

MIDDLESBROUGH COUNCIL

**LOCAL DEVELOPMENT FRAMEWORK
ANNUAL MONITORING REPORT 2010/11**



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Executive Summary

This is the seventh Annual Monitoring Report (AMR) on the Middlesbrough Local Development Framework (LDF), covering the period from 1 April 2010 to 31 March 2011. The purpose of the document is to assess:

- i. progress on the preparation of the LDF; and
- ii. the effectiveness of LDF and saved Middlesbrough Local Plan policies.

The findings of the AMR inform the need to review the Local Development Scheme (LDS). It also informs the need to review the LDF, by identifying policies that are either:

- i. not being implemented;
- ii. not achieving the desired outcomes (see Appendix B);
- iii. no longer consistent with national planning policy; or,
- iv. not in general conformity with the Regional Spatial Strategy (RSS).

Progress on the LDF

The relevant Middlesbrough LDS for 2010/11 was brought into effect in June 2010, setting out the proposed timetable for preparing Local Development Documents (LDDs) over a three-year period and key milestones. During 2010/11 work continued on the preparation of the Tees Valley Waste and Minerals Core Strategy and Policies and Sites Development Plan Documents (DPDs), and several key milestones were achieved in relation to these DPDs.

However, due to uncertainty caused by the change of Government in 2010 and their proposed significant changes to the planning system, the review of the Core Strategy and Regeneration DPD did not commence in time to achieve that key milestone. To ensure the review is undertaken appropriately, it was necessary to extend timescales for preparation, in order to allow more time to consider and respond to any changing requirements in the immediate to short term. It was also necessary to delay the production of the Environment DPD until *after* preparation of the revised Core Strategy and Regeneration DPD, to ensure it is in conformity.

As a consequence of the above, the LDS was amended in June 2011.

Policy Assessment

The effectiveness of Core Strategy, Regeneration DPD and saved Local Plan policies will be assessed as part of the 2010/11 AMR.

Measuring Performance

The performance of policies has been measured using four types of indicators. A brief summary of each is set out below:

- i. **Contextual Indicators** - these give an understanding of the wider demographic, social, environmental and economic circumstances;

- ii. **Core Output Indicators** - set nationally, these provide a measure of how key policy themes such as housing and business development are being delivered;
- iii. **Local Indicators** - these measure the impact of LDF and saved Local Plan policies; and
- iv. **Significant Effects Indicators** - these are based on sustainability appraisal objectives, and allow comparisons to be made between the predicted effects and the actual effects measured during the implementation of the policies.

Analysis of Policy Implementation – What the Indicators Show

Business and Employment

Gross internal floorspace totalling 1,029 square metres (sq.m) was developed for employment uses during the monitoring period; all on previously developed land (PDL) and in strategic employment locations identified in the Core Strategy and Regeneration DPD. Whilst the amount developed was lower than in 2009/10, this could be a natural year-to-year fluctuation rather than an emerging trend, as the amount developed last year was an increase on 2008/09. The current shortfall in employment land provision against targets in the Core Strategy means increased provision will be needed over the next few years to meet the overall requirement for the plan period (2004 – 2023). Due to the ongoing economic downturn from early 2008 onwards this shortfall was not unexpected, as development levels across the town have decreased, and it is envisaged these will start to increase as the economy recovers. Although no (nil) development in Greater Hemlington was permitted or completed during 2010/11, there are no undue concerns for the reasons set out above and because the vision for Greater Hemlington in the Core Strategy is a long term one (up to 2023).

Town Centre

Although no (nil) town centre uses were completed in Middlesbrough during 2010/11, this could be a natural year-to-year fluctuation as opposed to an emerging trend as such uses were developed last year. That notwithstanding, a number of applications for town centre uses were permitted in the monitoring period, with the majority in the Town Centre. Developer contributions were sought on a relatively low percentage of applications, but this can be attributed to the current economic climate, which has impacted upon the economic viability of delivery of development. No (nil) major planning applications within Greater Middlehaven were approved in 2010/11, but the Bohouse development was completed and construction of the 80-unit CIAC development continued. The number of vacant units in the Town Centre has decreased slightly since 2009/10, but increased slightly in percentage terms. However, this does not give rise to significant concern, given the current economic climate and lower percentage of vacant units in the Primary Shopping Frontage compared to the Town Centre overall. Vacancy rates have decreased at the District Centres in numerical and percentage terms from 2009/10 for units and floorspace.

The new cycle track completed at Prissick demonstrates Core Strategy Policy CS14 is achieving its objective of directing leisure development to the areas allocated for such uses in the LDF.

Housing

The core indicators show that Middlesbrough does not have a demonstrable five year supply of deliverable housing sites as required by Planning Policy Statement (PPS) 3 Housing. As a result, a number of actions are being implemented to boost housing delivery. These are set out in paragraph 6.26 of the AMR, and include a review of the housing sections of the LDF Core Strategy and Regeneration DPDs to ensure sites allocated for housing are deliverable. The low number of planning applications where affordable housing units could have been sought can be attributed to the current economic climate, which has impacted upon the economic viability of delivery of development. Permissions for apartments were granted in both the Town Centre and other areas of the town during 2010/11. However, the larger schemes permitted outside the Town Centre were either a renewal of an existing permission that predated the adoption of the Core Strategy and Regeneration DPD; or were specialist, as opposed to general, residential development. There were no (nil) unauthorised gypsy encampments in the monitoring period, indicating Core Strategy Policy CS12 is achieving its objective.

Environment

Whilst there were areas of green wedge and primary open space lost as a result of development during the monitoring period, the amount lost was considered minimal (less than 1% of either). As such, it is considered Core Strategy Policy CS20, and Local Plan Policies E2, E7 and E8 continue to be effective in offering appropriate protection to Middlesbrough's green infrastructure. In terms of quality, the area of eligible open space managed to Green Flag Award standard remained the same as in 2009/10, and is almost 10ha above the baseline in the Core Strategy. In addition, air quality in the town continues to meet the necessary standards and there have been positive changes in areas of biodiversity importance. Furthermore, there were no listed buildings on the buildings at risk register and no planning applications were granted contrary to Environment Agency recommendations. With regard to sustainability, a number of renewable energy schemes gained permission during the monitoring period and approximately a third of the dwellings completed achieved a Buildings Research Establishment (BRE) Ecohomes (replaced by Code for Sustainable Homes) rating of excellent. The lack of non-residential developments completed to a Buildings Research Establishment Environmental Assessment Method (BREEAM) rating of excellent was largely attributed to the low number of schemes of a scale whereby these standards apply. The five applications permitted beyond the limit to development were relatively minor and did not significantly contravene Local Plan Policy E20, which is likely to be reviewed as part of the Environment DPD. Whilst no (nil) planning applications for the Green Blue Heart came forward during 2010/11, this is not of undue concern given the long-term nature of the Stockton-Middlesbrough Initiative (SMI) and the economic downturn.

Education

There were four new schools completed during the monitoring period, and another three under construction, which comprise part of the Building Schools for the Future (BSF) programme. Furthermore, one primary school was under construction as part of the Primary Strategy for Change. This demonstrates the Council is working hard to provide modern, purpose built education facilities - in accordance with the objective for Core Strategy Policy CS16 - that create a better learning environment and contribute towards increasing educational achievement in the town, reducing the

gap between Middlesbrough and the rest of Great Britain in terms of educational achievement.

Health

During 2010/11, one new health facility was completed and work continued on the new Roseberry Centre as a replacement for St Lukes Hospital. The development brief for land adjacent Middlesbrough Teaching and Learning Centre (MTLC) was also adopted by the Council in January 2011, which will, once the site is developed, include a new healthcare facility. This demonstrates the Council is working hard to provide modern, purpose built healthcare facilities for its citizens, in line with the objectives of Regeneration DPD Policies REG 32 and REG33.

Transport

The indicators suggest Core Strategy Policies CS4 and CS17 have been successful in helping to protect the footpath network - the length of which remains slightly above the baseline in the Core Strategy - and ensuring public transport and key services are accessible from new development. Meanwhile, Core Strategy Policy CS18 appears to have been effective in making sure new non-residential development complies with Council car parking standards and increasing the amount of cycleways in the town. Although the number of overall car parking spaces in the Town Centre has risen from the baseline in the Core Strategy, this was not entirely unexpected given the new development coming forward in the Town Centre in recent years, and the amount of car parking has remained at the same level as in 2009/10. Whilst no (nil) non-residential developments incorporated a workplace travel plan during 2010/11, this can be attributed to the low number of developments of a sufficient scale to warrant them. No (nil) planning applications that would prejudice implementation of transport schemes for East Middlesbrough Corridor were granted in 2010/11, which shows Regeneration DPD Policy REG34 is achieving its objective. Although there were no (nil) park and ride facilities in South Middlesbrough granted or completed in the monitoring period, there are no undue concerns as the vision for Greater Hemlington in the Regeneration DPD is a long term one (up to 2021). The amount of people KSI (this is monitored by the calendar year) decreased significantly in 2010, surpassing the Core Strategy target of a 40% decrease by 2010.

Minerals and Waste

Whilst there is secondary and/or recycled aggregates produced in Middlesbrough, no figures are provided for 2010/11. This is because there is more than one known operator in the borough, but only one has provided the necessary figures and it is deemed inappropriate to provide this partial figure for reasons of commercial confidentiality, given the AMR is available to the public. In terms of waste, during 2010/11 there was a significant reduction in the level of municipal waste arising overall compared to 2009/10, which has continued to decrease year-on-year since 2007/08. Although the amount recycled during the monitoring period decreased from last year, there are no immediate concerns as it is only slightly below the 25% recycling/composting target in the Core Strategy. That notwithstanding, the Council will continue to monitor the situation in future years, to ensure action is taken if necessary. Energy recovery (energy from waste) was significantly over the 40% target in the Core Strategy.

Introduction

Purpose of the Annual Monitoring Report

- 1.1 This is the seventh Annual Monitoring Report (AMR) for the Middlesbrough Local Development Framework (LDF) and covers the period 1 April 2010 to 31 March 2011. It has two main purposes:
 - i. to assess progress on the preparation of the LDF against the timetable set out in the Local Development Scheme (LDS); and
 - ii. to assess the effectiveness of LDF and saved Local Plan policies.
- 1.2 The assessment under (i) above will be used to inform the need to amend the LDS, for example if targets are not being achieved. The assessment under (ii) above will inform the need to adjust or replace policies that are not working as intended and/or to ensure they reflect changes in national or regional policy.
- 1.3 The Council adopted its Core Strategy in February 2008 and Regeneration Development Plan Document (DPD) in February 2009. It is also scheduled to adopt the Tees Valley Joint Minerals and Waste Core Strategy and Policies and Sites DPDs later in 2011.
- 1.4 Following adoption of the Core Strategy and Regeneration DPD, a number of Local Plan policies that were 'saved' until such time as they were replaced by policies in LDF documents, have now been superseded.
- 1.5 The effectiveness of Core Strategy, Regeneration DPD and saved Local Plan policies will be assessed as part of the 2010/11 AMR.

Key Contextual Characteristics

- 1.6 Middlesbrough is a unitary authority, covering approximately 5,400 hectares (ha) that, as of mid 2009, had a population of 140,500¹ - a slight increase from 2008 (140,100). The town centre is the principal sub-regional centre for the Tees Valley and the third largest retail centre in the North East, after the Metro Centre and Newcastle.
- 1.7 Although Middlesbrough is highly urbanised, it has expanses of open (green) space permeating the town, most notably in the form of beck valleys and green wedges. These link the urban areas with the open countryside in the south, and provide a valuable resource for leisure use and wildlife habitat.
- 1.8 Despite its small geographical size, Middlesbrough is a major focus of the Tees Valley economy, based on the key sectors of retail, public administration, education and health. As a result, Middlesbrough has the highest level of net commuting in-flows for employment in the sub-region.
- 1.9 Within Middlesbrough, housing market failure is evident¹ in some parts of the town. This is due in to the fact that major parts of the central older housing area, and some of the predominantly social rented housing estates in the east

¹Office for National Statistics (ONS), Crown Copyright

and west of the town, are characterised by multiple deprivation and/or poor quality homes and neighbourhoods. Each electoral ward in the UK comprises of a number of Super Output Areas (SOAs) consisting of between 100 and 150 households, and 41² (47%) of the 88 SOAs in Middlesbrough are amongst the top 10 most deprived in England.

- 1.10 In terms of accessibility, the A19 and A66 trunk roads provide good access from Middlesbrough to the A1(M) and the wider motorway network, although the two major north-south distributor roads within Middlesbrough, Acklam Road and Marton Road, are heavily congested with commuter traffic at peak periods. With regard to public transport, there are a large number of bus services that connect the town centre with other areas of the town, the Tees Valley and the North East; and there are direct rail links to the likes of Newcastle, York, Darlington and Manchester. In addition, Durham Tees Valley Airport is within easy access via the A66. Middlesbrough also has an extensive network of footpaths and a network of dedicated cycle routes.

Challenges

- 1.11 The spatial vision for Middlesbrough in the LDF is of a dynamic centre with an increasing and diverse population, enjoying full employment and high-ranking educational facilities and living in truly sustainable communities. It also seeks to establish Middlesbrough as the North East's fastest growing retail centre and a major cultural destination.
- 1.12 The achievement of this aspirational vision will depend on successfully tackling a number of challenges, including:
- i. stabilising then reversing population decline through the creation of sustainable communities in an attractive environment;
 - ii. developing balanced housing markets through the provision of the right type and mix of housing in the right locations and promoting housing market renewal in areas of market failure and low demand;
 - iii. increasing the vitality and viability of the town centre and accommodating its future expansion;
 - iv. tackling the economic and environmental decline of small local shopping centres;
 - v. delivering high and sustainable levels of economic growth by supporting existing businesses and encouraging new ones to set up;
 - vi. improving connectivity within Middlesbrough, the Tees Valley city region and to other regions;
 - vii. improving the educational attainment and health of residents; and,
 - viii. improving the built environment through protection of the town's heritage and through innovative, high-quality design in new buildings.

