

Authority Monitoring Report 2017/18

Introduction

Section 113 of the Localism Act 2011 outlines the requirement for local planning authorities to produce an Authority Monitoring Report (AMR). The Town and Country Planning (Local Planning) (England) Regulations of 2012 set out the information which should be included within the AMR. The key parts include the implementation of the Local Development Scheme and the progress/performance of Local Plan policies. In addition, the status of any Neighbourhood Development Plans, duty to cooperate under Section 33A of the Act and the demand for self-build housing within the borough.

The primary purpose for this AMR is to assess the effectiveness of Middlesbrough's adopted planning policies during the period 1 April 2016 to 31 March 2017.

Purpose of the Authority Monitoring Report

The principal purpose of the AMR is to determine whether policies and targets within the Local Plan documents have been achieved and whether targets have been met. The report will look at:

- the extent to which the Council meeting, or is it on target to meet, the schedule set out in the Local Development Scheme;
- Whether Local Plan policies are being effectively implemented or need to be reviewed.
- Details on Neighbourhood Development Plans within the borough;
- An update on the ongoing co-operation between the Council and relevant bodies under the Duty to Cooperate; and
- Level of demand for self-build and custom housebuilding.

Monitoring Implementation of Local Planning Policies

As part of its Local Plan, the Council adopted a Core Strategy in February 2008, Regeneration Development Plan Document (DPD) in February 2009, and Tees Valley Joint Minerals and Waste Core Strategy and Policies and Sites DPDs in September 2011. In addition, the Housing Local Plan was adopted in 2014, as such, policies from these documents are monitored. A limited number of saved 'old' Local Plan policies also remain extant until such time they are replaced by policies in the new Local Plan.

Monitoring Implementation of Local Development Scheme (LDS)

The Regulations require the AMR to provide information on what stage documents within the LDS are at within their preparation. If the document is behind the timetable in the LDS, reasons are to be provided.

For this monitoring period, progression of the plan is measured against the Local Development Scheme adopted in June 2016; this included a timetable for the preparation of DPDs over a three-year period and indicated key milestones (see Table 1).

Duty to Co-operate

The Localism Act imposes a duty to co-operate requiring LPAs and public bodies to 'engage constructively, actively and on an ongoing basis'. Middlesbrough Council facilitates the duty to co-

operate through regular (six weekly) meetings of Planning Managers and Development Plan Officers from the Tees Valley authorities (Darlington, Hartlepool, Middlesbrough, Redcar & Cleveland and Stockton). This is a long-standing arrangement that continued through 2017/18. The purpose of these meetings is to discuss strategic and cross-boundary planning issues, covering topics such as housing employment, transport, environment and minerals and waste. Officers from nearby authorities outside the Tees Valley attend meetings quarterly to provide wider context, specifically Councils from Hambleton, Richmond, Scarborough, North Yorkshire and Durham County, along with the North York Moors National Park. Matters discussed and taken forward by these groups during 2017/18 included:

- Issues in relation to Local Plans and evidence bases of all authorities;
- Discussions with other TV authorities on Housing Market Areas and Objectively Assessed Need;
- Engagement with Durham County Council on their emerging Local Plan;
- Joint responses to emerging national policy; and
- Preparation of the Tees Valley Aggregates Assessment.

Work on the Middlesbrough Local Plan continued during 2017/18 with the preparation of a number of evidence base documents which involved duty to co-operate partners at appropriate stages.

Neighbourhood Planning

During 2017/18 work continued on the Stainton and Thornton Neighbourhood Plan, with Council officers attending meetings of the Steering Group to support the preparation of the Neighbourhood Plan.

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

	2016				2017				2018				2019			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
Local Plan		SC	SI/PP				P		S	E	A					

Key:

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

Monitoring Implementation of Local Planning Policies

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Updated format of this monitoring report

This monitoring report takes on an updated format to the reports in previous years, this is due to difficulty in obtaining the necessary data for some indicators and a need to simplify the report.

