

Authority Monitoring Report

2022/23

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1 Introduction

Section 35 of the Planning and Compulsory Purchase Act 2004 outlines the requirement for local planning authorities to produce an Authority Monitoring Report (AMR). Regulation 34 of the Town and Country Planning (Local Planning) (England) Regulations 2012 sets out the minimum requirements for an AMR. In summary, monitoring reports must include:

- the title of the local plans and Supplementary Planning Documents (SPDs) specified in the local planning authority's Local Development Scheme (LDS);
- information regarding the implementation of the LDS;
- the progress/performance of Local Plan policies;
- the status of the any Neighbourhood Development Orders and Neighbourhood Development Plans; and
- details of actions taken to meet the "duty to cooperate" under Section 33A of the Act.

2 Purpose of the Authority Monitoring Report

The principal purpose of the AMR is to determine whether Local Plan document policies and their associated targets have been met. This report will:

- examine the extent to which the Council meeting, or is it on target to meet, the schedule set out in the Local Development Scheme;
- analyse how effectively Local Plan policies are being effectively implemented and whether they need to be reviewed;
- detail the status of Neighbourhood Development Plans within the borough;
- provide an update on the ongoing co-operation between the Council and relevant bodies under the Duty to Cooperate;
- and detail the level of demand for self-build and custom housebuilding.

3 Implementation of Local Planning Policies

As part of its Local Plan, the Council adopted a Core Strategy in February 2008. In addition, the Regeneration Development Plan Document (DPD) was adopted in February 2009 and the Tees Valley Joint Minerals and Waste Core Strategy and Policies and Sites (DPD) was adopted in September 2011. Most recently the Housing Local Plan was adopted in November 2014. It is also noted that a number of saved polices from the Middlesbrough Local Plan 1999 remain extant. These polices will remain extant until they are replaced by policies in the new Local Plan.

4 Implementation of Local Development Scheme

Regulation 34 of the Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended) states that local planning authority monitoring reports must contain information on Local Plans or SPDs specified in the Local Development Scheme (LDS). With respect to these documents, the AMR must provide the timetable for its preparation and the current stage it has reached in its preparation. Should any document be behind in its progress, the AMR should explain the reason(s) why.

For this monitoring period, progression of the plan is measured against the Local Development Scheme 2022-2024 adopted in October 2022. This LDS includes a timetable for the preparation of DPDs over a period of around three years (see Table 1). Key milestones are identified as per the colour coded legend.

During 2022/23, work continued on the Middlesbrough Local Plan. The Local Plan Scoping Report was approved by the Council on 30th November 2022. Consultation on the report was carried out from 5th December 2022 to 31st January 2023. An assessment of responses is currently being undertaken and Draft Local Plan is being prepared. The progression of the new Local Plan is therefore in line with LDS.

Table 1: Indicative timetable for the preparation of Development Plan Documents

Document	2022												2023												2024											
	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D
Local Plan																																				
Policies Map																																				

Legend

Evidence gathering, preparation of document	Preparation of Publication Local Plan (regulation 19) document	Adoption (Regulation 26)
Scoping (Regulation 18) Consultation	Publication Local Plan (Regulation 19) Consultation	Inspectors Report
Assessment of Scoping responses and preparation of Preferred Options	Submission of Local Plan for Examination to Secretary of State (Regulation 22)	Update of policies map
Preferred Options Consultation	Examination in Public (Regulation 24)	

5 Duty to Co-operate

Section 110 of the Localism Act 2011 (as amended) establishes a duty to co-operate in relation to planning of sustainable development. This duty requires Local Planning Authorities (LPAs) and public bodies ‘engage constructively, actively and on an ongoing basis’ in the preparation of strategic policies.

Middlesbrough Council facilitates the duty to co-operate through regular (six weekly) meetings of Planning Managers and Development Plan Officers from the Tees Valley authorities (Darlington, Hartlepool, Middlesbrough, Redcar & Cleveland and Stockton) and the Tees Valley Combined Authority. This is a long-standing arrangement that continued through 2022/23. The purpose of

these meetings is to discuss strategic and cross-boundary planning issues, covering topics such as housing, employment, transport, environment and minerals and waste. Officers from neighbouring authorities outside the Tees Valley area attend meetings quarterly to provide wider context, namely Councils from, North Yorkshire, Durham County, along with the North York Moors National Park Authority. Matters discussed and taken forward by these groups during 2022/23 included:

- issues in relation to Local Plans and evidence bases of all authorities;
- issues around nutrient neutrality;
- issues around Biodiversity Net Gain and Local Nature Recovery Strategies; and
- First Homes.

6 Neighbourhood Planning

During the monitoring period progress was made with respect to the following Neighbourhood Plans during 2022/23:

[Coulby Newham Neighbourhood Plan](#)

On 27 April 2022 the Council approved applications for Neighbourhood Area and Forum status in Coulby Newham for the purpose of preparing a Neighbourhood Plan.

[Marton East Neighbourhood Plan](#)

Applications for Neighbourhood Area and Forum status in Marton East were submitted in March 2023.

[Nunthorpe Neighbourhood Plan](#)

An application by Nunthorpe Parish Council for a Neighbourhood Area in was approved on 6th September 2022.

[Stainton and Thornton Neighbourhood Plan](#)

Following an independent examination and a successful referendum in the previous monitoring period, the Council adopted the Stainton and Thornton Neighbourhood Plan 2021-2036 on 25th May 2022.

7 Five Year Housing Land Supply

The five year housing land supply is set out in a separate report, the Strategic Housing Land Availability Assessment, which can be viewed on the Council's website. The report demonstrates that 1,929 dwellings are projected to be delivered between 2023 and 2027 which exceeds the minimum local housing need (plus appropriate buffer) of 1,328 dwellings. Middlesbrough has a demonstrable deliverable housing supply of 7.26 years.

8 Self Build register

Middlesbrough's self-build register has had 11no registered interests. For the monitored period, 1 registered interest was shown. There are currently 3 registered interests on Part 1 of the register.

9 Community Infrastructure Levy

Under Section 206 of The Planning Act 2008, local planning authorities such as Middlesbrough Council have the power to charge the Community Infrastructure Levy (CIL) as a charging authority. While previously considered, the Council has not implemented a Community Infrastructure Levy for the borough. Developer contributions will continue to be monitored, including the potential implementation of CIL.

Despite CIL not being implemented, the Section 106 agreements were utilised to secure financial contributions during 2022/23. These are contained within the Infrastructure Funding Statement which can be viewed on the website <https://www.middlesbrough.gov.uk/planning-and-development/planning-policy/infrastructure-funding-statement/>