²The English Indices of Deprivation, Department for Communities and Local Government (2010)

Opportunities and Achievements

Opportunities

1.13 Whilst the challenges set out in paragraph 1.13 above are significant, and require long-term solutions, Middlesbrough has a number of delivery opportunities, including:

- i. the Stockton-Middlesbrough Initiative (SMI), which provides the opportunity for a radical economic regeneration strategy to deliver a dynamic city-scale urban centre for the city region and its economy;
- ii. the largest town centre in the Tees Valley, with potential to grow through rationalisation of existing land uses and expansion of its boundary to accommodate future planned growth;
- iii. the major regeneration scheme at Greater Middlehaven, which provides the opportunity to develop a sustainable mixed-use community based on innovative architectural design, taking advantage of its waterfront location to provide high-quality, high-density urban living;
- iv. a suitable location for a large casino and its associated regeneration benefits;
- v. two high quality educational institutions in Middlesbrough College and Teesside University, both of which have seen recent growth and undertaking further expansion; and
- vi. a major regeneration scheme at Greater Hemlington to create a high-quality, lower-density sustainable urban extension - linked to the regeneration of adjacent low-quality housing – that, along with Greater Middlehaven, will widen housing choice to attract and retain economically active households.

Achievements

1.14 In addition to the opportunities set out above, there have been significant achievements during 2010/11, including:

- i. continued development of the links with the University of Teesside, and the opportunities to expand the digital media and digital technology sector of Middlesbrough's economy, through the retention of graduates and facilitation of entrepreneurship;
- ii. completion and occupation of the purpose-built Bohouse development within the Boho Zone, providing flexible live/work space for new business in the creative and digital industries;
- iii. ongoing construction of CIAC (Community in a Cube), which is the first residential development - comprising 80 units and South Car Park - within the BioRegional Quintain (BRQ) Riverside One development at Middlehaven phase one;

- iv. commencement of the conversion of the Grade II listed Customs House in Middlehaven, into a high quality youth facility encompassing a performance and dance hall, café, music facilities, gym and crèche;
- v. completion of the North Middlesbrough Accessibility Improvement scheme, increasing capacity on the A66 and improving access to the town and Riverside Park from the Newport Interchange;
- vi. completion of the second phase of the St Cuthbert's Mews residential development, following the granting of planning approval and securing of Homes and Communities Agency (HCA) kick start funding;
- vii. commencement of the Scholars Rise and Orchard View residential developments on the former College Marton and Kirby College sites; and
- viii. adoption of a number of Supplementary Planning Documents (SPDs), the majority of which were in the form of development briefs.

The Monitoring Framework

Monitoring Principles

- 2.1 Monitoring is an essential element in the preparation of the LDF. It provides the evidence base on which to assess the performance of LDF and saved Local Plan policies, by highlighting policies that are achieving their objectives, ineffective policies and where the effect of the policy differs from those intended. As such, monitoring will assist the Council in delivering sustainable development and sustainable communities.
- 2.2 To avoid the unnecessary duplication of data collection, the data used in the preparation of the AMR has, where possible, been drawn from existing sources of information, which the Council and Tees Valley Unlimited (TVU) already collect.
- 2.3 Measuring the performance of policies is dependent on having a clear statement of objectives, and an objective - target - indicator approach has been used in the preparation of the AMR. This involved setting clear objectives, targets and indicators for policies to be monitored using local indicators, which are set out in Appendix 1.
- 2.4 The AMR is based on a forward-looking approach. Whilst the data collected monitors past performance, the purpose is to inform future planning policy directions.

Monitoring Indicators

- 2.5 Implementation of LDF and saved Local Plan policies are assessed in the AMR using four types of indicator: Core Output; Contextual; Local and Significant Effects.
- 2.6 Contextual Indicators provide an understanding of the wider demographic, social, environmental and economic circumstances and trends e.g. population size, unemployment levels. Due to the nature of the indicator, it will not always be appropriate to analyse these annually e.g. ten-yearly census data.
- 2.7 Core Output Indicators are national indicators that measure quantifiable activities directly related to the implementation of planning policies, and cover nine key themes, including business development, housing and transport.
- 2.8 Local Indicators are similar to Core Output Indicators - in that they measure outputs from planning policies - but are tailored to reflect local issues and circumstances.
- 2.9 Significant Effects Indicators are based on sustainability appraisal objectives, and allow comparison to be made between the predicted effects and the actual effects measured during the implementation of the policies.

Limitations

- 2.10 Whilst every attempt has been made to ensure data contained within the AMR is as accurate as possible, there may be a degree of fluctuation in certain data from year-to-year, even if no development has taken place that would cause it to change. This may be because the source of the data has changed, and/or new or updated data has emerged that is believed more accurate. However, where it is considered that information reported previously might have been wholly erroneous, this is referenced, and any changes to the way indicators have been interpreted have likewise been referenced.

Local Development Scheme Implementation

Progress on Local Development Documents

- 3.1 The relevant Middlesbrough LDS for 2010/11 was brought into effect in June 2010, setting out the proposed timetable for preparing Local Development Documents (LDDs) over a three-year period, and indicating key milestones. During 2010/11 work continued on the preparation of the Tees Valley Waste and Minerals Core Strategy and Policies and Sites DPDs.
- 3.2 Progress against key milestones is illustrated in Table 1 overleaf, which is discussed later in paragraphs 3.4 - 3.6. Whilst the review of the Core Strategy and Regeneration DPD did not commence in time to achieve that particular key milestone, the Tees Valley Minerals and Waste DPDs achieved several key milestones.

Table 1: Progress on Local Development Framework (LDS – June 2010)

Local Development Document	Jan 10	Apr 10			Jul 10			Oct 10			Jan 11			Apr 11	Jul 11	Oct 11	Jan 12	Apr 12	Jul 12	Oct 12	Jan 13
		A	M	J	J	A	S	O	N	D	J	F	M								
Core Strategy Review		*					~								◆	▽	□		A		
Regeneration DPD Review		*					~								◆	▽	□		A		
Tees Valley Joint Minerals & Waste Core Strategy							◆		▽			□		A							
Tees Valley Joint Minerals & Waste Policies and Sites DPD							◆		▽			□		A							
Environment DPD																~			◆		▽
Greater Middlehaven SPD													◆	A							

Key

*	Commence preparation of Development Plan Document - key milestone
~	Consultation with Statutory Bodies/SA
◆	Publication (DPD)/Consultation (SPD) - key milestone (DPDs only)
▽	Submission to Secretary of State (DPDs only) - key milestone
□	Date of examination (DPDs only) - key milestone
A	Adoption - key milestone (DPDs only)
	Key Milestones achieved

The monitoring period

The Need to Update the Local Development Scheme

- 3.3 In light of the findings of the 2008/2009 AMR, which showed a shortfall of approximately 1953 dwellings against the RSS target, it was considered important to review the housing provision in the LDF. This was in order to address the issues of out-migration, and to have a readily available supply of attractive housing sites for the housing industry and market when the market returns to normality.
- 3.4 Timescales for the review were originally set out in the 2010 LDS. However, due to the uncertainty caused by the change of Government in 2010 and their proposed changes to the planning system, it was considered necessary to extend the timescales for preparation in the LDS accordingly. This would allow more time to fully consider and respond to any changing requirements in the immediate to short term, to ensure the review is undertaken appropriately.
- 3.5 Consequently, it was necessary to delay production of the Environment DPD, in order to avoid potential conformity issues. For example, this could have occurred if land designated in the Environment DPD was allocated as part of the Regeneration DPD review. By amending the LDS to allow for publication of the Environment DPD *after* the adoption of the revised Core Strategy and Regeneration DPD, this will ensure it is in conformity and negate the need for an early review of the Environment DPD.
- 3.6 Furthermore, as it is currently unclear whether an SPD for Greater Middlehaven will be produced, removing the schedule of SPDs from the LDS was considered an appropriate course of action.
- 3.7 As a result of the above, the LDS was amended accordingly in June 2011, as set out below in Table 2.

Table 2: LDS Changes

	Consultation with Statutory Bodies / SA ³	Publication (DPD) / Consultation (SPD)	Submission	Adoption
Core Strategy Review	Jun-2010 Jun 2011 – Apr 2012	Aug-2010 Aug 2012	Nov-2010 Jan 2013	May-2011 Sept 2012
Regeneration DPD Review	Jun-2010 Jun 2011 – Apr 2012	Aug-2010 Aug 2012	Nov-2010 Jan 2013	May-2011 Sept 2012
Environment DPD	Dec-2011 May 2012 – Oct 2012	Sep-2012 Jan 2013	Feb-2013 Apr 2013	Sep-2013 Dec 2013
Greater Middlehaven SPD	N/A	Winter-2009 Mar-2011	N/A	Spring-2010 Jun/Jul-2011

Source: Middlesbrough LDS, June 2011

³This stage includes consultation on 'issues and options' and 'preferred options.'

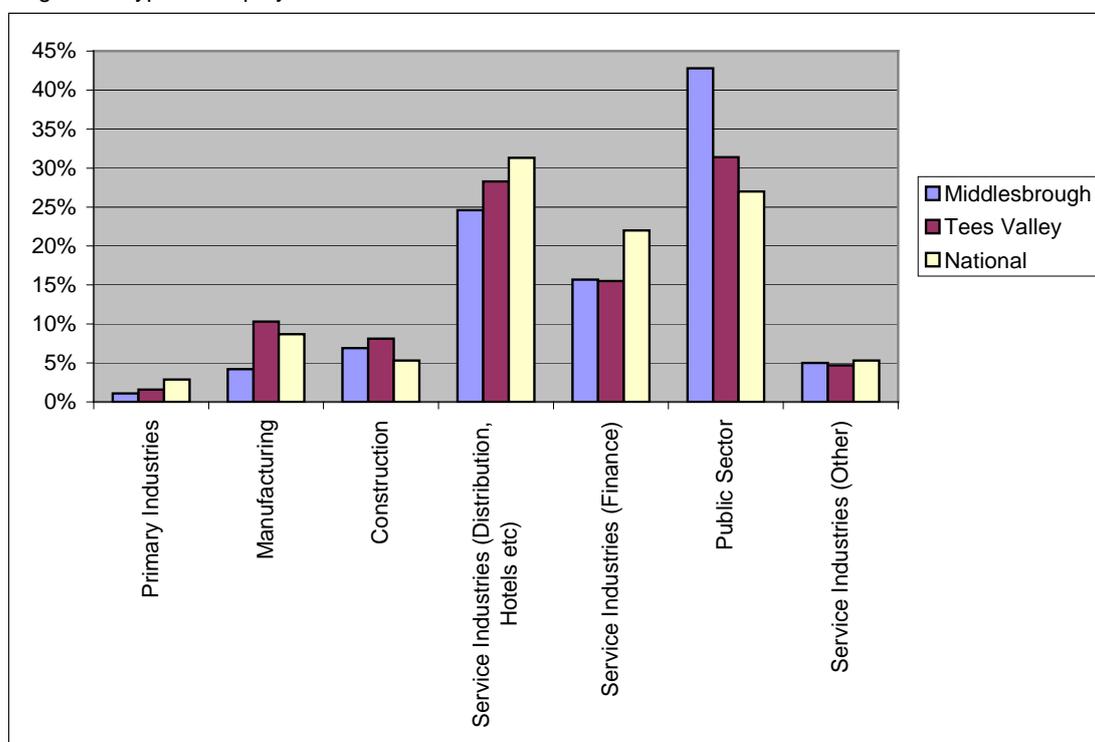
Business and Employment - Analysis of Policy Implementation

Contextual Indicators (Relevant Policies)

Employment type (CS7)

4.1 Middlesbrough's employed residents work in a diverse range of employment sectors, with the public sector (42.8%) and service industries (24.6% for distribution and hotels etc, and 15.7% for finance) the largest employers in the town by major industry group. Noticeable differences between Middlesbrough and the national and Tees Valley averages are the significantly higher number of the town's residents employed in the public sector, and the lower number in manufacturing. There is also a considerable disparity between the amount of the town's residents employed in service industries (distribution and hotels etc, and finance) compared to those nationally.

Figure 1: Type of Employment



Source: National Statistics – Annual Population Survey (APS) (Last updated December 2010)

Economic activity (CS7)

4.2 According to National Statistics (APS), 69.9% of Middlesbrough's residents of working age were economically active as of the end of June 2010, compared to an average of 76.4% for Great Britain and a Tees Valley average of 73%.

Core Output Indicators (Relevant Policies)

Indicator BD1: Total amount of floorspace developed for employment – by type

Indicator BD2: Total amount of employment floorspace on previously developed land – by type (CS1, CS7)

- 4.3 During 2010/11, 1,029 square metres (sq.m) gross internal floorspace was developed for employment purposes, of which 624sq.m were developed on previously developed land (PDL) (60.6%).

Table 3: Employment Development

	Amount of floorspace developed for employment in 2009/10 – by type (gross internal square metres – sq.m)	Amount of employment floorspace on previously developed land – by type (gross)
B1a – Offices	Nil	Nil
B1b – Research and Development	Nil	Nil
B1c Light Industry	Nil	Nil
B2 General Industrial	1,029	624
B8 Storage and Distribution	Nil	Nil
Total Additional Floorspace	1,029	624

Indicator BD3: Amount of employment land available – by type (CS1, CS7)

- 4.4 As of 31/3/11, 142.65 ha of employment land were available in Middlesbrough. Of this amount, 100ha are allocated for brownfield mixed-use development (including B1 uses) at Greater Middlehaven; 6.16ha for office and commercial development (including B1 uses) in the Town Centre; and 36.49ha for general employment development (including B1, B2 and B8 uses) in Riverside Park, East Middlesbrough and at Hemlington Grange.

Erratum: information provided in the 2009/10 AMR in relation to employment land availability in Riverside Park, East Middlesbrough and at Hemlington Grange was erroneous. The figure provided should have read 36.59ha.

