

MIDDLESBROUGH COUNCIL
ANNUAL MONITORING REPORT 2014/15



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1. Introduction

- 1.1 Prepared in accordance with The Planning and Compulsory Purchase Act 2004 (Section 35), the Localism Act 2011 (Section 113) and The Town and Country Planning (Local Planning) (England) Regulations 2012 (Regulation 34), this is the eleventh Annual Monitoring Report (AMR) produced by Middlesbrough Council in relation to its Local Development Framework (LDF)/Local Plan (2004/05 – 2014/15).
- 1.2 Published in 2012, the National Planning Policy Framework (NPPF) sets out the Government's planning policies for England and how these are expected to be applied, and refers to Local Planning Authorities (LPAs) producing a 'Local Plan' as their statutory development plan, not an LDF. This AMR reflects the changing terminology, but please note current core strategies or other planning policies - prepared within the context of an LDF - considered DPDs, as well as any saved policies from 'old' (i.e. pre-2004 Act) Local or Unitary Development Plans, form part of this 'new' Local Plan.
- 1.3 Covering the period from 1 April 2014 to 31 March 2015, the AMR has two main purposes:
 - i. to assess progress on preparation of the Local Plan against the timetable set out in the Local Development Scheme (LDS); and
 - ii. to assess the effectiveness of adopted and saved - under the 2004 Act - Local Plan policies.
- 1.4 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 policy.

2. The Middlesbrough Context

- 2.1 Middlesbrough is town covering approximately (approx.) 5,400 hectares (ha), which, as of mid-2014, had a population of 139,119¹ - a steady increase from the mid-2006 baseline in the Core Strategy (137,300). The town centre is not only the principal sub-regional centre for the Tees Valley, it is the third largest retail centre in the North East, after the Metro Centre and Newcastle.
- 2.2 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 urban areas with open countryside in the south, and provide a valuable resource for leisure use and wildlife habitat.
- 2.3 Despite its relatively small geographical size, Middlesbrough is a major focus of the Tees Valley economy, based on the key sectors of education, health, public administration and retail. As a result, Middlesbrough has the highest level of net commuting in-flows for employment in the sub-region².
- 2.4 Within Middlesbrough, housing market failure is evident in parts of the town. This is due to the fact major parts of the central older housing area, and some of the predominantly social rented housing estates in the east 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 Lower Super Output Areas (LSOAs) - these consist of between 400 and 1200 households - and 42 (48%) of the 86 LSOAs in Middlesbrough are amongst the top 10% most deprived in England³.
- 2.5 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 direct rail links to Darlington, Leeds, Manchester, Newcastle and York. In addition, Durham Tees Valley Airport is nearby and within easy reach via the A66. Middlesbrough also has an extensive network of footpaths and a network of dedicated cycle routes.

Challenges

- 2.6 The spatial vision for Middlesbrough in the Core Strategy 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.

¹Office for National Statistics (ONS) Mid-Year Estimates, Crown Copyright

²Tees Valley - Excellent transport connections in an ideal location (Report No.8), Tees Valley Regeneration (2008)

³The English Indices of Deprivation, Department for Communities and Local Government (2015) at:
<http://dclgapps.communities.gov.uk/imd/idmap.html>

- 2.7 The achievement of this *aspirational* vision will depend on successfully tackling a number of challenges, including:
- i. stabilising then reversing population decline through 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.

Opportunities and achievements

Opportunities

- 2.8 Whilst the challenges set out in paragraph 2.7 are significant and require long-term solutions, Middlesbrough has a number of delivery opportunities, including:
- i. the largest town centre in the Tees Valley, with the potential to grow through rationalisation of existing land uses and (recent) expansion of its boundary, in order to accommodate future planned growth;
 - ii. the major regeneration scheme at Greater Middlehaven, which provides an 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;
 - iii. being a suitable location for a large casino and its associated regeneration benefits;

- iv. the Housing Local Plan, which aims to have a readily available supply of attractive housing sites for the industry and market when the market returns to normality. Widening the housing choice in the borough could help attract and retain more of the economically active households the borough needs but is losing currently; and
- v. the major regeneration scheme at Hemlington (Greater Hemlington), which provides an opportunity to create a high- quality, lower-density sustainable urban extension, linked to the regeneration of nearby low-quality housing.

Achievements

2.9 In addition to the aforementioned opportunities, significant achievements during 2014/15 include:

- i. the adoption of the Middlesbrough Housing Local Plan in November 2014 securing a five year housing supply for the Borough as per the NPPF,
- ii. commencement of residential developments of high quality homes at both Stainsby Hall Farm, and affordable housing site Beck View,
- iii. continued construction of residential developments at Rose Cottage Farm, Stainton, Stonefolds, Coulby Newham, Grey Towers Village, Nunthorpe and Acklam Woods,
- iv. works underway for the £20 million flagship development at Teesside University Campus; and
- v. The successful opening of the James Cook Railway station July 2014.

3. The Monitoring Framework

Principles

- 3.1 Monitoring is an essential element in the Local Plan preparation, providing the evidence base on which to assess the performance policies by highlighting those:
- achieving objectives;
 - that have been ineffective; and
 - where the effect (of the policy) differs from that intended.
- 3.2 To avoid unnecessary duplication of data collection, data used in preparing the AMR has been drawn from existing sources of information wherever possible, which the Council and Tees Valley Unlimited Combine Authority (TVCA) already collect.
- 3.3 The AMR is based on a forward-looking approach; data collected monitors past performance, but the purpose is to inform future planning policy directions.

Recent and potential future changes

- 3.4 Notwithstanding the above, a letter sent to all LPA Chief Planning Officers on 30 March 2011 withdrew the following monitoring guidance:
- Local Development Framework Monitoring: A Good Practice Guide (Office of the Deputy Prime Minister [ODPM], 2005);
 - Annual Monitoring Report FAQs and Emerging Best Practice 2004-05 (ODPM, 2006); and
 - Regional Spatial Strategy and Local Development Framework: Core Output Indicators - Update 2/2008 (CLG, 2008).
- 3.5 As stated in the letter, it is now a matter for Council's to decide what to include in their monitoring report - the Core Output Indicators are no longer mandatory, for example - whilst ensuring they are prepared in accordance with relevant UK and EU legislation. In addition, following the Localism Bill receiving Royal Assent on 15 November 2011, the Council is no longer required to submit its AMR to the Secretary of State for Communities and Local Government.
- 3.6 In this AMR, the Council continues to monitor against the same indicators as in years previous for the most part, with a list of those indicators deleted and the reasoned justification provided in Appendix B. In addition, where indicators have been amended (to provide greater clarity for example), this is referenced. All references to Contextual, Core Output, Local and Significant Effect indicators have been removed as this is considered extraneous information. In due course, further consideration will be given to which new or existing indicators the Council wishes to monitor in the future.

Limitations

- 3.7 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 or the way it is presented 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 - the Council is often reliant on data being provided by external sources - and/or individual(s) writing the report and interpreting data has changed, and/or new/updated data has emerged that is believed to be more accurate than that provided before. Certain data collected by external agencies is updated at real time also, which may account for any discrepancies that the reader may find if looking up statistics themselves. Furthermore, many indicators rely on figures from Council or private building inspectors submitting completion certificates for developments under their control. This is not always done however, as some completions are overlooked and only rectified following a site visit or further investigation.
- 3.8 In light of the above, where it is considered that information reported previously might have been erroneous or outdated (at the time it was reported) this is referenced, as are any changes to the way indicators have been interpreted.

4. Delivering the Local Plan

- 4.1 As part of its Local Plan, the Council adopted a Core Strategy in February 2008, Regeneration Development Plan Document (DPD) in February 2009, Tees Valley Joint Minerals and Waste Core Strategy and Policies and Sites DPDs in September 2011 and a Housing Local Plan in November 2014. The Housing Local Plan replaces the housing elements of the Core Strategy and Regeneration DPD. A limited number of saved 'old' Local Plan policies also remain extant until such time as they are replaced by policies in the new Local Plan (see Appendix B and C for a list of these policies and deletions).

Local Development Scheme Implementation

- 4.2 As of 01/04/15, the relevant LDS was the one brought into effect in November 2013. This included a timetable for the preparation of DPDs over a three-year period and indicated key milestones (see Table 1 overleaf).

Appendix C: Indicative timetable for the preparation of Development Plan Documents

	2011				2012				2013				2014				2015				2016											
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4								
Local Plan - Housing						SI/PP										P	S		E		A											
Local Plan																SC	SI/PP						P		S		E				A	

Key

<p>Pre-production phase</p> <ul style="list-style-type: none"> • Development of evidence • Scoping Report (SC) 	<p>Production phase</p> <ul style="list-style-type: none"> • Preparation of DPD • Stakeholder Involvement/Public participation on DPD (SI/PP) • Publication (P) • Preparation of Submission DPD 	<p>Examination phase</p> <ul style="list-style-type: none"> • Submission to Secretary of State (S) • Examination (E) • Adoption (A)
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The need to update the Local Development Scheme

4.3 Since the adoption of the Core Strategy in February 2008, a potential housing shortfall for the plan period (2004 - 2023) has been identified: the Council's 2008/2009 AMR showed a shortfall of approx. 1,953 dwellings against the RSS target (this shortfall has continued to be shown in subsequent AMRs). As such, a review of housing elements in the Core Strategy and Regeneration DPDs was deemed necessary. 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.

4.4 The timescales for carrying out the various stages of this review, now termed the Housing Local Plan (see paragraph 1.2), were originally set out in the 2010 LDS, before being revised in the 2013 LDS. Following the 2013 LDS the delivery of the Housing Local Plan (adopted Nov 2014) has been delivered in line with LDS timescales (see table 1.) Since that time however, progress on the Housing Local Plan and Local Plan (see paragraph 4.6) has not occurred in line with LDS timescales (see Table 1), including those stages specified as going to be carried out in the monitoring period (2014/15).

4.5 The main reasons for this were as follows:

- the (ongoing) effects of the reduction in staff levels in the planning policy team during 2011;
- the complexity of the review process, which has involved the carrying out of extensive evidence base work throughout production, including a number of detailed studies by external consultants, particularly in relation to highways and plan viability testing. Whilst commissioning such work lengthened the process, it was imperative (for it to be carried out) given the NPPF requires Local Plans to be based on 'adequate, up-to-date and realistic evidence'; and
- it was considered prudent for production of the Local Plan to be delayed until such time as the Housing Local Plan has been adopted in order to avoid potential conformity issues.

4.6 Consequently, a revised (sixth) version of the LDS was prepared in November 2013 in order to provide updated timescales for preparation of the Housing Local Plan and Local Plan, the latter covering all topic areas other than housing, minerals and waste, including:

- employment;
- the historic environment;
- nature conservation;
- open space;
- retail and the Town Centre; and
- transport.

The Community Infrastructure Levy, duty to co-operate and neighbourhood planning

4.7 In accordance with The Town and Country Planning (Local Planning) (England) Regulations 2012 (Regulation 34), the Council must provide information on the following in its AMR:

- Community Infrastructure Levy (CIL) receipts and expenditure;
- (actions taken under) the duty to co-operate; and
- (details of) any neighbourhood development plans or orders prepared.

4.8 Details of the above are provided in paragraphs 4.9 - 4.18.

Community Infrastructure Levy

4.9 Under Section 206 of The Planning Act 2008, LPAs such as Middlesbrough Council have the power to charge CIL as a charging authority. If they decide to implement CIL, a charging authority's responsibilities include:

- preparation and publishing of a 'charging schedule' that sets out the rates of CIL applicable in their authority's area;
- using revenue received to fund the provision, improvement, replacement, operation or maintenance of infrastructure, to support the development of their area; and
- report to the local community the amount of CIL revenue collected, spent and retained each year.

4.10 At present, Middlesbrough Council is considering implementing CIL, but no final decision has been taken (on this matter). As a result, no further information is available at this time.

Duty to co-operate

4.11 Section 110 of the Localism Act imposes a duty to co-operate requiring LPAs and public bodies to:

- 'engage constructively, actively and on an ongoing basis' on activities that relate to strategic matters⁴, including, for example, preparation of DPDs;
- have regard to the activities of the other bodies; and
- consider joint approaches to plan making.

4.12 Actions taken by Middlesbrough Council Planning Service under the duty to co-operate during 2014/15, included:

- A six week consultation of the revised Housing Local Plan following Inspector recommendation during the examination process; which

⁴ Sustainable development or use of land that has or would have a significant impact on at least two planning areas, including (in particular) sustainable development or use of land for or in connection with infrastructure that is strategic and has or would have a significant impact on at least two planning areas.

involved engagement with prescribed general and specific consultation bodies⁵;

- (subsequent to the above stage) adoption of the Housing Local Plan 26th November 2014 following its deemed soundness.

