



Stockton-on-Tees Annual Monitoring Report 2015/2016



Stockton-on-Tees
BOROUGH COUNCIL

Economic Regeneration and Transport

Big plans for an outstanding Borough

Contents

1.	Introduction	1
2.	Delivering the Local Development Scheme	4
3.	Housing.....	7
4.	Economic Growth	12
5.	Transport and Infrastructure	16
6.	Environment and Climate Change.....	21
7.	Waste and Minerals	25
8.	Conclusion	27

1. Introduction

- 1.1. The Economic Growth and Development Service delivers the Council's planning responsibilities through planning policy development and the determination of planning applications. This Authority Monitoring Report tells you how planning is making a positive difference to Stockton Borough.
- 1.2. The Stockton-on-Tees Core Strategy, adopted in March 2010, sets out a vision for the Borough. This report sets out how this vision is being delivered and what actions still need to be taken to ensure it is achieved. This includes information about the plan process, monitoring data for specific areas such as housing and employment as well as real outcomes being delivered across the Borough.
- 1.3. Planning continues to function in a changing environment, with new legislation, regulations and guidance impacting on the production and functioning of the Development Plan. In 2012, the Localism Act and the Local Planning Regulations made a number of changes to monitoring reports.

Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended)

- 1.4. The Town and Country Planning (Local Planning) (England) Regulations 2012 came into force on 6 April. Since the 2012 regulations came in to force in April 2012, they have been amended in November 2012, 2013 and 2016. These regulations set out how local councils should prepare and consult on their local plans. They were intended to simplify the process of preparing local plans, consolidating previous changes and simplifying the language used to describe the various documents and processes which make up the development plan system. These regulations replaced the Town and Country Planning (Local Development) (England) Regulations 2004 as amended in 2008 and 2009.

Local Plan Monitoring

- 1.5. Section 113 of the Localism Act, 2011, amended section 35 of the Planning and Compulsory Purchase Act 2004 so that local planning authorities must publish information about the implementation of their local development schemes and local development policies direct to the public at least yearly in the interests of transparency. The local planning authority is no longer required to send a report to the Secretary of State.
- 1.6. The content of the report and the indicators measured have changed and developed since the first Annual Monitoring Report was produced in 2005. This will continue as the new Local Plan is developed and changes are made by central government.
- 1.7. For a number of years, the monitoring report has included 'developing the monitoring framework' as a key action. This continues to be a key action as the monitoring framework will need to be both meaningful and flexible. This is likely to mean combining fixed indicators which can be collected and compared year on year, with more flexible, fluid indicators which capture particular developments and circumstances within the Borough.

- 1.8. The Core Strategy includes a number of Local Output Indicators which were intended to be used to record the impact of its policies. These are in the AMR as far as possible. In some cases, the data for these indicators is no longer available or the targets set are no longer relevant. Where this is the case, alternative local indicators have been used.

Where are we now?

- 1.9. Stockton-on-Tees is situated in the Tees Valley in north east England. The Borough's neighbouring local authorities are County Durham to the north; Darlington to the west; Middlesbrough, Redcar & Cleveland and Hartlepool to the east; and Hambleton to the south. The principal settlements in the Borough are Stockton, Billingham, Thornaby, Ingleby Barwick, Norton, and Yarm; whilst Wynyard is expected to grow into a substantial residential location.
- 1.10. The Borough of Stockton-on-Tees has a resident population of 194,803 living in 84,073 homes. Over the ten years to 2015, the number of residents increased by 4.5% (+8,453), which is higher than the North East (+2.1%), but lower than the UK average (+7.8%). The population is forecast to increase to 211,005 by 2039.
- 1.11. Stockton-on-Tees covers nearly 21,000 hectares and includes over 28 kilometres of the River Tees. It includes a wide variety of land uses with urban centres, market towns and village locations situated alongside significant commercial and industrial development. There are also significant landscape and wildlife assets in the Borough, including the Teesmouth and Cleveland Coast Special Protection Area and Ramsar site.
- 1.12. The Borough benefits from good access to the strategic road network and is served by two trunk roads, the A19 which runs from north to south and the A66 which runs from east to west. Rail connections are also good, with local lines providing services to Middlesbrough, Darlington, Hartlepool, Newcastle and York. Mainline services to London can be joined at Darlington and Eaglescliffe stations. Durham Tees Valley airport straddles the border between Darlington and Stockton and offers destinations within the UK and Europe.
- 1.13. The Core Strategy (adopted in March 2010) identifies a number of Stockton's characteristics, including drivers for change in the Borough. In 2010, key drivers for change included:
- 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;
 - Development of Queen's Campus, Durham University'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;
- 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; and
- Potential to increase the use of the River Tees and its environs for leisure, sport and recreation activities following the completion of the tidal barrage in 1995.

2. Delivering the Local Development Scheme

2.1. During 2015/16, the Council has undertaken an evidence base review on a number of topics which may influence alternative strategies in the Development Plan and has taken the decision to move forward with the production of the Stockton-on-Tees Borough Council Local Plan. As a result the following documents will not be progressed and will be incorporated in to the new Local Plan:

- Regeneration and Environment Local Plan
- Gypsy, Traveller and Travelling Showpeople LDD - work on this document was aborted and the Council has commissioned a needs assessment as part of the evidence base review.

Duty to Cooperate

2.2. The Duty to Cooperate is set out in Section 110 of the Localism Act and requires:

- councils and public bodies to 'engage constructively, actively and on an ongoing basis' to develop strategic policy;
- councils to have regard to the activities of the other bodies; and
- councils to consider joint approaches to plan making.

2.3. Stockton shares sub regional boundaries with Hartlepool, Redcar & Cleveland, Middlesbrough and Darlington Local Authorities. Regionally it also shares boundaries with Hambleton, North Yorkshire and Durham County Councils. Lead officers from each of these authorities meet every six weeks to discuss strategic planning issues such as housing, transport, waste, biodiversity, and the environment. The chairing of this group rotates annually and the group's working agenda is regularly updated. Through this forum, the group is able to take a sub-regional approach to responding to consultations such as those relating to emerging legislation or government guidance and those from other local authorities. As new legislation and guidance is implemented, the group is also able to work towards implementing these consistently across the sub-region.

2.4. Issues taken forward through the group during 2015/2016 have included:

- Planning's involvement with Tees Valley Unlimited and the Local Enterprise Partnership;
- Ensuring a consistent approach is taken to implementing the Community Infrastructure Levy across the Tees Valley;
- Continued discussion of issues relating to minerals and waste following the adoption of the Waste and Minerals DPDs in autumn 2011, with particular reference to the importation of waste to the Tees Valley;
- Inputting into the Tees Valley Development Database and ensuring outputs can be used to inform the development plan process;
- Coordinating the approach Stockton Borough Council and Hartlepool Borough Council take to both employment and housing development at Wynyard.

