



Stockton-on-Tees Annual Monitoring Report 2016/2017



Stockton-on-Tees
BOROUGH COUNCIL

Economic Regeneration and Transport

Big plans for an outstanding Borough

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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. 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 as 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, Eaglescliffe 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 2016/17, an updated Local Development Scheme was produced and adopted in July 2016. Therefore, the main focus during this period has been the production of the new Local Plan in accordance with the Local Development Scheme.

Statement of Community Involvement

A new Statement of Community Involvement (SCI) was adopted in November 2016. A consultation took place, which ran from Monday 11th July 2016 to Friday 2nd September 2016. Eight responses were received in response to the draft SCI; however the majority of these stated that the organisations responding had no specific comments to make regarding the SCI. A schedule of the comments received and the Council's response is included at Appendix B of the Statement of Community Involvement Consultation Statement.

Local Plan

- 2.2. Along with the draft SCI, the Spatial Planning Team also consulted on a Sustainability Appraisal Scoping Report between 11th July and 2nd September 2016. Eleven responses were received to the Sustainability Appraisal Scoping Report which will be incorporated into the Sustainability Appraisal report. Following on, a Regulation 18 Local Plan was produced and a consultation took place between 21st November 2016 and 20th January 2017. In total, 108 responses were received with 42 being made via the response form (either online or by post).

Duty to Cooperate

- 2.3. 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.
- 2.4. 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.
- 2.5. Issues taken forward through the group during 2016/2017 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.

2.6. 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, Local Plan Preferred Options (June 2016);
- Redcar and Cleveland Borough Council, Draft Local Plan (June 2016);
- Durham County Council, County Durham Plan Issues and Options Consultation Summer 2016 (July 2016);
- Darlington Borough Council, Local Plan 2016-2036 (July 2016);
- Darlington Borough Council, Draft Sustainability Appraisal Scoping Report (August 2016);
- Surrey County Council, Surrey Waste Local Plan – Regulation 18 Issues and Options Consultation (September 2016);
- Hambleton District Council, Preferred Options Part 1 and 2 (November 2016);
- North Yorkshire County Council – Minerals and Waste Joint Plan Publication Draft (November 2016);
- Suffolk County Council, Minerals and Waste Local Plan Issues and Options (December 2016);
- Middlesbrough Council, Local Plan Issues Report and Call for Sites (December 2016);
- Hartlepool Borough Council, Local Plan Publication (December 2016);
- Redcar and Cleveland Borough Council, Local Plan Publication (December 2016);
- Dorset County Council, Cross Boundary Waste Movements (January 2017);
- Surrey County Council, Replacement Waste Local Plan 2018 cross border movements (February 2017).

2.7. 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

2.8. 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, which 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

2.9. 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.

- 2.10. 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 have acknowledged that the housing requirement within the Core Strategy is not consistent with the NPPF as it dates back numerous years, is based on the revoked Regional Spatial Strategy and is not reflective of current housing needs. The Council prepared a Strategic Housing Market Assessment in 2016 which identified an Objective Assessment of Need (OAN) for housing and this has now been translated this into a housing requirement, which is to be enshrined within the new Local Plan. A separate 5 year housing supply assessment (covering the period 2017/18 to 2021/22) has been undertaken as part of the Strategic Housing Land Availability Assessment (SHLAA) 2017 which identifies that the Council can identify a five year supply against the Core Strategy housing requirement, OAN and Local Plan Housing Requirement. However, only limited weight can be applied to these requirements and the resultant five year supply assessment. Further commentary regarding weight to be applied to policies within the adopted and emerging Development Plan is provided within the 'Summary and Conclusions' section of the SHLAA 2017. The SHLAA 2017 can be found on the Council's website.

Housing Delivery

- 3.3. The emerging Local Plan will contain the Borough's strategic housing policies and site allocations. The Council prepared a Strategic Housing Market Assessment in 2016, which identified an Objective Assessment of Need (OAN) for housing and this has now been translated into a housing requirement, which is to be enshrined within the new Local Plan.
- 3.4. The Council have considered guidance within the NPPG and are considering housing delivery at this time against the emerging housing requirement (which is the OAN plus under-delivery against the OAN in the period 2014/15 to 2016/17 and older people's needs).