4.13 One important means of facilitating the duty to co-operate is the regular (six-weekly) meeting of development plan officers from the Tees Valley authorities (Darlington, Hartlepool, Middlesbrough, Redcar and Cleveland, and Stockton-on-Tees) - a longstanding arrangement that continued throughout 2014/15. The purpose of these meetings is to discuss strategic and cross-boundary planning issues facing the sub-region, covering topics such as the environment, housing, minerals, transport and waste. Officers from nearby authorities outside the Tees Valley sub-region attend this meeting quarterly to provide wider context, specifically (officers) from Hambleton District Council, and North Yorkshire and Durham County Councils.

4.14 Matters discussed, taken forward and/or completed by the development plan officers group during 2014/15, included:

- issues in relation to the Local Plans of all authorities;
- annual delivery of the Tees Valley Local Aggregates Assessment; and
- Planning Advisory service (PAS) support during delivery of Local Plans.

Neighbourhood planning

4.15 The Localism Act 2011 introduced a new neighbourhood level of planning that aims to give communities greater say in (planning for) the future of their area. Providing that the necessary requirements are met in terms of their constitution (assessed by the LPA), communities have a right to establish a neighbourhood forum, and prepare a neighbourhood development plan or order for their area.

4.16 Neighbourhood development plans enable forums to establish general planning policies that relate to the development and use of land, in all or part of their neighbourhood. Plans must conform with national and local policies however, and cannot as a means of blocking the building of new homes and businesses. A neighbourhood development order gives forums the power to grant planning permission for new buildings - they want to see go ahead - without the need for separate planning permission from the LPA.

4.17 Once a plan or order has been prepared, an independent examiner will hold an examination to check it meets basic standards. If it passes this check, it would be put to a local referendum organised by the LPA, with people living in the neighbourhood registered to vote in local elections entitled to vote. In special cases people from other neighbourhoods may be entitled to vote, for example where there are significant implications for people living nearby. If 50% or more are in favour, the LPA must adopt the plan or order unless it conflicts with the European Convention on Human Rights or European Union policy. Once a plan is in force it carries legal weight, and decision-makers such as the LPA will be obliged, by law, to take what it says into account when they consider proposals for the development in the neighbourhood.

⁵General and specific consultation bodies are set out in Regulation 2 of The Town and Country Planning (Local Planning) (England) Regulations 2012

4.18 Following the approval of the Marton West Neighbourhood Area Forum in June 2013 preparation has begun on the delivery of the Marton West Neighbourhood Plan.

ANALYSIS OF POLICY IMPLEMENTATION

N.B. Policies in the Core Strategy have been monitored since the 2008/09 AMR (the first *full* year after adoption); policies in the Regeneration DPD since the 2009/10 AMR (the first *full* year after adoption); and all policies in the Housing Local Plan since 2014/15. Prior to 2008/09, it was the saved Local Plan policies that were monitored; a limited number of these saved policies from the Local Plan are also still monitored. Baseline data is from 2005/06 unless otherwise stated. Against each indicator, the relevant policies are shown in brackets.

5. Business and Employment

Employment type (CS7)

5.1 Middlesbrough's employed residents work in a diverse range of industries and occupations, as shown by data in Tables 2 and 3 below. Particularly noticeable differences between Middlesbrough residents and the national average include:

- the significantly lower number working in financial, real estate or business industries; and
- the significantly lower number holding managerial, director or senior official positions.

Table 2: Industry of workers in Middlesbrough (2013) (N.B. Percentages may not add up to 100% due to rounding)

	Middlesbrough	Tees Valley	National
Agriculture, fishing, mining, utilities	0.9%	1.2%	1.1%
Manufacturing	9.7%	11.8%	10.2%
Construction	8.5%	8.5%	7.7%
Retail and wholesale	16.7%	16.2%	15.9%
Hotels and catering	6.8%	5.5%	5.6%
Transport and communication	7.8%	7.3%	9.0%
Financial, real estate, business	12.7%	13.3%	17.2%
Public administration	5.9%	6.7%	6.0%
Education	9.8%	9.6%	9.9%
Health and social work	16.7%	15.4%	12.5%
Other	4.5%	4.3%	5.0%

Source: ONS (2011 Census)

N.B. Although 2012 data in relation to employment distribution by major industry group is available, Business Register Employment Survey (BRES) data is derived from surveys of employers and as such relates to where people work rather than where they reside. As a result, it is not considered appropriate to provide it in the AMR.

Table 3: Occupation of workers in Middlesbrough (2014/15) (N.B. Percentages may not add up to 100% due to rounding)

	Middlesbrough	Tees Valley	National
Managers, directors, senior officials	9.2%	8.5%	10.3%
Professionals	15.8%	17.1%	19.7%
Associate professional and technical	9%	12.1%	14.1%
Administration and secretarial	9%	10.9%	10.6%
Skilled trades	10.4%	11.7%	10.7%
Caring, leisure and other services	9.7%	10.3%	9.2%
Sales and consumer service	9.9%	9.4%	7.8%
Process plant and machine operatives	11.7%	7.5%	6.3%

Elementary occupations	14.5%	11.9%	10.9%
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Source: (ONS Annual Population Survey 2014/15)

5.2 There are no targets in the Core Strategy in relation to this indicator - the above information is included in the AMR for information purposes only.

Economic activity (CS7)

5.3 National Statistics⁶ show 71.1% of Middlesbrough residents of working age (16-64) were economically active as of December 2014, compared to national and Tees Valley averages of 77.2% and 74.4% respectively. For comparison, at December 2013 the figure was 69.4%. The figure for 2014/15 is above the Core Strategy baseline of 67% and comprises a significant rise on the figure from last year, in line with the Core Strategy target to increase economic activity rates. Since December 2012, economy activity rates have been increasing, suggesting the core strategy target is being met.

Total amount of floorspace developed for employment - by type (H1, CS7);

Total amount of employment floorspace on previously developed land - by type (H1, CS7)

5.4 During 2014/15, 12,850 square metres (sq.m) of gross internal floorspace were developed (i.e. completed) for employment purposes, all (100%) of which were on previously developed land (PDL).

Table 4: Employment Development (2014/15)

	Amount of floorspace developed for employment in 2014/15 - by type (gross internal sq.m)	Amount of employment floorspace on previously developed land – by type (gross)
B1a - Business	103 sq.m	100%
B2 General Industrial	3,055 sq.m	100%
B8 Storage and Distribution	9,692 sq.m	100%
Total Additional Floorspace	12,850 sq.m	100%

Source: Council data (2014)

Amount of allocated proposed employment land available - by type (H1, CS7)

5.5 As of 31/3/15, 99.40ha of allocated proposed employment land were available in the borough. Of this:

- 49.47ha are allocated for brownfield mixed-use development (including B1 uses) at Greater Middlehaven;
- 7.23ha are allocated for office and commercial development (including B1 uses) in the Town Centre; and
- 43.09ha are allocated for general employment development (including B1, B2 and B8 uses) in Riverside Park, East Middlesbrough, Hemlington Grange and Cargo Fleet Lane.

Amount of employment floorspace permitted and completed in Greater Hemlington (H7);

⁶National Statistics (APS) via Tees Valley Combined Authority

Amount of employment land developed in Greater Hemlington (H1, H7, H23, H24, H25, CS7, REG12)

- 5.6 Likewise all previous years monitored since the Core Strategy was adopted, no (nil) employment development was permitted or completed during 2014/15 at Greater Hemlington. This is attributed to the current economic climate and the impact on developers in recent years, not ineffective policies; development proposals for Greater Hemlington have always been long term, so it is not of undue concern at present.

Amount of employment land developed (H1, H24, CS7, REG12, REG13, REG14, REG15, REG16, REG17, REG24, REG25, REG26)

- 5.7 The total amount of employment floorspace developed between 14/15 is listed below by type:

- B1(a): 103 sqm
- B1(b): Nil
- B1(c): Nil
- B2: 3055 sqm
- B8: 9692 sqm

N.B. for all years monitored since the Core Strategy was adopted (2008/09 to present), the data provided in relation to this indicator has been the total area of land (i.e. *all* land within site boundaries) including - but not limited to - the actual floorspace developed as part of relevant applications.

Amount of employment floorspace permitted (H1, H24, CS7, REG12, REG13, REG14, REG15, REG16, REG17, REG24, REG25, REG26)

- 5.8 During the monitoring period, 49,378sq.m of employment land was permitted for employment uses. All employment land permitted was on land designated for such uses on the Proposals Map. Note that a large increase was observed during 2014/15 in comparison to the 2013/14 quantity as a result of the Riverside Park Road compound development.

Action(s) required

- 5.9 Previous monitoring showed completed employment development during 2013/14 was below the non-binding per annum target in the Core Strategy, despite a 38.1% increase from 2012/13. This low level of completed development (in relation to targets) was attributed to the economic climate and its impact upon developers in recent years, rather than ineffective policies, as development levels across Middlesbrough have decreased since economic uncertainty. The 2014/15 data shows a significant increase from 2013/14, but this was attributed to a large compound development which inflated this number. Nevertheless, the figure showed development built upon the previous level in 2013/14 and improvement was seen, albeit of a low level. Employment will be a topic area considered as part of the Local Plan (see paragraph 4.6).

6. Town Centre

N.B. For the boundary of the Town Centre (including the primary shopping frontage), please refer to the Proposals Map.

Total amount of floorspace developed for 'town centre uses' (CS13, CS14, CS15)

6.1 Main town centre uses are defined in the NPPF⁷, and include:

- retail development* (including warehouse clubs and factory outlet centres);
- leisure, entertainment facilities and the more intensive sport and recreation uses (including cinemas, restaurants, drive-through restaurants, bars and pubs, night-clubs, casinos, health and fitness centres, indoor bowling centres and bingo halls);
- offices; and
- arts, culture and tourism development (including theatres, museums, galleries and concert halls, hotels and conference facilities).

*Retail development is taken to include all those in the 'A' use classes (see Appendix D).

6.2 In 2014/15, no additional floorspace was developed (i.e. completed) for town centre uses, with a net loss of 12906sq.m in floorspace previously in such (town centre) uses. All floorspace lost was located within the Town Centre boundary defined on the Proposals Map.

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

Table 5: Floorspace for town centre uses permitted or refused during - by location (2014/15)

	Town Centre	Edge of centre	Out of centre
Permitted	2267sq.m	69sq.m	713sq.m
Refused	120sq.m	Nil	Nil

Source: Council data (2015)

6.3 As shown by Table 5, all floorspace permitted for Town Centre uses during the monitoring period was located in either the Town Centre or out of centre. With the vast majority of the latter related to a new supermarket that could not easily be accommodated in the Town Centre, there are no concerns in terms of policy effectiveness.

6.4 As shown by Table 6, the majority of floorspace currently in a town centre use that was permitted for other uses during 2013/14, was in the Town Centre. This raises no major concerns in terms of the effectiveness of policies however; in the current economic climate it is important to be pragmatic when assessing development proposals' suitability from a policy perspective, particularly in light of the 'presumption in favour of sustainable development' in the NPPF.

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

6.5 During the monitoring period, Middlesbrough Sports Village was permitted (11.19ha) in line with Prissick Phase 3, including a 2 storey sports hub building,

⁷National Planning Policy Framework, Department for Communities and Local Government (2012)

outdoor athletics track, tennis courts, and artificial football pitches. Additional development of an outdoor velodrome (3.39ha) was permitted as part of Prissick Phase 4.

Amount of completed retail development (H1, CS13, CS14, CS15, REG20, REG21, REG22, REG23, REG24, REG25, REG26, REG 27, REG28, REG29, REG30)

6.6 94sqm of retail development was completed during 2014/15, a minute increase from the previous 2013/14 level of zero completions. This completed development was the A1 retail unit (Greggs) within the Lidl car park on Lamport Street.

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

6.7 Of the total of major planning applications approved in 2014/15, three included developer contributions. £1,182,000 was contributed as part of the Acklam Hall and Taylor Wimpey development (£1,000,000 Hall works deposit; £130,000 highways; and £52,000 landscape). In addition to this number, three affordable units were to be provided on one housing site as per the Section 106 agreement. Bett Homes' residential development at Low Gill, Gypsy Lane required multiple contributions in the form of affordable housing on and off-site; highway improvements; a community centre, play area and landscaping of Stewart Park.

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

6.8 Likewise all previous years monitored since the Core Strategy was adopted (2008/09 to present), no (nil) applications for a large casino were permitted or refused during 2014/15. This is attributed to the current economic climate and lack of developer interest at present, not ineffective policies; development of a large casino in Middlesbrough has always been aspirational, so (not delivering) this is not of undue concern.

Office floorspace completed in Greater Middlehaven (H1, H2, H14, H15, H16, CS7)

6.9 Likewise all previous years monitored since the Core Strategy was adopted, no (nil) office floorspace was completed in Greater Middlehaven during 2014/15. This is attributed to the current economic climate and impact on developers in recent years however, rather than ineffective policies; development proposals for Greater Middlehaven have always been long term, so this (lack of delivery) is not of undue concern at present.

