitoring open space and employment land.

Progress against the Local Development Scheme

- 13.6 Significant progress has been made with the production of the Core Strategy and it is anticipated that the Independent Examination into its soundness will conclude during the current year. Progress has also been made against the timetable set out for the Minerals and Waste Core Strategy and Site Allocations DPD.
- 13.7 The focus has now turned to other documents identified in the Local Development Scheme, including the Regeneration DPD, the Open Space, Recreation and Landscaping SPD and the Sustainable Design Guide SPD. These documents, particularly the Regeneration DPD, will require a significant, robust evidence base to inform the policies and guidance they will contain. This has been the focus during the current year.

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

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

Policy Number	Policy Title
GP 1	Proposals for Development
EN 1	Sites of Special Scientific Interest
EN 2	Local Nature Reserves (LNR)
EN 4	Sites of Nature Conservation Importance (SNCI)
EN 5	Land Adjoining North Tees Works
EN 7	Special Landscape Areas
EN 8	Ancient Woodland
EN 9	Wynyard Park/ Historic Parks
EN 11	Cleveland Community Forest (now Tees Forest)
EN 12	International Nature Reserve
EN 13	Limits to Development
EN 14	Green Wedges
EN 15	Urban Open Space
EN 16	Land allocation (Crosby Sarek)
EN 17	Site Allocations (Mixed Use)
EN 20	Reuse of rural buildings
EN 22	Conservation Area boundary reviews
EN 23	Conservation Area appraisals and management plans
EN 24	New development in Conservation Areas
EN 25	New development in Conservation Areas
EN 26	Listed Buildings
EN 27	Listed Buildings
EN 28	Listed Buildings
EN 29	Sites of Archaeological Interest
EN 30	Sites of Archaeological Interest
EN 36	New Hazardous Development
EN 37	Expansion of hazardous installations
EN 38	Residential development near a hazardous installation
EN 39	Industrial or commercial development near a hazardous installation
EN 40	Storage and use of hazardous substances
EN 42	Wind Turbines in the open countryside
IN1	Business & General Industry.
IN2	Allocations for general industry storage and distribution.
IN3	Port Related
IN4	Prestige Sites
IN5	Potentially Polluting or Hazardous Industrial Uses
IN6	Hazardous Installations
IN7	ICI Process Plant.
IN10	Alternative uses within existing / proposed industrial land.
H0 1	Housing Allocations
H0 3	Development on Unallocated Sites
H0 6	Residential Conversions
H0 8	Housing for Special Needs
H0 11	Design and Layout
H0 12	Extensions and Other Domestic Development

H0 13	Extensions for Dependant Relatives
COMM1	Childcare
COMM4	Yarm Social Centre
ED4	Teesdale University site
REC 1	Outdoor playing space
REC 4	Ingleby Barwick Park
REC 8	Tees and Leven country park
REC 11	Designated footpaths
REC 13	Cable ski course
REC 16	Marina
REC 17	Public landing points
REC 18	Slipways
REC 19	New slipways
REC 20	New footpaths and cycle routes
REC 21	New bridges
TR1	Pedestrian bridges
TR4	New cycle routes
TR8	Light rail or bus way transport corridors
TR11	Safeguarding rail corridors
TR12	Trunk road improvements
TR13	Highway improvements
TR15	Highway design
TR16	Private parking in Stockton town centre
TR18	Yarm town centre parking
TR19	Safeguarding a rail link to Seal Sands
TR20	Safeguarding railway sidings
TR21	Employment uses at Teesside Airport

Saved Policies from Alteration Number 1 (2006)

S1	Retail Hierarchy
S2	Major retail development and other town centre uses beyond defined retail centres
S4	Development and change of use within Stockton town centre's primary shopping frontage
S5	Development and change of use within Stockton Town Centre's secondary shopping frontages
S6	Development and change of use within the wider Stockton town centre boundary
S7	Development and change of use within Thornaby and Billingham District Centres
S8	Retail and non-retail development within Yarm district centre
S9	Protection of residential zones within Yarm district centre
S10	Local and neighbourhood centres
S11	Protection of Residential Zones within Norton Local Centre
S13	Major development opportunities within retail centres
S14	Use classes A3, A4 and A5 'Food and Drink'
S15	Small scale shopping outside retail centres
S16	Shop Front Design
S17	Loss of retail units outside designated centres
S18	Farm shops and horticultural nurseries

Appendix 2 - Housing Data

Assessing the deliverability of sites

Paragraph 54 of PPS 3 states that;

*“Drawing on information from the Strategic Housing Land Availability Assessment and or other relevant evidence, Local Planning Authorities should identify sufficient specific **deliverable** sites to deliver housing in the first five years. To be considered deliverable, sites should, at the point of adoption of the relevant Local Development Document:*

- *Be **Available** – the site is available now.*
- *Be **Suitable** – the site offers a suitable location for development now and would contribute to the creation of sustainable, mixed communities.*
- *Be **Achievable** – there is a reasonable prospect that housing will be delivered on the site within five years.”*

The Council is currently undertaking its Strategic Housing Land Availability Assessment (SHLAA) 2009 update. All sites set out in the 5 year supply of deliverable sites are those with planning permission and it has therefore not been necessary in this instance to include sites which may emerge as deliverable in this period from the SHLAA.