Core Indicator: Number of completions

- 3.5. 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	Core Strategy Housing Requirement	Proportion of Core Strategy 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%
2016/2017	1040	924	525	176%

3.6. A total of 924 net additional dwellings were delivered in Stockton in the period 2016/17, which represents 178% of the 525 Core Strategy dwelling target.

3.7. The OAN has a base date of 2014/15, which has now been translated into a housing requirement, which is to be enshrined within the new Local Plan. The housing requirement to be delivered over the plan period (2017/18 to 2031/32) is 10,150 (net) and is calculated as follows:

Figure 2: Emerging Local Plan Housing Requirement

Requirement	Total	Average
a. OAN Backlog (2014/15 to 2016/17)	2,061	687
b. Delivery (2014/15 to 2016/17)	1,729	576
c. Residual Backlog (a - b)	332	-
d. OAN (2017/18 – 2031/32)	9,000	600
e. Older People's Need	793	53
Housing Requirement (c + d + e)	10,125	675
Housing Requirement (rounded)	10,150	675

3.8. Figure 3 below details how the previous backlog (332 dwellings) incorporated within the emerging Local Plan housing requirement has been calculated:

Figure 3: Monitoring performance against the OAN (2014/15 to 2016/17)

	2014/15	2015/16	2016/17	Total
OAN	687	687	687	2061
Delivery	441	364	924	1729

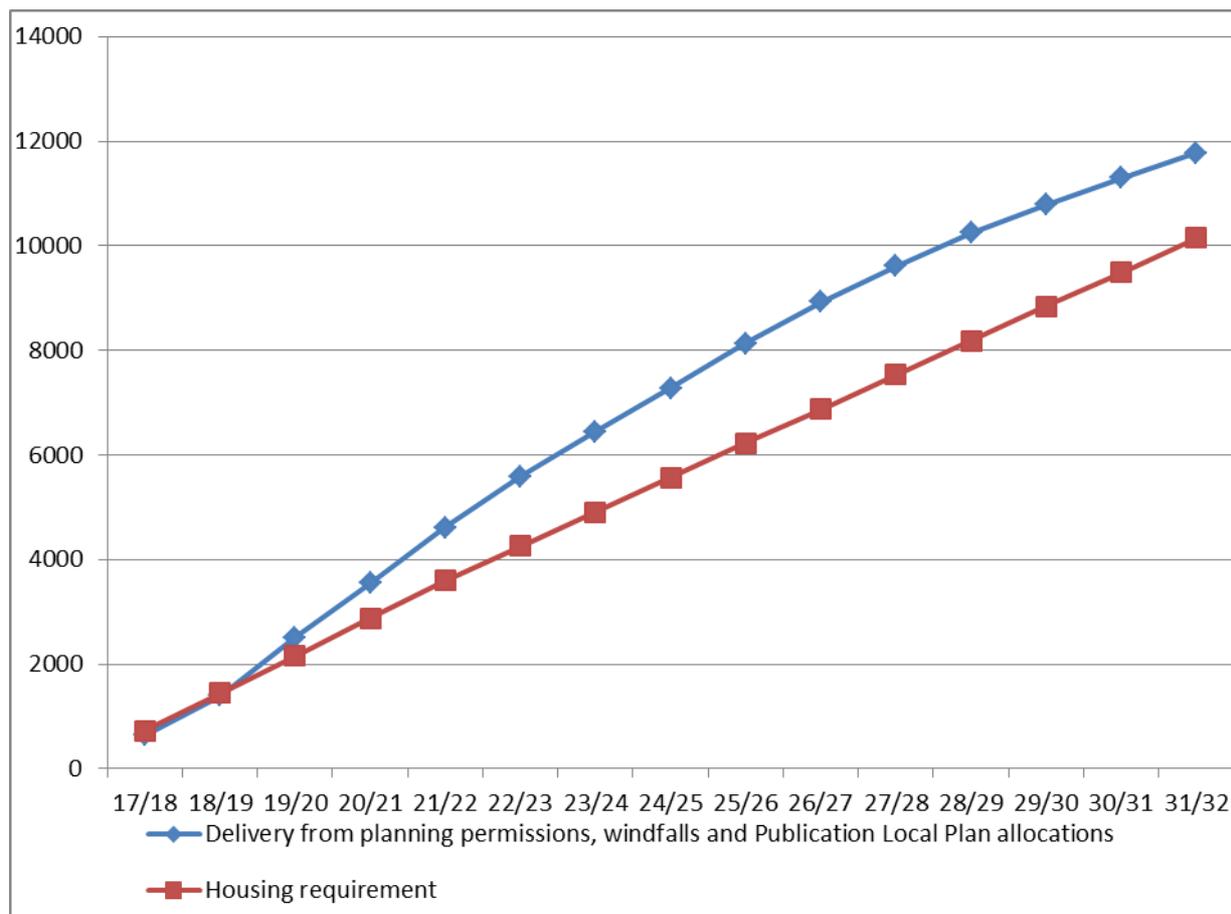
3.9. This demonstrates that the OAN has not been met in two of the past three years and over the three year period 84% of the OAN has been delivered.