9 Local Plan Policy Performance

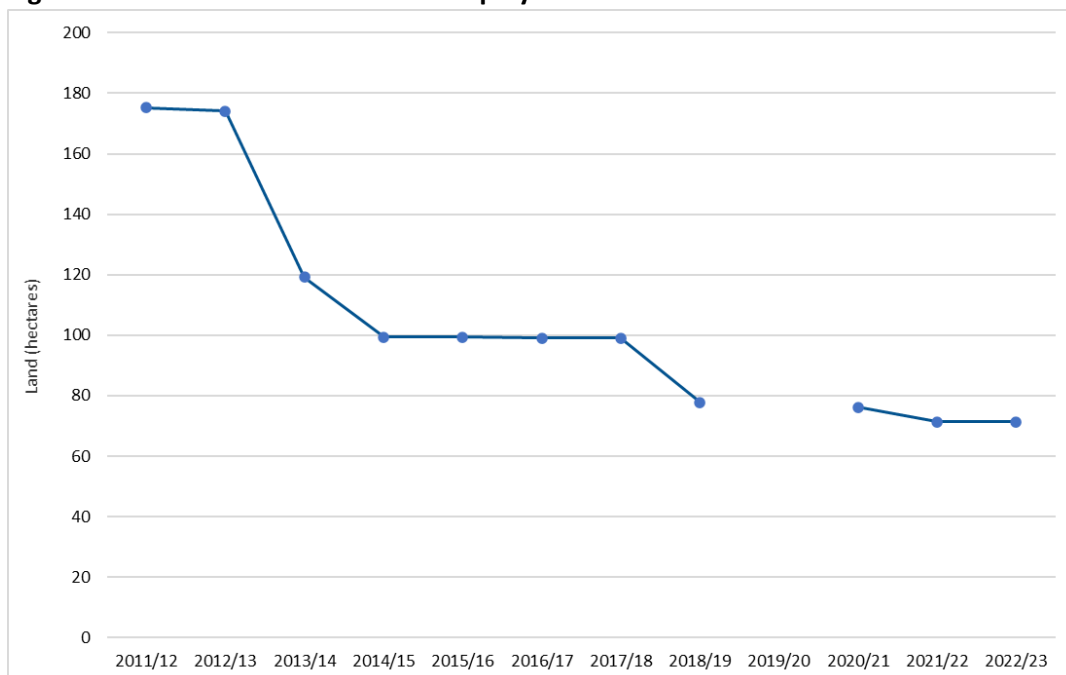
Business and Employment Indicators

Indicator	Amount of employment land developed (sq.m)
Policy	H1 Spatial Strategy CS7 Economic Strategy
Target	2004-11: 35ha general, 40ha brownfield mixed 2011-16: 25ha general, 40ha brownfield mixed 2016-21: 25ha general, 20ha brownfield mixed

Table 2: Amount of allocated employment land available

Year	Allocated Employment Land (hectares)
2011/12	175.28
2012/13	174.07
2013/14	119.12
2014/15	99.4
2015/16	99.4
2016/17	99.05
2017/18	99.05
2018/19	77.8
2019/20	-
2020/21	76.26
2021/22	71.39
2022/23	71.39

Figure 1: Total amount of allocated employment land available



Commentary The amount of allocated employment land available in 2022/23 is the same as in the previous monitoring period. However, the amount of allocated proposed employment land has steadily decreased since monitoring began, with land being developed out since the adoption of the H1 and CS7 policies.

In 2022/23 Phase 2 at MB Court (Cargo Fleet Lane site) commenced, this was part of a larger site which gained permission 2019/20.

Action No action is required. It is considered that the policy framework is efficient in the management of employment space.

Indicator Amount of employment land developed (sq.m)

Policy

- H1 Spatial Strategy
- H24 Hemlington Grange - Employment Uses
- CS7 Economic Strategy
- 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

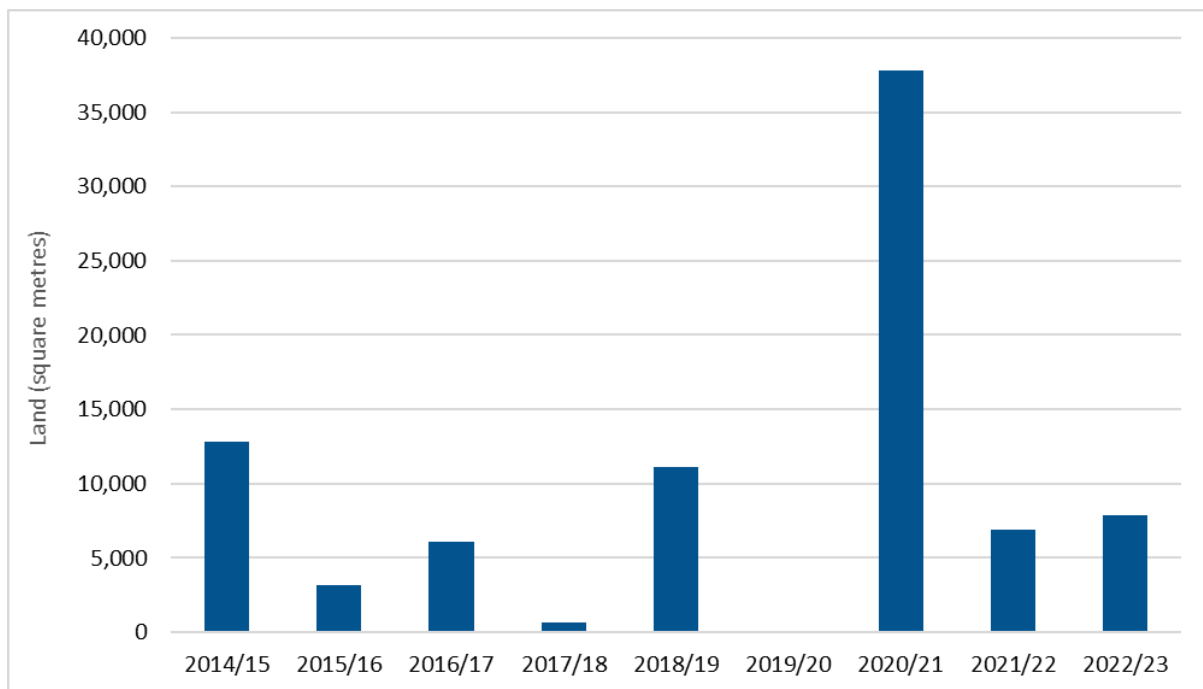
Target

- Riverside Park: 34.58ha
- East Middlesbrough Industrial Estate: 4.88ha
- Lawson Industrial Estate: 0.33ha
- Cargo Fleet: 16.89ha
- Letitia: 0.16ha
- Coulby Newham: 0.46ha
- Hemlington Grange: 15ha
- Town Centre: 8ha

Table 3: Amount of employment land developed

Reporting Year	Area of land (square metres)
2014/15	12,850
2015/16	3,141
2016/17	6,064
2017/18	636
2018/19	11,133
2019/20	-
2020/21	37,822
2021/22	6,868
2022/23	7,857

Figure 2: Amount of employment land developed by monitoring year



Commentary A relatively steady rate of employment land continuous to be developed, with the amount of employment land developed in 2022/23 slightly up on the previous monitoring period.

Completed employment land developed in 2022/23:

- Erection of storage & distribution building at Baker Furniture Ltd. Romaldkirk Road, Riverside Park (5,430 sqm)
- 4 storey office block at A. V. Dawson (2,272 sqm)
- Small industrial unit at Univar Site, Pine Street (155 sqm)

Action No action is required. It is considered that the policy framework is efficient in the management of employment space.