Local Indicators (Relevant Policies)

Amount of employment floorspace permitted and completed in Greater Hemlington (CS3); Amount of employment land developed in Greater Hemlington (CS1, CS3, CS7, REG4, REG5, REG6, REG7)

- 4.5 No (nil) employment development was permitted or completed at Greater Hemlington during 2010/11.

Amount of employment land developed (CS1, CS7, REG5, REG12, REG13, REG14, REG15, REG16, REG17, REG24, REG25, REG26)

- 4.6 0.1029ha of employment land were developed in the town during 2010/11.

Summary of Findings

- 4.7 The contextual indicators demonstrate the challenging economic environment Middlesbrough continues to face and against which the LDF is seeking to deliver economic growth. Like the Tees Valley in general, Middlesbrough has a lower level of economic activity than the national average and a major step change in economic growth will be required to reduce this gap. LDF policies can help towards delivering economic growth by ensuring that a range of sites attractive to the market is available for economic development.
- 4.8 Although employment land and floorspace for employment uses developed during 2010/11 was lower than 2009/10, this could be a natural year-to-year fluctuation as opposed to an emerging trend, as the amount developed in 2009/10 was an increase on 2008/09. It is also important to note that only completed floorspace is included, not development under construction. The majority of employment floorspace provided was on PDL and all (100%) on land allocated for such uses in the LDF, which indicates policies are being effective in directing it to the most appropriate areas.
- 4.9 The current shortfall in employment land provision against targets in the Core Strategy means increased provision will be needed over the next few years to meet the overall requirement for the plan period (2004 - 2023). Due to the ongoing economic downturn from early 2008 onwards, this shortfall was not unexpected, as development levels across the town have decreased, and it is envisaged these will start to increase as the economy recovers.
- 4.10 Likewise 2009/10 and previous years, no (nil) development took place in Greater Hemlington during the monitoring period. However, there are no undue concerns at present for the reasons set out in paragraph 4.9 and because the vision for Greater Hemlington in the Core Strategy is a long term one (up to 2023).
- 4.11 No amendments or alterations to the LDF are required at this stage, but the Council will continue to monitor the situations set out in paragraphs 4.8, 4.9 and 4.10, in order to ensure appropriate action is taken, if necessary.

Town Centre – Analysis of Policy Implementation

Contextual Indicators (Relevant Policies)

National Retail Ranking (CS13)

- 5.1 The current National Retail Ranking figure for Middlesbrough is unavailable at present.

Core Output Indicators (Relevant Policies)

Indicator BD4: Total amount of floorspace for 'town centre uses' (CS13, CS14, CS15)

- 5.2 Town centre uses are defined⁴ as those in Use Class Orders A1 (Shops), A2 (Financial and Professional Services), B1 (a) Offices and D2 (Assembly and Leisure). During 2010/11, no (nil) floorspace was developed (completed) for town centre uses, and 232sq.m of floorspace previously in a town centre use was lost.

Local Indicators (Relevant Policies)

Floorspace permitted/refused for town centre uses in town centre, edge of centre and out of centre locations (CS13)

- 5.3 Town centre uses with a total floorspace of 2,149sq.m were permitted during 2010/11. Of this, 1,310sq.m were permitted within the Town Centre (61%) and 849sq.m out of centre. No town centre uses were refused.

Amount of leisure development permitted/developed in the town centre; Green Blue Heart, Middlehaven and Prissick; district centres and other locations (CS14)

- 5.4 During the monitoring period a new cycle circuit (3.049ha) was permitted in Prissick.

Amount of completed retail development (CS1, CS13, CS14, CS15, REG20, REG21, REG22, REG23, REG24, REG25, REG26, REG 27, REG28, REG29, REG30)

- 5.5 No (nil) retail was completed during the monitoring period.

Number and percentage of major planning applications approved that include developer contributions and the total level of contribution – infrastructure/social/environment (CS6)

- 5.6 Four major planning applications were approved in 2010/11, of which two (50%) included developer contributions. The contributions received totalled £1,000.

⁴Town Centre Uses are defined in Planning Policy Statement 4: Planning for Sustainable Economic Growth

Planning applications permitted/refused for a large casino (CS15)

- 5.7 There were no (nil) applications for a large casino permitted or refused in 2010/11.

Office floorspace completed in Greater Middlehaven (CS1, CS2, CS7, REG1, REG2, REG3)

- 5.8 No (nil) office floorspace was completed in Greater Middlehaven in 2010/11.

Retail floorspace completed in Greater Middlehaven (CS1, CS2, CS13, REG1, REG2, REG3, REG23)

- 5.9 No (nil) retail floorspace was completed in Greater Middlehaven in 2010/11.

Retail warehousing in Greater Middlehaven (CS1, CS2, CS13, REG1, REG2, REG3)

- 5.10 No (nil) retail warehousing was completed in Greater Middlehaven in 2010/11.

Leisure floorspace completed in Greater Middlehaven (CS1, CS2, CS14, REG1, REG2, REG3)

- 5.11 No (nil) leisure floorspace was completed in Greater Middlehaven in 2010/11.

Hotel floorspace completed in Greater Middlehaven (CS1, CS2, REG1, REG2, REG3)

- 5.12 No (nil) hotel floorspace was completed in Greater Middlehaven in 2010/11.

Significant Effects Indicators (Relevant Policies)

Total number of units and number of vacant units in the town centre; total amount of floorspace and vacant floorspace within the town centre; total number of units and number of vacant units in the district centres; total amount of floorspace and vacant floorspace within the district centres (CS13)

- 5.13 As of 31/03/11, 96 of the 585 units in the Town Centre were vacant (16%), and of the 164 units in the primary shopping frontage, 19 were vacant (12%). Due to the complexity of obtaining details for certain units, particularly those within indoor shopping centres, floorspace details for the Town Centre are not currently available.
- 5.14 As of 31/3/11, two of the 48 (4%) units at Coulby Newham District Centre and one of the 28 (4%) units at Berwick Hills District Centre were vacant. Of the 23,138m² of total floorspace at Coulby Newham, 355m² were vacant (2%). At Berwick Hills, 72m² of a total floorspace of 8,650m² were vacant (0.8%).

N.B. For the above Town Centre indicators, unlike previous years it was considered appropriate to restrict the Town Centre areas covered to

the Retail (this includes the Primary Shopping Frontage) and Linthorpe Road South Sectors, as identified on the LDF Proposals Map. This was believed appropriate due to the retail focus of Core Strategy Policy CS13 and because these sectors are the main retail areas of the Town Centre. The inclusion of other sectors, which contain far less retail units, may have skewed the figures beyond all useful purpose in terms of monitoring the health of the Town Centre.

Summary of Findings

- 5.15 No (nil) floorspace for town centre uses was developed during 2010/11, but this could be a natural year-to-year fluctuation as opposed to an emerging trend as such uses were developed last year. It is also important to note that only completed floorspace is included in the figures and not development under construction, and town centre uses were permitted in the monitoring period, with the majority in the Town Centre. Notwithstanding the aspiration to maximise the development of such uses within the Town Centre, it was considered appropriate to take a pragmatic approach when considering proposals due to the current economic climate and lower level of applications received.
- 5.16 Whilst developer contributions were sought on a relatively low percentage of applications, this can be attributed to the current economic climate, which has impacted upon the economic viability of delivery of development. When the national economy recovers, it is considered that Core Strategy Policy CS6 provides the framework to negotiate appropriate contributions.
- 5.17 Although no (nil) major planning applications within Greater Middlehaven were approved in 2010/11, the Bohouse development was completed, which comprised 20 live/work units. Construction of the 80-unit CIAC development also continued, which is the first residential scheme within the BioRegional Quintain Riverside One development at Middlehaven phase one.
- 5.18 The new cycle track completed at Prissick demonstrates Core Strategy Policy CS14 is achieving its objective of directing leisure development to the areas allocated for such uses in the LDF.
- 5.19 The number of vacant units in the Town Centre has decreased slightly since 2009/10, but increased slightly in percentage terms. However, this does not give rise to significant concern, given the current economic climate and lower percentage of vacant units in the Primary Shopping Frontage compared to the Town Centre overall. Vacancy rates have decreased at the District Centres in numerical and percentage terms from 2009/10, for both units and floorspace.
- 5.20 No amendments or alterations to the LDF are required at this stage, but the Council will continue to monitor the situations set out in paragraph 5.15 in particular, to ensure action is taken if necessary.

Housing - Analysis of Policy Implementation

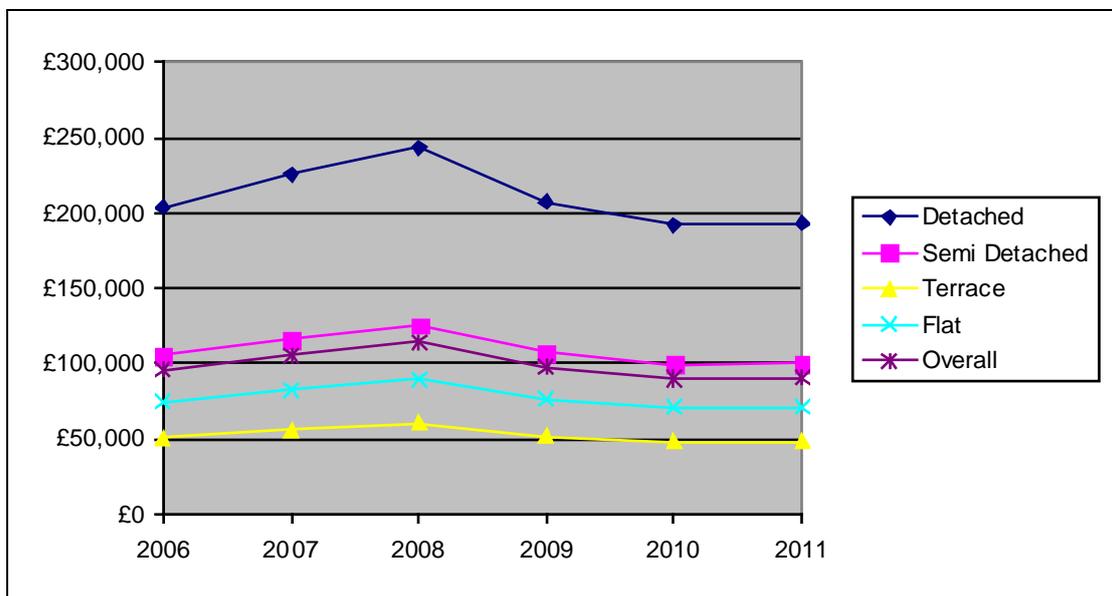
Contextual Indicators (Relevant Policies)

Population change (CS9, CS10, CS11)

6.1 The 2009 mid-year estimate of Middlesbrough's population was 140,500⁵. This represents an increase of 2.33% from the baseline in the Core Strategy (137,300 in mid-2006).

House prices (CS9, CS10, CS11)

Figure 2: House Prices



Source: Land Registry House Price Index - January 2011

6.2 Prices for all types of housing in Middlesbrough increased slightly in 2009/10, albeit they remain significantly lower than the prices during the highpoint in 2008.

Household composition (CS9, CS10, CS11)

6.3 The 2001 Census showed Middlesbrough's household composition consisted of 48% multi-person, 31% single person and 22% couples. Communities and Local Government (CLG) 2008 Based Household Projections were for 41% multi-person, 37% single person and 22% couples in 2011.

⁵ONS, Crown Copyright

Core Output Indicators (Relevant Policies)

Indicator H1: Plan period and housing targets

6.4 The plan period and target is set out in Table 4.

Table 4: Plan period and housing targets

	Start of plan period	End of plan period	Total housing required	Source of plan target
H1	1/4/2004	31/3/2023	7,365 net additional dwellings	Adopted Core Strategy (February 2008)

Indicator H2(a): Net additional dwellings – in previous years

Indicator H2(b): Net additional dwellings for the reporting year

Indicator H2(c): Net additional dwellings – in future years

Indicator H2(d): Managed delivery target

6.5 Indicators H2(a), (b), (c) and (d) are set out in Table 5. In the plan period 2004/05 to 2010/11 879 net additional dwellings were built. It is predicted that a further 198 dwellings will be built in the current year 2011/12. As such, it is predicted that 1,077 dwellings will have been built between 2004/05 and 2011/12. This represents a shortfall of 2,468 dwellings against the Core Strategy target of 3,545 dwellings for 2004/05 to 2011/12.

6.6 In terms of the next five years, 2012/13 to 2017/18, Middlesbrough has a projected deliverable supply of 1,315 dwellings from extant planning permissions and housing allocations. This represents a potential future shortfall of 825 dwellings compared to the Core Strategy target of 2,140 dwellings for the same period.

6.7 Government guidance advises that in calculating the housing target for the five year deliverable supply account should be taken of any undersupply in the plan period to date. As such, the adjusted housing target for 2012/13 to 2017/18 is 4,608 net additional dwellings (the Core Strategy target of 2,140 dwellings plus the undersupply since 2004 of 2,468 dwellings). The actual projected five-year supply of 1,315 dwellings represents a shortfall of 3,293 dwellings against the adjusted housing target. An analysis of the sites that contribute to the five-year deliverable supply is set out in Appendix 2.