2.5. The Council has also responded to both informal and formal requests for co-operation in relation to other local authorities' Local Plan preparation. This has included meetings to discuss both general and specific issues and formal consultation responses. During the reporting period, the Economic Strategy and Spatial Planning team has considered and where appropriate made comments on:

- Hartlepool Borough Council, Draft Seaton Carew Master Plan (April 2015);
- Sedgfield Town Council, The Sedgfield Plan: Notification of statutory pre-submission (May 2015);
- Hartlepool Rural Plan Working Group, Hartlepool Rural Neighbourhood Plan (May 2015);
- Darlington Borough Council, Proposed new housing for Blackwell (July 2015);
- Redcar and Cleveland Borough Council, Local Plan Scoping Report and Sustainability Appraisal Scoping Report (July 2015);
- Middlesbrough Council, Review of Statement of Community Involvement (September 2015);
- Richmondshire District Council, Proposed employment park (October 2015);
- North Yorkshire County Council – Minerals and Waste Joint Plan Preferred Options (November 2015);
- Lincolnshire County Council, Proposed Modifications to the Core Strategy and development management policies (November 2015);
- Hambleton District Council, Local Plan Issues and Options to 2020- 2035 (January 2016)

2.6. As the Local Plan progresses, the Council continues to engage and co-operate with a wide variety of organisations in addition to the Local Authorities outlined above. These include:

- Parish and Town Councils
- The Environment Agency;
- Historic England
- Natural England;
- The Civil Aviation Authority;
- The Homes and Communities Agency;
- NHS Stockton-on-Tees
- Highways England
- Tees Valley Unlimited, the Local Enterprise Partnership

Neighbourhood Planning

2.7. The Borough has two designated neighbourhood areas. In November 2013, the Egglecliffe and Eaglescliffe Parish Council's boundary was designated as a neighbourhood area. At the same time, a neighbourhood area at Wynyard was designated. This neighbourhood area includes part of Grindon Parish and part of Elwick Parish in Hartlepool. These groups have continued to work on their Neighbourhood Plans throughout the reporting period.

Towards the Community Infrastructure Levy

- 2.8. The Community Infrastructure Levy (CIL) came into force on 6 April 2010 under the Community Infrastructure Levy Regulations 2010, which have subsequently been updated. It allows local authorities in England and Wales to raise funds from developers undertaking new building projects in their area. The money can be used to fund a wide range of infrastructure that is needed as a result of development. This includes transport schemes, flood defences, schools, hospitals and other health and social care facilities, parks, green spaces and leisure centres.
- 2.9. Part of the supporting evidence for setting the Levy rate is an up to date Core Strategy or Local Plan, and an indication of the infrastructure requirements needed to support the development in the area over that plan period. However, at present, we are not developing a Charging Schedule for the Borough.

3. Housing

- 3.1. The Development Plan currently contains a number of policies which focus on housing, including policies from both the Local Plan and the Core Strategy. The Council are preparing a new Local Plan which will, once adopted, replace all policies within the Development Plan with the exception of the Joint Tees Valley Minerals and Waste Core Strategy and Policies and Sites LDDs.
- 3.2. The Council accept that the housing requirement within the Core Strategy is out-of date. As part of the emerging Local Plan, the Council has undertaken an Objectively Assessed Housing Need (OAN) as part of the Strategic Housing Market Assessment (SHMA).
- 3.3. A separate 5 year housing supply assessment (covering the period 2016/17 to 2020/21) has been undertaken which identifies that the Council are unable to demonstrate a 5 year supply of deliverable housing land. As such policies in the Development Plan that deal with housing supply are also considered to be out of date and housing applications should be considered in the context of the presumption in favour of sustainable development. The five year supply assessment can be found on the Council's website.

Housing Delivery

- 3.4. The emerging Local Plan will contain the Borough's strategic housing policies and site allocations. Whilst the emerging Local Plan is in the early stages of preparation, the Council has produced a Strategic Housing Market Assessment incorporating an Objectively Assessed Housing Need (OAN).
- 3.5. The OAN will provide the starting point for establishing the housing requirement within the emerging Local Plan. As the Council has accepted that the housing requirement within the Core Strategy is out of –date, the current 5 year supply assessment, based on the OAN, has been used in accordance with the National Planning Practice Guidance. The Guidance states that where evidence in Local Plans has become out-of date and policies in emerging plans are not yet capable of carrying sufficient weight, information provided in the OAN should be used when undertaking this assessment.

Core Indicator: Number of completions

- 3.6. A dwelling is a self-contained unit of accommodation. Further information on definitions can be found on the Communities and Local Government website. Data on planning permission for dwellings, starts, completions, conversions, changes of use and demolitions is gathered by the Economic Strategy and Spatial Planning Team from a variety of sources and is stored on the Council's Housing Database.

Figure 1: additional dwellings over the plan period and the reporting year

Period	Gross Additional Dwellings	Net Additional Dwellings	Housing Requirement	Proportion of Housing Requirement
2004/2005	503	345	600	57.50%
2005/2006	527	387	600	64.50%
2006/2007	920	564	600	94.00%
2007/2008	1320	1141	600	190.17% ¹
2008/2009	606	496	600	82.67%
2009/2010	713	542	600	90.33%
2010/2011	615	459	600	76.50%
2011/2012	565	471	530	88.87%
2012/2013	757	616	530	116.23%
2013/2014	526	358	530	67.55%
2014/2015	548	441	530	83.21%
2015/2016	492	364	530	68.68%

- 3.7. A total of 364 net additional dwellings were delivered in Stockton in the period 2015/16 which represents 68.68% of the 530 dwelling target.
- 3.8. The OAN has a base date of 2014/15 and covers the plan period of the emerging Local Plan to 2031/32. The OAN can be presented as an average phasing over the plan period or a population projection based phasing as demonstrated below:

Figure 2: Objectively Assessed Housing Need (OAN)

OAN		2014/15-2016/17	2017/18-2021/22	2022/23-2026/27	2027/28-2031/32
Average phasing	Period	2061	3000	3000	3000
	Per annum	687	600	600	600
Projection phasing	Period	2061	3236	2970	2788
	Per annum	687	647	594	558