Indicator Amount of employment floorspace permitted (sq.m)
(previously 'Amount of employment land permitted')

Policy

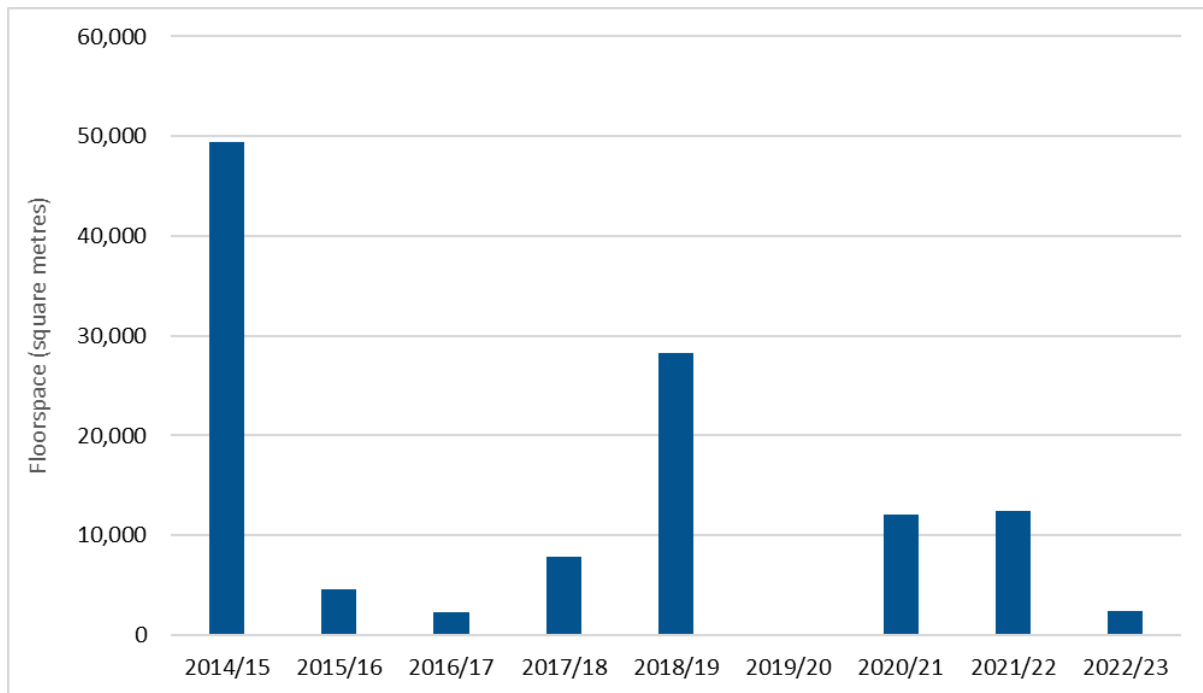
- H1 Spatial Strategy
- CS7 Economic Strategy
- H24 Hemlington Grange - Employment Uses
- REG12 Employment Land Allocations
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- REG25 Centre Square East
- REG26 Gurney Street Triangle

Target N/A
This indicator, in both its current and previous guise, has been reported in the AMR from 2011/12 onwards, subsequent to the adoption of the Core Strategy and Regeneration DPD

Table 4: Amount of employment floorspace permitted

Year	Floorspace (square metres)
2014/15	49,378
2015/16	4,558
2016/17	2,285
2017/18	7,885
2018/19	28,225
2019/20	-
2020/21	12,019
2021/22	12,441
2022/23	2,352

Figure 3: Amount of employment floorspace permitted by monitoring year



Commentary During the monitored period the level of employment floor space permitted was far lower than the previous 4 periods, returning to a level comparable with 2016/17

Several schemes were approved for small industrial units, workshops or extensions. No applications of over 1,000sqm were granted planning permission, a trend not seen for at least 12 years.

Action No action is required. It is considered that the policy framework is efficient in the management of employment space.

Town Centre and Retail Indicators

Indicator Amount of leisure development permitted/developed

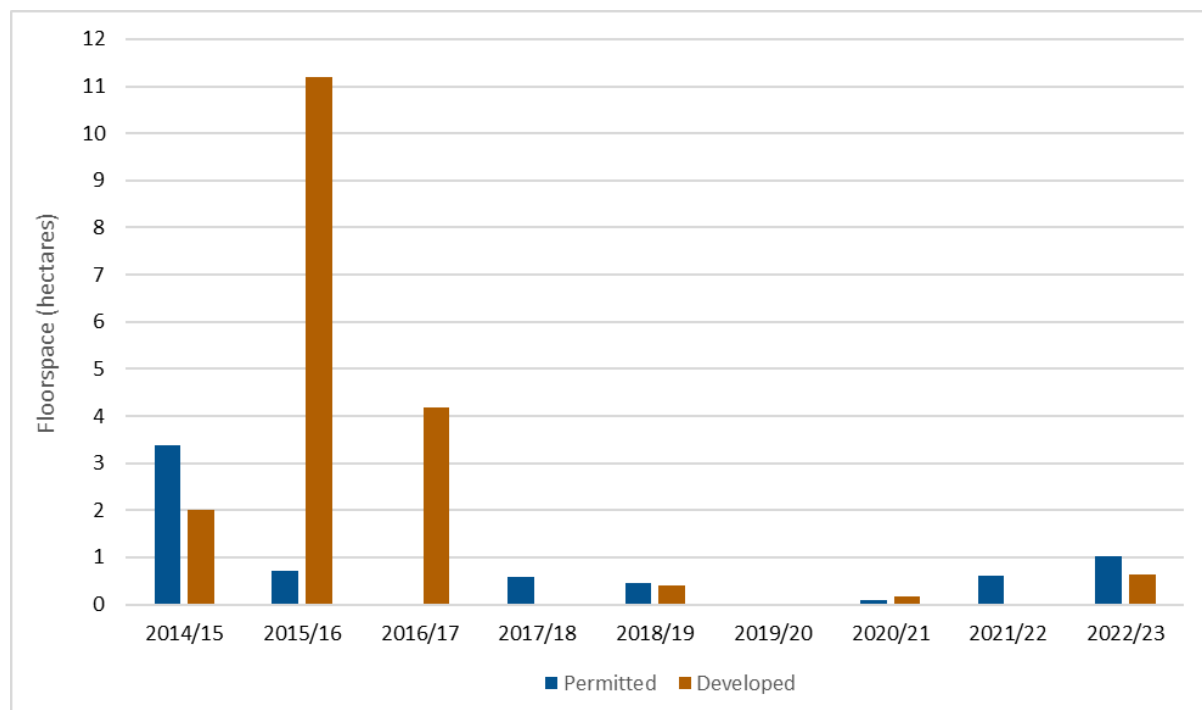
Policy CS14 Leisure Development

Target Focus leisure development in the Town Centre, GBH, Middlehaven, Prissick and the district centres

Table 5: Amount of leisure development permitted/developed

Year	Permitted (hectares)	Developed (hectares)
2014/15	3.39	2.00
2015/16	0.70	11.19
2016/17	0.00	4.19
2017/18	0.59	0.00
2018/19	0.46	0.40
2019/20	-	-
2020/21	0.10	0.16
2021/22	0.61	0.00
2022/23	1.01	0.63

Figure 4: Amount of leisure development permitted/developed



Commentary: Compared with the previous four periods, there was a slight increase in the amount of leisure development permitted in 2022/23. The development is at its highest amount since 2016/17.

The following developments were permitted and/or completed within the monitored period.

Permitted

- Indoor golf selling food & drink (units 1-7 first floor Dundas Centre), 0.9 ha

Permitted and Completed

- Indoor axe throwing range (unit 5F Derwent Road), 0.01ha
- Boxing gym/community room selling food & drink (Cass House Road), 0.1ha

Completed

- Level X (Captain Cook Square), 0.52 ha

Action No action is required. It is considered that the policy framework is efficient in the management of leisure development.

