



REDCAR & CLEVELAND LOCAL PLAN DEVELOPMENT SCHEME 2025



this is Redcar & Cleveland

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I. Introduction

- I.1** A Local Development Scheme (LDS) is required under Section 15 of the Planning and Compulsory Purchase Act 2004 (as amended). It is a plan for the preparation of key planning documents and must specify the development plan documents which, once adopted, comprise part of the development plan for the area. Local Planning Authorities are also encouraged to include details of other important documents that will form part of the development plan, such as Neighbourhood Plans.
- I.2** This Local Development Scheme replaces the LDS that was approved in 2016 to support the preparation of the 2018 Local Plan. It provides information on:
- The development plan documents that will be prepared over the next 3 years (i.e. 2025-2028)
 - The subject matter of those documents and the geographical area they cover
 - The timetable for the preparation and adoption of those documents, including consultation periods and examination.

Current Development Plan

- I.3** A development plan is made up of development plan documents (as described by the Planning and Compulsory Purchase Act 2004) that include strategic and non-strategic policies for the development of an area. For the area of Redcar and Cleveland outside of the North York Moors National Park, the Development Plan currently consists of the following documents:
- The Redcar & Cleveland Local Plan (adopted May 2018);
 - The Tees Valley Joint Minerals and Waste Core Strategy (adopted 2011); and
 - The Tees Valley Joint Minerals and Waste Policies and Sites DPD (adopted 2011).
- I.4** The Local Plan Policies Map forms part of the Redcar & Cleveland Local Plan. It illustrates the geographical application of the policies in the plan and provides illustration of site specific allocations and designations.
- I.5** Policies relating to minerals and waste development will continue to be included in separate development plan documents. Revision of these documents will be prepared jointly with the adjoining authorities who are part of the Tees Valley Combined Authority. However, there is no new timetable for the revision of these documents included in this LDS.
- I.6** Development plans can also include Neighbourhood Development Plans. However, there are currently no adopted Neighbourhood Development Plans in the borough. To date, Neighbourhood Areas have been designated for Guisborough and Nunthorpe, which partly lies within Middlesbrough Council area, and the Council will continue to work with and support these groups, and others, wishing to prepare Neighbourhood Plans.

Other Policy Documents

- I.7** The Council is also required to prepare other planning policy documents which do not form part of the development plan.

Supplementary Planning Documents

- I.8** Supplementary Planning Documents (SPDs) provide further detail to Local Plan policies. They are statutory documents but do not form part of the development plan and their production is not required to be reported within the LDS. The Council is currently not preparing any SPDs.
- I.9** The previous Government proposed changes to the planning system through the Levelling Up and Regeneration Act 2023 and these proposed changes included the replacement of SPDs. The Council will, therefore, consider the need for the preparation of further policy guidance documents following the confirmation of further changes to the planning system and the commencement of the Local Plan preparation process.

Statement of Community Involvement

- I.10** A Statement of Community Involvement (SCI) sets out how communities and stakeholders can expect to be engaged in the preparation of planning documents and in the consideration of planning applications. The Council's current SCI was adopted by the Council in February 2021. As it is currently less than 5 years old, there is no current formal requirement to update it at present.
- I.11** Previous consultations on changes to the planning system have indicated that SCIs may be replaced by Project Initiation Documents. The Council will, therefore, continue to monitor the need to review or replace its current SCI.

Authority Monitoring Report

- I.12** The Localism Act 2011 requires local authorities to produce Authority Monitoring Reports (AMRs). These are reports on the performance of planning policies set out within a Council's Local Plan. They include up to date information on performance against indicators and targets set out within the monitoring framework of the Local Plan. These relate to housing and economic development, environmental quality and transport and community infrastructure development.
- I.13** The Council produces and publishes an AMR annually and these are available on the Council's website.

2. Programme for Preparing Local Plan Documents

- 2.1** During the next 3 years, the Council intends to prepare a Local Plan to replace the Redcar & Cleveland Local Plan that was adopted in May 2018. The timetable for this process is set out below. It is expected that the Local Plan will be produced in accordance with this schedule. If there are any significant changes in circumstances that may affect the schedule, this LDS will be reviewed.