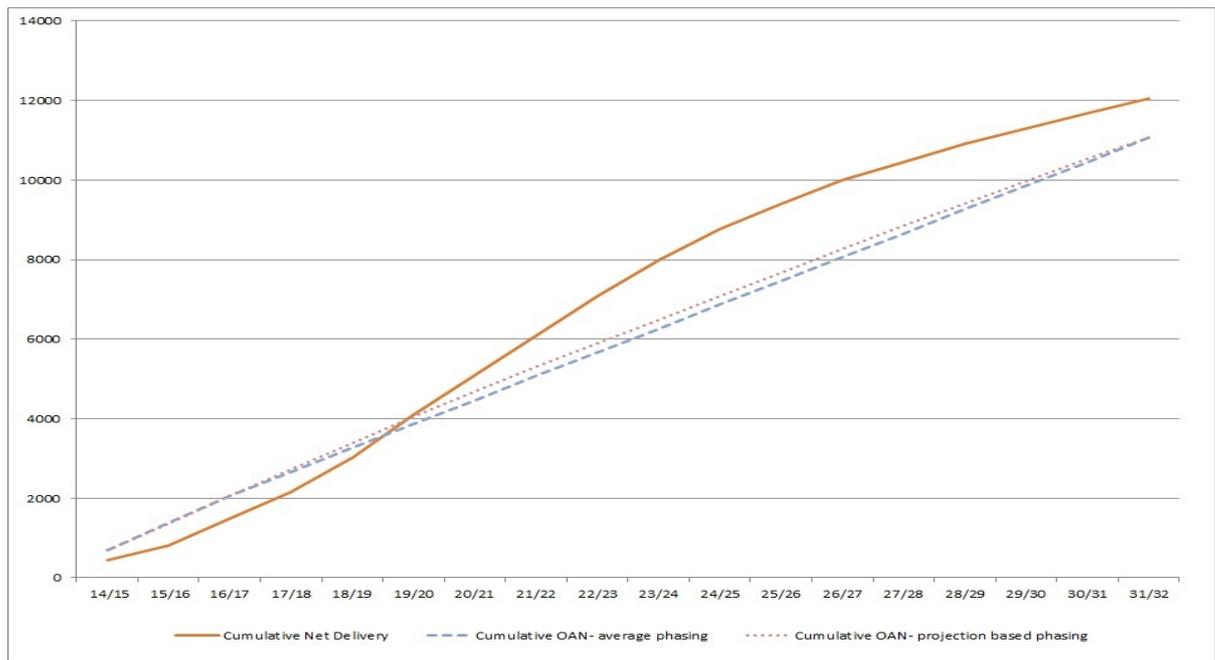
- 3.9. The 364 net additional dwellings delivered in 2015/16 represents 52.3% of the OAN

Housing Trajectory

- 3.10. The Council has undertaken a draft housing trajectory which identifies that existing commitments and proposed allocations within the emerging Local Plan are likely to meet the OAN; this being demonstrated within Figure 3. However, the OAN has not yet been translated into a housing requirement and recognising the need to ensure that sufficient sites are identified to boost significantly the supply of housing, the Council has undertaken a 'call-for-sites' as part of the consultation on the emerging Local Plan. Sites submitted will be assessed through the Strategic Housing Land Availability Assessment (SHLAA) and incorporated in the emerging Local Plan if appropriate.

¹ The particularly high figure seen in 2007/2008 is considered to be partly due to good performance and partly a result of the introduction of new monitoring systems which identified a number of previously unrecorded completions

Figure 3: Draft Housing Trajectory



- 3.11. This housing trajectory will be further refined through the SHLAA and as the Council finalises the emerging Local Plan housing requirement.

Previously Developed Land

- 3.12. The National Planning Policy Framework defines Previously Developed Land as land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated fixed surface infrastructure. This excludes: land that is or has been occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill purposes where provision for restoration has been made through development control procedures; land in built-up areas such as private residential gardens, parks, recreation grounds and allotments; and land that was previously-developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape in the process of time.

Core Indicator: % of Dwellings Completed on Previously Developed Land

- 3.13. Core Strategy Policy CS7 sets a target of 75% of housing completions in the Borough being on previously developed land. Figure 4 sets out the proportion of dwellings built on previously developed sites from 2004/05 to 2015/16. It is demonstrated that since the adoption of the Core Strategy in 2010 the delivery of new homes on previously developed land has been either above or very close to achieving the 75% target. The 59.15% of dwellings on previously developed land is lower than previous years and is based primarily on greenfield development at Ingleby Barwick and Morley Carr Farm, Yarm. Based on planning permissions granted in recent years and the nature of proposed housing allocations in the emerging Local Plan the 75% target can no-longer be considered as achievable.

Figure 4: Dwellings Built on Previously Developed Land

Period	Proportion of dwellings built on previously developed land since 2004
2004/2005	29.30%
2005/2006	38.10%
2006/2007	58.70%
2007/2008	59.40%
2008/2009	72.52%
2009/2010	69.99%
2010/2011	74.31%
2011/2012	79.58%
2012/2013	76.98%
2013/2014	71.73%
2014/2015	77.74%
2015/2016	59.15%

Housing Distribution and Mix

- 3.14. Core Strategy Policies CS1 Spatial Strategy and CS7 Housing Distribution and Phasing seek to prioritise housing development on brownfield sites in the Core Area, followed by sites elsewhere in the conurbation and sites which support the regeneration of Stockton, Thornaby and Billingham. The Core Strategy sets a target of 50% of housing development to be located within the Core Area between 2016 and 2024.

Local Indicator: Distribution of completed housing development

- 3.15. Of the 492 gross additional dwellings delivered in 15/16 only 18.7% were within the Core Area which represents a decrease from increased figures of 31.88% and 32.48% in 2012/13 and 2014/15 respectively. Based on planning permissions granted in recent years and the nature of proposed housing allocations in the emerging Local Plan the 50% target of housing development being located within the Core Area can no-longer be considered as achievable.

Figure 5: Distribution of Housing Completions

		Billingham	Core Area	Ingleby Barwick	Rural	Stockton	Thornaby	Yarm, Eaglescliffe and Preston	Borough Total
09/10	Total	61	91	93	36	231	193	8	713
	%	8.56	12.76	13.04	5.05	32.4	27.07	1.12	
10/11	Total	47	123	128	11	166	106	34	615
	%	7.64	20	20.81	1.79	26.99	17.24	5.53	
11/12	Total	38	108	102	31	120	133	36	568
	%	6.69	19.01	17.96	5.46	21.13	23.42	6.34	
12/13	Total	47	241	161	39	106	134	28	756
	%	6.22	31.88	21.3	5.16	14.02	17.72	3.7	
13/14	Total	23	137	137	77	72	76	5	527
	%	4.36	26	26	14.61	13.66	14.42	0.95	
14/15	Total	2	178	117	55	86	94	16	548
	%	0.36	32.48	21.35	10.04	15.69	17.15	2.92	
15/16	Total	52	92	120	67	104	38	19	492
	%	10.57	18.70	24.39	13.62	21.14	7.72	3.86	

- 3.16. Core Strategy Policy CS8 requires developers to provide a balance and mix of good quality housing of all types and tenure in line with the Strategic Housing Market Assessment. Whilst a new Strategic Housing Market Assessment has been prepared to underpin the emerging Local Plan, the policy approach to meeting housing needs identified remains.