Retail floorspace completed in Greater Middlehaven (H1, H2, H14, H15, H16, CS13, REG23)

6.10 Likewise all previous years monitored since the Core Strategy was adopted, no (nil) retail floorspace was completed in Greater Middlehaven during 2014/15. This is attributed to the current economic climate and impact on developers in

recent years however, rather than ineffective policies; development proposals for Greater Middlehaven have always been long term, so this (lack of delivery) is not of undue concern at present.

Retail warehousing in Greater Middlehaven (H1, H2, H14, H15, H16, CS13)

- 6.11 Likewise all previous years monitored since the Core Strategy was adopted, no (nil) retail warehousing was completed in Greater Middlehaven during 2014/15. This is attributed to the current economic climate and impact on developers in recent years however, rather than ineffective policies; development proposals for Greater Middlehaven have always been long term, so this (lack of delivery) is not of undue concern at present

Leisure floorspace completed in Greater Middlehaven (H1, H2, H14, H15, H16, CS14)

- 6.12 No (nil) leisure floorspace was completed in Greater Middlehaven during 2014/15

Hotel floorspace completed in Greater Middlehaven (H1, H2, H14, H15, H16)

- 6.13 Likewise all previous years monitored since the Core Strategy was adopted, no (nil) hotel floorspace was completed in Greater Middlehaven during 2014/15. This is attributed to the current economic climate and impact on developers in recent years however, rather than ineffective policies; development proposals for Greater Middlehaven have always been long term, so this (lack of delivery) is not of undue concern at present.

Education floorspace completed in Greater Middlehaven (H1, H2, H14, H15, H16)

- 6.14 During 2014/15, Middlesbrough College completed their sixth form centre (MC6) extension, creating 1340sq.m of educational floorspace.

*Total number of units and number of vacant units in the Town Centre (CS13);
Total amount of floorspace and vacant floorspace within the Town Centre (CS13).*

- 6.15 As of 31/03/15, 120 of the 593 units in the Town Centre were vacant (20.24%), including 30 of the 204 units within the primary shopping frontage (14.7%). The primary shopping frontage, as displayed on the Proposals Map, is defined in the Regeneration DPD paragraph 8.12 as being 'dedicated to shopping.' In terms of floorspace, of 157,428sq.m in the Town Centre, 25,440sq.m (16.15%) were vacant, including 6,656sq.m of the 71,637sq.m in the primary shopping frontage (9.29%). When compared to figures reported in the 2013/14 AMR, there has been zero change in total vacant units, but a miniscule increase in vacant frontage units. There has been no drastic increase or decrease of vacant units. The data for vacant floorspace matches that of vacant units, with little to no change, and just a tiny 0.25% increase in vacant floorspace.

N.B. For the above indicators, it was considered appropriate to restrict Town Centre areas covered to the Retail (including primary shopping frontage) and

Linthorpe Road South Sectors identified on the Proposals Map. This was due to the retail focus of Core Strategy Policy CS13 and because these sectors are the main retail areas of the Town Centre. Including other sectors, which contain far fewer retail units, may have skewed the figures beyond all useful purpose in terms of monitoring the health of the Town Centre. In addition, it is important to point out that figures for this indicator are a 'snapshot' of a moment in time, and do not necessarily reflect the picture at any given point during the monitoring period.

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

6.16 As of 31/3/15, 4 of the 52 (7.7%) units at Coulby Newham District Centre and 1 of the 29 (3.5%) units at Berwick Hills District Centre were vacant. In terms of floorspace, of the 35,000.1sq.m at Coulby Newham 1263sq.m (3.6%) was vacant and 117sqm (0.8%) of floorspace was vacant at Berwick Hills. Coulby Newham has seen a decrease in the number of vacant units and floorspace, whilst Berwick Hills remains constant, despite a vacant unit increase from 0 to 1.

N.B. It is important to point out that figures for this indicator are a 'snapshot' of a moment in time, and do not necessarily reflect the picture at any given point during the monitoring period.

Action(s) required

6.17 Likewise previous years monitored, indicators showed the amount of completed town centre development during the monitoring period was low and is likely to lead to the non-binding plan period (2004 - 2016) targets for such development not being achieved. This is attributed to the current economic climate and the impact on developers in recent years however, rather than ineffective policies, as development levels across Middlesbrough have decreased. Nevertheless, retail and the Town Centre will be a topic area considered as part of the Local Plan (see paragraph 4.6).

7. Housing

Housing Trajectory: Net additional dwellings since start of Plan (H1, H11)

7.1 There have been 1146 net additional dwellings completed since the start of the Housing Local Plan on 1 April 2012 (see Table 9).

Housing Trajectory: Net additional dwellings for the current year (H1, H11)

7.2 678 net additional dwellings were built between 1 April 2014 and 31 March 2015 (see Table 9).

Housing Trajectory: Projected net additional dwellings to 2029 - in future years (H1, H11)

7.3 In the remainder of the plan period between 1 April 2014 and 31 March 2029 it is projected that an additional 7,580 net dwellings will be delivered from extant planning permissions, planning applications and housing allocations (see Table 7 and Figure 1). In total, 8,048 dwellings are projected to be delivered during the lifetime of the plan (1 April 2012 to 31 March 2029) compared to the minimum plan target of 6,970 dwellings.

7.4 In order to achieve the Housing Local Plan target of 6,970 dwellings, a total of 5,824 dwellings are required between 1 April 2015 and 31 March 2029 (see Table 9). This equates to an annual average of 433 dwellings. The projected developable supply of 7,580 dwellings up to 2029 equates to an average of 505 dwellings per year, which represents a supply of 1,078 more dwellings than the minimum requirement (see Figure 2).

Housing Trajectory: The five year supply of deliverable dwellings (H1, H11)

7.5 An annual breakdown of the five-year supply is shown in Table 7 and (an assessment of) sites providing this supply are set out in Appendix E.

Table 7: Housing Indicators

Years	Annual housing requirement	Previous years/reporting year	Future years
2012/13	300	286	
2013/14	300	182	
2014/15	300	678	
2015/16	300		400
2016/17	300		620
2017/18	410		552
2018/19	410		499
2019/20	465		667
2020/21	465		602
2021/22	465		580
2022/23	465		566
2023/24	465		439
2024/25	465		425
2025/26	465		400
2026/27	465		360
2027/28	465		329
2028/29	465		329
Total	6970	1146	7,580

Source: Council data (2015)

Figure 1: Housing Trajectory

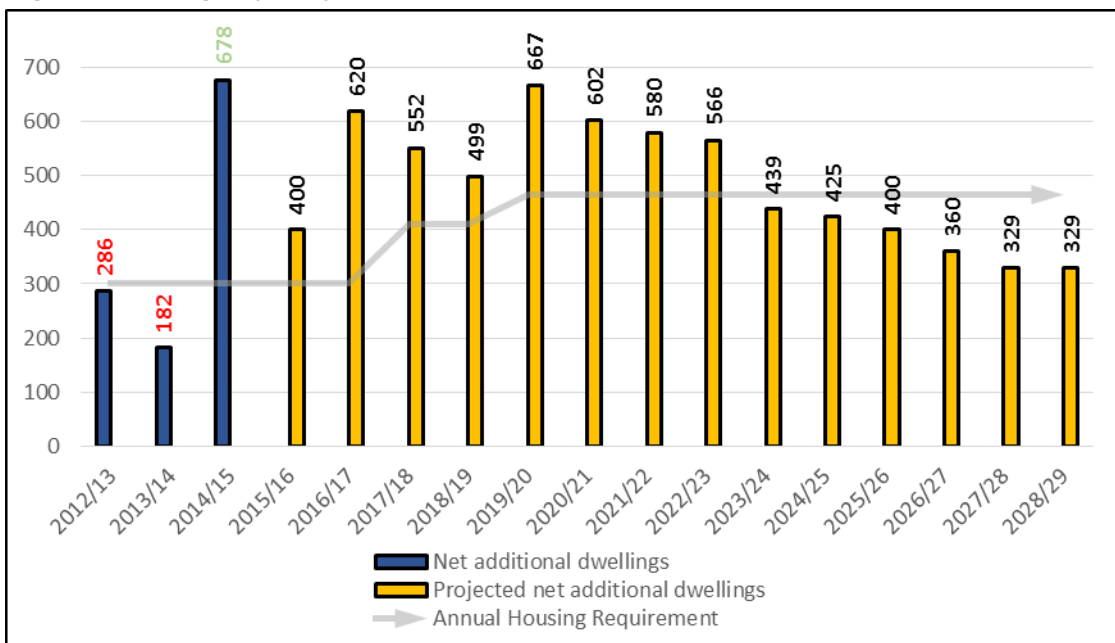
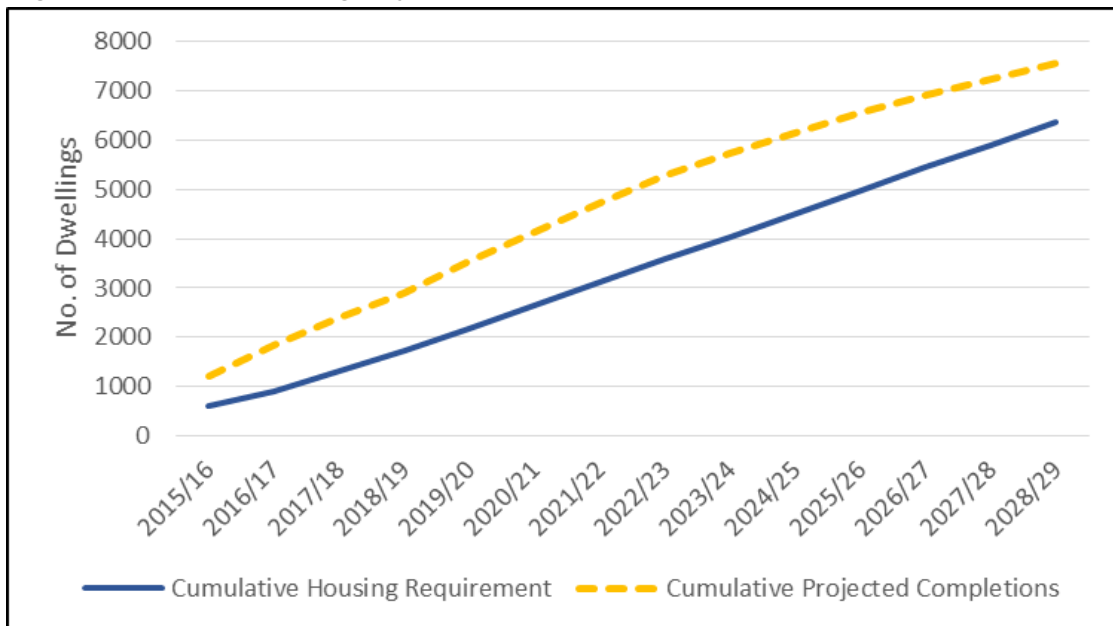


Figure 2: Cumulative Housing Projections



Source: Council data (2015)

Population change (H1, H11)

7.6 The 2014 mid-year estimate of Middlesbrough’s population was 139,119⁸. This represents a steady increase from the figure in last year’s AMR (138,930 as of mid-2013) and an approx. 1.3% increase on the Core Strategy baseline figure (137,300 as of mid-2006). The target to reduce the rate of population decline to 0.7% between 2001 and 2011 has already been achieved and Middlesbrough’s population has shown signs of growth over recent years.

Outstanding planning permissions for residential use (H1, H11)

7.7 There were outstanding planning permissions for 3,437 residential units as of 31/3/15. On greenfield sites, 1,108 hold permission and are yet to commence, and 389 are currently under construction. On PDL, 1,560 hold permission and are yet to commence, and 380 are under construction at present.

Number of housing completions/outstanding planning permissions on strategic allocations (H2, H3, H4, H5, H6, H7, H8, H9, H10, H11)

7.8 There were 112 housing completions on strategic allocations in the monitoring period (15 in Greater Hemlington; 53 in the Inner Middlesbrough area; and 44 in Grove Hill, all of which are displayed on the Proposals Map). As of 31/3/15, there were 246 outstanding planning permissions remaining for the strategic allocations in Housing Strategy Policy H11, which comprise the aforementioned areas as well as Greater Hemlington.

Number of apartments permitted/completed in Greater Middlehaven, the Town Centre and other areas (H1, H14)

⁸ONS Mid Year Estimates, Crown Copyright

7.9 During 2014/15, 353 apartments were permitted and 368 completed. Of those permitted, 56 were within Greater Middlesbrough *and* the Town Centre, 43 in the Town Centre alone and 252 in other areas. In terms of those completed, 43 were within Greater Middlesbrough *and* the Town Centre, 296 in the Town Centre alone and 29 in other areas.

Housing Stock (H11)

7.10 Table 8 shows the composition of the borough's housing stock, demonstrating a number of significant differences between Middlesbrough and the average for England. These include Middlesbrough:

- having a far lower proportion of detached dwellings, and flats, maisonettes or apartments; and
- having a far higher proportion of semi-detached and terraced dwellings.