Business and employment

Indicator	Policy	Target (where applicable)	Reporting year (2017/18)	Previous years (for comparison)	Commentary	Actions required
Employment type	CS7 Economic Strategy	Not applicable.	Agriculture, fishing, mining, utilities: 0.9% Manufacturing: 9.7% Construction: 8.5% Retail and wholesale: 16.7% Hotels and catering: 6.8% Transport and communication: 7.8% Financial, real estate, business: 12.7% Public administration: 5.9% Education: 9.8% Health and social work: 16.7% Other: 4.5% (Census Data)	Agriculture, fishing, mining, utilities: 0.9% Manufacturing: 9.7% Construction: 8.5% Retail and wholesale: 16.7% Hotels and catering: 6.8% Transport and communication: 7.8% Financial, real estate, business: 12.7% Public administration: 5.9% Education: 9.8% Health and social work: 16.7% Other: 4.5% (Census Data)	Middlesbrough's employed residents work in a diverse range of industries and occupations, as shown by the data. Particular 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.	None required.
Economic activity	CS7 Economic Strategy	Increase economic activity rates	Jan-Dec 2017: 69.3% https://www.nomisweb.co.uk/query/construct/summary.asp?mode=construct&version=0&dataset=17	Jan-Dec 2016: 70.4% https://www.nomisweb.co.uk/query/construct/summary.asp?mode=construct&version=0&dataset=17	National statistics show 69.3% of Middlesbrough residents of working age (16-64) were economically active as of December 2017, compared to a national average of 78.2% in the United Kingdom and 75.4% for the North East.	None required.
Amount of allocated proposed employment land available - by type (Hectares [ha])	H1 Spatial Strategy CS7 Economic Strategy	<u>2004 - 11:</u> 35ha general 40ha brownfield mixed <u>2011 - 16:</u> 25ha general 40ha brownfield mixed <u>2016 - 21:</u> 25ha general 20ha brownfield mixed	99.05ha	2011/12: 175.28 2012/13: 174.07 2013/14: 119.12 2014/15: 99.40 2015/16: 99.40 2016/17: 99.05	The amount of allocated proposed employment land has steadily decreased since monitoring began, with proposed employment land being developed out since the adoption of the H1 and CS7 policies.	None. It is considered the policy framework is efficient in enabling employment space to be managed. Should it need revising further it will be reassessed in the upcoming local plan review.
Greater Hemlington: • 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	Floor space permitted: 0 Floor space completed: 3766	<u>2014/15</u> Amount of floor space permitted: 0 Amount of floor space completed: 0 <u>2015/16</u> Amount of floor space permitted: 659 Amount of floor space completed: 0	The only employment floor space permitted within the monitored period was the new police headquarters – the Cleveland Police Community Hub.	None required.
Greater Hemlington: • 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)	3766sqm - Community Safety Hub (B1(a))	659 (Single storey community safety data hub and associated works B1(a))	The Community Safety Hub (B1(a)) was the only employment land developed during the monitored period.	None required.
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	636sqm	2014/15: 12850sqm 2015/16: 3141sqm 2016/17: 6064sqm	Employment land developed in 2017/18 included: S K Chilled Foods, Brighthouse Road 17/0047/FUL Extension to side/front and associated works (B2) 636sqm	None required. It is considered the policy framework is efficient in enabling employment space to be managed. Should it need revising further it will be reassessed in the upcoming local plan review.
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	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	7885sqm	2014/15: 49,378sqm 2015/16: 4558sqm 2016/17: 2285sqm	During the monitored period the level of employment floor space permitted was 7885sqm, an increase from the previous year. Note that a large figure was observed during 2014/15 as a result of the Riverside Park Road compound development.	None required. It is considered the policy framework is efficient in enabling employment space to be managed. Should it need revising further it will be reassessed in the upcoming local plan review.