Indicator Amount of completed retail development (floorspace) (sq.m)

Policy

- H1 Spatial Strategy
- CS13 A Strategy for the Town, District, Local and Neighbourhood Centres
- CS14 Leisure Development
- CS15 Casinos
- 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

Target

- Convenience: 2,800 square metres (2006-16)
- Comparison: 41,900 square metres (2006-16)

Table 6: Amount of retail development floorspace completed

Year	Floorspace completed (square metres)
2011/12	657
2012/13	0
2013/14	0
2014/15	94
2015/16	0
2016/17	3,014
2017/18	256
2018/19	295
2019/20	-
2020/21	11,575
2021/22	0
2022/23	432

Commentary Following the completion of no retail development floorspace during 2021/22, 432 square metres was completed during 2022/23. It is noted that several large schemes are still under construction from previous years.

An extension to the existing Aldi adjacent to Coulby Newham District Centre was completed, along with a community shop in Linthorpe Village.

Action No action is required. It is considered that the policy framework is efficient in the management of leisure development.

Indicator Floorspace permitted for town centre uses in Town Centre, Edge of Centre, and Out of Centre Locations (sq.m)

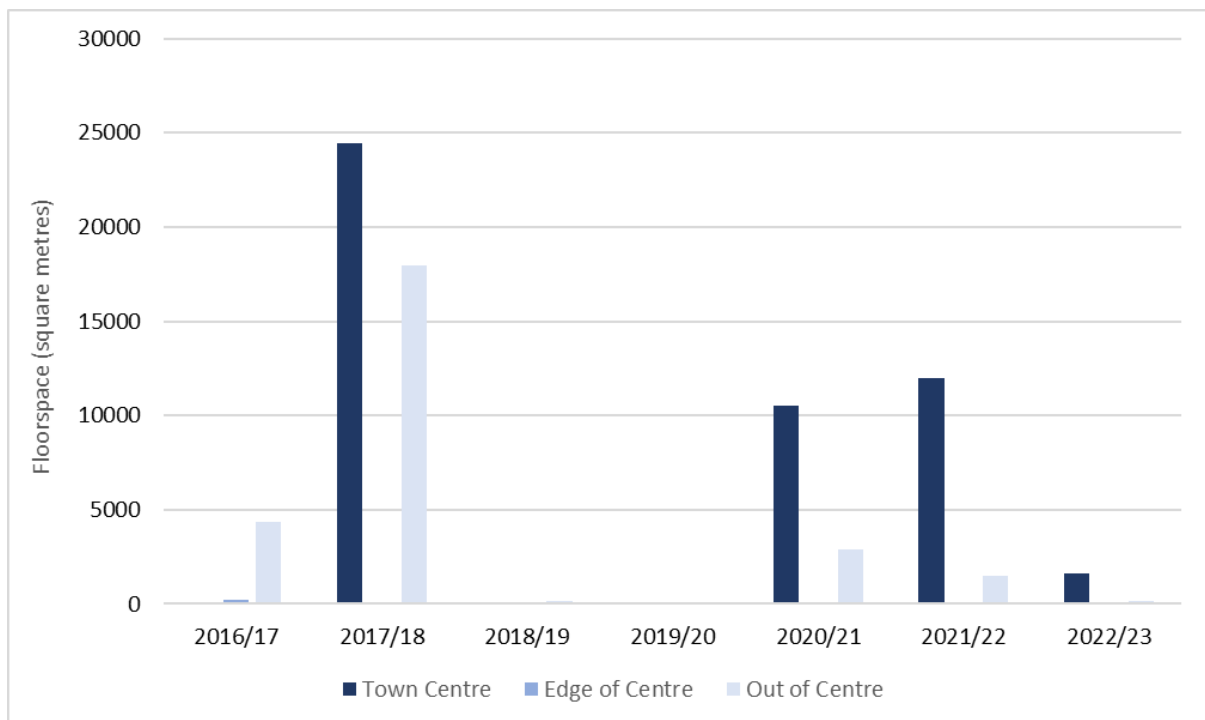
Policy CS13 A Strategy for the Town, District, Local and Neighbourhood Centres

Target Maximise development within the town centre.

Table 7: Amount of floorspace permitted for town centre uses in Town Centre, Edge of Centre, and Out of Centre Locations

Year	Town Centre	Edge of Centre	Out of Centre
2016/17	0	220	4,380
2017/18	24,416	0	17,935
2018/19	15	0	127
2019/20	-	-	-
2020/21	10,548	0	2,894
2021/22	12,009	79	1,493
2022/23	1,633	0	165

Figure 5: Amount of floorspace permitted for town centre uses in Town Centre, Edge of Centre, and Out of Centre Locations



Commentary The amount of town centre use floorspace permitted has decreased significantly compared with the previous two monitoring periods.

Action No action is required. It is considered that the policy framework is efficient in directing town centre uses towards town centre locations.

Indicator Total number of units and number of vacant units in the Town Centre & Total amount of floorspace and vacant floorspace in the Town Centre

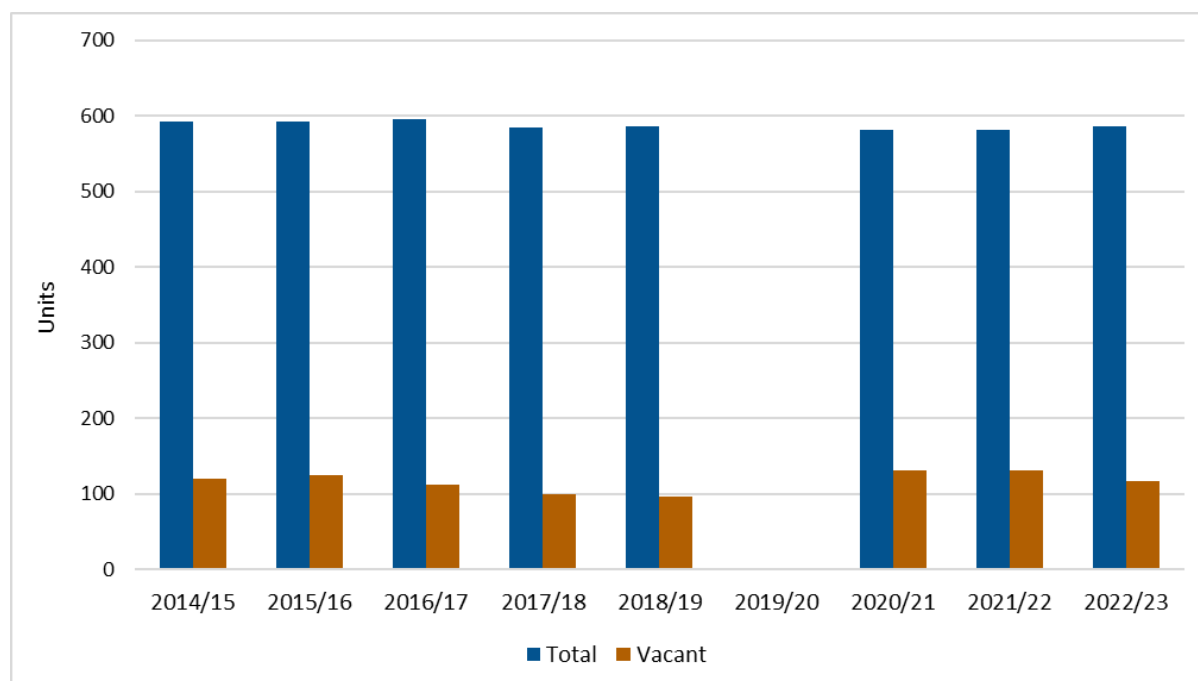
Policy CS13 A Strategy for the Town, District and Neighbourhood Centres

Target Reduce the number of vacant units

Table 8: Total and vacant units and floorspace in the Town Centre

Monitoring Period	Total Units	Vacant Units	Total Floorspace (square metres)	Vacant Floorspace (square metres)
2014/15	593	120	206,661	25,440
2015/16	593	125	203,489	28,638
2016/17	595	112	205,731	28,283
2017/18	585	100	211,618	21,649
2018/19	586	96	212,089	21,819
2019/20	-	-	-	-
2020/21	582	132	211,989	29,011
2021/22	582	132	211,989	29,011
2022/23	586	117	211,877	30,473

Figure 6: Total number of units and number of vacant units in the Town Centre



Commentary While the total number of units in the Town Centre has increased slightly, the number of vacant units has fallen to 117. The proportion of vacant units currently stands at approximately 20%.