Housing Trajectory

3.10. The Council has prepared a housing trajectory within the SHLAA 2017, which identifies that existing commitments and proposed allocations within the emerging Local Plan are likely to meet the housing requirement; this being demonstrated within Figure 4.

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 4: SHLAA 2017 Housing Trajectory



3.11. This housing trajectory will reviewed on an annual basis within future SHLAA updates.

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 5 sets out the proportion of dwellings built on previously developed sites from 2004/05 to 2016/17. 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 62.14% of dwellings on previously developed land is lower than previous years and is based primarily on greenfield development at Ingleby Barwick, Yarm and Wynyard. Based on planning permissions granted in recent years and the nature of proposed housing allocations in the emerging Local Plan, the 75% target is not considered to be achievable. However, it should be noted that the Housing Strategy seeks to promote development within the Regenerated River Tees Corridor and conurbation including on those sites identified for allocation based on them being identified as deliverable or

developable within the SHLAA.

Figure 5: 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%
2016/2017	62.4%

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 1040 gross additional dwellings delivered in 2016/17. A relatively high number of completions (40.58%) were located within the Core Area which represents a higher percentage than any recorded period; this is the result of delivery at Ashmore House, British Visqueen, Corus Pipe Mill, Swainby Road, Parkfield, North Shore and a number of other schemes/conversions. Whilst the Local Plan supports development within the Regenerated River Tees Corridor and allocates sites, the 50% target of housing development being located within the Core Area is not considered to be achievable.

Figure 6: 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	
16/17	Total	0	422	174	161	103	124	56	1040
	%	0	40.58	16.73	15.48	9.90	11.92	5.39	

- 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. The Council will cease to record housing types and bedroom completions in the manner identified in figure 6 and consideration will be undertaken at planning application stage.

Figure 7: Dwellings Completed During 2016/17 - House Types and Bedroom Numbers

Bedrooms	House Types						Total
	Not recorded	Apartment	Detached	Semi-Detached	Terraced	Bungalow	
Not recorded	2		10	1	6		19
1		129		3			132
2		51	4	56	44	13	168
3			102	216	108	4	430
4		1	205	19	14	1	240
5+	1	1	41	1	7		51
Total	3	182	362	296	179	18	1040

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.

Delivering Affordable Housing

- 3.19. The Council has facilitated 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 have been completed 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 2016/17, 106 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 (2012/13 to 2016/17) 620 affordable dwellings have been delivered against a Core Strategy target of 490. 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 rent.

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 Show People and does not consider that 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 2016/2017, there was no formalised enforcement action taken against unauthorised Gypsy and Traveller developments. No planning applications have been approved in the reporting period 2016/17.