Indicator	Policy	Target (where applicable)	Reporting year (2017/18)	Previous years (for comparison)	Commentary	Actions required
	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					

Town Centre

Indicator	Policy	Target (where applicable)	Reporting year (2017/18)	Previous years (for comparison)	Commentary	Actions required
Amount of leisure development permitted/developed:	CS14 Leisure Development	Focus leisure development in the Town Centre, GBH, Middlehaven, Prissick and the district centres	0.59ha	<u>2014/15</u> Developed: 2.00ha Permitted: 3.39ha <u>2015/16</u> Developed: 11.19ha Permitted: 0.70ha <u>2016/17</u> Developed: 4.19ha Permitted: 0ha	No leisure development was completed in the monitored period. The following development were however, permitted within the monitored period: <ul style="list-style-type: none"> • Marton Cricket Club, Memorial Drive 17/0213/FUL New all-weather Hockey Pitch with floodlighting and car parking. 	None required.
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	2017/18: 3014sqm	2011/12: 657sqm 2012/13: 0sqm 2013/14: 0sqm 2014/15: 94sqm 2015/16: 0sqm 2016/17: 256sqm	Retail development for the monitored period showed a significant decrease on the figure recorded for 2016/17, however, this figure was unusually high in comparison to all previous monitoring. Therefore, this decrease is not concerning.	None required.
Floorspace permitted 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	<u>Town Centre:</u> Floorspace permitted: 23,366sqm <u>Edge of centre:</u> Floorspace permitted: 0sqm <u>Out of centre:</u> Floorspace permitted: 17,935sqm	<u>Town Centre:</u> Floorspace permitted: 0sqm <u>Edge of centre:</u> Floorspace permitted: 220sqm <u>Out of centre:</u> Floorspace permitted: 4,380sqm	Floorspace permitted for within the town centre rose significantly from 2015/16. This number includes the 15,436sqm 5-building office development at Centre Square. A significant increase was also displayed for out of centre town centre uses permitted, a result of permission granted for the Snow Centre at Middlehaven,	None required.
Floorspace currently in a town centre use permitted for other uses during 2017/18 - 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	<u>Town Centre:</u> Floorspace permitted: 1,050sqm <u>Edge of centre:</u> Floorspace permitted: 0sqm <u>Out of centre:</u> Floorspace permitted: 2,255sqm	<u>Town Centre:</u> Floorspace permitted: 16,809sqm <u>Edge of centre:</u> Floorspace permitted: 134sqm <u>Out of centre:</u> Floorspace permitted: 34sqm	Permission granted for other uses in the town centre fell significantly from the previously monitored period, with an increase in permissions granted for these uses out of centre.	None required.
Total number of units and number of vacant units in the Town Centre Total amount of floor space and vacant floor space in the Town Centre	CS13 A Strategy for the Town, District and Neighbourhood Centres	Reduce the number of vacant units	<u>Units</u> 585 Total Units 100 Vacant Units <u>Floor Space (sqm)</u> 211,618 Total floor space 21,649 Vacant floor space	<u>Units</u> 2014/15: 593 total 120 vacant 2015/16: 593 total 125 vacant 2016/17: 595 total 112 vacant <u>Floor Space (sqm)</u> 2014/15: 206,661 total 25,440 vacant 2015/16: 203,489 total 28,638 vacant 2016/17: 205,731 total 28,283 vacant	The total number of units within the town centre saw a slight decrease compared to previous years, but saw less vacant units – only 100 vacant units.	None required.

Indicator	Policy	Target (where applicable)	Reporting year (2017/18)	Previous years (for comparison)	Commentary	Actions required
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)	Berwick Hills Total units: 30 Vacant units: 2 Total floor space: 14,566.5sqm Vacant floor space: 357.4sqm Coulby Newham Total units: 56 Vacant units: 5 Total floor space: 34,906sqm Vacant floor space: 856.7sqm	Berwick Hills (16/17) Total units: 28 Vacant units: 2 Total floor space: 14,566.5.1sqm Vacant floor space: 357.4sqm Coulby Newham (16/17) Total units: 54 Vacant units: 6 Total floor space: 34,906sqm Vacant floor space: 1945.4	The number of vacant has not increased within the Berwick Hills district centre, and has decreased in Coulby Newham district centre.	None required.