However, it is noted that the proportion of vacant units is still higher than was recorded in the three periods 'pre-covid' (i.e 2016/17, 2017/18, and 2018/19). In

addition, while the number of vacant units has fallen, the amount of vacant floorspace has increased and is currently at its highest recorded rate. *This is possibly reflective of general/national trend particularly in terms of the impact of online shopping. There is also an ongoing shift towards greater mix of other uses in town centre, e.g. leisure.*

Action

Although not at its lowest level, there has been a reduction in the total number of vacant units in the Town Centre since 2014/15. It is therefore considered that no action is required. Should it need revising further it will be reassessed in the local plan review.

Indicator Total number of units and number of vacant units in the district centre & Total amount of floorspace and vacant floorspace in the district centres

Policy CS13 A Strategy for the Town, District and Neighbourhood Centres

Target Maintain and enhance the vitality and viability of the Town Centre

Table 9: Units and floorspace in Berwick Hills district centre.

Monitoring Period	Total Units	Vacant Units	Total Floorspace (square metres)	Vacant Floorspace (square metres)
2016/17	28	2	14,566.5	357.4
2017/18	30	2	14,566.5	357.4
2018/19	31	1	14,566.5	240.5
2019/20	-	-	-	-
2020/21	41	7	15,456.5	1,520.1
2021/22	40	4	15,501.5	1,205.1
2022/23	41	5	15,558.2	907.1

Figure 7: Total number of units and number of vacant units in the Berwick Hills district centre

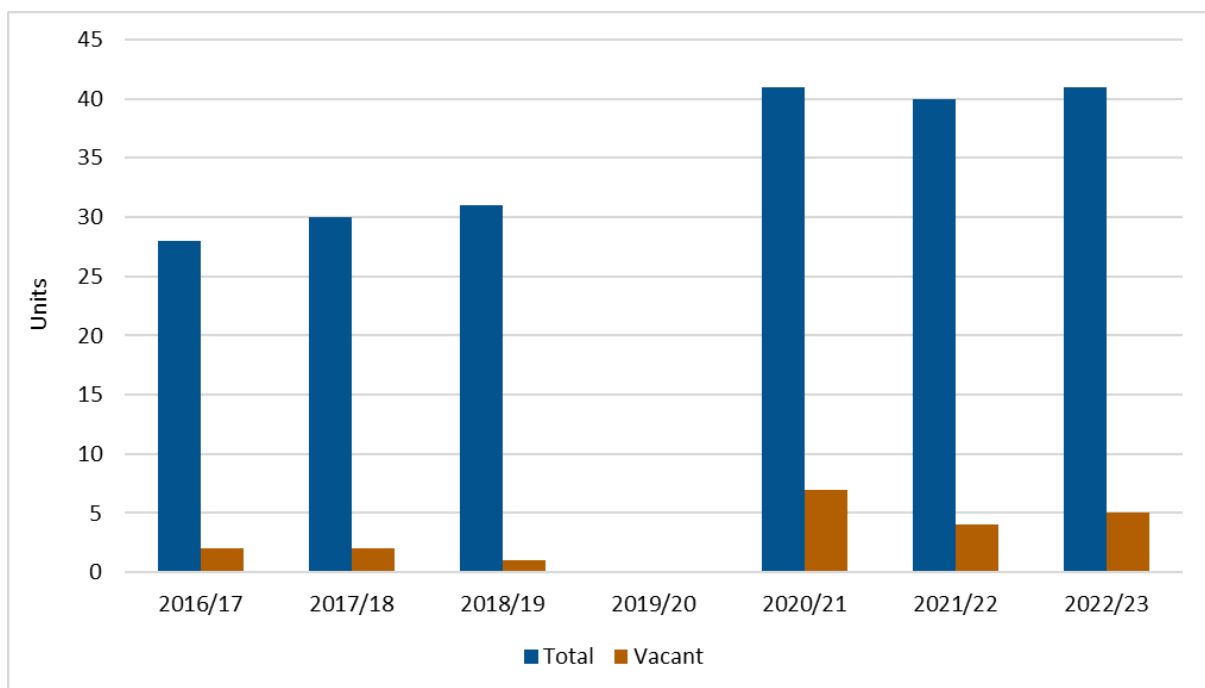
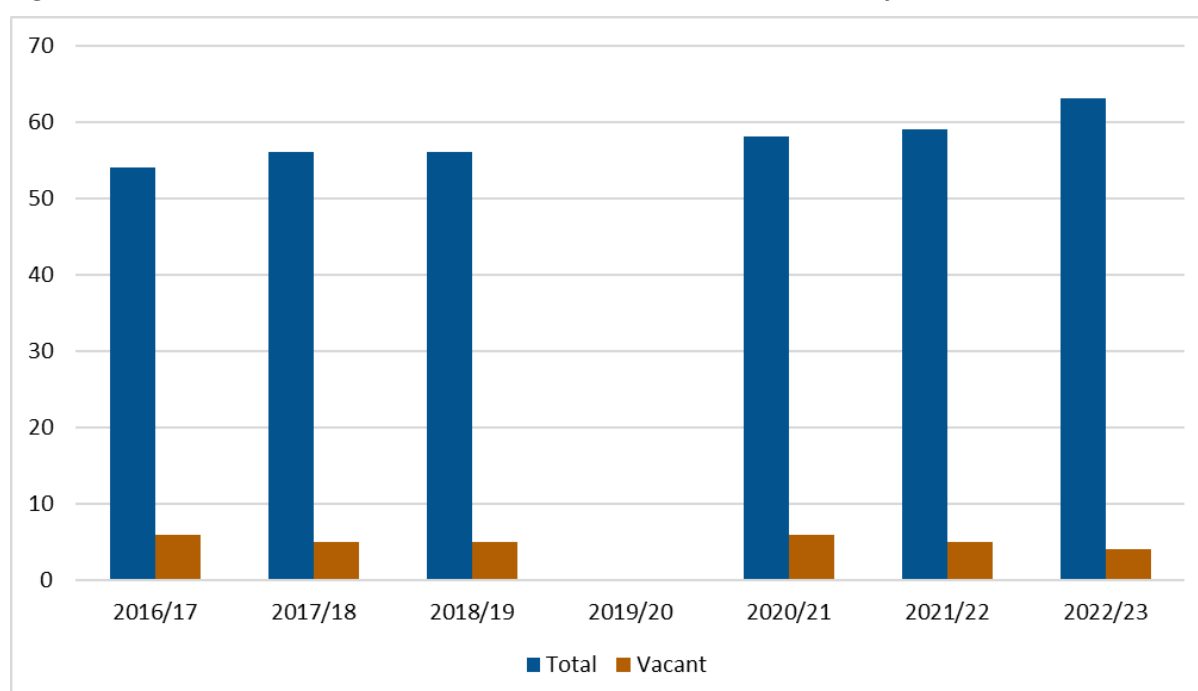


Table 10: Units and Floorspace in Coulby Newham District Centre.