Table 8: Housing stock by type (2011)

	Detached*	Semi-detached*	Terraced**	Flat, Maisonette or Apartment	Mobile or Temporary Structure	Shared Dwelling~
Middlesbrough	8001 (14.0%)	23,394 (39.1%)	18,329 (32.0%)	7,325 (12.8%)	21 (0.04%)	133 (0.2%)
North East	179,192 (15.9%)	445,166 (39.4%)	340,199 (30.1%)	163,566 (14.5%)	909 (0.08%)	903 (0.08%)
England	4,949,216 (22.4%)	6,889,935 (31.2%)	5,396,459 (24.5%)	4,668,839 (21.2%)	80,964 (0.4%)	77,955 (0.4%)

Source: ONS (2011 Census)

*House or bungalow.

**Including end terrace.

~A dwelling is a unit of accommodation with all rooms, including kitchen, bathroom and toilet behind a door that only that household can use. A dwelling is shared if the household spaces it contains have accommodation type 'part of a converted or shared house', if not all rooms are behind a door that only that household can use and there is at least one other household space at that address with which it can be combined (definition of shared dwellings taken from <http://www.neighbourhood.statistics.gov.uk>).

7.11 In comparison to the baseline in the Core Strategy, the proportion of detached dwellings has increased from 12.4% to 14%, as well as from 38.5% to 39.1% and 11.4% to 12.8% for semi-detached dwellings and flats respectively, with the proportion of terraced dwellings decreasing from 37.6% to 32.0%. These figures show that Middlesbrough has started to make progress in improving the range and choice of dwelling types and sizes; this (trend) should continue under the new Housing Local Plan, which proposes a significant amount of detached and semi-detached dwellings on allocated sites to help rebalance stock further. In trying to retain and attract more people into the town - vital to economic growth - new housing needs to meet the aspirations of potential future residents.

Vacant dwellings (H11)

7.12 As of 31/3/14, 3.9% (2,367) of dwellings in Middlesbrough were vacant, based on the total number of properties on the Council Tax register (61,018), which is a reduction on the figure for 2012/13 (4.18%). The Council has been successful in bidding for grants to bring back empty properties into use, so the number of empty properties should decrease in coming years, working towards the target of 3% by 2016.

Affordable housing completions by type and tenure (H12)

7.13 Gross affordable housing completions⁹ in 2014/15 totalled 160 units, it is considered Policy H12 of the new Housing Local Plan provides a robust framework to negotiate suitable affordable housing provision with developers.

Planning applications approved/refused for Gypsy and Travelling Show People sites and appeals (H13)

7.14 No (nil) applications were approved or refused for Gypsy and Travelling Show People sites during 2014/15.

Number of unauthorised Gypsy encampments (H13)

7.15 There were no (nil) appeals or recorded unlawful encampments in the borough during the monitoring period. Likewise all previous years monitored since the Core Strategy was adopted the target for no unauthorised Gypsy encampments in Middlesbrough was achieved in 2014/15.

Action(s) required

7.16 Following adoption of the Housing Local Plan, indicators show Middlesbrough has a demonstrable five-year supply of deliverable housing sites (see Appendix E also), as required by the NPPF. Nevertheless, the Council will continue to monitor the levels of housing completions.

8. Environment

Performance in relation to National Air Quality Strategy (DC1)

8.1 Middlesbrough Council Air Quality Data is reported by calendar, as opposed to financial year; likewise all previous years monitored since the Core Strategy was adopted, in 2015 health standards were met, with all monitoring results showing that concentrations of regulated air pollutants (shown below) continue to meet air quality objectives.

- Benzene;
- Sulphur Dioxide;
- Nitrogen Dioxide; and
- Particulate PM10.

8.2 In addition to the above, the following unregulated pollutants are monitored in Middlesbrough:

- Particulate PM2.5;
- Ozone; and
- Polycyclic Aromatic Hydrocarbons (PAHs).

Declaration of any Air Quality Management Areas (DC1)

⁹Taken from data reported to Government in the Housing Flow Reconciliation form.

- 8.3 Middlesbrough Council has reviewed air quality in the town annually since 2000 and no (nil) Air Quality Management Areas have ever been required, due to health standards being met. The Department for Environment, Food and Rural Affairs (DEFRA) has accepted these findings. In 2014, there was again no need to declare any Air Quality Management Areas.

Further information on Middlesbrough's Air Quality is available in the 'Air Quality progress report' produced for Middlesbrough in 2014.

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

- 8.4 In line with the target of zero in the Core Strategy, there were no (nil) planning applications granted contrary to the advice of the Environment Agency during 2014/15.

Change in areas of biodiversity importance (CS4, CS20)

- 8.5 The following work was undertaken in areas of biodiversity importance during the monitoring period:

- woodland thinning/coppicing on Newham, Marton West, Middle and Spencer Becks working with volunteers;
- Habitat enhancements along Ormesby Beck undertaken by Boro Becks volunteers.
- Limited information was available for this indicator due to the restructure of landscaping team.

- 8.6 The area of designated Local Wildlife Sites in Middlesbrough (formerly Sites of Nature Conservation Importance [SNCIs]) remains the same as the baseline in the Core Strategy (115ha).

Renewable energy schemes permitted/developed and (where known) their capacity (CS4)

- 8.7 No renewable energy schemes were granted permission or developed during the monitoring period.

*Green wedge lost to development;
Primary open space lost to development
(CS20, E2, E7, E8 for both indicators)*

- 8.8 During the monitoring period, 0.926ha (0.127%) of green wedge and 1.549ha of primary open space were lost to development respectively. Whilst the targets in the Core Strategy are for no loss of green wedge or primary open space to inappropriate development, the area of each lost is minimal and there are no concerns regarding the effectiveness of the protection afforded by the relevant policies. Furthermore, as saved Local Plan Policy E20 is over 10 years old, it is vital for it to be read in context and afforded appropriate weight. This was made clear in a letter to the Head of Planning, Housing and Regeneration Programmes at Middlesbrough Council on 31 August 2007, which stated the following:

'Following 27 September 2007, the extended policies should be read in context. Where policies were originally adopted some time ago, it is likely that material considerations, in particular the emergence of new national and regional policy and also new evidence, will be afforded considerable weight in decisions on planning applications.'

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

8.9 Of the 1,239.90ha of accessible open space in Middlesbrough, 127.13 hectares was awarded Green Flag Status in the 2014/15 awards. These sites are listed below:

- Albert Park (28.56ha)
- Fairy Dell (3.94ha)
- Hemlington Lake and Recreation centre (23.52ha)
- Linthorpe Cemetery (93.33ha)
- Pallister Park (11.06ha)
- Stewart Park (45.82ha)
- Thorntree Park (4.9ha)

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

During the monitoring period, 3.12ha of new open space was created.

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

8.10 Likewise all previous years monitored since the Core Strategy was adopted, there were no (nil) planning applications for sport, leisure or recreation related developments on the Green Blue Heart determined during 2014/15. This is attributed to the current economic climate and impact it is having on developers as a result, not ineffective policies; development proposals for the Green Blue Heart have always been long term in nature, so it is not of undue concern at present.

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

8.11 During 2014/15, there were seven applications granted permission beyond the limit to development identified on the Proposals Map. These included a number of applications for alterations, conversions or extensions of existing properties, as well as several smaller residential schemes, including development of 5 dwellings at De Brus Park and 6 mews houses on Church Lane, Nunthorpe.

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

8.12 Only one building (Acklam Hall) was on the buildings at risk register during the monitoring period, compared to a nil target in the Core Strategy. This was not entirely unexpected due to its Grade I listing as a nationally important building and the fact it was unoccupied. In addition, development has been approved for land immediately adjacent Acklam Hall, which cannot commence until required repair work is undertaken (on the Hall). The development is currently underway

and it is envisaged the Hall will be removed from the register once the necessary repair work has been completed.

Action(s) required

8.13 None at present. Nevertheless, the environment will be a topic area considered as part of the Local Plan (see paragraph 4.6).

9. Education

Qualifications of working age population (CS16)

Table 9: Qualifications[#] of Working Age Population (16 - 64) (%) (Dec 2014)

	NVQ4+	NVQ3	NVQ2	NVQ1	Other*	No Qualifications
Middlesbrough	26.8%	49.3%	69.3%	81.3%	7.1%	11.6%
North East	30.7%	52.2%	72.9%	85.0%	4.6%	10.4%
National	37.1%	55.8%	73.6%	84.9%	6.5%	8.6%

Source: ONS (Annual Population Survey)

Table 10: Qualifications[#] of Working Age Population (16 - 64) (%) (Dec 2013)

	NVQ4+	NVQ3	NVQ2	NVQ1	Other*	No Qualifications
Middlesbrough	25.5%	47.5%	66.7%	80.3%	5.1%	14.5%
North East	27.9%	49.2%	70.2%	83.6%	5.6%	10.8%
National	35.1%	53.9%	72.4%	84.3%	6.3%	9.4%

Source: ONS (Annual Population Survey)

[#]All qualifications held.

*Including where level is unknown.

Key:

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

N.B. Population figures used to calculate residence-based proportions (rates) have changed from working age (16-59 f/64m) to aged 16-64 for both males and females. This change affects rates for all dates so rates for all dates will differ to those in previous reports

9.1 As shown in Table 9, the educational attainment of the working age population in Middlesbrough (2014) is significantly below both the regional and national average for each of the NVQ1, NVQ2, NVQ3, NVQ4 categories. In contrast, Middlesbrough has higher than regional and national average within the 'Other' and 'No qualification' category.

9.2 As shown by Table 10, the educational achievement of the working population in Middlesbrough (2013) was significantly below both the regional and national average for each of the NVQ1, NVQ2, NVQ3, NVQ4 categories. The 'Other' category displayed Middlesbrough being below both the regional and national average, however a significantly higher proportion within the 'No Qualifications' category.

9.3 Comparing Table 9 and 10 it is clear there has been educational improvement within the NVQ1, NVQ2, NVQ3 and NVQ4 categories, and a decrease in the proportion shown within the 'No Qualification' category. These categories that saw an improvement – although still below regional and national average – provide indication Middlesbrough is moving in the right direction. Previous AMR's show there has been steadily increasing qualification rates, and these are evidently continuing.

Table 11: Qualifications# of Population Aged 16-74 (%) (2011) (N.B. Percentages may not add up to 100% due to rounding)

	Degree/HNC/ Prof. Qual. etc.	2+ A Levels	5+ GCSEs/1 A Level	1-4 GCSEs	Other*	No Qualifications
Middlesbrough	18.5%	13.2%	15.3%	13.6%	9.5%	29.9%
Tees Valley	20.5%	13.1%	16.2%	13.6%	9.5%	27.1%
National	27.2%	12.3%	15.3%	13.3%	9.2%	22.7%

Source: ONS (2011 Census)

Table 12: Qualifications# of Population Aged 16-74 (%) (2001) (N.B. Percentages may not add up to 100% due to rounding)

	Degree/HNC/ Prof. Qual. etc.	2+ A Levels	5+ GCSEs/1 A Level	1-4 GCSEs	Other*	No Qualifications
Middlesbrough	12.8%	7.8%	19.2%	16.5%	6.9%	36.8%
National	19.8%	8.3%	19.4%	16.6%	6.9%	29.1%

Source: ONS (2001 Census)

Maximum qualification held.

*Including where level is unknown.

9.4 Whilst the data in Tables 9 and 10 is from the Annual Population Survey, data provided (for this indicator) in several AMR's prior to 2012/13 was taken from the 2001 Census (see paragraph 3.7 for an explanation as to why this may have occurred). As a result, data from the 2001 and 2011 Censuses is provided in Tables 11 and 12 respectively in order to give wider context and demonstrate changes in achievement over a longer period.

9.5 This data demonstrates the progress Middlesbrough has made in educational achievement over the past ten years, with noticeable increases in the amount of the working age population that have a degree (or equivalent) or 2+ A Levels, and a marked decrease in the amount that have no qualifications. This progress is in line with the target in the Core Strategy.

Number of new schools built/created (CS16)

9.6 During 2014/15, no new schools were completed in Middlesbrough.

Action(s) required

9.7 None at present. Nevertheless, education will be a topic area considered as part of the Local Plan (see paragraph 4.6).

10. Health

New health facilities permitted, under construction and/or completed (H1, REG32, REG 33)

10.1 During 14/15, the new Parkside West, Mental Health Resource Centre was permitted. Aside from this development, no new health facilities were permitted or under construction during 2014/15. This development of mental health facilities is in line with the Regeneration DPD's objective of delivering a modern mental health service to the Borough. The development is expected to be completed late 2017.

Action(s) required

10.2 None at present. Nevertheless, it is important to note health will be a topic area considered as part of the Local Plan (see paragraph 4.6).