Figure 6: Dwellings Completed During 2015/16 - House Types and Bedroom Numbers

Bedrooms	House Types					Total
	Apartments	Detached	Semi-Detached	Terraced	Bungalows	
1	39		7	1		47
2	66	1	22	26	15	130
3		43	87	52	5	187
4		89	3	7	1	100
5+		27	1			28
Total	105	160	120	86	21	492

Affordable Housing

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

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

3.18. The Council has prepared a new Strategic Housing Market Assessment to underpin the emerging Local Plan. This provides the most up-to date information regarding affordable housing needs within the Borough and identifies that this need is just under 40% of the OAN. In determining how best to meet affordable housing needs the Council will need to be mindful of the proposed introduction of Starter Homes. Starter Homes will be homes for first time buyers, who are no older than 40, on sale at no more than 80 per cent of normal market price, up to a maximum of £250,000 outside of Greater London and £450,000 within.

Delivering Affordable Housing

3.19. The Council currently facilitates affordable housing delivery through major housing regeneration schemes such as Hardwick and Mandale, by requiring new market housing developments to include an element of affordable housing through the planning system, and by releasing Council owned sites specifically for affordable housing provision. The Hardwick and Mandale regeneration schemes are close to completion but new schemes at Norton Park, West End Gardens and Victoria will deliver significant numbers of affordable housing in the coming years.

Core Indicator: Number of Affordable Homes Completed

3.20. In the period 2015/16 120 affordable homes were completed. The methods for delivering affordable housing have been relatively successful with delivery exceeding the target set out in Policy CS8 of the Council's Core Strategy. In the past 5 years (2011/12 to 2015/16) 635 affordable dwellings have been delivered against a Core Strategy target of 450. The majority of completed affordable units have been delivered on the major housing regeneration schemes and the release of Council owned sites, rather than through the planning system and the delivery of market housing. However, planning approvals in recent years will increase the number of affordable dwellings being delivered via the delivery market-led developments. In accordance with need identified within the Strategic Housing Market Assessment and emerging Local Plan policy the majority of affordable housing provision will be delivered in the form of affordable rented.

Gypsies and Travellers

3.21. The Council has undertaken a Gypsy and Traveller Accommodation Assessment (GTAA) as part of the Strategic Housing Market Assessment to ensure that the evidence base for meeting needs aligns with 'Planning Policy for Traveller Sites (August 2015). The study identified that there is a small requirement for additional pitches which can be accommodated on existing sites. The GTAA did not find any need for provision to accommodate Travelling Showpeople and does not consider there is a need to identify any transit provision at this time.

- 3.22. The above policy seeks to meet needs on existing sites wherever possible. A criteria-based approach will be applied where this is not possible to ensure any proposals are appropriately located to meet the needs of potential residents of the site, and, respects local character and the settled community.
- 3.23. During 2015/2016 there was no formalised enforcement action taken against unauthorised Gypsy and Traveller developments. Three planning applications have been approved in the reporting period 2015/16. Two of these applications are at an existing site for additional provision comprising:
- 1 static caravan, 1 touring caravan; and
 - 1 chalet and 1 touring caravan
 - The final application approved is for the provision of 1 static caravan and 2 touring caravan.

4. Economic Growth

- 4.1. The Development Plan currently contains policies from the Local Plan, Alteration No. 1 to the Local Plan and the Core Strategy which are relevant to business development and town centres. This section of the AMR provides information to monitor these policies.

Local Economic Assessment

- 4.2. The Local Democracy, Economic Development and Construction Act (2009) introduced the requirement to produce a Local Economic Assessment (LEA). Although this requirement is no longer mandatory, the Council is committed to supporting economic growth in the Borough. The LEA was completed in 2014 and is available on the Council's website, the document will be updated during the 2017/2018 period.
- 4.3. This report is also augmented by regular Economic Climate Reports which provide updates to members on key announcements and statistics affecting the local economy, alongside case studies on relevant topics.
- 4.4. The Core Strategy includes a monitoring indicator for the 'overall employment rate'. Nomis figures for the period April 2015 to March 2016 identified that 89,900 people were in employment at the rate of 72.5% of economically active people.

Employment Land

Local Indicator – Employment Land Availability

- 4.5. As part of the Council's evidence base review which commenced in December 2015, a new Employment Land Review was commissioned. This sought to identify the employment needs for the Borough and site allocations to meet this requirement. The Council has taken the opportunity to use the ELR process as a new baseline for future employment land monitoring.
- 4.6. The information in Figure 7 summarises the amount of employment land available within the Borough at 31st March 2016, as recorded by the ELR. The land is categorised as:
- Specialist Use – Land identified for businesses in the process industries cluster at Billingham and North Tees or expansion land at Durham Tees Valley Airport. This figure differs from the ELR as the AMR figure includes land which the ELR considered as expansion land for existing businesses.
 - General Employment Land – Sites and premises within business parks, industrial estates which is available for general B1 (office) B2 (general industrial) and warehouse and distribution (B8) use.
 - Safeguarded General Employment Land – An area at Wynyard Park which is not specifically allocated but is safeguarded for future employment use.

Figure 7: Employment land availability (hectares)

Type	Land (Ha)
Specialist Use	313.0
General Employment Land	151.5
Safeguarded General Employment	23.6
Grand Total	488.1

Core Indicator Employment Land Take-up

- 4.7. Employment land is ‘taken up’ when development begins on a site and it becomes unavailable. The Council continues to consider land which has a detailed planning permission as available as in many instances permissions may not be built out, or the speculative nature of some developments means that the site is still available for new businesses.

Figure 8: Employment land take-up over the plan period (hectares)

Period	2011/ 2012	2012/ 2013	2013/ 2014	2014/ 2015	2015/ 2016
Area (Ha)	13.45	27.85	20.06	5.81	5.39

- 4.8. Take up during the 2015/2016 period was limited to the commencement of a £160m 40MW Energy from Waste plant at Port Clarence. It is anticipated that the scheme will be operation in 2018 and will employ about 30 people.

Local Indicator Loss of Employment Land

- 4.9. Figure 9 provides details of loss of employment land based on when planning permission was granted (Table 9).