Monitoring Period	Total Units	Vacant Units	Total Floorspace (square metres)	Vacant Floorspace (square metres)
2016/17	54	6	34,906	1945.4
2017/18	56	5	34,906	856.7
2018/19	56	5	34,906.7	856.7
2019/20	-	-	-	-
2020/21	58	6	35,606.7	2540.1
2021/22	59	5	35,942.0	1,146.7
2022/23	63	4	36,174.5	995.3

Figure 8: Total number of units and number of vacant units in the Coulby Newham district centre



Commentary: The amount of vacant floorspace has decreased in Berwick Hills district centre, with the former Thirteen Neighbourhood office building now occupied. The number of vacant units and amount of vacant floorspace has continued to fall since 2020/21. However, it is noted that the current vacancy rate remain higher than those recorded ‘pre-covid’ (i.e. rates for the monitoring periods of 2016/17 to 2018/19).

Following the sub-division of a number of units within Coulby Newham district centre, the total number of units has increased. In addition, the proportion of vacant floorspace has continued to fall since 2020/21. The increase in floorspace is primarily the result of the extension of the Medical Centre.

Action: No action is required.

Housing Indicators

Indicator: Housing trajectory showing:

- i. net additional dwellings since start of Plan
- ii. net additional dwellings for the current year
- iii. projected net additional dwellings to 2029
- iv. the five year supply of deliverable dwellings

Policy H1 Spatial Strategy
H11 Housing Strategy

Target Net additional dwellings:
2012-19: 2,660
2019-24: 2,150
2024-29: 2,160

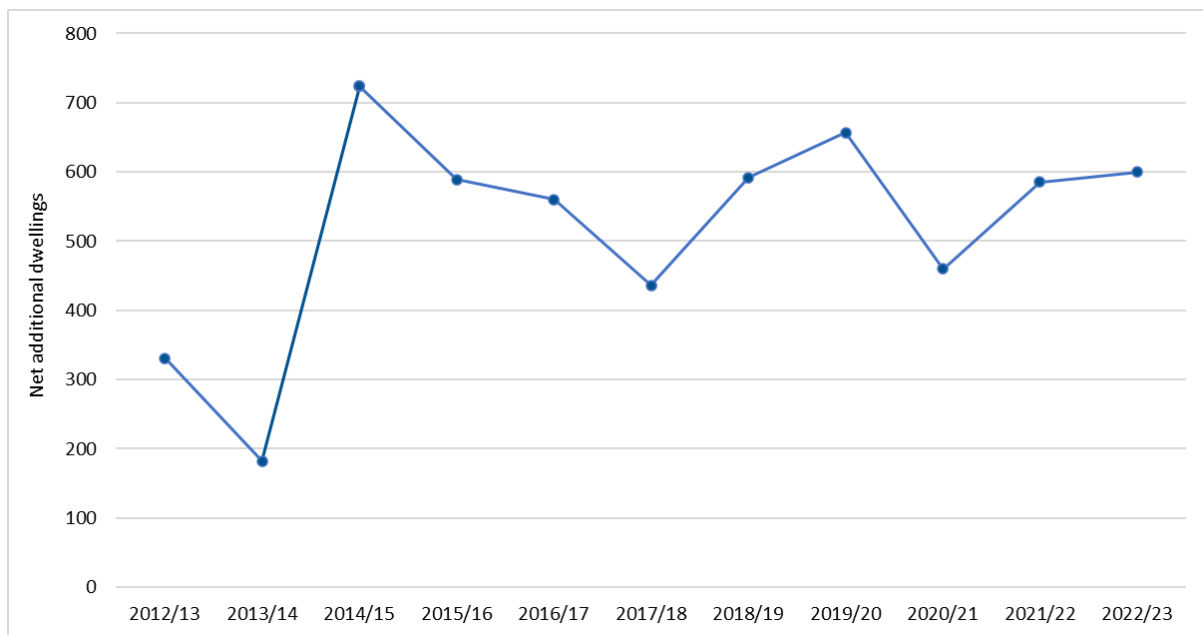
Table 11: Housing trajectory indicators

(i.) Net additional dwellings since start of plan	(ii.) Net additional dwellings in 2022/23	(iii.) Projected net additional dwellings to 2029	(iv.) Five year supply of deliverable dwellings
5,716	600	2,665	1,929

Table 12: Net additional dwellings

Reporting Year	Net additional dwellings
2012/13	331
2013/14	182
2014/15	724
2015/16	589
2016/17	560
2017/18	436
2018/19	592
2019/20	657
2020/21	460
2021/22	585
2022/23	600

Figure 9: Net additional dwellings



Commentary 5,716 net additional dwellings have been completed since the start of the plan (the period of 1 April 2012 to 31 March 2023).

Compared to the previous monitoring period, net additional dwellings have increased. They remain roughly in line with the trend of around 400-600 net dwellings per year since 2015/16. The minimum targeted delivery of 2,150 net additional dwellings between 2019 and 2024 has already been met.

2,712 net additional dwellings are projected to be delivered between 1 April 2023 and 31 March 2029. Housing delivery is on course to exceed the minimum housing requirement for 2012-2029 that was set out in the adopted Housing Local Plan.

A breakdown of the five-year housing supply is set out in the Strategic Housing Land Availability Assessment, which is available as a separate report via the Council website.

Action No action is required. It is considered that the policy framework is efficient in managing the development of housing and ensuring a sufficient supply of land for the next five years.

Indicator Population change

Policy H1 Spatial Strategy
H11 Housing Strategy

Target Stabilise population

Table 13: Population of Middlesbrough

Year	Population
2011	138,400 (source: 2011 census)
2021	143,900 (source: 2021 census)

Commentary Middlesbrough's population has grown by approximately 4% between the 2011 and 2021 census.

Action No action is required.