11. Transport

Commuting patterns (CS17)

Table 13: Middlesbrough residents' means of travel to work (2011) (N.B. Percentages may not add up to 100% due to rounding)

	Car*	Bus	Train	On foot	Cycle	Other**
Middlesbrough	65.3%	8.9%	1.4%	12.4%	2.5%	9.6%
Tees Valley	69.3%	6.7%	1.6%	10.4%	2.0%	10%
National	59.2%	7.2%	8.7%	9.8%	2.0%	12.5%

Source: ONS (2011 Census)

Table 14: Middlesbrough residents' means of travel to work (2007) (N.B. Percentages may not add up to 100% due to rounding)

	Car*	Bus	Train	On foot	Cycle	Other**
Middlesbrough	65.9%	11.2%	0.7%	11.6%	2.5%	7.9%
Tees Valley	69.1%	8.9%	0.9%	10.2%	2.3%	8.7%
England and Wales	62.4%	7.4%	7.2%	9.9%	2.8%	10.4%

Source: Tees Valley Joint Strategy Unit (JSU) (Economic Profile of Districts in the Tees Valley, April 2007)

*Includes both car drivers and car passengers.

**Includes taxis, motorcycles/scooters and people working from home.

11.1 As shown by Table 13, Middlesbrough residents' means of travelling to work in 2011 are broadly similar to the Tees Valley averages. There are, however, a noticeably higher percentage of residents in the borough that travel to work by car than nationally. Conversely, just over 1% of borough residents' journeys to work are made by rail, compared to a national average of 8.7%. In line with the Core Strategy target, the percentage of borough residents that travel to work by car has reduced, albeit slightly, from the baseline (66%).

11.2 Table 14 provides data for this indicator as of 2007, which means changes in Middlesbrough residents' means of travelling to work over recent years can be identified. Aside from a small decrease in car use between 2011 and 2007, it is noticeable bus travel has fallen, as travelling to work by train, on foot or by other means has increased. It should be noted that the other means group includes people working from home however.

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

- 11.3 The number of people killed or seriously injured (KSI) is reported by calendar, as opposed to financial year; in 2014, the number of people in Middlesbrough KSI was 36 (7 children). This represents a 10% decrease from the previous year (40), and a 45% decrease from the Core Strategy baseline figure (65). The target of a 40% reduction by 2010 has been surpassed already and this (reduction) continues to be the case.

Number of short stay and long stay parking spaces in the Town Centre (CS18)

- 11.5 As of 31/3/15, there were 910 short stay, 2,286 long stay and 11 limited stay Council-run car parking spaces in the Town Centre, as well as 2,104 short stay spaces in privately operated car parks; the total amount of spaces (3,196) is the same as at 31/3/13. Whilst this amount has, against its target, risen from the Core Strategy baseline, further research¹⁰ questioned the source of this baseline data and found car parking has not risen unduly in the Town Centre since the baseline year. It is also important to note the Town Centre boundary, as identified on the Proposals Map, has changed since the Core Strategy was adopted. As a consequence, further car parking areas are now included that weren't previously.

Length of additional no car lanes, bus lanes and segregated cycle lanes (CS18)

- 11.6 During 2014/15, several additions to the existing network were made. 600m of off-carriage cycleway and 150m of on-carriage cycle lane was completed as part of the Ormesby Road Phase 3 improvements. Cycling within Pallister was also permitted, increasing the network by approximately a further 1.5km of off-carriage cycle way.
- 11.7 The provision of new/extended cycleways in Middlesbrough could encourage more cycling, in line with the target in the Core Strategy.

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

- 11.8 Although there were no (nil) completed non-residential developments that incorporated a workplace travel plan in 2014/15, this can be attributed to the low number of developments of a sufficient scale to warrant them.

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

- 11.9 All (100%) completed non-residential development in 2014/15 complied with car parking standards set out in the Council Design Guide.

¹⁰Consultation with the Parking and Traffic Engineering Manager in the Council's Transport and Design Services team

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

11.10 No (nil) planning applications were granted or completed during 2014/15 that would prejudice the (future) implementation of transport schemes for the East Middlesbrough Corridor.

Provision of new park and ride facilities to serve South Middlesbrough (H25, CS17)

11.11 There were no (nil) planning applications granted or completed in 2014/15 for park and ride facilities in South Middlesbrough. As park and ride provision in Middlesbrough has always been a longer-term aspiration, this is not of undue concern at present.

Action(s) required

11.12 None at present. Nevertheless, it is important to note transport will be a topic area considered as part of the Local Plan (see paragraph 4.6).

12. Minerals and Waste

N.B. It is important to note that indicators in this section are for the whole Tees Valley but only information for Middlesbrough is provided; to thoroughly assess performance against targets, information and data will therefore be needed from the other Tees Valley boroughs.

The proportion of alternative materials used for aggregate use (MWC1)

- 12.1 Likewise all of the previous years this indicator has featured in the AMR no information in relation to this indicator is available for 2014/15. This is because it has proved difficult to obtain and/or work out. If this difficulty persists for the 15/16 AMR, the indicator will be removed.

The proportion of construction and demolition waste recycled per year (MWC1)

- 12.2 Likewise all of the previous years this indicator has featured in the AMR no information in relation to this indicator is available for 2014/15. This is because it has proved difficult to obtain and/or work out. If this difficulty persists for the 15/16 AMR, the indicator will be removed.

The continuation of use of the wharf and port facilities which land marine dredged sand and gravel (MWC1)

- 12.3 The use of wharf and port facilities in Middlesbrough for the landing of marine dredged sand and gravel continued throughout the monitoring period. This included Dawson's Wharf (AV Dawson), Cochrane's Wharf (CL Prosser) and Middlesbrough Wharf (Tarmac).

Planning permissions within safeguarding areas and associated minerals extraction over the plan period (MWC1, MWC4)

- 12.4 Given deep minerals resources exist underneath the whole of the borough, all (100%) planning permissions in 2014/15 were technically in safeguarding areas, although there was no associated extraction over this period. Presence of a Minerals Safeguarding Area (MSA) does not preclude development and there is no presumption resources will ever be worked; MSAs simply provide an alert to the fact minerals may be sterilised by proposed development and that this factor should be considered in the decision-making process regarding development.

Production of primary land won aggregates by mineral planning authority (MWC2)

- 12.5 No primary land won aggregates have been extracted from Middlesbrough in 2014/15 or any previous year since this indicator has been reported on in the AMR. Given its urban nature, production of such primary land won aggregates within the borough is unlikely to be considered (a viable option) by operators.

The location of minerals extraction in relation to existing sites

- 12.6 There are no allocated and/or operational sites in the borough.

Production of secondary and recycled aggregates by mineral planning authority (MWC3)

- 12.7 From information provided by operators, it is known there were at least 41,611 tonnes (t) of recycled aggregates produced in the borough during 2013/14.

Up-to-date information is not available for the monitored period 2014/15, with the last aggregates monitoring report for the North East of England published in 2014.

Capacity of new waste management facilities by waste planning authority (MWC6)

- 12.8 No (nil) new waste management facilities were provided within Middlesbrough in 2014/15 (Middlesbrough waste is dealt with at waste management facilities in neighbouring or nearby boroughs).

A reduction in the annual amounts of construction and demolition waste produced (MWC6)

- 12.9 Likewise all of the previous years this indicator has featured in the AMR no information in relation to this indicator is available for 2014/15. This is because it has proved difficult to obtain and/or work out. If this difficulty persists for the 15/16 AMR, the indicator will be removed.

The use of rail and port facilities for the transport of waste (MWC6)

- 12.10 The use of rail and port facilities in Middlesbrough for transportation of waste continued throughout the monitoring period.

Planning permission(s) and development of:

- *composting facilities (MWC7);*
- *facilities to recover value from municipal solid, and commercial and industrial wastes (MWC7)*
- *facilities to recycle construction and demolition waste (MWC7)*
- *facilities to provide additional hazardous waste treatment or management capacity (MWC7)*
- *two household waste recycling centres (one in the south of Stockton-on-Tees borough and one in the South Tees area within the plan period) (MWC7)*

- 12.11 No (nil) waste management facilities were given permission or developed in Middlesbrough during 2014/15.

Planning permission and development of large waste management facilities located in the general areas:

- *to the south of the River Tees land around the Teesport, Smiths Dock Road, and the eastern end of Dockside Road areas (Middlesbrough and Redcar and Cleveland) (MWC8)*
- *to the north of the River Tees: land around the Graythorp and Haverton Hill Road areas (Hartlepool and Stockton-on-Tees) (MWC8).*
- *to the north of the River Tees: the land around the Port Clarence, Cowpen Marsh and Seal Sands areas (Hartlepool and Stockton-on-Tees) (MWC8)*

- 12.12 No (nil) waste management facilities were given permission or developed in Middlesbrough during 2014/15.

Landfill sites and sites under 1ha in area and 25,000 tonnes per annum capacity elsewhere in the Tees Valley (MWC8)

12.13 No (nil) such facilities were given permission or developed in Middlesbrough during 2014/15.

Results of the ongoing Environment Agency monitoring of Northumbrian Water Ltd sites (MWC9)

12.14 Likewise all of the previous years this indicator has featured in the AMR, the results of ongoing Environment Agency monitoring of Northumbrian Water Ltd sites are unknown. If this difficulty persists for the 15/16 AMR, the indicator will be removed.

Planning permissions for Northumbrian Water Ltd projects over the plan period (MWC9)

12.15 No (nil) Northumbrian Water Ltd projects received planning permission during 2014/15 in Middlesbrough.

The use of non-road based transport for the transportation of minerals and waste (MWC10)

12.16 Within Middlesbrough, both Cochrane's Wharf (boat) and Dawson's Wharf (rail and boat) were used for transporting minerals and waste by non-road means during 2014/15 - the former mainly for scrap metal, and the latter mainly for minerals and chemicals. See paragraph 12.3 for wharf ownership details.

The level of capacity used on the A1 (M), A66 (M), A66 (T), A174 (T) and A1053 (T) (MWC10)

12.17 Likewise all of the previous years this indicator has featured in the AMR no information in relation to this indicator is available for 2014/15. This is because it has proved difficult to obtain and/or work out. If this difficulty persists for the 15/16 AMR, the indicator will be removed.

The continued use of (port and rail) facilities for the transport of minerals over the plan period (MWC11)

12.18 See paragraph 12.3.

The number of applications approved where a waste audit is required and included (MWP1)

12.19 All (100%) 34 planning applications approved in 2014/15 that required a waste audit included one.

The number of major applications refused due to a lack of a waste audit, or due to the audit being of insufficient quality (MWP1)

12.20 No (nil) major applications were refused due to a lack of a waste audit, or due to the audit being of insufficient quality, during 2014/15.

Additional aggregates provision (MWP3)

12.21 Likewise all of the previous years this indicator has featured in the AMR no information in relation to this indicator is available for 2014/15. This is because it has proved difficult to obtain and/or work out. If this difficulty persists for the 15/16 AMR, the indicator will be removed.

Planning permission(s) and/or development of construction and demolition waste management facilities at Hart Quarry, Stockton Quarry, South Tees Eco-Park, Haverton Hill, Port Clarence, New Road and those sites where construction and demolition waste is produced or is to be used

12.22 No (nil) waste management facilities for construction and demolition waste were given permission or developed in Middlesbrough during 2014/15.

The amount of recycled aggregates being produced (MWP11)

12.23 See paragraph 12.6.

Planning permission(s) and development of small-scale composting schemes over the plan period (MWP11)

12.24 No (nil) small-scale composting facilities were given permission or developed in Middlesbrough during 2014/15.

Planning permission(s) and development of small-scale recycling operations at existing or allocated industrial land and public 'bring' sites in locations well used by the public (MWP12)

12.25 No (nil) small-scale recycling facilities were given permission or developed in Middlesbrough during 2014/15.

The amount of municipal waste arising and managed by management type, and the percentage each type represents of the waste managed (CS4)

12.26 In terms of the municipal waste arising in Middlesbrough during 2014/15, this totalled 67,888.107t and was dealt with as follows:

- 34,781.303t (51.2%) was incinerated with energy recovery (energy from waste);
- 23,249.509t (34.3%) recycled;
- 6,309.022t (9.3%) composted; and
- 3,548.273t (5.2%) went to landfill.

Action(s) required

12.27 None at present. However, in future years it may be appropriate to delete or amend indicators where the necessary information has been - and continues to be - difficult to obtain. The total amount of municipal waste arising during 2014/15 fell from 2013/14, meaning that Core Strategy targets related to the recovery of value (40%) and the recycling/composting (25%) of waste continue to be surpassed.

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Appendix A: Indicators Overview

The indicators in the below tables relate to policies in the Housing Local Plan, Core Strategy, Regeneration DPD and Tees Valley Minerals and Waste DPDs, as well as saved policies from the 'old' (1999) Local Plan. If an indicator has no policies and/or targets against it, this is because it is a new or amended indicator created under new monitoring freedoms offered to the Council from 2011 onwards and no relevant up-to-date policies and/or targets have been identified.