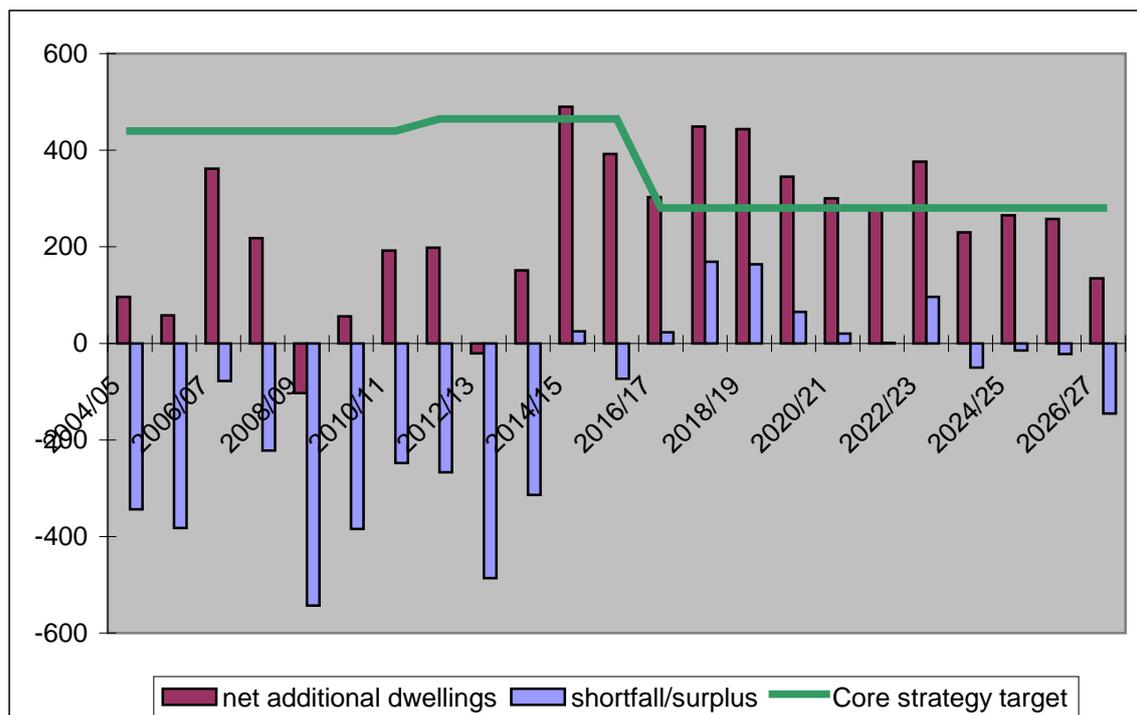
6.8 The trajectory demonstrates that the projected housing supply from commitments and housing allocations is insufficient to meet the target for the plan period. 4,587 net additional dwellings are projected to come forward in the period 2004/05 to 2022/23 compared to the Core Strategy target of 7,365 dwellings (a shortfall of 2,778 dwellings).

Table 5: Net Additional Dwellings

Year		H2a	H2b	H2c		H2d		
				net additions	Deliverable 5 year supply target*	Core Strategy target	annual surplus /deficit	cumulative surplus /deficit
2004/05		96				440	-344	-344
2005/06		58				440	-382	-726
2006/07		362				440	-78	-804
2007/08		218				440	-222	-1026
2008/09		-103				440	-543	-1569
2009/10		56				440	-384	-1953
2010/11	Reporting		192			440	-248	-2201
2011/12	Current			198		465	-267	-2468
2012/13	1			-21	959	465	-486	-2954
2013/14	2			151	959	465	-314	-3268
2014/15	3			490	959	465	25	-3243
2015/16	4			392	958	465	-73	-3316
2016/17	5			303	773	280	23	-3293
2017/18				449		280	169	-3124
2018/19				444		280	164	-2960
2019/20				345		280	65	-2895
2020/21				300		280	20	-2875
2021/22				281		280	1	-2874
2022/23				376		280	96	-2778
2023/24				230		280	-50	-2828
2024/25				265		280	-15	-2843
2025/26				258		280	-22	-2865
2026/27				135		280	-145	-3010

*target = Core Strategy requirement 2012/13 - 2016/17 adjusted for historic under performance 2004/05 - 2011/12

Figure 3: Housing Trajectory



Indicator H3: New and converted dwellings – on previously developed land (CS9)

- 6.9 312 dwellings were provided on previously developed land (PDL) in the monitoring period. Of these, 312 were new build and five were conversions.

Indicator H4: Net additional pitches (Gypsy and Traveller)

- 6.10 There were five net additional gypsy and traveller pitches completed during 2010/11.

Indicator H5: Gross affordable housing completions (CS10, CS11)

- 6.11 Gross affordable housing completions in 2010/11 totalled 154 units, of which 100 were for social rent; four new build home buy; 33 intermediate rent; and 17 home buy direct.

Indicator H6: Housing quality – Building for Life Assessments

- 6.12 No (nil) Building for Life Assessments were completed in 2010/11.

Local Indicators (Relevant Policies)

Number of dwellings permitted in Greater Middlehaven; Number of dwellings under construction in Greater Middlehaven; Number of dwellings completed in Greater Middlehaven; Number of affordable units as a percentage of total new build at Greater Middlehaven (CS1, CS2, CS9, REG1, REG2, REG3, REG18)

- 6.13 The Bohouse development in Greater Middlehaven was completed during the monitoring period, which comprised 20 (100%) affordable units. Additionally, construction of the 80-unit CIAC development continued; the first residential scheme within the BioRegional Quintain Riverside One development at Middlehaven phase one. At present, no affordable units are proposed as part of this scheme.

Number of dwellings permitted in Greater Hemlington; Number of dwellings under construction in Greater Hemlington; Number of dwellings completed in Greater Hemlington; Number of affordable units as a percentage of total new build at Greater Hemlington (CS1, CS3, CS9, REG4, REG6, REG7, REG18)

- 6.14 No (nil) dwellings were permitted, completed or under construction in Greater Hemlington during 2010/11.

Number of dwellings completed in the Gresham/Jewels Street area (CS1, CS9, REG8, REG18)

- 6.15 No (nil) dwellings were completed in the Gresham/Jewels Street area in 2010/11.

Number of dwellings completed in the Grove Hill area (CS1, CS9, REG11, REG18)

6.16 No (nil) dwellings were completed in the Grove Hill area in 2010/11.

Number of dwellings completed; Number of affordable dwellings provided (CS1, CS9, CS11, REG1, REG4, REG8, REG11, REG18)

6.17 368 dwellings were completed in 2010/11, of which 154 were affordable.

Outstanding planning permissions (CS1, CS9)

6.18 As of 31/3/11, there were outstanding planning permissions for 3,061 residential units in Middlesbrough. On greenfield sites, 91 hold permission and are yet to commence, and 28 are under construction. On PDL, 2,404 hold permission and are yet to commence, and 538 are under construction.

Number of housing completions/outstanding planning permissions on strategic allocations (CS9)

6.19 Please refer to paragraph 6.17 for information on housing completions. In terms of completions on strategic allocations, there were 20 in the monitoring period (Bohouse development in Greater Middlehaven). As of 31/3/11, there remained 1336 outstanding planning permissions on strategic allocations (Middlehaven Phase One and Two).

N.B. The information provided in relation to these indicators in the 2009/10 AMR was erroneous. It should have read:

‘As of 31/3/10, there were no (nil) housing completions on strategic allocations in 2009/10, with 1356 outstanding planning permissions (Middlehaven Phase One and Two).’

Number of apartments permitted/completed in Greater Middlehaven, the town centre and other areas (CS2, CS9)

6.20 During 2010/11, 44 apartments were completed and 178 permitted within Middlesbrough. Of those completed, 20 were within Greater Middlehaven; 20 within the Town Centre; and four in other areas. Of those permitted, 60 were within the Town Centre and 118 in other areas.

Affordable housing completions by type and tenure (CS11)

6.21 Please refer to paragraph 6.11.

Planning applications approved/refused for gypsy and travelling show people sites and appeals; Number of unauthorised Gypsy encampments (CS12)

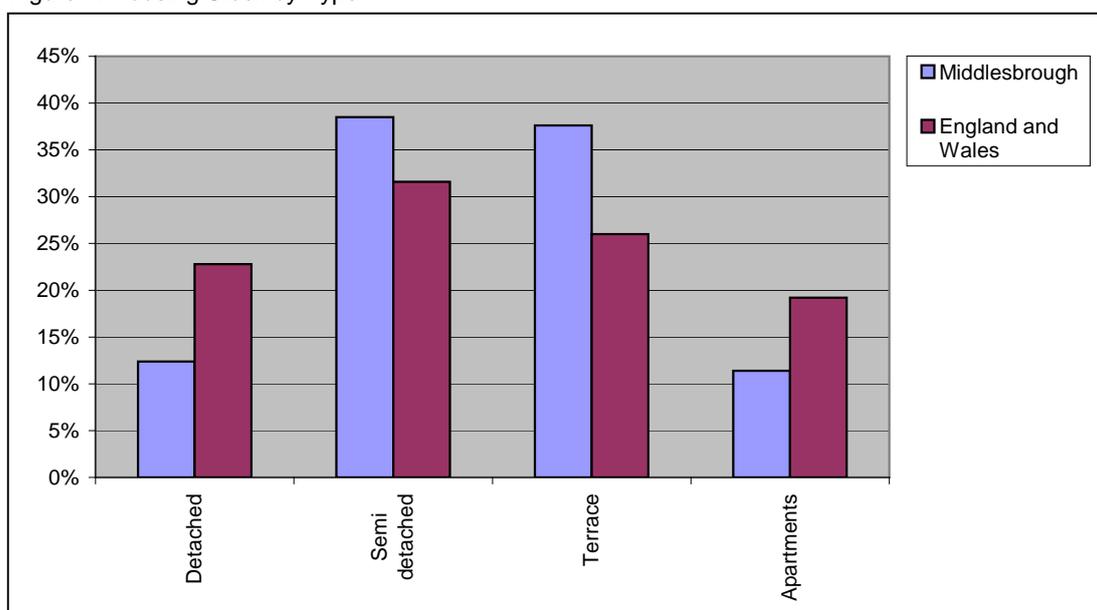
6.22 In 2010/11, one planning application was approved to extend an existing site (to include five additional pitches) and there were no (nil) recorded unlawful encampments.

Significant Effect Indicators (Relevant Policies)

Vacant dwellings; Dwellings in low demand; Housing Stock (CS9, CS11)

6.23 As of 31/3/11, 4.1% (2,495) of dwellings in Middlesbrough were vacant, based on the total number of properties on the Council Tax register (60,506). In addition, 2.3% (346) of dwellings were classed as being of low demand, based on Registered Social Landlord (RSL) dwellings as a percentage of total RSL properties (14,621).

Figure 4: Housing Stock by Type



Source: ONS – 2001 Census

6.24 The 2001 Census showed marked differences between the town's housing stock and the averages for England and Wales. For example, there were significantly fewer detached houses in Middlesbrough and a much greater number of terraced properties. For the 2011/12 AMR, it is envisaged 2011 Census data will be available.

Summary of Findings

6.25 Middlesbrough's housing portfolio reflects the town's industrial growth, with a high proportion of terraced dwellings compared to the England and Wales average. In order to retain and attract more people into the town, which will be vital to its future economic growth, new housing needs to meet the aspirations of potential future residents. Consequently, LDF policies promote

the development of currently under-represented forms of housing to help rebalance the stock.

- 6.26 Core indicators show Middlesbrough does not have a demonstrable five-year supply of deliverable housing sites as required by PPS 3 Housing. As a result, a number of actions are being implemented to boost housing delivery. These actions include:
- i. commencement of a review of the housing sections of the LDF Core Strategy and Regeneration DPDs to ensure that sites allocated for housing are deliverable;
 - ii. undertaking a comprehensive review of the SHLAA and SHMA to provide part of the evidence base for the above review;
 - iii. bringing forward the disposal of Council owned sites allocated for housing development;
 - vi. favourably considering windfall planning applications for housing which accord with the LDF spatial strategy; and
 - v. continuation of land assembly and clearance programmes at Gresham, Grove Hill, and Greater Middlehaven to facilitate future housing development.
- 6.27 Since the adoption of the Core Strategy and Regeneration DPD, a relatively low number of planning applications have come forward where affordable housing units could have been sought. This can be attributed to the current economic climate, which has impacted upon the economic viability of delivery of development. However, it is considered that Core Strategy Policy CS11 and Regeneration DPD Policy REG18 provide the framework to negotiate suitable affordable housing provision when the national economy recovers. In addition, the Council adopted its Affordable Housing SPD in 2010/11, which will help ensure developers are aware of affordable housing requirements.
- 6.28 Permissions for apartments were granted in both the Town Centre and other areas of the town during 2010/11. However, it is important to note that the larger schemes permitted outside the Town Centre were either a renewal of an existing permission that pre-dated the adoption of the Core Strategy and Regeneration DPD; or were specialist, as opposed to general, residential development.
- 6.29 Likewise previous years, the target for no unauthorised gypsy encampments in Middlesbrough was achieved in 2010/11, which indicates Core Strategy Policy CS12 continues to be effective in achieving its objective.

Environment - Analysis of Policy Implementation

Contextual Indicators (Relevant Policies)

Performance in relation to National Air Quality Strategy (DC1)

- 7.1 Middlesbrough Council Air Quality Data is reported by calendar year. In 2010 health standards were met for the following pollutants: Carbon Monoxide; Benzene; 1,3- butadiene; Sulphur Dioxide; Nitrogen Dioxide; Particulate PM10; Particulate PM2.5; and Ozone. Polycyclic Aromatic Hydrocarbons (PAH's) are not a prescribed pollutant under the UK air quality strategy and monitoring results for PAH's in Middlesbrough indicate the proposed standard would currently be breached. Other monitoring sites for PAH's in England report similar exceedance data, however.

Declaration of any Air Quality Management Areas (DC1)

- 7.2 Middlesbrough Council has reviewed air quality in the town annually since 2000 and no (nil) Air Quality Management Areas have been required, due to health standards being met. The Department for Environment, Food and Rural Affairs (DEFRA) has accepted these findings.

Core Output Indicators (Relevant Policies)

Indicator E1: Number of planning permissions granted contrary to Environment Agency advice on flooding and water quality grounds (CS4)

- 7.3 There were no (nil) planning applications granted contrary to Environment Agency advice throughout the course of 2010/11.

Indicator E2: Change in areas of biodiversity importance (CS4, CS20)

- 7.4 During the monitoring period, 1.7ha of meadow was improved along the beck valleys, along with reed management on Sudbury Pond. There was also management of woodland copses on Spencer Beck and Marton West Beck.

Indicator E3: Renewable energy generation (CS4)

- 7.5 Four small-scale wind turbine schemes were granted permission in 2010/11, although the installed capacity is currently unknown.