Figure 9: Loss of employment land based on when planning permission granted (hectares)

Period	Total
2004/2005	9.41
2005/2006	8.85
2006/2007	22.64
2007/2008	17.51
2008/2009	0.17
2009/2010	45.74
2010/2011	6.15
2012/2013	18.16
2013/2014	0.00
2014/2015	46.72
2015/2016	17.78
Total	193.13

- 4.10. Using the Employment Land Review figures for the AMR means that a site at Wynyard Park, which is allocated for employment use, is identified as lost. The site will be formally de-allocated as the new Local Plan progresses and re-allocated for housing development. In addition, at the 1st April 2016 part of the site was the subject of a planning application which was subsequently approved.

Local Indicator – Employment Floorspace Availability

- 4.11. Due to resource pressures no employment floor-space availability and take-up data is included within the AMR for the 2015/16 period. This information is not a monitoring indicator of the adopted Core Strategy or Local Plan.

North Tees

- 4.12. Given its location at the Tees Estuary, development in the North Tees area must be sensitively designed and located to ensure that there is no harm to important bird populations and other habitats. The Council has worked in partnership with Natural England, RSPB, Tees Valley Unlimited, INCA and adjacent Local Authorities to understand how potential development at Teesmouth could impact on important bird populations.
- 4.13. During summer 2015, the Council was consulted by Natural England on proposals to extend the Teesmouth and Cleveland Coast Special Protection Area. The Council is working with public and private sector organisations across Tees Valley to understand this key issue.
- 4.14. Whilst a formal consultation by Natural England was expected at the time of writing of the 2015/2016 AMR, there has been no consultation as yet. However, public and private stakeholders have formed the Tees Estuary Partnership with the aim to work proactively to ensure that business interests and environmental protection are pursued in a joined up manner.

Enterprise Zones

- 4.15. The Government announced the approval of the Tees Valley Enterprise Zone in March 2011. Significant work has been undertaken to define the areas which are to be enterprise zones, and establish the planning and regulatory framework that will operate for these sites.
- 4.16. Three areas within Stockton Borough has been identified as sites within the Tees Valley Enterprise Zone (see Figure 10). There are 12 sites in total across the Tees Valley.

Figure 10: Enterprise Zone Sites in Stockton on Tees

Site	Sector
Belasis Technology Park	Advanced Manufacturing and Engineering Chemicals Renewable Energy
New Energy & Technology Park	Renewable Energy, Chemicals, Advanced Engineering
North Shore	Digital

Town Centres

Core Indicator – A1 use in Retail Frontages

- 4.17. Local Plan Alteration No 1 includes policy S4, S5 and S8 which state that proposals for the development of or change of use to non-retailing use at ground floor level in Stockton and Yarm will be permitted if
- Stockton Primary Shopping Frontage - no more than 10% of the sum total of the length of primary shopping frontages being in non-retail use, or the use would result in a grouping of more than two continuous non-A1 units.
 - Stockton Secondary Shopping Frontage - no more than 40% of the sum total of the length of primary shopping frontages being in non-retail use, or the use would result in a grouping of more than four continuous non-A1 units.
 - Yarm Shopping Frontage - no more than 60% of the sum total of the length of primary shopping frontages being in non-retail use, or the use would result in a grouping of more than four continuous non-A1 units or 15 metres continuous non-retail frontage.

- 4.18. Figure 11 shows the position at 31 March 2016 in both Stockton and Yarm. This suggests that the loss of retail in favour of the development of other uses in both Stockton's primary and secondary frontages should continue to be resisted unless material considerations indicate otherwise.

Figure 11: Stockton and Yarm Shopping Frontages in A1 and Non-A1 Use

Use class	Stockton		Yarm
	Primary	Secondary	
A1	83.55%	47.70%	43.03%
Non -A1	16.45%	52.30%	56.97%

Core Indicator – Town Centre Vacancy Rates

- 4.19. Figure 12 shows the number and proportion of vacant units in Stockton's primary and secondary shopping frontages.

Figure 12: Vacant Units in Stockton's Shopping Frontages

Date	Primary Shopping Frontage		Secondary Shopping Frontage	
	Number	Vacancy Rate	Number	Vacancy Rate
31/3/2009	33	18.23%	21	22.34%
31/3/2010	29	16.02%	15	15.96%
31/3/2011	30	16.39%	19	19.59%
31/3/2012	30	16.57%	22	23.16%
31/3/2013	43	22.51%	26	26.80%
31/3/2014	27	15.70%	23	24.21%
31/3/2015	25	14.53%	24	25.26%
31/3/2016	29	16.86	22	23.40%

- 4.20. Whilst Stockton Town Centre continues to experience a higher than average vacancy rate, other centres in the Borough are performing well and experiencing low levels of vacancy as follows:

- Yarm – 5.2% vacancy rate
- Thornaby – 9.76% vacancy rate

- 4.21. Like Stockton, Billingham District Centre also suffers from a high vacancy rate of 23.23%. However, a number of these vacancies are located on the first floor part of the centre.

5. Transport and Infrastructure

- 5.1. The Development Plan currently contains a number of policies which focus on sustainable transport and travel, including policies from both the Local Plan and the Core Strategy.
- 5.2. The Local Plan has strong links with the Local Transport Plan (LTP). The LTP sets out how local policies and programmes will contribute to the national transport goals which take account of transport's wider impact on climate change, health, quality of life and the natural environment. The Borough's third LTP was adopted by the Council in 2011. A consultation on the fourth LTP, which will run from 2016, was held in February 2015 and it is anticipated that in future years, a selection of its monitoring indicators will be published in the AMR. The 2011-16 plan was extended to cover up to the end of March 2017. This was done due to the uncertainty surrounding the combined authority transport strategy.

The Cycle Route Network

- 5.3. This Local Indicator (LTP15) was included in the Core Strategy, which sets a target of a 50% increase in the number of cycle trips made between 2004/2005 and 2010/2011. Using automatic counters at six count sites, the number of cycle trips recorded an increase year on year. However, verified data has not been available for the past few years and revised indicators for sustainable travel will be considered for future AMRs.
- 5.4. In 2015/16, the Council has extended and improved the Borough's cycle route network, including an improved traffic-free route along Grangefield Road into Stockton Town Centre.

Public Transport

Local Indicator: Passenger Footfall at Railway Stations (LTP14)

- 5.5. The Core Strategy sets a target of increasing passenger footfall at the Borough's six railway stations to 720,000 by 2010. As footfall at each of the Borough's Rail Stations/Halts had been steadily rising, the third Local Transport Plan set a realistic yet challenging target of a 2.5% increase in footfall at each station. Figure 13 shows progress to date.
- 5.6. Following significant improvement works at Billingham station including new passenger waiting facilities, signage, CCTV, passenger information and an improved signed walking route along Leeholme Road 2015/16 saw a huge 14% increase in patronage, highlighting the effects of investing in station infrastructure. For the first time Eaglescliffe broke the 200,000 passenger barrier and in doing so saw yet another year of positive patronage growth of 4%.
- 5.7. No stations saw a decline in 2015/16 with all but Allens West recording the highest patronage levels since 2010/11. Allens West still saw a positive increase of 6.6% over 2014/15 dispelling the change of a declining trend. Stockton also saw an increase over the previous year, almost matching the peak of 2013/14. Yarm also showed an increase of almost 8% over the previous year. The 2017/18 developer funded extension of the over capacity car park here is likely to lead to even greater growth in future years.