Business and employment

Indicator	Policy	Target (where applicable)
Employment type	CS7 Economic Strategy	
Economic activity	CS7 Economic Strategy	Increase economic activity rates
Total amount of floorspace developed for employment - by type (square metres [sq.m])	H1 Spatial Strategy CS7 Economic Strategy	General employment land: 5ha per annum Regional brownfield mixed use: 5.9ha per annum
Total amount of employment floorspace on previously developed land - by type (sq.m)	H1 Spatial Strategy CS7 Economic Strategy	
Amount of allocated proposed employment land available - by type (Hectares [ha])	H1 Spatial Strategy CS7 Economic Strategy	2004 - 11: 35ha general 40ha brownfield mixed 2011 - 16: 25ha general 40ha brownfield mixed 2016 - 21: 25ha general 20ha brownfield mixed
Greater Hemlington: <ul style="list-style-type: none"> Amount of employment floorspace permitted (sq.m) Amount of employment floorspace completed (sq.m) 	H7 Hemlington Grange	2004 - 11: 5,000sq.m 2011 - 16: 25,000sq.m 2016 -21: 20,000sq.m
Greater Hemlington: <ul style="list-style-type: none"> Amount of employment land developed (B1, B2 and B8 uses) (ha) 	H1 Spatial Strategy H7 Hemlington Grange H23 Hemlington Grange H24 Hemlington Grange - Employment Uses H25 Greater Hemlington - Transport Infrastructure CS7 Economic Strategy REG12 Employment Land Allocations	8ha by the end of the plan period (2029)

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Indicator	Policy	Target (where applicable)
Amount of employment land developed (ha)	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	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
Amount of employment floorspace permitted (sq.m) (previously 'Amount of employment land permitted')	H1 Spatial Strategy CS7 Economic Strategy H24 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	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

Town Centre

Indicator	Policy	Target (where applicable)
Total amount of floorspace for 'town centre uses' (sq.m)	CS13 A Strategy for the Town, District, Local and Neighbourhood Centres CS14 Leisure Development CS15 Casinos	Convenience: 2006 - 16: 2,800sq.m Comparison: 2006 - 16:41,900sq.m
Floorspace permitted/refused for town centre uses in: <ul style="list-style-type: none"> Town Centre edge of centre out of centre locations (sq.m)	CS13 A Strategy for the Town, District, Local and Neighbourhood Centres	Maximise development within the town centre
Floorspace currently in a town centre use permitted/refused for other uses during 2014/15 - by location (sq.m)	CS13 A Strategy for the Town, District, Local and Neighbourhood Centres	N/A This indicator has been reported in the AMR from 2011/12 onwards, subsequent to the adoption of the Core Strategy and Regeneration DPD

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Indicator	Policy	Target (where applicable)
Amount of leisure development permitted/developed in: <ul style="list-style-type: none"> • the Town Centre • Green Blue Heart(GBH), Middlehaven and Prissick • district centres • other locations (sq.m)	CS14 Leisure Development	Focus leisure development in the Town Centre, GBH, Middlehaven, Prissick and the district centres
Amount of completed retail development (floorspace) (sq.m)	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	Convenience: 2006 - 16: 2,800sq.m Comparison: 2006 - 16: 41,900sq.m
Number an percentage of major planning applications approved that include developer contributions and the total level of contribution - infrastructure/social/environments	CS6 Developer Contributions	Ensure that developer contributions cover the cost of infrastructure, social and environmental requirements arising from new development
Planning applications permitted/refused for a large casino	CS15 Casinos	Provide a large casino in Middlesbrough
Greater Middlehaven: <ul style="list-style-type: none"> • Office floorspace completed 	H1 Spatial Strategy H2 Greater Middlehaven H14 Greater Middlehaven - Mix of Uses and Phasing H15 Greater Middlehaven - Development and Design Principles H16 Greater Middlehaven - Transport Infrastructure CS7 Economic Strategy	2012 - 2019: 20,000 - 30,000sq.m 2019 - 2024: 20,000 - 30,000sq.m 2024 - 2029: 10,000 - 20,000sq.m Post 2029: Not yet identified
Greater Middlehaven: <ul style="list-style-type: none"> • Retail floorspace completed 	H1 Spatial Strategy H2 Greater Middlehaven H14 Greater Middlehaven - Mix of Uses and Phasing H15 Greater Middlehaven - Development and Design Principles H16 Greater Middlehaven - Transport Infrastructure CS13 A Strategy for the Town, District and Neighbourhood Centres REG23 Middlehaven Sector	2012 - 2019: 2,000sq.m 2019 - 2024: 2,000sq.m 2024 - 2029: 1,000sq.m Post 2029: Not yet identified

Indicator	Policy	Target (where applicable)
Greater Middlehaven: <ul style="list-style-type: none"> Retail warehousing 	H1 Spatial Strategy H2 Greater Middlehaven H14 Greater Middlehaven - Mix of Uses and Phasing H15 Greater Middlehaven - Development and Design Principles H16 Greater Middlehaven - Transport Infrastructure CS13 A Strategy for the Town, District and Neighbourhood Centres	2012 - 2019: 9,000sq.m
Greater Middlehaven: <ul style="list-style-type: none"> Leisure floorspace completed 	H1 Spatial Strategy H2 Greater Middlehaven H14 Greater Middlehaven - Mix of Uses and Phasing H15 Greater Middlehaven - Development and Design Principles H16 Greater Middlehaven - Transport Infrastructure CS14 Leisure Development	2012 - 2019: 10,000sq.m 2019 - 2024: 10,000 - 15,000sq.m 2024 - 2029: 10,000sq.m Post 2029: Not yet identified
Greater Middlehaven: <ul style="list-style-type: none"> Hotel floorspace completed 	H1 Spatial Strategy H2 Greater Middlehaven H14 Greater Middlehaven - Mix of Uses and Phasing H15 Greater Middlehaven - Development and Design Principles H16 Greater Middlehaven - Transport Infrastructure	2012 - 2019: 10,000sq.m 2019 - 2024: 10,000 - 15,000sq.m 2024 - 2029: 10,000sq.m Post 2029: Not yet identified
Greater Middlehaven: <ul style="list-style-type: none"> Education floorspace completed 	H1 Spatial Strategy H2 Greater Middlehaven H14 Greater Middlehaven - Mix of Uses and Phasing H15 Greater Middlehaven - Development and Design Principles H16 Greater Middlehaven - Transport Infrastructure	2012 - 2019: 20,000 - 30,000sq.m 2019 - 2024: 10,000sq.m Post 2029: Not yet identified
Total number of units and number of vacant units in the Town Centre Total amount of floorspace and vacant floorspace in the Town Centre	CS13 A Strategy for the Town, District and Neighbourhood Centres	Reduce the number of vacant units
Total number of units and number of vacant units in the district centres Total amount of floorspace and vacant floorspace in the district centres	CS13 A Strategy for the Town, District and Neighbourhood Centres	Maintain and enhance the vitality and viability of the Town Centre (sic)

Housing

Indicator	Policy	Target (where applicable)
Housing trajectory showing: <ol style="list-style-type: none"> net additional dwellings since start of Plan net additional dwellings for the current year projected net additional dwellings to 2029 the five year supply of deliverable dwellings 	H1 Spatial Strategy H11 Housing Strategy	Net additional dwellings: 2012 - 19: 2,660 2019 - 24: 2,150 2024 - 29: 2,160
Population change	H1 Spatial Strategy H11 Housing Strategy	Stabilise population
Outstanding planning permissions for residential use	H1 Spatial Strategy H11 Housing Strategy	To maintain a 5 year deliverable supply of housing from outstanding permissions and allocations
Number of housing completions/outstanding permissions on strategic locations	H2 Greater Middlehaven H3 Inner Middlesbrough (Gresham, Acklam Green, Grove Hill) H4 Prissick H5 Brookfield H6 Ladgate Lane H7 Hemlington Grange H8 Coulby Newham H9 Stainton H10 Nunthorpe H11 Housing Strategy	Completions: 2012 - 19: 1,545 2019 - 24: 2,155 2024 - 29: 1,725
Number of apartments permitted/completed in: <ul style="list-style-type: none"> Greater Middlehaven Town Centre other areas 	H11 Housing Strategy H14 Greater Middlehaven - Mix of Uses and Phasing	To focus development of apartments in Greater Middlehaven and the Town Centre
Housing stock	H11 Housing Strategy	Improve the range and choice of dwelling types and sizes
Vacant dwellings	H11 Housing Strategy	Reduce vacancy rates to 3% by 2029
Affordable housing completions by type and tenure	H12 Affordable Housing	Improve the range and choice of dwelling types
Planning applications approved/refused for gypsy and travelling show people sites and appeals	H13 Provision for Gypsies and Travellers, and Travelling Showpeople	Ensure that there are sufficient well located sites
Number of unauthorised gypsy encampments	H13 Provision for Gypsies and Travellers, and Travelling Showpeople	No unauthorised gypsy encampments

Environment

Indicator	Policy	Target (where applicable)
Performance in relation to National Air Quality Strategy	DC1 General Development	Reduction in the number of days where the level of air pollution exceeds AQMA threshold

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Indicator	Policy	Target (where applicable)
Declaration of any Air Quality Management Areas (AQMA)	DC1 General Development	Reduction in the number of days where the level of air pollution exceeds AQMA threshold
Number of planning permissions granted contrary to Environment Agency advice on flooding and water quality grounds	CS4 Sustainable Development	Nil
Change in areas of biodiversity importance	CS4 Sustainable Development CS20 Green Infrastructure	To maintain and increase biodiversity of priority habitats as set out in Local Biodiversity Action Plans
Renewable energy schemes permitted/developed and (if known) their capacity (Megawatts [MW])	CS4 Sustainable Development	To increase the amount of energy generated from renewables
Green wedge lost to development (ha and %)	CS20 Green Infrastructure E2 Green Wedges E7 Primary Open Space E8 New Primary Open Space	No loss to inappropriate development
Primary open space lost to development (ha and %)	CS20 Green Infrastructure E2 Green Wedges E7 Primary Open Space E8 New Primary Open Space	No loss to inappropriate development
Amount of eligible open spaces managed to Green Flag Award standard (ha)	CS5 Design CS20 Green Infrastructure	Increase the amount of eligible open space managed to Green Flag standard
Area of new potential open space created (ha) (previously 'Area of new primary open space created')	CS20 Green Infrastructure E2 Green Wedges E7 Primary Open Space E8 New Primary Open Space	
Planning applications determined for significant sport, leisure and recreation related developments on the Green Blue Heart	CS21 Green Blue Heart	Increase opportunities for sport, leisure and recreational work
Number of developments permitted beyond the limit to development by type	E20 Limit to Urban Development	No departure applications to be permitted beyond the limits to development
Number of Grade I and Grade II* listed buildings on buildings at risk register	CS4 Sustainable Development	Nil

Education

Indicator	Policy	Target (where applicable)
Qualifications of working age population	CS16 Education	To increase the percentage of residents attaining education qualifications
Number of new schools built/created	CS16 Education	To provide modern purpose built education facilities. All new residential to be within 30 minutes of the listed facilities

Health

Indicator	Policy	Target (where applicable)
New health facilities permitted, under construction and/or completed	H1 Spatial Strategy REG32 St Luke's Hospital REG33 Cargo Fleet Medical Centre	Development of new facilities at: <ul style="list-style-type: none"> St Luke's Hospital Cargo Fleet Lane

Transport

Indicator	Policy	Target (where applicable)
Commuting patterns	CS17 Transport Strategy	Reduce the percentage of people travelling by car
Number of people killed or seriously injured	CS19 Road Safety	By 2010: <ul style="list-style-type: none"> 40% reduction in the number of people KSI 50% reduction in number of children KSI 10% reduction in number of people slightly injured
Percentage of new development within 400m walking distance of a bus stop, rail halt or similar access to public transport	CS4 Sustainable Development CS17 Transport Strategy	100%
Total length of footpath network. Total length of footpaths secured/lost in new development (Kilometres [km])	CS4 Sustainable Development CS17 Transport Strategy	Achieve a net increase in the total length of footpaths
Number of short stay and long stay parking spaces in the Town Centre	CS18 Demand Management	Restrict parking spaces to current levels
Number of non-residential developments incorporating Workplace Travel Plans	CS18 Demand Management	All major developments that generate significant additional journeys
Length of additional no car lanes, bus lanes and segregated cycle lanes (Metres [m])	CS18 Demand Management	To encourage the use of public transport and cycling
Percentage of completed non-residential development complying with car parking standards set out in the Council Design Guide	CS18 Demand Management	To ensure all development complies with maximum car parking standards to encourage alternatives to the car
Implementation of transport schemes for East Middlesbrough Transport Corridor	CS17 Transport Strategy REG34 East Middlesbrough Transport Corridor REG35 East Middlesbrough Gateway	No permitted development that would prejudice the implementation of transport schemes
Provision of new park and ride facilities to serve South Middlesbrough	CS17 Transport Strategy H25 Greater Hemlington - Transport Infrastructure	Provision of park and ride facilities in the general locations of Hemlington/A19/A174 junction