Housing

Indicator	Policy	Target (where applicable)	Reporting year (2017/18)	Previous years (for comparison)	Commentary	Actions required
Housing trajectory showing: i. net additional dwellings since start of Plan ii. net additional dwellings for the current year iii. projected net additional dwellings to 2029 iv. the five year supply of deliverable dwellings	H1 Spatial Strategy H11 Housing Strategy	Net additional dwellings: 2012 - 19: 2,660 2019 - 24: 2,150 2024 - 29: 2,160	i. 2,179 ii. 408 iii. 5,196 iv. 2018/19: 472 2019/20: 607 2020/21: 529 2021/22: 461 2022/23: 429 2023/24: 433	Not applicable.	i. There has been 2179 net additional dwellings since the Housing Local Plan on 1 April 2014. ii. Between 1 April 2017 and 31 March 2018 there was 408 net additional dwellings. iii. Between 1 April 2018 and 31 March 2029 it is projected that an additional 5,196 dwellings will be delivered from extant planning permissions iv. The data provides the annual breakdown of the five-year supply.	None required.
Population change	H1 Spatial Strategy H11 Housing Strategy	Stabilise population	ONS Estimate: 140,600 <i>Source: https://teesvalley-ca.gov.uk/InstantAtlas/area_profile/atlas.html?detectflash=false</i>	ONS Estimate: 140,400	The 2017 mid-year estimate of Middlesbrough's population was 140,600. A slight increase from the previous mid-year estimate for 2016; which was 140,400. The Housing Local Plan 2014 identifies the baseline of 138,700 to help monitor this indicator – the figure reported for this year indicates that the population has been stabilised.	None required.
Self-build interest	Self-build and Custom Housebuilding Act 2015	-	2017/18: 1	2015/16: 3 2016/17: 3	Middlesbrough's self-build register has had 7no registered interests. For the monitored period, 1 registered interest was shown.	None required.
Number of housing completions/outstanding permissions	H11 Housing Strategy	2012-19 = 1,545 2019-24 = 2,155 2024-29 = 1,725	421 completions <u>Outstanding permissions:</u> Brownfield: 2,282 Greenfield: 2297	<u>Completions</u> 2012/13: 306 2013/14: 182 2014/15: 514 2015/16: 577 2016/17: 552	Housing completions increased following the adoption of the Housing Local Plan 2014. Within the monitored period, there was a slight decrease in comparison to the previous year.	None required.
Vacant dwellings	H11 Housing Strategy	Reduce vacancy rates to 3% by 2029	Vacancy Rate as of Oct 2017: 2,842 <i>Source: https://www.gov.uk/government/statistical-data-sets/live-tables-on-dwelling-stock-including-vacants</i>	2010: 2,401 2011: 2,512 2012: 2,560 2013: 2,246 2014: 2,328 2015: 2,361 2016: 2,504	As of October 2017 there was 2,842 vacant dwellings. Compared to previous years this has increased by 18.4%. Up until April 2013 dwellings undergoing major structural repairs for up to 12 months and those vacant for less than 6 months were eligible for a council tax exemption (Class A and C respectively). In April 2013 these exemptions were replaced with a new flexible discount which applied to all	The target of reducing vacancy rates is not currently being met, with an increase of 18.4% since 2010.

					empty properties. Local authorities are now entitled to apply any level of discount from 0% to 100% to all empty properties. Where local authorities award zero discounts for empty properties there is less incentive for owners to report their property as empty. This could have led to some under reporting of some empty properties.	
Affordable housing completions by type and tenure	H12 Affordable Housing	Improve the range and choice of dwelling types	8	2014/15: 160 2015/16: 149 2016/17: 66	Affordable housing completions were significantly lower than between 2014 and 201.	Action may be required if there is a low number of affordable completions in the next monitoring period.
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	0	0	Zero applications were approved/refused for gypsy and travelling	None required.

Environment

Indicator	Policy	Target (where applicable)	Reporting year (2017/18)	Previous years (for comparison)	Commentary	Actions required
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	Green Flag Award Winners (May 2017): - 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 (12.1ha)	Green Flag Award Winners (May 2016): - Albert Park - Fairy Dell - Hemlington Lake and Recreation Centre - Linthorpe Cemetery - Pallister Park - Stewart Park	There were seven open spaces awarded Green Flag Status in 2017, two more than the previous monitoring period.	None required.