Indicator Vacant dwellings

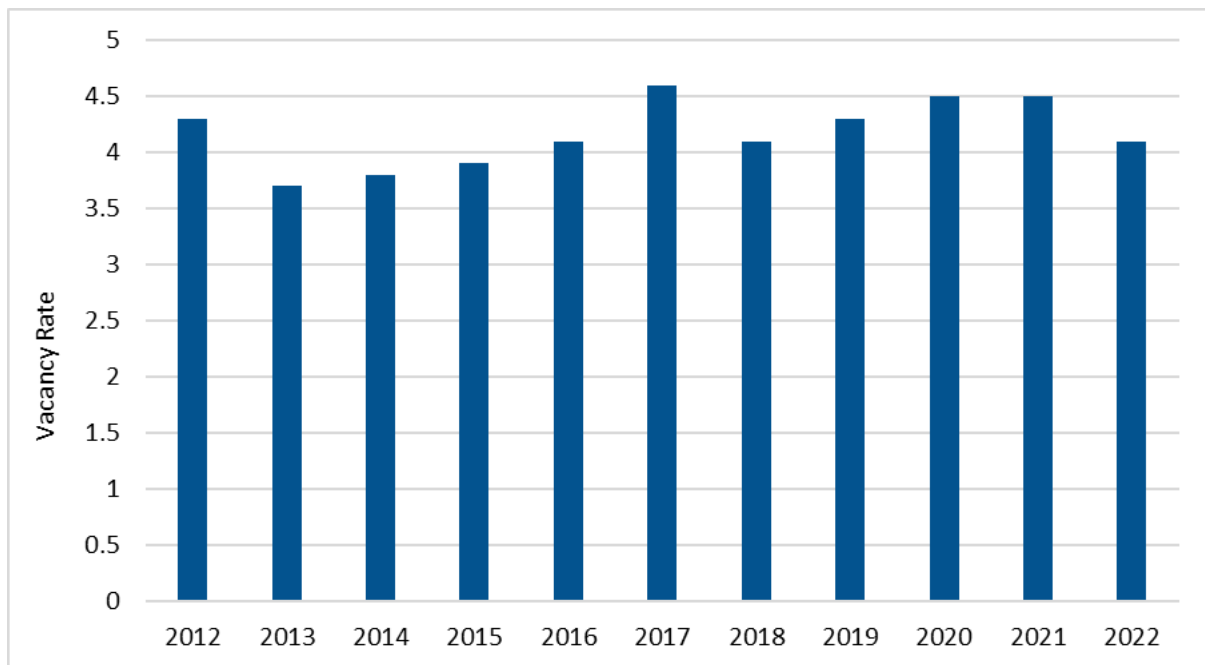
Policy H11 Housing Strategy

Target Reduce vacancy rates to 3% by 2029

Table 15: Amount of vacant dwellings (Source: GOV.UK live tables on dwelling stock (including vacants): tables 100 and 615)

Year	Vacant dwellings	Vacancy rate
2012	2,560	4.3%
2013	2,246	3.7%
2014	2,328	3.8%
2015	2,361	3.9%
2016	2,504	4.1%
2017	2,842	4.6%
2018	2,581	4.1%
2019	2,727	4.3%
2020	2,879	4.5%
2021	2,789	4.5%
2022	2,679	4.1%

Figure 10: Vacancy Rate



Commentary As of 2022 there were 2,679 vacant dwellings. Compared with the previous year this represents a decrease of 200. While the vacancy rate has fallen slightly and is currently lower than it was at the start of the Housing Local Plan (2012), it remains above the 3% target. Since 2012 the vacancy rate has fluctuated between 3.7 and 4.6%, with no identifiable trend towards 3%

Action As part of the emerging Local Plan, review whether the 3% target remains appropriate and, if so, consider which actions can be taken.

Indicator Affordable housing completions by type and tenure

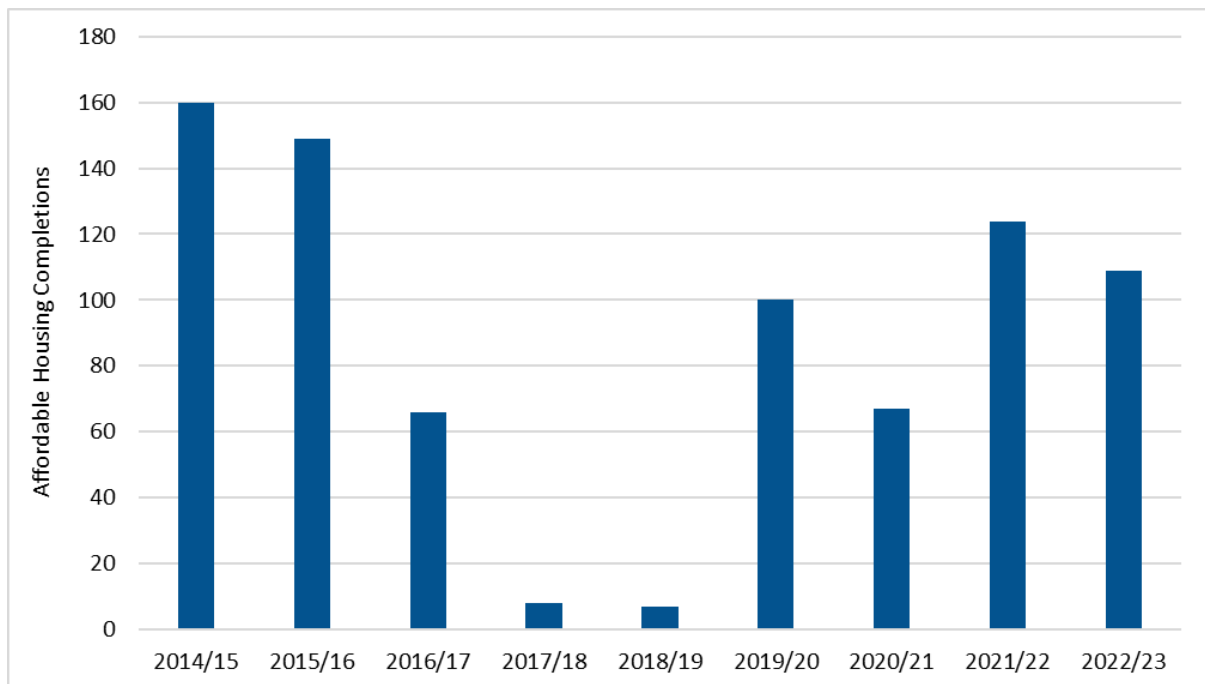
Policy H12 Affordable Housing

Target Improve the range and choice of dwelling types

Table 16: Affordable housing completions

Reporting Year	Previous Years
2014/15	160
2015/16	149
2016/17	66
2017/18	8
2018/19	7
2019/20	100
2020/21	67
2021/22	124
2022/23	109

Figure 11: Affordable housing completions



Commentary Affordable housing completions were lower than in 2021/22, but remain higher than all other years since 2015/16.

Action No action is required.

Indicator Planning applications approved/refused for gypsy and travelling show people sites and appeals

Policy H13 Provision for Gypsies and Travellers, and Travelling Showpeople

Target Ensure that there are sufficient well located sites.

Table 17: Planning applications approved/refused for gypsies and travellers, and travelling showpeople sites

Year	Number of applications approved/refused
Previous years	0
2022/23	0

Commentary No applications were approved/refused for gypsy and travellers, and travelling showpeople

Action No action is required.

Environment Indicators

Indicator Amount of eligible open spaces managed to Green Flag Award standard (ha)

Policy CS5 Design
CS20 Green Infrastructure

Table 18: Amount of allocated employment land available

Year	Number of open spaces/parks	Total area (hectare)
2016	6	206.23
2017	7	218.33
2018	7	218.33
2019	-	-
2020	7	218.33
2021	7	218.33
2022	7	218.33

Commentary A total of seven open spaces/parks were awarded Green Flag Status in 2022, namely Albert Park, Fairy Dell, Hemlington Lake and Recreation Centre, Linthorpe Cemetery, Pallister Park, Stewart Park, and Thorntree Park. These are the same seven open spaces/parks as in the previous monitoring period.

While the amount of green space managed to Green Flag standard has increase compared with 2016, the figure has remained unchanged since 2017.

Action No action is required.

Indicator Number of developments permitted beyond the limit to development by type

Policy E20 Limit to Urban Development

Target No departure applications to be permitted beyond the limits to development.

Table 19: Number of developments permitted beyond the limit to development

Reporting Year	Developments Permitted Beyond Limit to Development
2021/22	9
2022/23	6

Commentary The following planning applications were permitted beyond the limit to development:

- 21/1165/FUL
- 21/0168/FUL
- 22/0199/FUL
- 22/0730/FUL
- 22/0693/MAJ
- 22/0345/FUL

Five of the above applications permitted beyond the limit to development related to extensions of existing buildings. One application related to the conversion of a farmhouse into seven dwellings and the erection of five new build properties (22/0693/MAJ).