Minerals and Waste

Indicator	Policy	Target (where applicable)
The proportion of alternative materials used for aggregate use	MWC1 Minerals Strategy	To be reviewed annually
The proportion of construction and demolition waste recycled per year from 2016 onwards	MWC1 Minerals Strategy	Construction and demolition waste recycling to reach 80% by 2016
The continuation of use of the wharf and port facilities which land marine dredged sand and gravel	MWC1 Minerals Strategy	To be reviewed annually

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Indicator	Policy	Target (where applicable)
Planning permissions within safeguarding areas, and any associated minerals extraction, over the plan period	MWC1 Minerals Strategy MWC4 Safeguarding of Minerals Resources from Sterilisation	To be reviewed annually
Production of primary land won aggregates by mineral planning authority	MWC2 Provision of Primary Aggregate Minerals	0.17 million tonnes of sand and gravel and 2.86 million tonnes of crushed rock produced between 2010 and 2026
The location of minerals extraction in relation to existing sites.	MWC2 Provision of Primary Aggregate Minerals	
Production of secondary and recycled aggregates by mineral planning authority	MWC3 Alternative Materials for Aggregates Use	Annual increases in secondary materials from 410,000 tonnes in 2005, and construction and demolition waste from 909,625 tonnes in 2006 - to be reviewed annually
Capacity of new waste management facilities by waste planning authority	MWC6 Waste Strategy	The provision of annual capacities in the Tees Valley to: <ul style="list-style-type: none"> allow 40% of household waste to be recycled or composted from 2011, rising to 46% from 2016 recover value from 53% of municipal solid waste from 2011, rising to 72% from 2016 increase the recovery of value from commercial and industrial waste to 73% from 2016 Recovery and recycling rates to meet targets identified by 2016
A reduction in the annual amounts of construction and demolition waste produced	MWC6 Waste Strategy	To be reviewed annually
The use of rail and port facilities for the transport of waste	MWC6 Waste Strategy	To be reviewed annually
Planning permission(s) and development of: <ul style="list-style-type: none"> composting facilities facilities to recover value from municipal solid, and commercial and industrial wastes facilities to recycle construction and demolition waste; facilities to provide additional hazardous waste treatment or management capacity two household waste recycling centres. One in the south of Stockton-on-Tees Borough and one in the South Tees area within the plan period 	MWC7 Waste Management Requirements <p>Facilities for composting of municipal solid waste to provide 16,000 tonnes per year from the beginning of the plan period, rising to 24,000 tonnes per year by 2016 and 31,000 tonnes per year by 2021</p> <p>Facilities to recover value from municipal solid, and commercial and industrial wastes to provide 103,000 tonnes per year from 2010, falling to 83,000 tonnes per year by 2021</p> <p>Facilities to recycle construction and demolition wastes to provide 700,000 tonnes per year by 2016 rising to 791,000 by 2021</p> <p>The amount of hazardous waste sent to landfill to be reviewed annually</p> <p>Household waste recycling centre provision to be made before 2026</p>	

Indicator	Policy	Target (where applicable)
Planning permission and development of large waste management facilities located in the general areas: <ul style="list-style-type: none"> to the south of the River Tees: the land located around the Teesport, Smiths Dock Road and the eastern end of Dockside Road areas (Middlesbrough and Redcar and Cleveland) to the north of the River Tees, the land located around the Graythorp and Haverton Hill Road areas (Hartlepool and Stockton-on-Tees) to the north of the River Tees, the land located around the Port Clarence, Cowpen Marsh and Seal Sands areas (Hartlepool and Stockton-on-Tees) 	MWC8 General Locations for Waste Management Sites	Location of waste related permissions to be reviewed annually
Landfill sites and sites under 1ha in area and 25,000 tonnes per annum capacity elsewhere in the Tees Valley	MWC8 General Locations for Waste Management Sites	Location of waste related permissions to be reviewed annually
Results of the ongoing Environment Agency monitoring of Northumbrian Water Ltd sites	MWC9 Sewage Treatment	To be reviewed annually
Planning permissions for Northumbrian Water Ltd projects over the plan period	MWC9 Sewage Treatment	To be reviewed annually
The use of non-road based transport for the transportation of minerals and waste	MWC10 Sustainable Transport	To be reviewed annually
The level of capacity used on the A1(M), A66 (M), A66 (T), A174 (T) and A1053 (T)	MWC10 Sustainable Transport	To be reviewed annually
The continued use of (port and rail) facilities for the transport of minerals over the plan period	MWC11 Safeguarding of Port and Rail Facilities	To be reviewed annually
Number of applications approved where a waste audit is required and included	MWP1 Waste Audits	Number of applications requiring waste audits, and the number including them, can be checked annually
Number of major applications refused due to lack of a waste audit, or due to the audit being of insufficient quality	MWP1 Waste Audits	Number of applications requiring waste audits, and the number including them, can be checked annually
Additional Aggregates Provision	MWP3 Additional Aggregates Provision	North East Regional Aggregate Working Party reports showing 170,000 tonnes of sand and gravel, and 2,853,000 tonnes of crushed rock, being produced between 2010 and 2026
Planning permission(s) and/or development of construction and demolition waste management facilities at Hart Quarry, Stockton Quarry, South Tees Eco-Park, Haverton Hill, Port Clarence, New Road and those sites where construction and demolition waste is produced or is to be used	MWP10 Construction and Demolition Waste Recycling	Development required across the plan period for the recycling of 700,000 tonnes per annum of construction and demolition waste by 2016, rising to 791,000 tonnes per year by 2021
The amount of recycled aggregates being produced (t)	MWP10 Construction and Demolition Waste Recycling	Development required across the plan period
Planning permission(s) and development of small scale composting schemes over the plan period	MWP11 Small Scale Composting Facilities	Development required across the plan period

Indicator	Policy	Target (where applicable)
Planning permission(s) and development of small, scale recycling operations at existing or allocated industrial land and public 'bring' sites in locations well used by the public	MWP12 Small Scale Waste Management Operations	Development required across the plan period, including 15,000 tonnes of annual capacity from the beginning of the plan period to meet the requirement for 80,000 tonnes of annual municipal solid, and commercial and industrial recovery facilities
The amount of municipal waste arising and managed by management type, and the percentage each type represents of the waste managed	CS4 Sustainable Development	To recover value from 40% of municipal waste To include recycling/composting of at least 25% of household waste

Appendix B: Deleted Indicators

Indicators deleted from the AMR and the reasoned justification is provided below.

Deleted indicator	Reasoned justification
House prices	This was a housing-related indicator in the Core Strategy, which have now been replaced by the indicators in the Housing Local Plan. This indicator does not feature in the Housing Local Plan, so the data is no longer reported.
Household composition	This was a housing-related indicator in the Core Strategy, which have now been replaced by the indicators in the Housing Local Plan. This indicator does not feature in the Housing Local Plan, so the data is no longer reported.
New and converted dwellings - on previously developed land	This was a housing-related indicator in the Core Strategy, which have now been replaced by the indicators in the Housing Local Plan. This indicator does not feature in the Housing Local Plan, so the data is no longer reported.
Net additional pitches - Gypsy and Traveller	This was a housing-related indicator in the Core Strategy, which have now been replaced by the indicators in the Housing Local Plan. This indicator does not feature in the Housing Local Plan, so the data is no longer reported.
Gross affordable housing completions	This was a housing-related indicator in the Core Strategy, which have now been replaced by the indicators in the Housing Local Plan. However, the information reported against this indicator is adequately captured by the extant one below: - Affordable housing completions by type and tenure.
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	These were housing-related indicators in the Core Strategy, which have now been replaced by the indicators in the Housing Local Plan. However, related information is captured by the extant one below: - Number of housing completions/outstanding permissions on strategic locations.
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	These were housing-related indicators in the Core Strategy, which have now been replaced by the indicators in the Housing Local Plan. However, related information is captured by the extant one below: - Number of housing completions/outstanding permissions on strategic locations.
Number of dwellings completed in the Gresham/Jewels Street area	This was a housing-related indicator in the Regeneration DPD, which have now been replaced by the indicators in the Housing Local Plan. However, the information reported against this indicator is adequately captured by the extant one below: - Number of housing completions/outstanding permissions on strategic locations.
Number of dwellings completed in the Grove Hill area	This was a housing-related indicator in the Regeneration DPD, which have now been replaced by the indicators in the Housing Local Plan. However, the information reported against this indicator is adequately captured by the extant one below: - Number of housing completions/outstanding permissions on strategic locations.
Number of dwellings completed	This was a housing-related indicator in the Regeneration DPD, which have now been replaced by the indicators in the Housing Local Plan. This indicator does not feature in the Housing Local Plan, so the data is no longer reported.

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Deleted indicator	Reasoned justification
Number of affordable dwellings provided	<p>This was a housing-related indicator in the Regeneration DPD, which have now been replaced by the indicators in the Housing Local Plan. However, the information reported against this indicator is adequately captured by the extant one below:</p> <ul style="list-style-type: none"> - Affordable housing completions by type and tenure.

Appendix C: Extant Local Plan Policies

The following 'old' Local Plan Policies remain extant:

- E2 Green Wedges
- E3 Development Adjoining Green Wedges
- E4 Greenlink Network
- E5 Teesdale Way
- E7 Primary Open Space
- E8 New Primary Open Space
- E10 Secondary Open Space
- E13 Outdoor Sports
- E20 Limits to Development
- E21 Special Landscape Areas
- E22 New Housing Beyond the Limit to Development or in Green Wedges
- E23 Conversion or Re-use of Rural Buildings
- E24 Conversion or Re-use of Rural Buildings for Residential Use
- E25 Stables and Similar Structures
- E28 Recreational Use in Countryside and Green Wedges
- E44 Conservation Areas- Advertisements in and on Listed Buildings
- E49 Development Along Main Approach Routes

Policies available to view online at:

http://www.cartogold.co.uk/MiddlesbroughLDF/saved_text/00_contents.html

Appendix D: Retail (A) Use Classes

A1 Shops	Shops, retail warehouses, post offices, ticket and travel agencies, sale of cold food for consumption off premises, hairdressers, funeral directors, hire shops, dry cleaners, internet cafes
A2 Financial and Professional Services	Banks, building societies, estate and employment agencies, professional services (not health or medical services), betting offices
A3 Food and Drink	Restaurants and cafes
A4 Drinking Establishments	Public houses, wine bars or other drinking establishments
A5 Hot Food Takeaways	For the sale of hot food for consumption off the premises.

Appendix E: Site Assessments for Five-Year Supply

Site name	Planning status	Dwellings outstanding at 1/04/14	Deliverability			Projected number of dwellings (net)							Comments
			Available	Suitable	Achievable	2014/15 (current year)	2015/16 (year 1)	2016/17 (year 2)	2017/18 (year 3)	2018/19 (year 4)	2019/20 (year 5)	Total (years 1-5)	
Acklam Green	Planning permission M/FP/1956/04/P	300	Yes	Yes	Yes	20	20	20	20	20	25	105	Site is under construction and expected to progress throughout the 5 years.
56 Cargo Fleet Lane	Planning permission M/FP/1614/04/P	13	Yes	Yes	No							0	Site has remained vacant for a number of years - no indication this will change in 5 years.
Former Douglas House	Planning application M/FP/0766/14/P	182	Yes	Yes	Yes			91	91			182	Recent planning permission - in accordance with NPPF the site should be considered deliverable.
Scholar's Rise	Planning permission M/FP/0554/11/P	90	Yes	Yes	Yes	50	40					40	Site is under construction and expected to be completed within 5 years.
Bridgewater View	Planning permission M/FP/1321/09/P	32	Yes	Yes	Yes	32						0	Site is under construction and expected to be completed within 5 years.
Hutton Road	Outline permission M/OUT/1158/10/P	90	Yes	Yes	No							0	Reserved matters applications have not progressed since outline permission in 2011. There is insufficient evidence to indicate site likely to be delivered within 5 years.
Land behind 83-85 Ayresome Street	Outline permission M/OUT/1076/11/P	14	Yes	Yes	No							0	Planning permission for an alternative use has subsequently been granted.
Whitestone Business Park	Outline permission M/OUT/1122/11/P	78	No	Yes	No							0	Site is in active business use. Reserved matters have not progressed since outline permission in 2012. There is insufficient evidence to indicate site is likely to be delivered within 5 years.
Land to rear of 50-60 Hutton Road	Outline permission M/OUT/0135/14/P	28	Yes	Yes	Yes					28		28	Recent planning permission - in accordance with NPPF the site should be considered deliverable.