Figure 13: Passenger Footfall at Railway stations within the Borough

Station	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	% Increase 13/14 to 14/15
Allens West	59,174	63,651	62,069	59,085	59,320	63,248	6.62%
Billingham	68,457	71,387	68,812	73,500	75,592	86,197	14.03%
Eaglescliffe	123,309	136,496	149,821	177,504	196,769	204,492	3.92%
Stockton	66,720	70,542	68,914	77,671	73,067	77,193	5.65%
Thornaby	570,044	575,841	571,657	583,699	591,511	611,576	3.39%
Yarm	131,997	132,726	122,596	122,872	125,747	135,564	7.81%
Total	1,019,701	1,050,643	1,043,869	1,094,331	1,122,006	1,178,270	5.01%

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

Tees Valley Rail Improvements

- 5.8. Car park extension at Yarm Station planned for 2017/18. No improvements in 2015/16.

Tees Valley Major Bus Network Improvement Scheme

- 5.9. The Tees Valley Bus Network Improvements Scheme seeks to improve bus provision in the Tees Valley and focuses on the delivery of upgrades to the 'Core Routes'. This 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.
- 5.10. Work was completed in 2015/16 at Billingham and Thornaby. These two schemes provided enhanced bus interchanges for key town centre locations to improve the passenger experience and provide high quality urban realm improvements. These two schemes complete the TVBNI scheme in Stockton.

Road Network

Local Indicator: Congestion - average journey time per mile during the morning peak (LTP5)

- 5.11. The Local Transport Plan includes a challenging target for congestion on the Borough's roads of no greater than 2:20 minutes per mile. The performance against this indicator is shown in Figure 14. This shows that average journey times per mile have increased for the last two years, with a journey time of 2.50 minutes in 2014/15 being the highest since before 2006/07. This is the latest data published at present.

Figure 14: Average journey times during the weekday morning peak on locally managed 'A' roads (Source: DfT)

Average Journey Time									% change
2006/ 2007	2007/ 2008	2008/ 2009	2009/ 2010	2010/ 2011	2011/ 2012	2012/ 2013	2013/ 2014	2014/ 2015	13/14 to 14/15
2.32	2.29	2.27	2.32	2.34	2.29	2.38	2.44	2.50	2.46%

Delivery through Planning Obligations and Section 106 agreements

- 5.12. Section 106 Agreements aim to balance the extra pressure created by new development with improvements to ensure that the development makes a positive contribution to the local area and community. Section 106 Agreements (S106) are authorised by Section 106 of the Town and Country Planning Act 1990. A S106 agreement either requires the developer to do something (often by making a financial contribution) or restricts what can be done with land following the granting of planning permission.
- 5.13. Only a minority of planning permissions are subject to a legal agreement of this nature. S106 agreements are associated with a particular development and are a legal charge on the land. This means that their obligations transfer automatically with any change in ownership.
- 5.14. To ensure the effective recording and monitoring of the Section 106 agreements made between the Council and third parties, a Section 106 database has been developed. The information recorded on the database is not limited to solely financial obligations but includes data on any highway provisions, open space provisions, education obligations and local labour provisions. Based on the information that can be obtained from the database, the Council seeks to ensure that Section 106 contributions are made on time and that any non-financial obligations are fully complied with. Open access to the database within the Council aims to ensure that relevant departments are aware of when payments are due and when they have been received. This means that projects can be planned and completed within realistic timescales. Figure 15 sets out the relevant S106 agreements which were agreed between 1 April 2015 and 31 March 2016. The applications and S106 agreements that are included can be looked up using the Council's online Public Access system.

Figure 15: Section 106 information 1st April 2015 to 31st March 2016

<u>Site address</u>	<u>Brief description</u>	<u>Agreement signed</u>	<u>Summary of payment details</u>
West Acres, Durham lane, Eaglescliffe	Residential Development for the erection of 81no.dwellings including apartments, public open space, associated access arrangements and landscaping (demolition of existing dwelling house)	12/6/2015	£4765 for enhancement of the road and off road cycle links £21,117 towards the widening of the approach to the A67 Durham lane to Tesco roundabout £63,100 Highway works

			<p>15-20 % Affordable housing provision Primary and secondary contributions in accordance with SPD6</p> <p>£81,967 for the MUGA</p> <p>£60,956 for built sports facilities</p>
Land north of Lions Court , Wynyard Park	Application for 240 houses, site access from the A689 including two new roundabouts, open space and associated engineering and landscaping works.	21/8/2015	<p>£1,362,012 Affordable housing</p> <p>£334,641 highway contribution</p> <p>£716,544 Secondary Education contribution</p> <p>50% of the costs of feasibility works for the bridge or £40,000</p> <p>50% of the cost of the bridge in the initial amount of £500,000</p>
Stillington Working Mens Social Club and Institute, Bishopton Road, Stockton	Outline application for the erection of 20 no dwellings with associated access road (demolition of the existing club)	24/6/2015	<p>£5,000 highways contribution</p> <p>£34,860 Open Space contribution</p> <p>Primary and Secondary contribution based on formulae in SPD6</p>
The Wellington Club, Wellington Drive, Wynyard	Outline application for construction of a 50-bedroom, 5 star hotel with ancillary leisure facilities and tennis courts and the construction of 44 executive dwellings.	10/5/2016	<p>£283,324.40 off site open space contribution</p> <p>Either provide affordable housing or pay a contribution for</p>

			affordable housing
Urley Nook, Stockton on Tees	Revised Outline application for industrial estate comprising the erection of B2 and B8 use class units and associated means of access.	27/7/2015	£12,000 low floor bus stops £5,000 Traffic Regulation Orders £1,510 for A67 improvement works
Cayton Drive, Thornaby	Outline planning application (all matters reserved) for residential development of up to 45 dwellings	11/12/2016	15% of houses to be affordable houses £22,500 Highway contribution Open space contribution in accordance with the formulae Primary and secondary school contribution in accordance with the formulae
Green Lane, Yarm	Outline application for residential development for up to 370 dwellings, additional railway station car parking, access, infrastructure, open space and landscaping (all matters reserved except for access).	Supplemental agreement 4/8/2015	20% Affordable Housing

6. Environment and Climate Change

Historic Environment

- 6.1. There are approximately 626 Listed Buildings within the Borough, including 7 Grade 1, 40 Grade II* and 579 Grade II across 475 list entries. The Historic Environment Record showed that the Borough had 2052 land based HER entries, 6 maritime entries, and 534 Event records for Stockton in 2012 including ten 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 survey of conservation areas at risk by English Heritage in 2015/2016, none of Stockton's 11 conservation areas were considered to be at risk.