Testing suitability

Sites have generally been assessed as suitable owing to the fact that they have been granted planning permission for development and their contribution to towards sustainable communities was considered during the determination of the planning application.

Testing availability and achievability

The National Strategic Housing land availability Practice Guidance states that the existence of a planning permission does not necessarily mean that a site is available (and therefore achievable). This reinforces the existing requirement for local planning authorities to test the achievability of planning permissions for housing, that is whether they will be implemented or not. Stockton Borough Council undertakes this test every April in order to co-ordinate it with year-end housing monitoring exercise which uses 31 March as a base date.

In February 2009 all developers with planning permission(s) for 10 dwellings or more were contacted and asked to provide their delivery schedule for the permission(s). This information was used to inform the assessment of whether planning permissions will be implemented and if so over what time period. Not all developers responded and in some instances the Council has assessed deliverability on the basis of officer knowledge. This has included input from the Council's Development Services, Highways and Land and Property teams.

If there is no information available, either from the developer or corporately, to indicate otherwise then it is anticipated that a site with permission will deliver completed dwellings 3 financial years from the date of that permission. For example, if a planning permission was granted in November 2006 then the first completed dwelling units are scheduled for the year beginning 1 April 2010. However, if no dwellings have commenced on a site within 2 financial years from the date of that permission it would be unlikely that dwellings would be completed within 3 financial

years; in these instances it is anticipated that these permissions would deliver completed dwellings 4 financial years from the date of the permission. In estimating these lead in times, the Council has exercised caution bearing in mind the increasingly challenging conditions in the housing market.

When developers have not provided delivery schedules the Council has also had to estimate delivery rates. In doing so the Council has taken into account the following advice from the Home Builders Federation (HBF):

“HBF would point out that the average completion rate for housing on a single site by a single builder ranges between 25 and 35 dwellings per annum. Where flats or apartments are involved the average completion rate ranges between 35 – 50.

“For large sites where two builders are involved, or where a builder operates the sites as 2 sites (i.e. one producing houses, the other flats) it is reasonable to double the output. Sites in the hands of an individual builder, even with a mix of houses and flats, very rarely exceed 50 dwellings per annum as output and never get to 100. This calculation, however, does not continue to exist where 3 or more builders become involved, as demand will limit take up” (letter from the Regional Policy Manager (Northern Regions) Home Builders Federation – 7 April 2008).

There is currently permission for 353 dwellings on small sites. The average build out rate of small sites over the previous three years was 55 dwellings per annum and this figure has been reflected in the five year supply.

Schedule and trajectory of all deliverable sites

The schedule set out below identifies the sites with planning permission which are anticipated to be developed over the plan period. As discussed in the previous section the deliverability of sites has been assessed with developers and where this has not been possible an anticipated timescale and build out rate has been included.

The column entitled ‘phasing assessment’ within the schedule identifies whether the assessment of a sites phasing was undertaken by the developer or the Council.

Stockton-on-Tees Housing Trajectory (base date 1/4/09)

Site Reference	Site Address	Total dwellings proposed	Completed	Remaining	Under Construction	09/10	10/11	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	Phasing Assessment	Housing Sub Area	
136	Land Off Greenwood Road	30		30	5	13	17															Developer	Billingham
150	Land at East end of Lunedale Road	6		6			6															SBC	Billingham
150	Land at East of Lunedale Road	5		5				5														SBC	Billingham
198	Former Stockton And Billingham College Site, Fincdale Avenue/The Causeway	176	41	135	24	20	30	30	30	25												SBC	Billingham
214	Chilton Avenue Sports Ground, Belasis Avenue/Chiltons Site	32	14	18	9	9	9															SBC	Billingham
99	Parkfield Foundry	229	101	128	11	23	23	23	23	23	13											Developer	Core Area
103	Parkfield Redevelopment Phase 1	114	37	77	27	13	15	20	20	9												Developer	Core Area
130	Ashmore House, Richardson Road (KVAERNER site)	220		220	58	20	24	24	40	40	40	32										Developer	Core Area
137	Corus Pipe Mill, Portrack Lane, Stockton-on-Tees, TS18 2NF	375		375		10	30	30	30	30	30	30	30	30	30	30	30	20	15			Developer	Core Area