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Site name	Planning status	Dwellings outstanding at 1/04/14	Deliverability			Projected number of dwellings (net)						Comments	
			Available	Suitable	Achievable	2014/15 (current year)	2015/16 (year 1)	2016/17 (year 2)	2017/18 (year 3)	2018/19 (year 4)	2019/20 (year 5)		Total (years 1-5)
2 Longlands Road	Planning permission M/FP/0611/12/P	17	Yes	Yes	No							0	Since permission was granted in 2012 development has not progressed. There is insufficient evidence to indicate site likely to be delivered within 5 years.
Acklam Hall	Planning permission M/FP/0142/14/P	56	Yes	Yes	Yes		35	21				56	Site is under construction. Development expected to be completed within 5 years.
87-97 St Barnabas Road	Planning permission M/RES/0655/12/P	10	Yes	Yes	No							0	There is currently no indication that the site is likely to be developed within 5 years.
Rosebay	Planning permission M/FP/0676/12/P	10	No	Yes	No							0	The preferred developer went into receivership. Council is currently not releasing the land to the market. There is not a realistic prospect that site will be developed for housing within 5 years.
St Marys Green	Planning permission M/FP/0788/12/P	22	Yes	Yes	Yes	22						0	Site is under construction. Development expected to be completed within 5 years.
Grey Towers Village (phase I)	Planning permission M/RES/0403/13/P	123	Yes	Yes	Yes	20	35	35	33			103	Phase I is under construction and expected to be completed within 5 years.
Grey Towers Village (later phases)	Outline permission M/OUT/0226/11/P	172	Yes	Yes	Yes				2	35	35	72	Given progress on phase I there is a realistic prospect that housing will be delivered on later phase within 5 years.
Rose Cottage Farm	Planning permission M/FP/0220/11/P	100	Yes	Yes	Yes	45	35	20				55	Site is under construction. Development expected to be completed within 5 years.
Stonefolds	Planning permission M/FP/0367/12/P	79	Yes	Yes	Yes	35	35	9				44	Site is under construction. Development expected to be completed within 5 years.
Valley Road/York Road Garage	Planning permission M/FP/1007/12/P	16	Yes	Yes	No							0	Site has not progressed since grant of planning permission. There is insufficient evidence to indicate that site will deliver housing within 5 years.

Site name	Planning status	Dwellings outstanding at 1/04/14	Deliverability			Projected number of dwellings (net)						Comments	
			Available	Suitable	Achievable	2014/15 (current year)	2015/16 (year 1)	2016/17 (year 2)	2017/18 (year 3)	2018/19 (year 4)	2019/20 (year 5)		Total (years 1-5)
Poole Gardens	Planning permission M/FP/1206/12/P	16	Yes	Yes	Yes	16						0	Site is under construction. Development expected to be completed within 5 years.
The Academy @ Scholars Rise	Planning permission M/FP/1153/12/P	48	Yes	Yes	Yes	35	13					13	Site is under construction. Development expected to be completed within 5 years.
The Ridings	Planning permission M/FP/1242/12/P	52	Yes	Yes	Yes	7	35	10				45	Site is under construction. Development expected to be completed within 5 years.
Beechfield Court	Planning permission M/FP/0061/13/P	87	Yes	Yes	Yes	87						0	Site is under construction. Development expected to be completed within 5 years.
Netherfield House site	Planning permission M/FP/0198/13/P	26	Yes	Yes	Yes	26						0	Site is under construction. Development expected to be completed within 5 years.
Acklam Woods	Planning permission M/RES/0049/13/P	77	Yes	Yes	Yes	15	35	27				62	Site is under construction. Development expected to be completed within 5 years.
St Pauls	Planning permission M/FP/0586/13/P	26	Yes	Yes	Yes	26						0	Site is under construction. Development expected to be completed within 5 years.
Rose Cottage Farm (phase II)	Planning permission M/FP/0637/13/P	36	Yes	Yes	Yes			15	21			36	Given progress on phase I there is a realistic prospect that housing will be delivered on later phase within 5 years.
Stainton Park	Planning permission M/FP/0667/13/P	36	Yes	Yes	Yes	18	18					18	Site is under construction. Development expected to be completed within 5 years.
Bishopston Road	Planning permission M/FP/0807/13/P	35	Yes	Yes	Yes	35						0	Site is under construction. Development expected to be completed within 5 years.

Site name	Planning status	Dwellings outstanding at 1/04/14	Deliverability			Projected number of dwellings (net)							Comments
			Available	Suitable	Achievable	2014/15 (current year)	2015/16 (year 1)	2016/17 (year 2)	2017/18 (year 3)	2018/19 (year 4)	2019/20 (year 5)	Total (years 1-5)	
Ladgate Lane	Outline permission M/OUT/0173/11/P	375	Yes	Yes	Yes			35	35	35	35	140	The current owner is committed to relocating to new headquarters by 2016 and is releasing the land to a housebuilder. There is a realistic prospect that housing will be delivered within 5 years.
Stainsby Hall Park	Planning permission M/FP/0572/11/P	213	Yes	Yes	Yes	10	35	35	35	35	35	175	Site is under construction and expected to progress throughout the 5 years.
Kingsbrook Woods	Planning permission M/FP/1141/13/P	126	Yes	Yes	Yes	10	35	35	35	11		116	Site is under construction. Development expected to be completed within 5 years.
Clairville Stadium	Planning permission M/FP/0977/13/P	153	Yes	Yes	Yes		15	35	35	35	33	153	Demolition and site preparation underway. Site is expected to be completed within 5 years.
Ingoldsby Road	Planning permission M/FP/1067/13/P	28	Yes	Yes	Yes	22	6					6	Site is under construction. Development expected to be completed within 5 years.
Corsham Walk	Planning permission M/FP/1095/13/P	16	Yes	Yes	Yes	16						0	Site is under construction. Development expected to be completed within 5 years.
Prissick Base Phase II	Outline permission M/GRG/0899/13/P	130	Yes	Yes	Yes			35	35	35	25	130	Given progress on phase I there is a realistic prospect that housing will be delivered on later phase within 5 years.
Ladgate Park	Planning permission M/FP/1170/13/P	79	Yes	Yes	Yes	10	35	34				69	Site is under construction. Development expected to be completed within 5 years.
Erimus House	Planning permission M/FP/0618/12/P	30	Yes	Yes	Yes	30						0	Site is under construction. Development expected to be completed within 5 years.
Rede House	Planning permission M/FP/0440/14/P	240	Yes	Yes	Yes	240						0	Site is under construction. Development expected to be completed within 5 years.

Site name	Planning status	Dwellings outstanding at 1/04/14	Deliverability			Projected number of dwellings (net)						Comments	
			Available	Suitable	Achievable	2014/15 (current year)	2015/16 (year 1)	2016/17 (year 2)	2017/18 (year 3)	2018/19 (year 4)	2019/20 (year 5)		Total (years 1-5)
2 Exchange Place	Planning permission M/FP/0808/13/P	16	Yes	Yes	Yes			16				16	Recent planning permission - in accordance with NPPF the site should be considered deliverable.
7-27 Bedford Street	Planning permission M/FP/0960/12/P	24	Yes	Yes	Yes			7				7	A planning application (M/FP/1133/14/P) for 7 apartments has been submitted. This revised scheme is expected to be completed within 5 years.
The Broadway PH	Planning permission M/FP/1071/12/P	15	Yes	Yes	Yes	15						0	Development completed in 2014/15.
Castle Gardens - phase II	Planning permission M/FP/0848/13/P	9	Yes	Yes	Yes	9						0	Development completed in 2014/15.
Penrith Road	Planning permission M/FP/1094/13/P	8	Yes	Yes	Yes	8						0	Site is under construction. Development expected to be completed within 5 years.
Land adjacent MTLC	Planning permission M/FP/0174/14/P	164	Yes	Yes	Yes		35	35	35	35	24	164	Site is under construction. Development expected to be completed within 5 years.
Crown House	Planning permission M/FP/0501/14/P	42	Yes	Yes	Yes		42					42	Recent planning permission - in accordance with NPPF the site should be considered deliverable.
3-5 The Avenue	Planning permission M/FP/0429/11/P	12	Yes	Yes	Yes		12					12	Site is under construction. Development expected to be completed within 5 years.
Church House	Planning permission M/FP/1033/12/P	77	Yes	Yes	No							0	Since permission was granted development has not progressed. There is insufficient evidence to indicate site likely to be delivered within 5 years.
Sites under 10 dwellings	Planning permissions (various)	319	Yes	Yes	Yes	15	15	15	15	15	15	75	
Middlehaven	Local Plan allocation / Planning permission M/FP/707/14/P	805	Yes	Yes	Yes	3	4		15	20	30	69	Urban Pioneers/self build plots released to the market and realistic prospect housing will be delivered within 5 years.

Site name	Planning status	Dwellings outstanding at 1/04/14	Deliverability			Projected number of dwellings (net)							Comments
			Available	Suitable	Achievable	2014/15 (current year)	2015/16 (year 1)	2016/17 (year 2)	2017/18 (year 3)	2018/19 (year 4)	2019/20 (year 5)	Total (years 1-5)	
Grove Hill	Local Plan allocation	520	Yes	Yes	Yes			50	50	50	50	200	Parcels of land have been cleared and are ready for development. Given success of earlier phases within Grove Hill (Castle Gardens, Bishopton Road, Marton Grove) there is a realistic prospect that housing will be developed within 5 years.
Gresham	Local Plan allocation	-145	Yes	Yes	Yes	-65	-150	-80	-25	25	25	-205	Parcels of land have been cleared and are ready for development. Housing is currently being developed immediately adjacent the site, as such, there is a realistic prospect that housing will be developed within 5 years.
Tennis World	Local Plan allocation	20	Yes	Yes	Yes			10	10			20	The site is allocated for 50 dwellings in the Local plan. A development brief is being prepared to accompany the marketing of part of the site only. The capacity has been reduced to 20 to reflect this. There is a realistic prospect that housing completions will occur within 5 years.
Land North of Marton Avenue	Local Plan allocation	50	Yes	Yes	Yes						25	25	The site is allocated for housing and initial housing completions are expected to occur within 5 years.
Stainsby Hall Farm & Stainsby Hill Farm	Local Plan allocation	1250	Yes	Yes	Yes						30	30	Given that 3 housebuilders are already on site on the first phase of Brookfield (Low Lane, Kingsbrook Meadow, Stainsby Hall Park) there is a realistic prospect that the later phase will have commenced and deliver housing completions within 5 years.
Hemlington Grange	Local Plan allocation	1230	Yes	Yes	Yes			50	50	50	60	210	A housebuilder is preparing a planning application for the site. There is a realistic prospect that housing will be delivered within 5 years.
Newham Hall Farm	Local Plan allocation	1000	Yes	Yes	Yes						50	50	The site is allocated for housing and initial housing completions are expected to occur within 5 years.
Strait Lane	Local Plan allocation	184	Yes	Yes	Yes					35	35	70	A housebuilder is in control of the site. Given the significant level of housebuilding on phase I, there is a realistic prospect that the later phase will deliver housing completions within 5 years.

Site name	Planning status	Dwellings outstanding at 1/04/14	Deliverability			Projected number of dwellings (net)						Comments	
			Available	Suitable	Achievable	2014/15 (current year)	2015/16 (year 1)	2016/17 (year 2)	2017/18 (year 3)	2018/19 (year 4)	2019/20 (year 5)		Total (years 1-5)
South of Guisborough Road	Local Plan allocation	250	No	Yes	No							0	The site is expected to be released to the market outside of the 5 year timeframe.
Ford Close Riding Centre	Local Plan allocation	50	No	Yes	No							0	The site is expected to come forward for housing beyond the 5 year timeframe.
Acklam Iron & Steelworks Club	Local Plan allocation	30	Yes	Yes	No							0	The site is expected to come forward for housing beyond the 5 year timeframe.
MTLC	Local Plan allocation	30	Yes	Yes	Yes						30	30	The MTLC conference business has been relocated, which frees up the site for development.
Roworth Road	Local Plan allocation	130	No	Yes	No							0	The site is expected to be released to the market outside of the 5 year timeframe.
Former Erimus Training Centre	Local Plan allocation	100	Yes	Yes	Yes						35	35	The site is allocated for housing and initial housing completions are expected to occur within 5 years.
St Davids	Local Plan allocation	115	Yes	Yes	Yes						35	35	The site is allocated for housing and initial housing completions are expected to occur within 5 years.
Trimdon Avenue	Local Plan allocation	50	Yes	Yes	Yes			25	25			50	The Council is releasing the site to a housebuilder. There is a realistic prospect that the housing will be delivered within 5 years.
Beechwood	Local Plan allocation	28	No	Yes	No							0	The site is expected to be released to the market outside of the 5 year timeframe.
Low Gill	Local Plan allocation / Planning application M/FP/0261/14/P	164	Yes	Yes	Yes		15	35	35	35	35	155	A housebuilder is in control of the site. There is a realistic prospect that housing will be delivered within 5 years.
Total		9808				812	400	620	552	499	667	2738	

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