Action No action is required.

Education Indicators

Indicator	Number of new schools built/created
Policy	CS16 Education
Target	To provide modern purpose built education facilities. All new residential to be within 30 minutes of the listed facilities.

Table 20: Number of new schools built

Reporting Year	Schools built
2021/22	0
2022/23	1

Commentary After an extended period with no new schools being built, a single new school was completed during 2021/22. This monitoring period also saw another new school built:

- 20/0566/FUL – Discovery Academy (Kader) was the only new school built during the monitoring period and was completed September 2022.

In addition to this, it is noted that a number of extensions and additions to existing educational facilities were completed during the 2022/23:

- 20/0614/FUL – A T Level Building (workshop), Middlesbrough College was completed May 2022.
- 21/0526/FUL – A 2 storey extension completed at King’s Academy, Coulby Newham was completed January 2023
- 22/0380/FUL – Two new modular classrooms were erected at both St. Joseph’s and River Tees Academy in time for start of academic year (September 2022).

The following educational developments commenced during 2022/23:

- 22/0179/MAJ – Permission was granted in June 2022 and work commenced in August 2022 on a 4-storey clinical and laboratory teaching facility, Teesside University.
- 21/0386/FUL – Work began on a 3-storey educational research facility (Teesside University), TeesAMP in April 2022, which gained planning permission the previous year (September 2021).

Finally, it is also noted that consent was granted for two educational developments during 2022/23:

- 22/0052/FUL – Permission was granted in June 2022 for a 2.5 Storey Engineering Facility on land adjacent to the STEM Building, Middlesbrough College, Middlehaven.

- 22/0414/FUL – Permission was granted in December 2022 for the erection of a modular classroom & WC at Rose Wood Academy, Coulby Newham.

Action No action is required.

Health Indicators

Indicator New health facilities permitted, under construction and/or completed

Policy H1 Spatial Strategy
REG32 St Luke's Hospital
REG33 Cargo Fleet Medical Centre

Target Development of new facilities at St Luke's Hospital and Cargo Fleet Lane

Table 21: Number of new health facilities permitted, started construction, and completed

Reporting Year	Permitted	Started	Completed
2014/15	1	0	0
2015/16	1	0	1
2016/17	1	0	1
2017/18	0	0	2
2018/19	1	1	0
2019/20	-	-	-
2020/21	2	0	0
2021/22	0	2	1
2022/23	2	1	2

Commentary A new medical centre in Nunthorpe (Stokesley Road) and an extension at Coulby Medical Practice, Coulby Newham were both completed in 2022/23

An extension to The Tees Valley Hospital (Acklam) to provide a new MRI suite with associated works was granted permission in June 2022. Development then commenced in September 2022.

Finally, a small extension was granted permission at North Ormesby Medical Village in September 2023. Work on this development did not commence during this monitoring period.

Action No action is required

Transport Indicators

Indicator Provision of new park and ride facilities to serve South Middlesbrough

Policy CS17 Transport Strategy
H25 Greater Hemlington - Transport Infrastructure

Target Provision of park and ride facilities in the general locations of Hemlington/A19/A174 junction

Table 22: Amount of allocated employment land available

Reporting Year	Previous Years
2014/15	0
2015/16	0
2016/17	0
2017/18	0
2018/19	0
2019/20	0
2020/21	0
2021/22	0
2022/23	0

Commentary As was the case in previous monitoring periods, no park and ride facilities have been developed to serve South Middlesbrough.

Action: Consider an alternative approach to transport provision for South Middlesbrough within the emerging Local Plan.

Minerals and Waste Indicators

Indicator The amount of municipal waste arising and managed by management type, and the percentage each type represents of the waste managed

Policy CS4 Sustainable Development

Target To recover value from 40% of municipal waste. To include recycling/composting of at least 25% of household waste

Table 23: Amount of municipal waste

Year	Energy for Waste Recovery	Recycling	Composting	Landfill
2013/14	42,506.89	19,916.70	4,472.53	1,338.68
2014/15	34,781.30	23,249.51	6,309.02	3,548.27
2015/16	35,722	18,847	6,451	10,344
2016/17	41,342	16,002	7,576	9,478
2017/18	37,977	15,795	8,000	8,992
2018/19	41,063	16,373	7,818	3,717
2019/20	41,063	16,606	7,383	3,371
2020/21	40,455	16,136	6,779	4,016
2021/22	39,640	16,531	7,780	3,698
2022/23	41,163	13,225	7,078	5,909

Commentary There was a slight decrease during the monitored period in the total level of municipal waste. Levels of composting and recycling have decreased slightly. The level of waste being sent to landfill has increased from the previous monitoring period.

Action Both targets are being met, thus no action is required.

Historic Environment Indicators

Indicator Heritage assets on the Heritage at Risk Register

SA Objective 10: Promoting, enhancing and respecting Middlesbrough’s culture and heritage

Target To have no listed buildings classified as being at risk.

Table 24: Heritage Assets on the Heritage at risk register

Year	Conservation Areas	Grade II	Grade II*	Grade I	Registered Parks & Gardens	Scheduled Monuments
2014/15	0	0	0	1	0	0
2015/16	1	0	0	1	0	0
2016/17	1	0	0	1	0	0
2017/18	1	0	0	1	0	0
2018/19	1	0	0	1	0	0
2019/20	-	-	-	-	-	-
2020/21	2	0	0	0	0	0
2021/22	2	6	0	0	0	0
2022/23	2	7	0	0	0	0

Commentary Acklam Hall and the Historic Quarter Conservations areas remain in the heritage at risk register.

There has been no change to the Acklam Hall Conservation Area and it remains at risk.

While the Historic Quarter Conservation Area remains on the at risk register, its condition is improving at the result of public and private investment, including a High Street Heritage Action Zone.

Acklam Hall Conservation Area

Condition: Fair

Vulnerability: Medium

Historic Quarter Conservation Area

Condition: Poor

Vulnerability: Low

The number of Grade II listed buildings on the at risk register has increased by one, with The Captain Cook Public House, Durham Street being added to the list. The seven at risk buildings are as follows:

- The Shakespeare, 34 Linthorpe Road
- 2, 3 & 4 Exchange Place
- Commercial Premises in front of Railway Station, Zetland Road
- The Grand Astoria (Listed as Showboat Social Club), former Hippodrome, Wilson Street
- Old Town Hall, Market Place
- 'Vulcan Wall' (Listed as Boundary Wall to Entrance to Davy Offshore Modules Ltd), Vulcan Road
- The Captain Cook Public House, Durham Street, Middlehaven
- 'Northern boundary wall to Acklam Hall grounds'

Action Support the development of heritage assets at risk through the Local Plan review.

Indicator Conservation areas with conservation area appraisals

SA Objective 10: Promoting, enhancing and respecting Middlesbrough’s culture and heritage

Target Update conservation area appraisal and management plans when appropriate

Table 25: Status of Conservation Area appraisals and management plans

Conservation Area	Last updated
Acklam	April 2006
Albert Park and Linthorpe Road	April 2013
Historic Quarter / station	February 2008
Linthorpe	April 2006
Marton and The Grove	November 2005
Nunthorpe and Poole	June 2008
Ormesby	June 2009
Stainton and Thornton	February 2008

Commentary Each of Middlesbrough’s conservation areas are accompanied by a conservation area appraisal. There is potentially a need to review some of these appraisals to avoid them becoming outdated.

Action Consider the need to review some of the existing appraisals.