Local Indicators (Relevant Policies)

Percentage of new residential completions achieving BRE Ecohomes rating of excellent; Percentage of new non residential building completions achieving BRE Environmental Assessment Method (BREEAM) rating of excellent (CS5)

- 7.6 33% of residential completions in 2010/11 achieved the BRE Ecohomes (now replaced by the Code for Sustainable Homes) rating of excellent, while 0% of non residential completions achieved the BRE Environmental Assessment Method (BREEAM) rating of excellent.

Percentage of green wedge lost to development; area of primary open space lost to development (CS20, E2, E7, E8)

- 7.7 During 2010/11, 0.76% (6.93ha) of green wedge and 4.063 (0.71%) ha of primary open space were lost to development respectively.

Amount of eligible open spaces managed to Green Flag Award standard (CS5, CS20)

- 7.8 Of the 1,239.90ha of accessible open space in Middlesbrough, 94.64ha were managed to Green Flag Award standard in 2010/11.

Area of new primary open space created (CS20, E2, E7, E8)

- 7.9 There was no (nil) new primary open space created during the monitoring period.

Planning applications determined for significant sport, leisure and recreation related developments on the Green Blue Heart (CS21)

- 7.10 There were no (nil) planning applications for sport, leisure or recreation related developments on the Green Blue Heart determined during 2010/11.

Number of developments permitted beyond the limit to development by type (E20)

- 7.11 Five applications were granted permission beyond the limit to development identified on the LDF Proposals Map during the monitoring period.

Erratum: the above indicator was erroneously omitted from the 2008/09 and 2009/10 AMRs. However, work is currently ongoing to find the information for both years and will be reported in the 2011/12 AMR. This information can also be provided upon request, once available.

Significant Effect Indicators (Relevant Policies)

Number of Grade I and Grade II listed buildings on buildings at risk register (CS4)*

- 7.12 There were no (nil) Grade I or Grade II* listed buildings in Middlesbrough on the buildings at risk register during 2010/11.

Summary of Findings

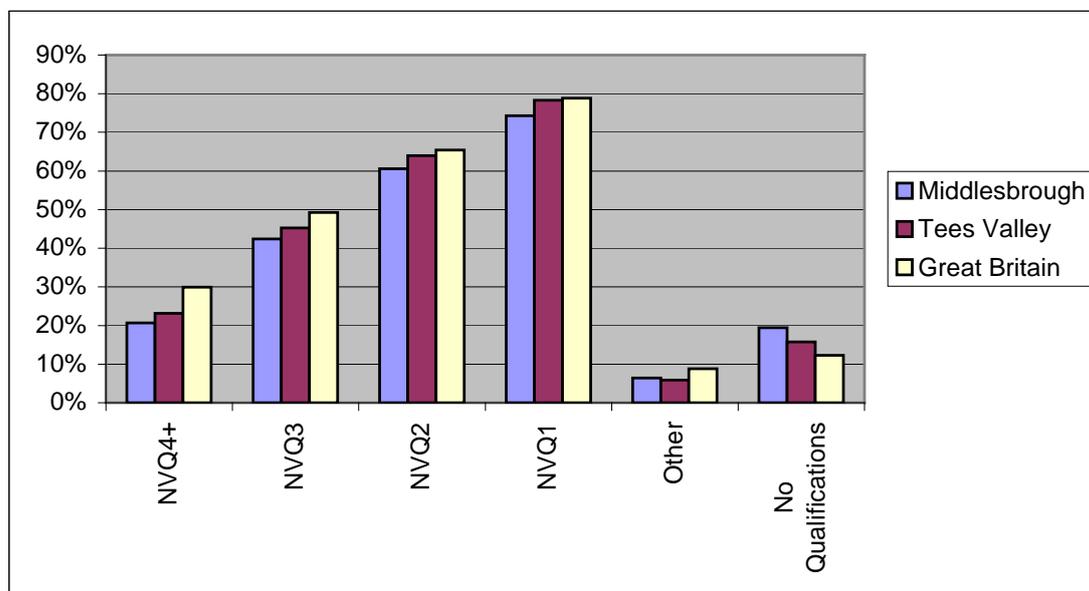
- 7.13 Whilst areas of green wedge and primary open space were lost as a result of development during the monitoring period, the amount lost was considered minimal (less than 1% of either). The vast majority of green wedge lost was as a result of the new cycle circuit at Prissick, and new Ormesby and Priory Woods schools; with the cycle circuit also responsible for the vast majority of primary open space lost. That notwithstanding, approximately 50% of the Prissick Cycle Circuit was developed in an area allocated for leisure uses in Regeneration DPD Policy REG31, and open space was re-provided following development at the new schools, albeit this open space is unallocated at present. As a result of the above, it is considered Core Strategy Policy CS20, and Local Plan Policies E2, E7 and E8 continue to be effective in offering appropriate protection to green infrastructure in Middlesbrough.
- 7.14 In terms of quality, the area of eligible open space managed to Green Flag Award standard remained the same as in 2009/10, and is almost 10ha above the baseline in the Core Strategy. In addition, air quality in the town continues to meet the necessary standards and there have been positive changes in areas of biodiversity importance. Furthermore, there were no listed buildings on the buildings at risk register and no planning applications were granted contrary to Environment Agency recommendations.
- 7.15 There was further renewable energy schemes permitted during 2010/11, and approximately a third of the dwellings completed achieved a BRE Ecohomes (replaced by Code for Sustainable Homes) rating of excellent. The lack of non-residential developments completed to a BREEAM rating of excellent was largely attributed to the low number of schemes of a scale whereby these standards apply. Although the aspiration is for all development to achieve the aforementioned standards, it was deemed appropriate to take a pragmatic approach when considering proposals due to the low level of applications received following the economic downturn across the UK from early 2008 onwards.
- 7.16 Of the five applications permitted beyond the limit to development, three were for the extension of existing buildings; one for the conversion of existing buildings and extensions; and one for the erection of a polytunnel to house livestock. These applications were relatively minor and did not significantly contravene Local Plan Policy E20, which is likely to be reviewed as part of the Environment DPD.
- 7.17 Whilst no (nil) planning applications for the Green Blue Heart came forward during 2010/11, this is not of undue concern given the long-term nature of the Stockton-Middlesbrough Initiative (SMI) and the economic downturn.
- 7.18 At this stage no amendments or alterations to the LDF are required.

Education - Analysis of Policy Implementation

Contextual Indicators (Relevant Policies)

Qualifications of working age population (CS16)

Figure 5: Qualifications of Working Age Population



Source: Department for Innovation, Universities and Skills (DIUS) (Last Updated – August 2009)

N.B.

NVQ4+ = Degree, Higher Degree, Professional Qualifications etc

NVQ3 = 2+ A Levels etc

NVQ2 = 5 O Levels/GCSEs, 1 A Level etc

NVQ1 = 1 O Level, 1CSE/GCSE etc

Other = other or level unknown

- 8.1 As shown by Figure 5, the educational attainment of Middlesbrough's working age population is below the averages for both Great Britain and Tees Valley, with the greatest disparity between Great Britain and Middlesbrough for those with NVQ3 qualifications and above, and those with no qualifications.

Local Indicators (Relevant Policies)

Number of new schools built/created; Building Schools for the Future (CS16)

- 8.2 Four new schools (two of which are on a shared site) were completed in Middlesbrough during 2010/11: Ashdale Pupil Referral Unit (PRU); Ormesby and Priory Woods; and Acklam Grange.

Summary of Findings

- 8.3 The contextual indicator demonstrates the gap between Middlesbrough and the rest of Great Britain in terms of educational achievement. However, it is important to note achievement in the town has increased significantly since

the 2001 Census; the results of which have been provided in previous year's AMRs. For the 2011/12 AMR, it is envisaged 2011 Census data in relation to the contextual indicator will be available.

- 8.4 The four new schools completed during the monitoring period, and another three under construction (Trinity, Prince Bishops and Oakfields), comprise part of the Building Schools for the Future (BSF) programme. In addition, one primary school (Berwick Hills) was under construction as part of the Primary Strategy for Change. These demonstrate the Council working hard to provide modern, purpose built education facilities - in accordance with the objective for Core Strategy Policy CS16 - that create a better learning environment and contribute towards increasing educational achievement in the town.
- 8.5 No amendments or alterations to the LDF are required at this stage.

Health - Analysis of Policy Implementation

Local Indicators (Relevant Policies)

Provision of high quality health facilities (REG32, REG33)

- 9.1 During 2010/11, one new health facility was completed (new medical centre on Linthorpe Road).

Summary of Findings

- 9.2 In addition to the new medical centre completed, work continued on the new Roseberry Centre as a replacement for St Lukes Hospital. The development brief for land adjacent Middlesbrough Teaching and Learning Centre (MTLC) was also adopted by the Council in January 2011, which will, once the site is developed, include a new healthcare facility. These demonstrate the Council working hard to provide modern, purpose built healthcare facilities for its citizens, in line with the objectives of Regeneration DPD Policies REG 32 and REG33.
- 9.3 No amendments or alterations to the LDF are required at this stage.

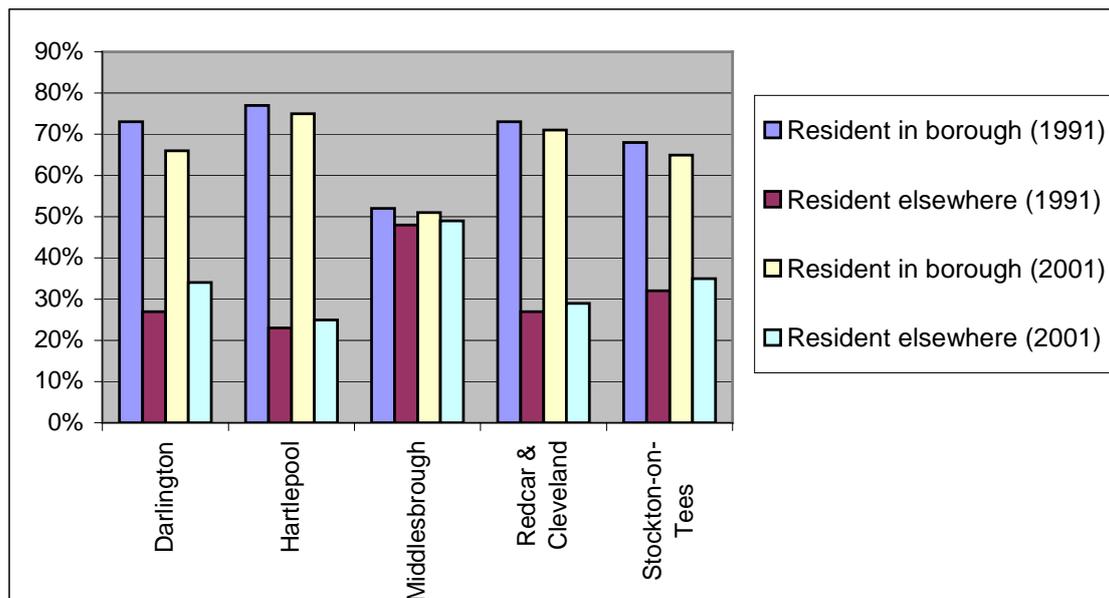
Transport - Analysis of Policy Implementation

Contextual Indicators (Relevant Policies)

Commuting patterns (CS17)

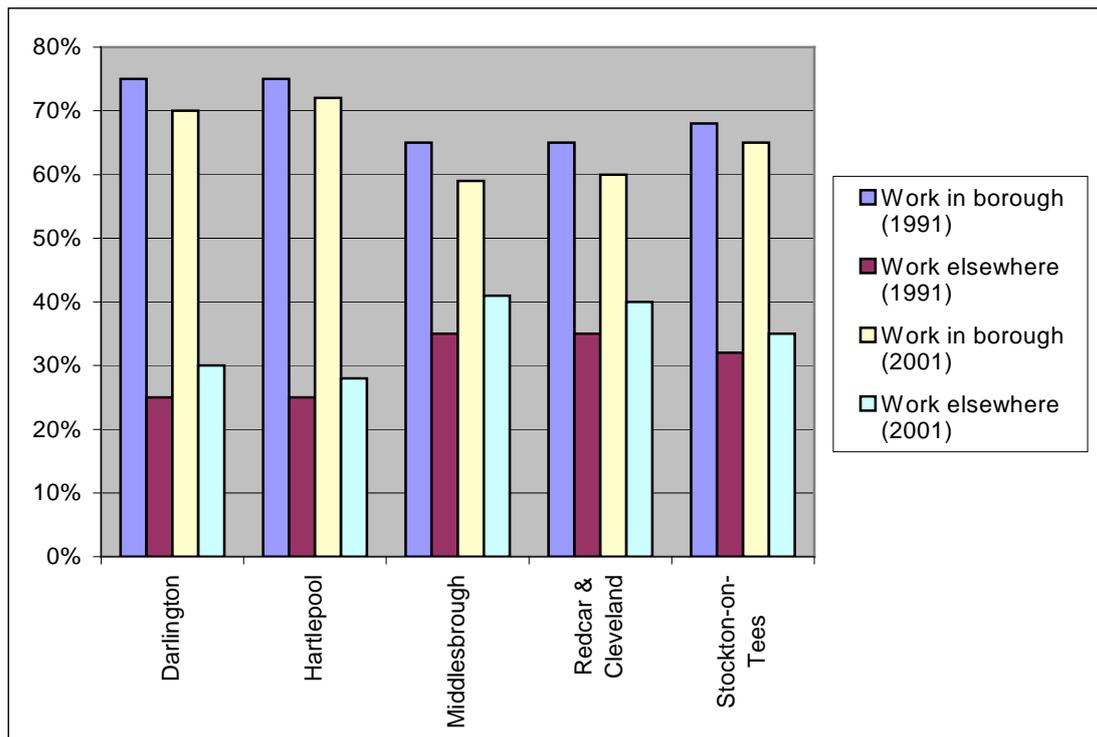
- 10.1 The April 2007 Tees Valley Joint Strategy Unit (JSU) Economic Profile of Districts in the Tees Valley showed majority of the town's residents travelled to work by car (55.2% of journeys made), which was slightly lower than the national average (55.7%). Bus travel was also popular, accounting for 11.2% of journeys, compared to 7.4% nationally. Conversely, train travel accounted for less than 1% of journeys, compared to 7% nationally.
- 10.2 In terms of commuting patterns across Tees Valley, the 2001 Census showed Middlesbrough experienced the highest in-flow of commuters for employment purposes of all the Tees Valley authorities, with 28,313 (49%) workers living outside the borough, as displayed in Figure 6. There was also an increase in the proportion of Middlesbrough residents who worked outside of the borough between 1991 and 2001, from 35% (16,470) in 1991 to 41% (20,202) in 2001, as shown in Figure 7.