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

- 6.2. The Core Strategy Implementation Plan sets out a target of reducing the number of Listed Buildings at Risk by 25% over the life of the plan.
- 6.3. Of the 492 Listed Buildings in the Borough, two are classified as Buildings at Risk by English Heritage. There has been no change since 2009/2010. 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.
- 6.4. 54 buildings have been placed on the Local List, which is intended to recognise buildings of local importance. The list was produced in 2009, with a panel of experts analysing buildings put forward by public nomination for inclusion. There have been no changes to the list in the period 2015-16.
- 6.5. The Heritage Strategy for the Borough was launched in 2011. Works are on-going to implement the Heritage Strategy including the installation of blue plaques. The strategy forms an important part of celebrating the Borough's wealth of heritage assets, the projects we have delivered and are currently initiating.
- 6.6. The Central Stockton Townscape Heritage Initiative (THI) grant programme commenced in March 2011 and complements the former Stockton Heritage in Partnership (SHiP) grant scheme (2008-2013). The THI is a six-year grant programme of physical improvements to the central core of Stockton Town Centre Conservation Area. Works funded by both property freeholders and grant monies and delivered by property freeholders to grant requirements, include conservation-led repairs to historic buildings and works to bring vacant floor space in historic buildings back into use. In addition the grant funds conservation-led improvements to public realm in the target area and it also funds a programme of complementary projects, in conjunction with heritage groups, to increase people's understanding and awareness of heritage. This has included youth and community projects, building recording, heritage research and events, and specialist training in heritage construction skills.
- 6.7. In 2013-14, repair works were completed at the Georgian Theatre, comprising repair and lime repointing of historic stone and brick work, and the repair/replacement of damaged guttering. During 2012-13, restoration works took place at 42 High Street, which brought vacant space back into use on all three upper floors of the High Street premises and all three floors of the rear, former warehouse, to create five new residential flats. The property's vacant basement was also brought into use as an office and staff rest room facility. Works in 2014/15 included renovations at three

vacant properties: 35-37 High Street, 134 High Street and 17 Dovecot Street: on completion of grant funded works, 35-37 High Street opened as the town's Enterprise Arcade for small and start-up retail businesses; 134 High Street opened as a national charity shop, and 17 Dovecot Street was opened by a new independent floristry business, whilst the converted first floor flat became a residential flat. Also during 2014-15, grant funded public realm works completed on Dovecot Street, to improve the layout, appearance and function of the public realm, using traditional materials more in keeping with the Conservation Area.

- 6.8. Work also continues on the development of the Globe project to restore this grade II listed art deco building and deliver a large scale music venue.
- 6.9. Public realm improvements in the Stockton Town Centre Conservation area were completed in March 2015. A £35million worth of public realm improvements in the Town Centre. This successful scheme has seen the introduction of a central space with water feature, new landscaping and planting, new performance areas and the plinth.
- 6.10. Building recording of historic buildings continued in Stockton Town Centre as part of the THI and a publication the Buildings of Stockton on Tees was produced by Tees Archaeology.
- 6.11. Building recording works also commenced in Norton using a group of volunteers. Tees Archaeology and SBC were also successful in securing external funding from English Heritage to undertake a pilot project in Norton in regards to recording the condition of all grade II listed buildings. Works were on-going throughout 2015 and into 2016.

Natural Environment

Biodiversity

- 6.12. A Local Sites system is operated in the Borough in line with DEFRA guidance (*Local Sites - Guidance on their Identification, Selection and Management*, 2006). Site selection is carried out by a Local Sites Partnership operating across the Tees Valley under the area's Local Nature Partnership. It is comprised of ecological specialists from the local authority, government agencies and voluntary sector groups. The Partnership provides independent verification of performance against the Single List of central government data requirements from local government. Single Data List 160: Local Nature Conservation/Biodiversity, records the proportion of Local Sites where positive conservation management is being achieved. In 2013/14, positive management was recorded at 31. In 2014/15, positive management was recorded at 29 Local Sites from a total of 54, equivalent to 53.7%. This represents a small decrease from 2013/14 when 55.36% of the Borough's Local Sites had recorded positive management. In 2015/16, no report has been published for the borough.

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

- 6.13. There were no Tees Valley Biodiversity Action Plan Sites were created, restored, damaged or destroyed during the reporting period. Planning agreements were made to ensure the protection of 2 hectares of species-rich unimproved grassland and one Local Wildlife Site. These will be implemented during a future period.

Priority Species

- 6.14. Migration was agreed during the reporting period relating to the protection of great crested newts at two locations and for the enhancement of a population of water voles at one location. These will be implemented during a future period.

Delivering Sustainable Communities and Planning for Climate Change

- 6.15. Core Strategy Policy CS3: Sustainable Living and Climate Change is particularly relevant to delivering sustainable communities and planning for climate change; however other policies may also be used to determine planning applications. The Sustainable Design Guide SPD, adopted in October 2011 is also relevant.

Flood Risk

- 6.16. The Borough's Strategic Flood Risk Assessment (SFRA) provides the Council with a central source of all relevant flood risk information and the evidence base to inform and justify local policies in the Local Plan.
- 6.17. The Council commissioned an update of the Strategic Flood Risk Assessment for the Borough in 2007, in response to a new River Tees Flood Model issued by the Environment Agency. Both a Level 1 and Level 2 assessment were carried out. A Level 1 assessment is based purely on the collation of existing flood risk information, whilst a Level 2 assessment gives a much more detailed view of flood risk at potential development sites. This was updated in June 2010 and is available on the Council's website.
- 6.18. During 2015/2016, the Authority consulted the Environment Agency on 64 planning applications. None of these were determined contrary to the agency's advice on either flooding or water quality.

Renewable Energy Generation

- 6.19. Core Strategy Policy CS3: Sustainable Living requires that 'for all major developments, including residential developments comprising 10 or more units, and non-residential developments exceeding 1000 square metres gross floor space, at least 10% of total predicted energy requirements will be provided, on site, from renewable energy sources'. Generally this requirement has been included as a condition of the planning permission, with details to be agreed with the Council at a later stage. This makes monitoring applications more difficult. It is also acknowledged that some smaller developments, which do not require planning permission, are not currently being systematically recorded in monitoring systems.
- 6.20. The Council previously monitored renewable energy generation permitted and installed under Core Indicator E3. It is anticipated that the monitoring of renewable energy capacity will improve in coming years as more developments come forward.