Site Reference	Site Address	Total dwellings proposed	Completed	Remaining	Under Construction	09/10	10/11	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	Phasing Assessment	Housing Sub Area	
168	Parkfield Phase 2	216		216					54	54	54	54										SBC	Core Area
202	North Shore, Church Road, Stockton	480		480			20	80	80	80	80	80	60									Developer	Core Area
212	58-60 Norton Road	15		15			15															SBC	Core Area
239	Land At Thornaby Place, Thornaby	18		18			18															SBC	Core Area
248	Land At Boathouse Lane	202		202				40	40	40	40	42										Developer	Core Area
262	Northern Machine Tools Engineering, Land at Boathouse Lane, Stockton-on-Tees	118		118				30	30	30	28											SBC	Core Area
263	136-138 Norton Road, Norton	12		12				12														SBC	Core Area
278	Former CL Prosser Site, Parkfield Road, Stockton-on-Tees, TS17 5LR	60		60			30	30														Developer	Core Area
296	6 - 10 Hume Street, Stockton-on-Tees, TS18 2ER	18		18				18														SBC	Core Area
297	Land Off Norton Road, Stockton-on-Tees	551		551							30	30	30	30	30	30	30	30	30	30	30	Developer	Core Area

Site Reference	Site Address	Total dwellings proposed	Completed	Remaining	Under Construction	09/10	10/11	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	Phasing Assessment	Housing Sub Area	
307	58 Yarm Road, Stockton	10		10	10	10																SBC	Core Area
317	Millfield House And 90-96 Dovecot Street Stockton-on-Tees	30		30					30													SBC	Core Area
343	Bowesfield Lane, Stockton-on-Tees	12		12		12																Developer	Core Area
370	Parkfield Hall Day Centre, Bowesfield Lane	10		10		10																Developer	Core Area
11	The Forum/Portus Bar/Vallum Edge	162	110	52	29	18	17	17														Developer	Ingleby Barwick
11	Portus Bar, Village 6	39	30	9	4	9																Developer	Ingleby Barwick
44	River View Zone A, Village 6, Ingleby Barwick	54	28	26	12	12	12	2														Developer	Ingleby Barwick
160	Hill Brook, Parcel B, Village 5	100	70	30	9	24	6															Developer	Ingleby Barwick
164	Land Off Broomhill Avenue, Hillbrook, Parcel B, Village 5	141	68	73	8	40	33															SBC	Ingleby Barwick
170	Cross Keys, Leven Bank Road, Yarm	10	4	6	5	6																Developer	Ingleby Barwick
192	Land In The Vicinity Of Betty's Close Farm	17		17			9	8														SBC	Ingleby Barwick
193	Broom Wood, Parcel A, Ingleby Barwick	354	139	215	18	30	30	30	50	50	25											Developer	Ingleby Barwick

Site Reference	Site Address	Total dwellings proposed	Completed	Remaining	Under Construction	09/10	10/11	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	Phasing Assessment	Housing Sub Area	
193	Broom Wood, Parcel A, Ingleby Barwick	64	55	9	9	9																Developer	Ingleby Barwick
295	Remainder of Ingleby Barwick	105 4		105 4			19	74	74	47	84	86	52	86	86	55	91	91	55	91		Developer	
383	Sandhill, Ingleby Barwick	150		150				10	20	20	20	20	20	20	20							Developer	Ingleby Barwick
3	The Fairways Wynyard Phase 3B And 4A	80	78	2	2	2																Developer	Rural
6	Land at Area 3 Wynard Woods	106	101	5	5	5																Developer	Rural
87	Jasmine Field, Forest Lane, Kirklevington	15		15			15															SBC	Rural
138	Willow Bridge Works, Letch Lane, Carlton	11		11			11															SBC	Rural
158	Tall Trees Hotel, Worsall Road, Yarm	250		250						50	50	50	50	50								SBC	Rural
189	Peacocks Yard, Land East Of Blakeston Lane, Norton	149		149						30	30	30	30	29								Developer	Rural
244	Lowson Street Stillington Stockton-on-Tees	56	40	16	9	11	5															Developer	Rural