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 revised in 2017 and is available on the Council's website.
- 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 2016 to March 2017 estimated that 88,200 people were in employment a rate of 71.4% 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 2017. 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	151.8
Safeguarded General Employment	23.6
Grand Total	488.4

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	2016/ 2017
Area (Ha)	13.45	27.85	20.06	5.81	5.39	1.09

- 4.8. Take up during the 2015/2016 period was limited to the creation of a porous hard standing area for general or caravan storage.

Local Indicator Loss of Employment Land

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

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
2016/2017	0.00
Total	193.13

- 4.10. During the 2016/2017 period, there has been no loss of employment land.

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 2016/17 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 2016/2017 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 policies 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 2017 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	83.6%	48.50%	50.49%
Non -A1	16.4%	51.50%	49.51%

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%
31/3/2017	32	18.71%	22	22.92%

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 – 3.9% vacancy rate

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. To support economic growth it is essential that the road network is safe and that journey times are reliable. The Council will seek to provide an efficient and extensive transport network which enables services and facilities to be accessible to all, whilst also minimising congestion and the environmental impact of transport.
- 5.3. The Tees Valley Combined Authority is currently developing a Strategic Transport Plan, due for publication during early 2018. The Combined Authority's transport vision for the Tees Valley is 'to provide a high quality, quick, affordable, reliable and safe transport network for people and freight to move within, to and from the Tees Valley'.

To do this we aim to:

- Improve our local railways by having more, faster and better trains and stations, so that journeys by rail are quicker and more comfortable;
 - Maintain and improve our roads so that they are safe and less congested;
 - Provide better bus services that are punctual and reliable, with improved passenger information and facilities, which provide access to where people want to go, when they want to go;
 - Provide safe walking and cycling routes to make it easier to travel on foot and by bike; and
 - Make it easier and safer to transport freight by road, rail, sea and air.
- 5.4. A major highway improvement scheme at Ingleby Way / Myton Way to alleviate traffic congestion and facilitate housing growth at Ingleby Barwick was completed in 2016/17.

The Cycle Route Network

- 5.5. In 2016/17, the Council completed South Stockton Greenway Phase 2 which links Preston Park to the existing cycle network into Hartburn and Stockton Town Centre. Verified data is not available for the number of cycle trips in the borough.

Public Transport

Local Indicator: Passenger Footfall at Railway Stations (LTP14)

- 5.6. All stations saw an increase in patronage from 2016/17 with Billingham recording the highest percentage increase of 10.39%. This can be attributed to the investment in infrastructure at the station such as fully lit waiting shelters, digital information screens and CCTV cameras.

Figure 13: Passenger Footfall at Railway stations within the Borough

Station	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	% Increase 15/16 to 16/17
Allens West	59,174	63,651	62,069	59,085	59,320	63,248	65,489	3.54%
Billingham	68,457	71,387	68,812	73,500	75,592	86,197	95,157	10.39%

Eaglescliffe	123,309	136,496	149,821	177,504	196,769	204,492	208,659	2.04%
Stockton	66,720	70,542	68,914	77,671	73,067	77,193	80,842	4.73%
Thornaby	570,044	575,841	571,657	583,699	591,511	611,576	635,908	3.98%
Yarm	131,997	132,726	122,596	122,872	125,747	135,564	147,181	8.57%
Total	1,019,701	1,050,643	1,043,869	1,094,331	1,122,006	1,178,270	1,233,236	4.66%

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

Tees Valley Rail Improvements

- 5.7. Car Improvements to Yarm Station are planned for 2018/19, these include a new cycleway / footway with a pedestrian crossing on Green Lane and an extension to the car park to around 90 spaces. These works are linked to the new housing development sites in the surrounding area.
- 5.8. No improvement works were carried out to stations in 2016/17.

Tees Valley Major Bus Network Improvement Scheme

- 5.9. Ongoing improvements to the bus network through shelter replacements and low floor bus stops continued throughout 2016/17.

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

- 5.10. The Average journey times per mile across the Borough have decreased for the first time in four years from 2.50 minutes to 2.49 minutes, as shown in the table below.