Housing Technical Standards

- 6.21. In March 2015, the Government published a planning written ministerial statement which outlined how various housing technical standards, including the Code for Sustainable Homes, should be incorporated into Building Regulations and Local Plans and be used to determine planning applications. This has resulted in the Code for Sustainable Homes being abandoned. Future AMRs will include revised indicators in relation to the new housing technical standard.

Community Infrastructure

- 6.22. Core Strategy Policy CS6: Community Facilities makes reference to a wide range of community facilities, including open space, cultural venues, sports, education and health facilities. These may be delivered as projects in their own right, or in relation to other planning approvals.

Education

- 6.23. Whilst the Council would wish to be ambitious in plans going forward, given that resources available will be scarce and targeted towards condition and capacity, this is where attention will be focused.

Local Indicators: Open Space and Community Facilities

- 6.24. Two indicators were included in the Core Strategy Implementation Plan which related to this policy area. Unfortunately it has been identified that the two indicators, 'Provision of Open Space in New Housing Developments' and 'Provision of New Facilities for Community Use' are not specific enough to produce meaningful data. New, more appropriate indicators will be included in the Local Plan.

7. Waste and Minerals

- 7.1. None of the saved policies from the 1997 Local Plan make specific reference to planning for Minerals and Waste. The Minerals and Waste Core Strategy and a Minerals and Waste Policies and Sites Development Plan Document were formally adopted in September 2011. These were joint DPDs prepared by the five unitary authorities of the Tees Valley area (Darlington, Hartlepool, Middlesbrough, Stockton and Redcar & Cleveland). Core Strategy Policy CS3.8 also makes reference to the reduction, reuse, recovery and recycling of waste, whilst the Sustainable Design Guide SPD makes reference to facilities for the storage and collection of waste from residential and commercial properties.
- 7.2. The Minerals and Waste Core Strategy and Policies and Sites DPD contains a number of indicators and targets. Some of these refer to the development or protection of specific sites, whilst others require monitoring across the five Tees Valley authorities. Along with our neighbours, we continue to monitor their implementation. Reporting data included is relevant to Stockton, however in future years it is anticipated that data from across the Tees Valley will be included.

Minerals

- 7.3. The Minerals and Waste Core Strategy sets out safeguarding areas for long term mineral extraction across the Tees Valley. As these are based on where resources occur, the safeguarding areas relate to the majority of the Borough, however no planning permissions have been granted which will significantly impact on the long term supply of mineral resources. No planning applications for mineral extraction were received or determined during the reporting period.

Production of Primary Land Won Aggregates

- 7.4. 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 Aggregates Working Party (NEAWP²). However those figures are regarded as commercially sensitive and confidential, and 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.

Production of Secondary and Recycled Aggregates

- 7.5. 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 NEAWP 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.

² The NEAWP, formally 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 NEAWP encompasses the sub-regions of Northumberland, Tyne and Wear, County Durham and Tees Valley.

Waste Management

- 7.6. During the reporting year, 103,441 tonnes of waste was handled in the Borough. This represents a 2,310 tonne (1.02%) increase from the previous year. Of the total, 81,410 tonnes was household waste; the remaining 22,031 tonnes were non household (including trade, clinical, industrial, fly-tipping etc.) or construction and demolition waste. The proportion of waste coming from households decreased by 4,302 tonnes from the previous reporting year and, therefore, the increase in waste managed by the Borough has come from non -household sources.
- 7.7. During 2015/16 planning permission was granted for the installation of a gaseous oxygen pipeline associated with Tees Valley 2 Renewable Energy Facility at Air Products, Seal Sands. An extension was also approved of the existing energy centre at North Bank Growers, Belasis Hall Technology Park. This will include 2.no new combined heat and power units and associated infrastructure.
- 7.8. Waste management facilities in the Borough currently include:
- 7.9. **Haverton Hill Waste Recycling Facility:** This facility is shared with Middlesbrough Borough Council, with a 55% (Stockton) - 45% (Middlesbrough) split. During the reporting year 13,108 tonnes attributed to Stockton Council were dealt with by the facility, which is an increase of 689 tonnes from the previous year. Disposal routes from the site were:
- 5,817 tonnes of household waste were recycled
 - 25 tonnes of household waste was sent for reuse
 - 2,460 tonnes of soil and rubble were recycled
 - 4,216 tonnes were sent to the Energy from Waste Site
 - 558 tonnes went to landfill
 - 30 tonnes went to hazardous land fill
- 7.10. **Haverton Hill Energy from Waste Plant:** This facility generates electricity from the incineration of household waste. This is a preferred method to disposing of waste over landfill and is beneficial to both the environment and the economy. 49,534 tonnes, or 60.85% of household waste was disposed of this way. This is a reduction from 52,464 tonnes, or 61.21%, in 2014/2015.
- 7.11. **Kerbside Recycling:** The annual throughput of dry recyclables from the kerbside collection services was 8,614 tonnes, a 273 tonne decrease on the previous year's tonnage. As well as the dry recyclables 4,763 tonnes of green waste was recycled through composting.

8. Conclusion

- 8.1. Over recent years there have been significant changes for planning, both nationally and in Stockton-on-Tees. 2012 saw the introduction of the National Planning Policy Framework, the Localism Act and new Local Planning Regulations. Each of these policy developments has brought both challenges and opportunities for the Local Planning Authority and Stockton-on-Tees' stakeholders. National Planning Policy Guidance was released in 2014 and adapting to this guidance change was an important aspect of the planning service's work load.
- 8.2. The policies of the Adopted Core Strategy had been in use since 2010 and have been used in the determination of major, minor and householder planning applications. The influence of these policies is being seen as planning permissions are determined and are beginning to be built, however the lag time between the determination of major planning applications and the delivery of new large developments means that many impacts of these new policies are yet to be fully felt by the community. The Council will continue to monitor whether the Core Strategy's objectives are being met over the life of the Plan; however, in many areas positive results are beginning to emerge, in spite of the difficult economic climate.
- 8.3. Following on, the focus has now turned to the production of the Local Plan. Part of the preparation of the Local Plan will be producing a comprehensive monitoring framework so that we can continue to ensure our housing strategy, site specific and development management policies are contributing to achieving the Local Plan's wider objectives.
- 8.4. The Authority Monitoring Report will be supplemented in future years by the monitoring indicators included in the Local Plan. There is also considerable scope for authorities to focus on locally important issues, or areas where there has been significant change. This presents a number of challenges and key actions for Spatial Planning and Economic Strategy including:
 - Ensuring Local Indicators set out in the Core Strategy and subsequent LDDs are suitable, measurable and effective