Figure 6: Tees Valley Workforce Commuting Patterns (By Residents)



Source: ONS – 2001 Census

Figure 7: Tees Valley Workforce Commuting Patterns (By Workers)



Source: ONS – 2001 Census

Number of people killed or seriously injured (KSI) (CS19)

10.3 The number of people KSI is reported by calendar year. In 2010, the number of people KSI in Middlesbrough was 30. This was a 21% decrease from the previous year (38).

Local Indicators (Relevant Policies)

Percentage of new development within 400m walking distance of a bus stop, rail halt or similar access to public transport (CS4, CS17)

10.4 All (100%) new development completed in 2010/11 was located within 400m walking distance of a bus stop, rail halt or similar access to public transport.

Total length of footpath network; total length of footpaths secured/lost in new development (CS4, CS17)

10.5 As of 31/3/11, the total length of the Public Rights of Way network was 38.2 kilometres (km), with none (nil) lost to development during the monitoring period.

Amount of new residential development within 30 minutes public transport time of: GP; hospital; primary school; secondary school; areas of employment and a major retail centre(s) (CS4, CS17)

- 10.6 All (100%) new residential development completed in 2010/11 was located within 30 minutes public transport time of key services listed in the indicator.

Number of short stay and long stay parking spaces in existing centres; length of additional no car lanes, bus lanes and segregated cycle lanes (CS18)

- 10.7 As of 31/3/11, there was 979 short stay, 2,634 long stay and 101 limited stay Council-run car parking spaces in the Town Centre. There were also 2104 short stay spaces in privately operated car parks. Although no new no car or bus lanes were completed during the monitoring period, 1,450 metres (m) of cycleways were installed. This consisted of 600m of shared surface linking Marton Road to the 'blue bridge' South of James Cook University Hospital and 850m shared/segregated foot/cycle path along Longlands Road from the A66 roundabout to Ormesby Road.

Erratum: information provided in relation to the car parking indicator in the 2009/10 AMR was erroneous. The numbers provided should have read as above.

Number of non-residential developments incorporating Workplace Travel Plans (CS18)

- 10.8 There were no (nil) completed non-residential developments incorporating workplace travel plans in 2010/11.

Percentage of completed non-residential development complying with car parking standards set out in the LDF (CS18)

- 10.9 All (100%) completed non-residential development in 2010/11 complied with car parking standards set out in the Council Design Guide.

Erratum: this indicator should read percentage of completed non-residential development complying with car parking standards set out in the Council Design Guide.'

Implementation of transport schemes for East Middlesbrough Corridor (CS17, REG34, REG35)

- 10.10 There were no (nil) planning applications granted or completed in 2010/11 that would prejudice the implementation of transport schemes for the East Middlesbrough Corridor.

Provision of new park and ride facilities to serve South Middlesbrough (CS19, REG6)

- 10.11 There were no (nil) planning applications granted or completed in 2010/11 for park and ride facilities in South Middlesbrough.

Summary of Findings

- 10.12 The indicators suggest Core Strategy Policies CS4 and CS17 have been successful in helping to protect the footpath network - the length of which remains slightly above the baseline in the Core Strategy - and ensuring public transport and key services are accessible from new development. Meanwhile, Core Strategy Policy CS18 appears to have been effective in making sure new non-residential development complies with Council car parking standards and increasing the amount of cycleways in the town.
- 10.13 Although the number of overall car parking spaces in the Town Centre has risen since the baseline in the Core Strategy, an increase was not entirely unexpected given the new development coming forward in the Town Centre in recent years, and the amount of car parking has remained at the same level as in 2009/10. It is also important to note the Town Centre boundary, as identified on the LDF Proposals Map, has changed since the Core Strategy was adopted, hence further car parking areas are now included that weren't previously.
- 10.14 Whilst no (nil) non-residential developments incorporated a workplace travel during 2010/11, this can be attributed to the low number of developments of a sufficient scale to warrant them.
- 10.15 No planning applications that would prejudice implementation of transport schemes for East Middlesbrough Corridor were granted in 2010/11, which shows Regeneration DPD Policy REG34 is achieving its objective.
- 10.16 Although there were no park and ride facilities in South Middlesbrough granted or completed in the monitoring period, there are no undue concerns as the vision for Greater Hemlington is a long term one (up to 2021).
- 10.17 The amount of people KSI decreased significantly in 2010, surpassing the Core Strategy target of a 40% decrease by 2010.
- 10.18 No amendments or alterations to the LDF are required at this stage.

Minerals and Waste - Analysis of Policy Implementation

Core Output Indicators (Relevant Policies)

M1: Production of primary land won aggregates by mineral planning authority

11.1 There was no (nil) primary land won aggregates produced in 2010/11.

M2: Production of secondary and recycled aggregates by mineral planning authority

11.2 Full information for this indicator is unavailable (see paragraph 11.6).

W1: Capacity of new waste management facilities by waste planning authority

11.3 No (nil) new waste management facilities were provided within Middlesbrough in 2010/11. Middlesbrough makes use of the waste management facilities at Haverton Hill in the adjacent borough of Stockton-on-Tees.

W2: Amount of municipal waste arising, and managed by management type by waste planning authority (CS4)

11.4 A total of 62,249 tonnes (t) of municipal waste arose during 2010/11, of which 37,653t (60%) was incinerated with energy recovery (energy from waste); 9,395t (15%) recycled; 5,030t (8%) composted; and 10,171t (16%) went to landfill.

Summary of Findings

11.5 Given the urbanised nature of Middlesbrough, the production of primary land won aggregates within the borough is unlikely to be considered a viable option by operators.

11.6 Whilst it is known there is secondary and/or recycled aggregates produced in Middlesbrough, no figures are provided in paragraph 11.2 above. This is because there is more than one known operator in the borough, but only one has provided the necessary figures. As a result, it is deemed inappropriate to provide this partial figure, for reasons of commercial confidentiality.

11.7 In 2010/11, there was a significant reduction in the level of municipal waste arising overall compared to 2009/10, which has continued to decrease year-on-year since 2007/08. Whilst the amount recycled during the monitoring period decreased from last year, there are no immediate concerns as it is only slightly below the 25% recycling/composting target in the Core Strategy. That notwithstanding, the Council will continue to monitor the situation in future years, to ensure action is taken if necessary. Energy recovery (energy from waste) was significantly over the 40% target in the Core Strategy.

11.8 No amendments or alterations to the LDF are required at this stage.

Significant Changes in National and Regional Policy

- 12.1 As the 2009/10 AMR provided a summary of significant changes in national and regional planning policy up to the end of October 2010, the 2010/11 AMR focuses on significant changes made between November 2010 and the end of November 2011.

N.B. this section is intended to provide a summary of significant changes, but does not discuss them in detail. In addition, it is not exhaustive of all changes made, nor is it exhaustive of the full implications of changes listed.

Localism Act

- 12.2 Introduced to Parliament on 13 December 2010, the Localism Bill received Royal Assent on 15 November 2011 and is now an Act of Parliament. The Act contains a raft of planning and regeneration-related measures, which are summarised below in paragraphs 12.3 - 12.19.

The abolition of regional strategies

- 12.3 In 2010, the Secretary of State for Communities and Local Government Eric Pickles wrote to all local authorities to tell them that the government intended to abolish regional strategies, including the North East England RSS.
- 12.4 A twelve-week consultation on eight strategic environmental assessments of the decision to scrap regional strategies is currently ongoing, which will end on 20 January 2012. Following this date and an assessment of comments received, it is anticipated the Government will be able to produce orders to abolish all existing regional strategies to take effect Spring 2012.
- 12.5 As a result of the abolition of regional strategies, local authorities will now be responsible for setting the housing targets for their area. Authorities should justify housing supply policies through use of a reliable evidence base and should also continue to provide a five-year land supply of deliverable sites.

Duty to co-operate

- 12.6 The duty requires local authorities and other public bodies to work together on planning issues.

Neighbourhood planning

- 12.7 Central to the Government localism agenda is the concept of neighbourhood planning, which attempts to devolve planning responsibilities to a more local level than ever before. The fundamental principle is that planning should be community-led, with local authorities making decisions at key stages.
- 12.8 Through neighbourhood planning, local communities will be able to develop a vision for their area; set planning policies; and give planning permission (full or outline) for certain types of development through both Neighbourhood Development Orders and Community Right to Build Orders.

- 12.9 The DCLG have stated that provided a neighbourhood development plan or order is in line with national planning policy; the strategic vision for the local authority area, for example LDF policies; and other legal requirements, local people will be able to vote on it in a referendum. If the plan is approved by a majority of those who vote, the local authority will bring it into force.
- 12.10 Subject to the presumption in favour of sustainable development, outside of strategic priority areas neighbourhood plans will be able to promote more development than set out in strategic (LDF) policies. When a plan is made, the policies it contains take precedence over existing LDF policies where they are in conflict.
- 12.11 Government is currently consulting on the regulations that would need to be in place to provide legal guidance on how communities will be able to produce neighbourhood plans.

Preparation of planning documents

- 12.12 As a result of the Localism Act, local authorities are no longer required to:
- i. consult the Secretary of State on their LDS;
 - ii. send DPDs to the Secretary of State prior to adoption;
 - iii. send SPDs to the Secretary of State or refer to them in their LDS; or
 - iv. send AMRs to the Secretary of State.

Requirement to consult communities

- 12.13 Developers are now required to consult communities on major developments before an application is submitted. This will give local people a chance to comment on proposed developments at an early stage of the process.

Strengthening enforcement rules

- 12.14 Local authority powers to tackle abuses of the planning system, such as deliberately concealing new developments, have been strengthened.

Withdrawal of Core Output Indicators

- 12.15 In March 2011, Parliamentary Under Secretary of State Bob Neill wrote to all local authorities to specify that Core Output Indicators (as contained in this AMR) were being withdrawn. As a result, it is now a matter for each authority to decide what to include in their monitoring reports, while ensuring that they are prepared in accordance with relevant UK and EU legislation. In due course the Council will consider which, if any, of the now former Core Output Indicators it wishes to continue to monitor as part of future AMRs.

National Planning Policy Framework

- 12.16 Published on 25 July 2011, the consultation draft National Planning Policy Framework (NPPF) attempts to combine all existing PPS'; Planning Policy Guidance notes (PPGs); Minerals Policy Statements (MPS'); and Minerals Planning Guidance (MPG) into a single document.

12.17 The main theme of the draft NPPF is that it seeks to be pro-development, positive and simple, with the emphasis placed on the presumption in favour of sustainable development, in order to support economic growth. Additionally, the draft NPPF promotes the continued use of the plan-led system, and the use of local and new neighbourhood plans as the basis for local planning decisions.

12.18 Particularly pertinent aspects of the draft NPPF include:

- i. the presumption in favour of sustainable development, which applies wherever the statutory plan is absent; silent; indeterminate on an issue; or where relevant policies are out of date;
- ii. the requirement to approach planning applications positively, and attach significant weight to the benefits of economic and housing growth;
- iii. the retention of the town centre first approach to retail and leisure development, with the PPS 4 sequential test maintained, but simplified. Other town centre uses under current PPS 4, for example offices and hotels, are now to be omitted from the sequential assessment; and
- iv. the potential for neighbourhood plans to identify special protection green areas of particular importance to communities. By designating land as local green space, communities will effectively be able to rule out new development, other than in very special circumstances.

Local Planning Regulations

12.19 Published in July 2011, the consultation draft regulations attempt to revise the existing regulations on plan preparation, which are set out in the Town and Country Planning (Local Development) (England) Regulations 2004 (as amended). The purpose of this is to:

- i. respond to reforms set out in the Localism Bill;
- ii. consolidate changes made (in 2008 and 2009) to the 2004 regulations into a single document; and
- iii. ensure the regulations are as effective and simple as possible.

APPENDIX 1: LOCAL INDICATORS

The local indicators below relate to LDF policies in the Core Strategy and Regeneration DPD, as well as saved policies from the Local Plan.

Core Strategy			
Indicator	Spatial Objective	Policy	Target
Greater Hemlington: <ul style="list-style-type: none"> • Amount of employment floorspace permitted • Amount of employment floorspace completed 	6. Deliver major regeneration schemes at Greater Middlehaven and Greater Hemlington to create sustainable Communities that will make a significant contribution to Middlesbrough's role within the Tees Valley city region. 7. Establish an environment that encourages and supports economic vitality and quality of life that attracts both people and businesses to Middlesbrough. 9. Achieve high and sustainable levels of economic growth by supporting existing businesses and encouraging new ones to set up in Middlesbrough.	CS3 Greater Hemlington	2004-11 5,000m2 2011-16 25,000m2 2016-2021 20,000m2
Greater Middlehaven: <ul style="list-style-type: none"> • Number of dwellings permitted • Number of dwellings under construction • Number of dwellings completed • Number of affordable units as a percentage of total new build 	3. To stabilise then reverse population decline through the creation of sustainable communities that create an environment attractive to retaining the existing population and attracting people back into the town. 5. Create a balanced housing stock that meets the needs of Middlesbrough's population now and in the future. 6. Deliver major regeneration schemes at Greater Middlehaven and Greater Hemlington to create sustainable Communities that will make a significant contribution to Middlesbrough's role within the Tees Valley city region.	CS2 Greater Middlehaven CS9 Housing Strategy	2004-11 500 completions 2011-16 1,015 completions 2016-21 1,265 completions 10% of new build will be affordable
Greater Hemlington: <ul style="list-style-type: none"> • Number of dwellings permitted • Number of dwellings under construction • Number of dwellings completed • Number of affordable units as a percentage of total new build 	3. To stabilise then reverse population decline through the creation of sustainable communities that create an environment attractive to retaining the existing population and attracting people back into the town. 5. Create a balanced housing stock that meets the needs of Middlesbrough's population now and in the future. 6. Deliver major regeneration schemes at Greater Middlehaven and Greater Hemlington to create sustainable Communities that will make a significant contribution to Middlesbrough's role within the Tees Valley city region.	CS2 Greater Hemlington CS9 Housing Strategy	2004-11 190 completions 2011-16 375 completions 2016-21 215 completions 10% of new build will be affordable
Amount of new residential development within 30 minutes public transport time of: GP; hospital; primary school; secondary school; areas of employment and a major retail centre(s) (former Core Output Indicator)	3. To stabilise then reverse population decline through the creation of sustainable communities that create an environment attractive to retaining the existing population and attracting people back into the town. 4. Protect Middlesbrough's historic assets.	CS4 Sustainable Development CS17 Transport Strategy	All residential development to be within 30 minutes of public transport time of identified facilities.