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

Average Journey Time										% change 14/15 to 15/16
2006/2007	2007/2008	2008/2009	2009/2010	2010/2011	2011/2012	2012/2013	2013/2014	2014/2015	2015/2016	
2.32	2.29	2.27	2.32	2.34	2.29	2.38	2.44	2.50	2.49	-0.1%

Delivery through Planning Obligations and Section 106 agreements

- 5.11. 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.
- 5.12. 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.
- 5.13. 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 2016 and 31 March 2017. 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 2016 to 31st March 2017

Site Address	Brief Description	Agreement Signed	Summary of payment details
The Wellington Club, Wellington Drive, Wynyard, Billingham	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.	10/05/2016	Off-site open space - £283,324 Affordable Housing- Option to pay either the affordable housing contribution (£1,220,000) or provide new build off site affordable housing
Land At Wynyard Village	Outline application for the construction of up to 500 houses, Primary School (inc Sport Facilities) and nursery, Retail Units (up to 500 sqm), Doctors Surgery, Community Facilities, access and associated landscaping, footpaths and open space (all matters reserved).	27/01/2017	Cycleway - 50% of the reasonable cost or £250,000 (whichever is less) Biodiversity - £378,109 Bridge Feasibility - 50% of the cost for advanced feasibility works or £40k (whichever is less) Bridge Works - 50% of the reasonable costs or £500k (whichever is greater) Highway Contribution - £6,000,000.

Tithebarn Land, Harrogate Lane, Stockton	Application for outline permission for residential development (340 dwellings) including access	08/04/2016	<p>Highways - £945,883.72 for improvements to highway junctions in the vicinity of the site including the A66 Elton interchange, Yarm Back Lane/Darlington Back Lane junction</p> <p>Highways - £113,897.56 for the highway junction improvements within the vicinity of the site including the Horse and Jockey roundabout and the Harrogate Lane roundabout</p> <p>Education - £655,822.67 Harrogate Lane, Yarm Back Lane Primary contribution a 2.5 form entry primary school with preschool.</p> <p>Highways - £197,325.57 land contribution for the cost of land for the highway improvements, new primary school and community centre</p>
Land To The North Of Coal Lane Wynyard Park Wynyard	Development of 100 dwellings and associated access, infrastructure and landscaping	08/12/2016	<p>Education - £298,560.</p> <p>Affordable Housing - £150,000 commuted sum.</p> <p>Cycleway contribution of £120,000.</p>
Land Adjacent To Hedgeside, Leven Bank Road, Yarm, Stockton-On-Tees, TS15 9JL	Outline application with all matters reserved for a proposed country club and spa	15/12/2016	Highways - S278 agreement

<p>Land South Of Kirklevington Thirsk Road Kirklevington</p>	<p>Outline application for the construction of up to 145 dwellings and associated community and sport facilities (all matters reserved)</p>	<p>03/03/2017</p>	<p>Retail Premises - Following commencement of the development, advertise, for a period of 12 months for interest in operating a retail shop. If interest is secured retail premises should be available before occupation of 100th dwelling. See S106 is conditions not met.</p> <p>Primary Education - £2,396 per family home if land is not transferred to the Council. If transferred an agreed reduced amount to be paid.</p> <p>Secondary Education - £2,986 per family home if land is not transferred to the Council. If transferred an agreed reduced amount to be paid.</p> <p>Bus Service - No dwellings to be occupied until a provision of bus service has been agreed with the Council. Operation of the service must be prior to the occupation of the 60th dwelling. Agreed bus service must be maintained for 5 years from the date of the first operation of the service.</p> <p>Highways - £100,000 of the development for the construction of a roundabout at the A19/A67 Crathorne Interchange, or such other scheme as may be deemed necessary by the Council.</p>
<p>Land North Of Myton Park Primary School Blair Avenue Ingleby Barwick TS17 5BL</p>	<p>Development of 40.no apartments with associated communal facilities.</p>	<p>04/01/2017</p>	<p>Open Space - Transfer of part of the open space land to the Council and then £25,000 paid to the Council towards the cost of maintaining the Open Space Land transferred.</p> <p>Affordable Housing - £60,000.</p>
<p>Development Site 81 Dwellings West Acres, Durham Lane, Eaglescliffe,</p>	<p>Erection of 8 additional detached dwellings.</p>	<p>28/03/2017</p>	<p>Variation only, costs as per original application.</p>

TS16 0PG			
West Acres Durham Lane Eaglescliffe Stockton-on- Tees TS16 0PG	Section 73 application to vary condition no.2 (Approved Plans) of planning approval 14/2816/FUL - Residential Development for the erection of 81no.dwellings including apartments, public open space, associated access arrangements and landscaping (demolition of existing dwelling house)	28/03/2017	The Owner shall pay to the Council it's reasonable costs incurred in connection with the preparation and completion of this Agreement.