Indicator	Policy	Target (where applicable)	Reporting year (2017/18)	Previous years (for comparison)	Commentary	Actions required
Number of developments permitted beyond the limit to development by type (Ask John)	E20 Limit to Urban Development	No departure applications to be permitted beyond the limits to development	7 developments	Data not obtainable.	7 developments were made beyond the limit to development within the monitored period. Details of these developments and application documents related to each application are below: 17/0136/FUL 17/0153/FUL 17/0237/FUL 17/0286/FUL 17/0355/FUL 17/0782/FUL 17/0419/FUL	None required.

Education

Indicator	Policy	Target (where applicable)	Reporting year (2017/18)	Previous years (for comparison)	Commentary	Actions required
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	0	0	No new schools were created. A number of schools have however made the switch to academies in recent years.	None required.

Health

Indicator	Policy	Target (where applicable)	Reporting year (2017/18)	Previous years (for comparison)	Commentary	Actions required
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: • St Luke's Hospital • Cargo Fleet Lane	0	- Roseberry Park new ward	During the monitored period no facilities were completed. However, planning permission was granted for a new ward at Roseberry Park.	None required.

Transport

Indicator	Policy	Target (where applicable)	Reporting year (2017/18)	Previous years (for comparison)	Commentary	Actions required
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	0	0	As in previous years, no park and ride facilities were provided during the monitored period to serve South Middlesbrough.	Consider an alternative approach within the Local Plan review, such as a car share scheme.

Minerals and Waste

Indicator	Policy	Target (where applicable)	Reporting year (2017/18)	Previous years (for comparison)	Commentary	Actions required
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	<u>2017/18</u> Total Municipal Waste = 70,764.02 tonnes Energy from Waste Recovery = 23,794.89 t (42.4%) Recycling = 23,794.89 t (33.6%) Composting = 7,999.70 t (11.3%) Landfill = 8,992.03 t (12.7%)	<u>2013/14</u> Total Municipal Waste = 68,234.796 tonnes Energy from Waste Recovery = 42,506.886 t (62.3%) Recycling = 19,916.698 t (29.2%) Composting = 4,472.528 t (6.5%) Landfill = 1,338.684 t (2.0%) <u>2014/15</u> Total Municipal Waste = 67,888.107 tonnes Energy from Waste Recovery = 34,781.303 t (51.2%) Recycling = 23,249.509 t (34.2%) Composting = 6,309.022 t (9.3%) Landfill = 3,548.273 t (5.3%)	Despite a fall in the total level of municipal waste between 2013-2015, there was an increase during the monitored period. The level of energy from waste recovery has decreased, with an increase in the level of waste composting. The rate of recycling has remained fairly steady, however the level of waste being sent to landfill has increased.	Both targets are being met, thus no action is required.

Indicator	SA objective	Desired direction of movement or target(s)	Reporting year (2017/18)	Previous years (for comparison)	Commentary	Actions required
Heritage assets on the Heritage at risk register	10: Promoting, enhancing and respecting Middlesbrough's culture and heritage	To have no listed buildings classified as being at risk.	<u>Acklam Hall, Acklam</u> Condition: Fair Vulnerability: Medium <u>Middlesbrough Historic Quarter</u> Condition: Very bad Vulnerability: Low	<u>2013 & 2014:</u> Acklam Hall <u>2015 & 2016:</u> Acklam Hall Middlesbrough Historic Quarter	Acklam Hall and the Historic Quarter were present on the 2017 heritage at risk register.	Support the development of heritage assets at risk through the Local Plan review.
Conservation areas with conservation area appraisals	10: Promoting, enhancing and respecting Middlesbrough's culture and heritage	Update conservation area appraisal and management plans when appropriate	All (8) of Middlesbrough's conservation areas have conservation area appraisals.	All (8) of Middlesbrough's conservation areas have had conservation area appraisals.	Each of Middlesbrough's conservation areas are accompanied by a conservation area appraisal. There is a need to potentially review some of these appraisals to avoid them becoming outdated.	Consider the need to review some of the existing appraisals.