	<p>10. To reduce the amount of waste produced in Middlesbrough and increase the amount that is recycled.</p> <p>11. To protect the rural landscape and urban townscape from inappropriate development whilst encouraging modern innovative design.</p>		
Amount of eligible open spaces managed to Green Flag Award standard (former Core Output Indicator)	<p>3. To stabilise then reverse population decline through the creation of sustainable communities that create an environment attractive to retaining the existing population and attracting people back into the town.</p> <p>4. Protect Middlesbrough's historic assets.</p> <p>11. To protect the rural landscape and urban townscape from inappropriate development whilst encouraging modern innovative design.</p> <p>12. Maximise the benefits to be gained from natural resources, including the leisure and regeneration potential of water assets such as the Tees corridor, and the protection of areas of bio-diversity and natural beauty.</p>	CS5 Design CS20 Green Infrastructure	Increase the amount of eligible open space managed to Green Flag standard
% new residential completions achieving BRE Ecohomes rating of excellent	<p>3. To stabilise then reverse population decline through the creation of sustainable communities that create an environment attractive to retaining the existing population and attracting people back into the town.</p> <p>4. Protect Middlesbrough's historic assets.</p> <p>11. To protect the rural landscape and urban townscape from inappropriate development whilst encouraging modern innovative design.</p> <p>12. Maximise the benefits to be gained from natural resources, including the leisure and regeneration potential of water assets such as the Tees corridor, and the protection of areas of bio-diversity and natural beauty.</p>	CS5 Design	100%
% new non residential buildings achieving BRE Environmental Assessment Method of excellent	<p>3. To stabilise then reverse population decline through the creation of sustainable communities that create an environment attractive to retaining the existing population and attracting people back into the town.</p> <p>4. Protect Middlesbrough's historic assets.</p> <p>11. To protect the rural landscape and urban townscape from inappropriate development whilst encouraging modern innovative design.</p> <p>12. Maximise the benefits to be gained from natural resources, including the leisure and regeneration potential of water assets such as the Tees corridor, and the protection of areas of bio-diversity and natural beauty.</p>	CS5 Design	100%
Outstanding planning permissions	<p>3. To stabilise then reverse population decline through the creation of sustainable communities that create an environment attractive to retaining the existing population and attracting people back into the town.</p>	CS1 Spatial Strategy CS9 Housing	To maintain a 5 year deliverable supply of housing from

	5. Create a balanced housing stock that meets the needs of Middlesbrough's population now and in the future.	Strategy	outstanding permissions and allocations
Number of housing completions/outstanding planning permissions on strategic allocations	3. To stabilise then reverse population decline through the creation of sustainable communities that create an environment attractive to retaining the existing population and attracting people back into the town. 5. Create a balanced housing stock that meets the needs of Middlesbrough's population now and in the future.	CS9 Housing Strategy	2001-11 1,388 completions 2011-16 2300 completions 2016-21 1410 completions
Number of apartments permitted/ completed in: <ul style="list-style-type: none"> Greater Middlehaven Town Centre Other areas 	3. To stabilise then reverse population decline through the creation of sustainable communities that create an environment attractive to retaining the existing population and attracting people back into the town. 5. Create a balanced housing stock that meets the needs of Middlesbrough's population now and in the future.	CS2 Greater Middlehaven CS9 Housing Strategy	To focus development of apartments in Greater Middlehaven and the Town Centre
Affordable housing completions by type and tenure	5. Create a balanced housing stock that meets the needs of Middlesbrough's population now and in the future.	CS11 Affordable Housing	Improve the range and choice of dwelling types
Planning applications approved/refused for Gypsy and travelling show people sites and appeals	5. Create a balanced housing stock that meets the needs of Middlesbrough's population now and in the future.	CS12 Gypsy and Travelling Show People Sites	Ensure that there are sufficient well located sites
Number of unauthorised gypsy encampments	5. Create a balanced housing stock that meets the needs of Middlesbrough's population now and in the future.	CS12 Gypsy and Travelling Show People Sites	No unauthorised gypsy encampments
Floorspace permitted/refused for town centre uses in: <ul style="list-style-type: none"> town centre; edge of centre; and out of centre locations 	1. Recognise the Tees Valley city region and identify the SMI as the location to provide a dynamic city-scale urban centre for the city region and economy. 2. Reinforce Middlesbrough as the principal retail centre for the Tees Valley city region and the Stockton-Middlesbrough urban core as the principal centre for cultural, leisure and civic administration activities. 9. Achieve high and sustainable levels of economic growth by supporting existing businesses and encouraging new ones to set up in Middlesbrough.	CS13 A Strategy for the Town, District, Local and Neighbourhood Centres	Maximise development within the town centre
Amount of leisure development permitted/developed in: <ul style="list-style-type: none"> the town centre Green Blue Heart(GBH), Middlehaven and Prissick; and, District centres Other locations 	1. Recognise the Tees Valley city region and identify the SMI as the location to provide a dynamic city-scale urban centre for the city region and economy. 2. Reinforce Middlesbrough as the principal retail centre for the Tees Valley city region and the Stockton-Middlesbrough urban core as the principal centre for cultural, leisure and civic administration activities. 12. Maximise the benefits to be gained from natural resources, including the leisure and regeneration potential of water assets such as the Tees corridor, and the protection of areas of	CS14 Leisure Development	Focus leisure development in the town centre, GBH, Middlehaven, Prissick and the district centres

	bio-diversity and natural beauty.		
Planning applications permitted/refused for a large casino	<p>1. Recognise the Tees Valley city region and identify the SMI as the location to provide a dynamic city-scale urban centre for the city region and economy.</p> <p>2. Reinforce Middlesbrough as the principal retail centre for the Tees Valley city region and the Stockton-Middlesbrough urban core as the principal centre for cultural, leisure and civic administration activities.</p>	CS15 Casinos	Provide a large casino in Middlesbrough
Number an percentage of major planning applications approved that include developer contributions Total level of contribution – infrastructure/social/environments	<p>13. To establish an environment that enables residents to improve their quality of life through the provision of accessible and high quality education and health facilities.</p> <p>14. To ensure that Middlesbrough has a network of accessible, high quality greenspaces and sport and recreation facilities that meet local needs and enhance the liveability of the town, promote sustainability, support biodiversity and makes best use of land.</p>	CS6 Developer Contributions	Ensure that developer contributions cover the cost of infrastructure, social and environmental requirements arising from new development
Number of new schools built/created Building Schools for the future	13. To establish an environment that enables residents to improve their quality of life through the provision of accessible and high quality education and health facilities.	CS16 Education	To provide modern purpose built education facilities. All new residential to be within 30 minutes of the listed facilities
% of new development within 400m walking distance of a bus stop, rail halt or similar access to public transport	<p>7. Establish an environment that encourages and supports economic vitality and quality of life that attracts both people and businesses to Middlesbrough.</p> <p>8. Improve connectivity within Middlesbrough, the Tees Valley city region and to other city regions.</p> <p>9. Achieve high and sustainable levels of economic growth by supporting existing businesses and encouraging new ones to set up in Middlesbrough.</p>	CS4 Sustainable Development CS17 Transport Strategy	100%
Total length of footpath network. Total length of footpaths secured/lost in new development	<p>7. Establish an environment that encourages and supports economic vitality and quality of life that attracts both people and businesses to Middlesbrough.</p> <p>8. Improve connectivity within Middlesbrough, the Tees Valley city region and to other city regions.</p> <p>9. Achieve high and sustainable levels of economic growth by supporting existing businesses and encouraging new ones to set up in Middlesbrough.</p>	CS4 Sustainable Development CS17 Transport Strategy	Achieve a net increase in the total length of footpaths
Percentage of completed non residential development complying with car parking standards (former Core Output Indicator)	8. Improve connectivity within Middlesbrough, the Tees Valley city region and to other city regions.	CS18 Demand Management	To ensure all development complies with maximum car parking standards to encourage alternatives to the car
Number of short stay and long stay parking spaces in existing centres	8. Improve connectivity within Middlesbrough, the Tees Valley city region and to other city regions.	CS18 Demand Management	To ensure all development complies

			with the maximum car parking standards to encourage alternatives to the car
Length of additional no car lanes, bus lanes and segregated cycle lanes	8. Improve connectivity within Middlesbrough, the Tees Valley city region and to other city regions.	CS18 Demand Management	To encourage the use of public transport and cycling
Number of non-residential developments incorporating Workplace Travel Plans	8. Improve connectivity within Middlesbrough, the Tees Valley city region and to other city regions.	CS18 Demand Management	All major developments that generate significant additional journeys
% green wedge lost to development	3. To stabilise then reverse population decline through the creation of sustainable communities that create an environment attractive to retaining the existing population and attracting people back into the town. 7. Establish an environment that encourages and supports economic vitality and quality of life that attracts both people and businesses to Middlesbrough. 12. Maximise the benefits to be gained from natural resources, including the leisure and regeneration potential of water assets such as the Tees corridor, and the protection of areas of bio-diversity and natural beauty.	CS20 Green Infrastructure	No loss of green wedges to inappropriate development
Area primary open space lost to development	3. To stabilise then reverse population decline through the creation of sustainable communities that create an environment attractive to retaining the existing population and attracting people back into the town. 7. Establish an environment that encourages and supports economic vitality and quality of life that attracts both people and businesses to Middlesbrough. 12. Maximise the benefits to be gained from natural resources, including the leisure and regeneration potential of water assets such as the Tees corridor, and the protection of areas of bio-diversity and natural beauty.	CS20 Green Infrastructure	No loss of primary open space to inappropriate development
Planning applications determined for significant sport, leisure and recreation related developments on the Green Blue Heart	1. Recognise the Tees Valley city region and identify the SMI as the location to provide a dynamic city-scale urban centre for the city region and economy. 12. Maximise the benefits to be gained from natural resources, including the leisure and regeneration potential of water assets such as the Tees corridor, and the protection of areas of bio-diversity and natural beauty.	CS21 Green Blue Heart	Increase opportunities for sport, leisure and recreational work

Regeneration DPD			
Indicator	Regeneration DPD Policy	Core Strategy Policy	Target
Greater Middlehaven: • Number of dwellings completed	REG1 Greater Middlehaven – Mix of Uses and Phasing REG2 Greater Middlehaven – Development and Design Principles REG3 Greater Middlehaven – Transport Infrastructure REG18 Housing Allocations	CS1 Spatial Strategy CS2 Greater Middlehaven CS9 Housing Strategy	2004-11 400 dwellings 2011-16 1,015 dwellings 2016-21 1,015 dwellings 2021-23 350 dwellings
Greater Middlehaven: • Office floorspace completed	REG1 Greater Middlehaven – Mix of Uses and Phasing REG2 Greater Middlehaven – Development and Design Principles REG3 Greater Middlehaven – Transport Infrastructure	CS1 Spatial Strategy CS2 Greater Middlehaven CS7 Economic Strategy	2004-11 20,000sq.m 2011-16 25,000sq.m 2016-21 15,000sq.m 2021-23 2,000sq.m
Greater Middlehaven: • Retail floorspace completed	REG1 Greater Middlehaven – Mix of Uses and Phasing REG2 Greater Middlehaven – Development and Design Principles REG3 Greater Middlehaven – Transport Infrastructure REG23 Middlehaven Sector	CS1 Spatial Strategy CS2 Greater Middlehaven CS13 A Strategy for the Town, District and Neighbourhood Centres	2004-11 2,000sq.m 2011-16 2,000sq.m 2016-21 1,000sq.m 2021-23 400sq.m
Greater Middlehaven: • Retail warehousing	REG1 Greater Middlehaven – Mix of Uses and Phasing REG2 Greater Middlehaven – Development and Design Principles REG3 Greater Middlehaven – Transport Infrastructure	CS1 Spatial Strategy CS2 Greater Middlehaven CS13 A Strategy for the Town, District and Neighbourhood Centres	2004-11 9,000sq.m