6. Environment and Climate Change

Historic Environment

- 6.1. There are approximately 635 Listed Buildings within the Borough, including 7 Grade 1, 40 Grade II* and 588 Grade II across 484 list entries. 9 new listed buildings have been added to the list in 2016/2017, 8 of which are war memorials due to Historic England carrying out a review of First World War memorials. A list of all the new entries is below.
- St Mary And St Romualds Roman Catholic Church
 - Eaglescliffe and Preston-on-Tees War Memorial
 - War Memorial, Peace Garden, Station Road Billingham
 - War Memorial I C I Employees, Station Road Billingham
 - Egglecliffe War memorial, Egglecliffe Bank
 - Stillington War Memorial
 - War Memorial St Peters Church, Yarm Road
 - Norton Memorial Cross, St Marys Church Yard
 - Haverton Hill and Port Clarence War Memorial
- 6.2. The Historic Environment Record showed that the Borough had 2063 land based HER entries, 6 maritime entries, and 541 event records for Stockton in 2016-17 including eight Scheduled Ancient Monuments. Of these Scheduled Ancient Monuments, one is considered to be at risk
[https://historicengland.org.uk/advice/heritage-at-risk/search-register/results/?advsearch=1&UA=Stockton-on-Tees%20\(UA\)&searchtype=harsearch](https://historicengland.org.uk/advice/heritage-at-risk/search-register/results/?advsearch=1&UA=Stockton-on-Tees%20(UA)&searchtype=harsearch). HER enhancement figures were depressed by the Archaeologist (HER) post being vacant for seven months (July 2016 to March 2017).
- Local Indicator: Number and percentage of Listed Buildings at Risk (all grades)**
- 6.3. 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.
- 6.4. Of the 635 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.
- 6.5. 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 2016-17.
- 6.6. 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.
- 6.7. The Central Stockton Townscape Heritage Initiative (THI) grant programme, which commenced in March 2011, completed in June 2017. The THI complemented the achievements of the former Stockton Heritage in Partnership (SHiP) grant scheme

(2008-2013), by delivering heritage-led physical improvements to historic buildings and public realm in the central core of Stockton Town Centre Conservation Area and by improving the condition, use, specialist knowledge and understanding of historic buildings and spaces via public awareness, education and community projects. Property freeholders privately funded in the region of approximately 50% of works, completing conservation-led repairs and renovations through specialist heritage consultants and contractors to grant requirements. Over the six year programme, the THI has: Secured the structural condition of 7 historic buildings; Brought vacant floor space back into use in 6 of those historic buildings; Funded and delivered 1,725sq.m. public realm improvements to Dovecot Street using traditional materials and improving accessibility; Delivered over 100 training placements in traditional heritage construction skills, with a further 19 people gaining NVQ's and other accredited qualifications in heritage construction skills; Engaged over 500 people in community heritage projects, productions and interpretation; Hosted free, open heritage events in and around Stockton Town Centre, with hundreds of people learning more about Stockton's historic built environment and wider heritage.

6.8. In the 2016-17 period, THI funded projects were completed at 25 High Street and 39A High Street (the former Courtyard Hotel, now part of the extended Georgian Theatre venue). In addition, the grant funded and delivered a successful public heritage research and learning project ('Stories from the High Street'), a free Heritage Fayre in Stockton Town Centre, and the production of literature to increase people's understanding and awareness of heritage. A new phase of heritage grant funding is being worked up, with the 'Stockton Town Centre Northern Gateway Townscape Heritage' funding bid having secured the first of a two phase grant approval from the Heritage Lottery Fund (HLF). Once detailed proposals have been agreed by the Heritage Lottery Fund, eligible projects may apply for grant funding from early 2019 until 2022/23, whilst funding is available.