Site Reference	Site Address	Total dwellings proposed	Completed	Remaining	Under Construction	09/10	10/11	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	Phasing Assessment	Housing Sub Area	
316	Former School House And Offices, The Wynd, Wynyard Village, Wynyard	16		16			16															Developer	Rural
52	Hardwick Redevelopment	635	72	563	74	70	60	60	60	60	60	60	60	43	30							Developer	Stockton
52	Land bounded by Easington Road, Elwick Close and Embleton Close, Hardwick	20		20	19	20																Developer	Stockton
77	St James Church, High Newham Road	21		21			11	10														SBC	Stockton
166	Darlington Back Lane, Elm Tree	108	75	33	26	18	15															SBC	Stockton
213	69-71 Greens Lane	18		18	16	9	9															SBC	Stockton
234	Harpers Garden Centre, Junction Road	82	8	74	45	30	30	14														Developer	Stockton
255	Plot J, Bowesfield Farm, Stockton-on-Tees	36		36				18	18													SBC	Stockton
268	Former Roseworth Hotel, Redhill Road, Stockton-on-Tees, TS19 9BX	21		21					21													SBC	Stockton
34	Mandale Estate Phase 1A	152	147	5	5	5																Developer	Thornaby
39	Mandale Estate Phase 1	255	172	83	70	50	33															Developer	Thornaby

Site Reference	Site Address	Total dwellings proposed	Completed	Remaining	Under Construction	09/10	10/11	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	Phasing Assessment	Housing Sub Area
45	Mandale Redevelopment Phase 2	264	66	198	26	25	35	45	45	48											Developer	Thornaby
47	Land/Car Park Adjacent To Thornaby Snooker Centre, Martinet Road	15	13	2	2	2															SBC	Thornaby
70	Sun Street Depot, Thornaby	114	9	105	16	30	30	30	15												SBC	Thornaby
80	Land 35 Metres To West Of British Legion Club, Queens Avenue, Thornaby	46		46					16	15	15										SBC	Thornaby
95	Mandale Estate Phase 3	135		135				50	50	35											SBC	Thornaby
109	Thornaby Autoparts, Thornaby Road	17		17	17	17															SBC	Thornaby
232	Thorn Tree Vale, Master Road, Thornaby, Stockton-On-Tees, TS17 0BE	327	154	173	44	25	30	33	35	50											Developer	Thornaby
238	Thornaby Football Club, Land At Teesdale Park, Acklam Road	64		64					14	16	16	18									SBC	Thornaby

Site Reference	Site Address	Total dwellings proposed	Completed	Remaining	Under Construction	09/10	10/11	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	Phasing Assessment	Housing Sub Area	
355	Former S D Print And Design Building, Martinet Road, Thornaby, Stockton-on-Tees	30		30					30													SBC	Thornaby
20	Land between High Church Wynd and the Old Market	36	35	1	1	1																Developer	Yarm, Eaglescliffe & Preston
48	Bowesfield Farm, Bowesfield Lane, Preston Industrial Estate	76	29	47	47	25	22															SBC	Yarm, Eaglescliffe & Preston
48	Land Off Queen Elizabeth Way, Bowesfield, Stockton	126	75	51	18	35	16															Developer	Yarm, Eaglescliffe & Preston
48	Bowesfield Farm, Bowesfield Lane, Preston Farm Industrial Estate	49	25	24	19	24																SBC	Yarm, Eaglescliffe & Preston
48	Bowesfield Park, Bowesfield Lane, Preston Industrial Estate	53	30	23	16	16	7															SBC	Yarm, Eaglescliffe & Preston
84	Hawthorne Grove, Aislaby Road	29	18	11	8	9	2															Developer	Yarm, Eaglescliffe & Preston
149	29 and 31 The Meadowings, Yarm, TS15 9QR	29		29				15	14													SBC	Yarm, Eaglescliffe & Preston

Site Reference	Site Address	Total dwellings proposed	Completed	Remaining	Under Construction	09/10	10/11	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	Phasing Assessment	Housing Sub Area	
206	The Rookery, South View	13		13						13												SBC	Yarm, Eaglescliffe & Preston
240	The Bungalow And Glenrea The Avenue	44	43	1	1	1																Developer	Yarm, Eaglescliffe & Preston
322	The Grange Urlay Nook Road Eaglescliffe Stockton-on-Tees	16		16				16														SBC	Yarm, Eaglescliffe & Preston
382	Allens West, Durham Lane, Eaglescliffe	500		500							30	60	60	50	50	50	50	50	50	50		SBC	Yarm, Eaglescliffe & Preston
999	Small Sites Trajectory	360	7	353	74	55	55	55	55	55	55	23											All

Appendix 3 – Building for Life Criteria

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

Environment and community

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

Character

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

Streets, parking and pedestrianisation

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

Design and construction

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

Appendix 4 - Local Sites Identified by the Tees Valley Wildlife Partnership

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

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

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

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

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

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

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

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