<p>Greater Middlehaven:</p> <ul style="list-style-type: none"> Leisure floorspace completed 	<p>REG1 Greater Middlehaven – Mix of Uses and Phasing REG2 Greater Middlehaven – Development and Design Principles REG3 Greater Middlehaven – Transport Infrastructure</p>	<p>CS1 Spatial Strategy CS2 Greater Middlehaven CS14 Leisure Development</p>	<p>2004-11 20,000sq.m</p> <p>2011-16 25,000sq.m</p> <p>2016-21 15,000sq.m</p> <p>2021+ 2000sq.m</p>
<p>Greater Middlehaven:</p> <ul style="list-style-type: none"> Hotel floorspace completed 	<p>REG1 Greater Middlehaven – Mix of Uses and Phasing REG2 Greater Middlehaven – Development and Design Principles REG3 Greater Middlehaven – Transport Infrastructure</p>	<p>CS1 Spatial Strategy CS2 Greater Middlehaven</p>	<p>2004-11 5,000sq.m</p> <p>2011-16 15,000sq.m</p>
<p>Greater Middlehaven:</p> <ul style="list-style-type: none"> Education floorspace completed 	<p>REG1 Greater Middlehaven – Mix of Uses and Phasing REG2 Greater Middlehaven – Development and Design Principles REG3 Greater Middlehaven – Transport Infrastructure</p>	<p>CS1 Spatial Strategy CS2 Greater Middlehaven</p>	<p>2004-11 30,000sq.m</p> <p>2011-16 2,000sq.m</p>
<p>Greater Hemlington:</p> <ul style="list-style-type: none"> Number of dwellings completed 	<p>REG4 Hemlington Grange – Development Principles REG6 Hemlington Grange – Transport Infrastructure REG7 Hemlington Regeneration Area REG18 Housing Allocations</p>	<p>CS1 Spatial Strategy CS3 Greater Hemlington CS9 Housing Strategy</p>	<p>2004-11 171 dwellings</p> <p>2011-16 375 dwellings</p> <p>2016-21 375 dwellings</p>
<p>Greater Hemlington:</p> <ul style="list-style-type: none"> Amount of employment land developed (B1, B2 and B8 uses) 	<p>REG4 Hemlington Grange – Development Principles REG6 Hemlington Grange – Transport Infrastructure REG7 Hemlington Regeneration Area REG12 Employment Land Allocations</p>	<p>CS1 Spatial Strategy CS3 Greater Hemlington CS7 Economic Strategy</p>	<p>2004-11 1.5ha</p> <p>2011-16 7.5ha</p> <p>2016-21 6ha</p>

<p>Inner Middlesbrough Older Housing and Grove Hill:</p> <ul style="list-style-type: none"> Number of dwellings completed in the Gresham/Jewels Street area 	<p>REG8 Gresham/Jewels Street Area REG18 Housing Allocations</p>	<p>CS1 Spatial Strategy CS9 Housing Strategy</p>	<p>2004-11 134 dwellings</p> <p>2011-16 375 dwellings</p> <p>2016-21 375 dwellings</p>
<p>Inner Middlesbrough Older Housing and Grove Hill:</p> <ul style="list-style-type: none"> Number of dwellings completed in the Grove Hill area 	<p>REG11 Grove Hill REG18 Housing Allocations</p>	<p>CS1 Spatial Strategy CS9 Housing Strategy</p>	<p>2004-11 50 dwellings</p> <p>2011-16 330 dwellings</p> <p>2016-21 110 dwellings</p>
<p>Amount of employment land developed</p>	<p>REG5 Hemlington Grange – Employment Uses REG12 Employment Land Allocations REG13 Riverside Park – General Development Considerations REG14 Riverside Park – Southwest Ironmasters REG15 – Riverside Park – Enterprise Centre REG16 – East Middlesbrough Business Action Zone (EMBAZ) REG17 Green Blue Heart REG24 The Southern Sector REG25 Centre Square East REG26 Gurney Street Triangle</p>	<p>CS1 Spatial Strategy CS7 Economic Strategy</p>	<p>Riverside Park 34.58ha</p> <p>East Middlesbrough Industrial Estate 4.88ha</p> <p>Lawson Industrial Estate 0.33ha</p> <p>Cargo Fleet 16.89ha</p> <p>Letitia 0.16ha</p> <p>Coulby Newham 0.46ha</p> <p>Hemlington Grange 15ha</p> <p>Town Centre 8ha</p>

Number of dwellings completed	REG1 Greater Middlehaven – Mix of Uses and Phasing REG4 Hemlington Grange – Development Principles REG8 Gresham/Jewels Street Area REG11 Grove Hill REG18 Housing Allocations	CS1 Spatial Strategy CS9 Housing Strategy	2004-11 5,176 dwellings 2011-16 3,292 dwellings 2016-21 1,780 dwellings 2021-23 450 dwellings
Number of affordable dwellings provided	REG1 Greater Middlehaven – Mix of Uses and Phasing REG4 Hemlington Grange – Development Principles REG8 Gresham/Jewels Street Area REG11 Grove Hill REG18 Housing Allocations	CS1 Spatial Strategy CS9 Housing Strategy CS11 Affordable Housing	2004-11 212 dwellings 2011-16 336 dwellings 2016-21 215 dwellings 2021-23 50 dwellings
Amount of completed retail development	REG20 Principal Use Sectors REG21 Primary Shopping Frontage REG22 Cannon Park Sector Development Criteria REG23 Middlehaven Sector REG24 The Southern Sector REG25 Centre Square East REG26 Gurney Street Triangle REG27 Middlesbrough Leisure Park – Development Site REG28 District Centres REG29 Local Centres REG30 Neighbourhood Centres	CS1 Spatial Strategy CS13 A Strategy for the Town, District, Local and Neighbourhood Centres CS14 Leisure Development CS15 Casinos	Convenience floorspace 2006-16 2,800sq.m Comparison floorspace 2006-16 41,900sq.m
Provision of high quality health facilities	REG32 St Luke's Hospital REG33 Cargo Fleet Medical Centre	CS1 Spatial Strategy	Development of new facilities at St Lukes Hospital and Cargo Fleet Lane
Implementation of transport schemes for East Middlesbrough Transport Corridor	REG34 East Middlesbrough Transport Corridor REG35 East Middlesbrough Gateway	CS17 Transport Infrastructure	No permitted development that would prejudice the implementation of transport schemes

Provision of new park and ride facilities to serve South Middlesbrough	REG6 Hemlington Grange – Transport Infrastructure	CS17 Transport Infrastructure	Provision of park and ride facilities in the general locations of Hemlington/A19/A174 junction
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Local Plan			
Indicator	Objective	Policy	Target
Percentage of land in Green Wedge lost to development	To retain Green Wedges as areas of open space.	E2 Green Wedges	Minimise the amount of land lost to development within Green Wedge
Area of primary open space lost to development Area of new primary open space created	To improve the quality, quantity and accessibility of open space provision.	E7 Primary Open Space E8 New Primary Open Space	Achieve a net increase in the area of primary open space over the plan period
Number of developments permitted beyond the limit to development by type	To ensure the open countryside is protected from inappropriate development	E20 Limit to Urban Development	No departure applications to be permitted beyond the limits to development

APPENDIX 2: MIDDLESBROUGH FIVE YEAR HOUSING SUPPLY

1. PPS 3 requires local planning authorities to identify and maintain a rolling five-year housing land supply. The current five-year supply period is 1 April 2012 to 31 March 2017
2. The Middlesbrough LDF Core Strategy (adopted February 2008) sets out the net housing requirement for the Borough from 2004 to 2023, and between 2004/5 and 2011/12 it is projected that 1077 net additional dwellings will be delivered in Middlesbrough. This represents a shortfall of 2,468 dwellings against the Core Strategy target of 3,545 dwellings. An annual breakdown of the figures is set out in Appendix Table 1.

Appendix Table 1: Housing output from 2004/05 to 2011/12

Year	Core Strategy net requirement	Actual net additions 2004/11 and projected net additions 2011/12	Annual shortfall	Cumulative shortfall
2004/05	440	96	344	344
2005/06	440	58	382	726
2006/07	440	362	78	804
2007/08	440	218	222	1,026
2008/09	440	-103	543	1,569
2009/10	440	56	384	1,953
2010/11 (reporting year)	440	192	248	2,201
2011/12 (current year)	465	198	267	2,468
Total	3,545	1077	2,468	

3. The Core Strategy target for the five-year period 2012/13 to 2016/17 is 2,140 net additional dwellings. The cumulative shortfall of 2,468 dwellings between 2004/05 and 2011/12 has to be added to the Core Strategy target in order to calculate the total housing requirement for the next five years. The adjusted net additional dwelling target for 2012/13 to 2016/17 is 4,608 net additional dwellings (2,140 + 2,468). An annual breakdown of the requirement is shown in Appendix Table 2 overleaf.

Appendix Table 2: Housing Requirement from 2012/13 to 2016/17

Year	Core Strategy net requirement	Annual apportionment of shortfall 2004/05 to 2011/12	Net requirement taking account of shortfall to date
2012/13 (year 1)	465	494	959
2013/14 (year 2)	465	494	959
2014/15 (year 3)	465	494	959
2015/16 (year 4)	465	493	958
2016/17 (year 5)	280	493	773
Total	2,140	2,468	4,608

4. Appendix Table 3 sets out the projected supply of housing sites in Middlesbrough. It includes sites with planning permission and housing sites allocated in the Regeneration DPD. The sites have been assessed against the criteria in PPS 3 and the advice produced by the Department for Communities and Local Government, 'Demonstrating a 5 Year Supply of Deliverable Sites'. These criteria are that:
- i. the site is available now;
 - ii. the site offers a suitable location for development; and,
 - iii. there is a reasonable prospect that housing will be delivered within five years.

Appendix Table 3: Projected Housing Completions

Site Name	Available	Suitable	Achievable in 5 years	Current Year 2011/12	2012/13 (year 1)	2013/14 (year 2)	2014/15 (year 3)	2015/16 (year 4)	2016/17 (year 5)	Total 2017/22	Total 2022/27	Not developable by 2027
Sites with planning permission												
Parkside Gardens	yes	yes	yes	15	15	3						
100 The Grove	yes	yes	yes	15								
The Wave	yes	yes	no							80		
The Ridings	yes	yes	yes		20	22						
Roseberry Court	yes	yes	yes	15	3							
Highfield Hotel	yes	yes	yes		10	20	6					

St Cuthberts Mews	yes	yes	yes	18								
Trinity Crescent	yes	yes	yes	10	20	20	19					
Acklam Green	yes	yes	yes	10	20	20	25	25	30	150	50	
Scholars Rise	yes	yes	yes	35	35	35	35	35	35	33		
Orchard View	yes	yes	yes	40	36							
Bridgewater View	yes	yes	yes	30	30	30	30	30				
Rosewood Southwood Fernwood	yes	yes	yes		5	6	6					
56 Cargo Fleet Lane	yes	yes	no							13		
Middlehaven - CIAC	yes	yes	yes	80								
Middlehaven - Qube	yes	yes	yes				70					
Middlehaven (Dock Basin)	yes	yes	yes					25	25	125	125	316
32 Southfield Rd	yes	yes	no							35		
Hutton Rd	yes	yes	yes				15	30	30	15		
Former Odeon	yes	yes	no								124	
Former CSI site	yes	yes	no							36		
Westbourne Grove	yes	yes	no							20		
Riversley House	yes	yes	yes	22								
Old Vic PH	yes	yes	yes	12								
2 Longlands Road	yes	yes	yes					17				
22 Gribdale Road	yes	yes	yes	10								
Former Kwik Save, Linthorpe Rd	yes	yes	yes	56								
Eccles Marine	yes	yes	yes	18								
Sites under 10 dwellings	n/a	n/a	n/a	14	15	15	15	15	15	8		
Change of use/conversions	n/a	n/a	n/a	14	15	15	15					
Housing allocations												
Hemlington Grange	yes	yes	yes				35	35	60	300	300	170
Hemlington Hall School	yes	yes	yes				30					
Middlehaven (CIA & St Hildas)	yes	yes	yes					25	25	125	125	334

Middlehaven (Riverside East)	yes	yes	no							50	125	149
Gresham	yes	yes	no							100	100	
Grove Hill	yes	yes	yes		30	50	50	50	49	248	218	
Roworth Rd	yes	yes	no							140		
Site 44 Longridge	yes	yes	yes			30	30	31				
Swedish Mission Field	yes	yes	yes			15	16					
Fulbeck Rd	yes	yes	yes					15	15			
Westerdale Rd	yes	yes	yes		19							
Trimdon Ave	yes	yes	yes			20	18					
Marion Ave	yes	yes	yes					8				
L/A MTLC	yes	yes	yes				30	30	30	90		
Acklam Hall	yes	yes	yes			20	25	11				
Middlesbrough Warehousing	yes	yes	no							75		
Ladgate Lane	yes	yes	yes			15	30	30	30	125		
Prissick	yes	yes	yes			10	30	30	30	40		
Church House	yes	yes	no								110	
Ashdale PRU	yes	yes	yes				20	20				
Fulbeck & Glentworth House	yes	yes	no							11	12	
Green Blue Heart	no	yes	no									200
Gross completions				414	273	346	550	462	374	1819	1264	1169
Less projected demolitions				216	294	195	60	70	71			
Net additional dwellings				198	-21	151	490	392	303	1819	1264	1169

5. The table demonstrates that Middlesbrough has a projected supply of 1,315 net additional dwellings in the five-year period 2012/13 to 2016/17. This is a shortfall of 3,293 dwellings against the adjusted Core Strategy target of 4,608 dwellings. Middlesbrough's five-year supply represents 28.5% of the adjusted Core Strategy requirement.

6. The following assumptions have been made in assessing the delivery of sites:
- i. the projections have been informed by the findings of the Strategic Housing Land Availability developer workshop carried out in September 2011;
 - ii. local authority owned sites which are allocated for housing within the next five years in the LDF have been classified as 'available' as the allocation and phasing give a clear indication of an intention to dispose of the site;
 - iii. in accordance with guidance from the Home Builders Federation, sites have been projected to deliver on average 25 to 35 dwellings per annum, whilst for larger sites where there is the potential for a developer to operate the site as two sites or for the site to be split between developers, then it is reasonable to use a higher output;
 - iv. the projections for Gresham reflect the recent approval of resources to acquire Phase 2a and the intention to secure funds from capital receipts to acquire Phase 2b.
 - v. the projections for Grove Hill are subject to the availability of funding;
 - vi. Greater Middlehaven will be developed as a number of separate sites by various developers, with overlapping timeframes; and
 - vii. where clearances and redevelopment are proposed, sites have been classed as available where sufficient dwellings are in Council or developer ownership to enable development to take place within five years.

We will try to make a summary of this document available in other languages,
Braille or large print on request.

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كبيرة عند الطلب.

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