6.9. 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. Additional projects and events within the borough –

- Assisted Economic Growth and Development Services with preparation of Historic Environment Assessment of Local Plan Allocations.
- Assisted Peter Ryder in editing and formatting his book 'The Death and Resurrection of St Helen's, Eston and the Old Churches of Cleveland' (published 2017).
- Assisted Teesside Archaeological Society with training and support for their HLF funded project on the First World War in Cleveland.
- Participated in the Historic England NRHE to HER data supply and reconciliation prototype project (Stockton HER data).
- Provided a series of talks about the archaeology of the area at Preston Hall Museum.
- Provided input to the additional activities of the SBC Townscape heritage programme for Stockton.
- A public event was held at Low Grange, Billingham (site of medieval manor house of Prior of Durham) in conjunction with Stockton Museum Service.
- An Archaeology Open day was held at Ingleby Barwick Library.

- A Prehistory Loan Box for schools was developed for Ingleby Barwick and Preston Hall Museum and Ingleby Barwick Library.

Natural Environment

Biodiversity

- 6.10. 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 2016/17, positive management was recorded at 33 Local Sites from a total of 56, equivalent to 59%. This represents a small increase from 2014/15 when 55% of the Borough's Local Sites had recorded positive management. In 2015/16, no report was published for the borough.

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

- 6.11. The Greatham South Flood Alleviation Scheme will result in the creation of 30 hectares of new priority habitat. 14 hectares of priority habitat have been destroyed through an approved reclamation scheme on the Tees Estuary. Mitigation will be agreed for this loss, but it will not be implemented within the plan period. A new Local Wildlife Site (75 ha of priority grassland habitat) has been identified and designated.

Priority Species

- 6.12. Mitigation in the form of bat bricks and a swallow nest feature were installed under a planning condition.

Delivering Sustainable Communities and Planning for Climate Change

- 6.13. 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

- 6.14. 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.
- 6.15. The Council commissioned an update of the SFRA 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. A further update to the SFRA is currently being produced, which is to be included in the evidence base for the new Local Plan and will be available on the website when complete.

- 6.16. During 2016/2017, the Authority consulted the Environment Agency on 43 planning applications. None of these were determined contrary to the agency's advice on either flooding or water quality.

Renewable Energy Generation

- 6.17. 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.
- 6.18. 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.

Community Infrastructure

- 6.19. 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, as seen in the Delivering Infrastructure section of this document.

Education

- 6.20. 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

- 6.21. 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.

Waste Management

- 7.6. During the reporting year, 103,514 tonnes of waste was handled in the Borough. This represents a 73 tonne (0.1%) increase from the previous year. Of the total, 80,067 tonnes was household waste; the remaining 23,447 tonnes were non household (including trade, clinical, industrial, fly-tipping etc.) or construction and demolition waste. The proportion of waste coming

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.

from households decreased by 1,343 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 2016/17, planning permission was granted for a new energy centre, including 2.no oil tanks, 1.no flue and installation of solar PV equipment on the south elevation at the University Hospital of North Tees, Hardwick Road.
- 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 13,821 tonnes attributed to Stockton Council were dealt with by the facility, which is an increase of 713 tonnes from the previous year. Disposal routes from the site were:
- 5,638 tonnes of household waste were recycled
 - 23 tonnes of household waste was sent for reuse
 - 2,531 tonnes of soil and rubble were recycled
 - 5,020 tonnes were sent to the Energy from Waste Site
 - 566 tonnes went to landfill
 - 34 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. 57,704 tonnes or 72.07% of household waste was disposed of this way. This is an increase from 49,534 tonnes, or 60.85%, in 2015/2016.
- 7.11. **Kerbside Recycling:** The annual throughput of dry recyclables from the kerbside collection services was 8,316 tonnes, a 298 tonne decrease on the previous year's tonnage. As well as the dry recyclables 5,001 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.