Table 1 Redcar & Cleveland Local Plan 2026-2042 - Project Schedule

Role and Purpose	The Local Plan will set out strategic and detailed policies to deliver for the needs of the Borough. It will provide opportunities for development through site-specific designations and allocations and will set out policies to manage development and meet local priorities. Site specific allocations, designations and other policies which require a geographical representation will be identified on the Local Plan Policies Map.	
Geographical Scope	The Borough of Redcar and Cleveland excluding the area within the North York Moors National Park as shown within Appendix 1.	
Chain of Conformity	Consistent with national planning policy. All other planning documents to conform with Local Plan.	
Status	Development Plan Document	
Local Plan Timeline		
Stage 1	Scoping Report	October 2025
Stage 2	Draft Local Plan Consultation (Regulation 18)	July 2026
Stage 3	Publication Local Plan Consultation (Regulation 19)	December 2026
Stage 4	Submission to Secretary of State (Regulation 22)	September 2027
Stage 5	Examination (Regulation 24)	September 2027 - March 2028 (Hearings estimated Nov/Dec 2027 but programme subject to confirmation by Planning Inspector)
Stage 6	Adoption (Regulation 26)	March 2028 (subject to Examination)

3. Local Plan Evidence Base Preparation

- 3.1** To comply with the national planning policy contained within the NPPF, it is essential that the policies and proposals in Local Plans are based on objective evidence. Throughout the plan preparation process and at all stages of the process, work to up date the evidence base of the Local Plan will be undertaken to provide essential background data that will assist in the development of policies and the selection of development options. This evidence base will also provide baseline data for the monitoring and review of the development plan.
- 3.2** The evidence base for the Local Plan will be made up of technical studies, reports and surveys. The complex nature of the evidence required means that external advice and support will be needed.
- 3.3** In addition to the preparation of evidence base documents, the Council will also be required to prepare a number of documents that will assess the impact of the emerging policies and indicate the need for alterations to those policies. These include a Sustainability Appraisal and Habitat Regulations Assessment that will identify and consider environmental impacts of the plan and ensure compliance with legislation relating to the Environmental Assessment of Plans and Programmes and the Conservation of Habitats and Species Regulations.
- 3.4** It will also be necessary to identify the infrastructure that is to support the delivery of the development identified within the Local Plan. This will be undertaken through the preparation of an Infrastructure Delivery Plan.
- 3.5** The assessments required to support the soundness and delivery of the Local Plan will be undertaken and revised alongside plan preparation in an iterative process.

4. Monitoring and Review

- 4.1 Progress with the preparation of the Council's local development documents will be reviewed each year as part of the annual Authority Monitoring Report (AMR). The AMR will assess how the Council is performing against the timescales set out within the previous year's Local Development Scheme, consider the reasons for any slippage and the need for any revisions to the Local Development Scheme.
- 4.2 Upon adoption of the Local Plan, the AMR will also assess the extent to which the new policies are delivering for the needs of the borough and against relevant targets. The Local Plan will be reviewed and updated, where necessary, within a 5 year time frame, depending on any changes to national planning policy or the national planning system.

5. Management of the Local Plan

Management

- 5.1** The responsibility for the production of the Local Plan and its evidence base will rest with the Planning Strategy Team, within the Growth, Enterprise and Environment Directorate, who will also be responsible for ensuring the soundness and legal compliance of the Local Plan and for monitoring and reviewing the plan through the Authority Monitoring Report.
- 5.2** The preparation of the Local Plan will be undertaken in conjunction with a cross-party group of Elected Members, who will oversee key decisions on the objectives, strategy and policies of the plan. The agreement of documents for consultation will occur at Cabinet meetings and the power to agree the adoption of the final Local Plan will rest with Borough Council.

Resources

- 5.3** The preparation of local planning documents will be carried out by the Planning Strategy Team. However, specialist expertise from wider teams within the Council will be required to support in the preparation of the local development documents and external consultants will also be employed to carry out background and technical studies where necessary. Officers from relevant divisions of the Council will co-ordinate these studies to help ensure the integration and shared ownership of local planning documents.
- 5.4** Adequate budgets will need to be put in place to cover the cost of the technical studies, printing and other costs associated with consultations, and the costs of examination.

Risk Assessment

- 5.5** An analysis of potential risks has been carried out. These, together with the proposed action/contingency approach to managing them, are set out in the table below:

Table 2 Risk Assessment

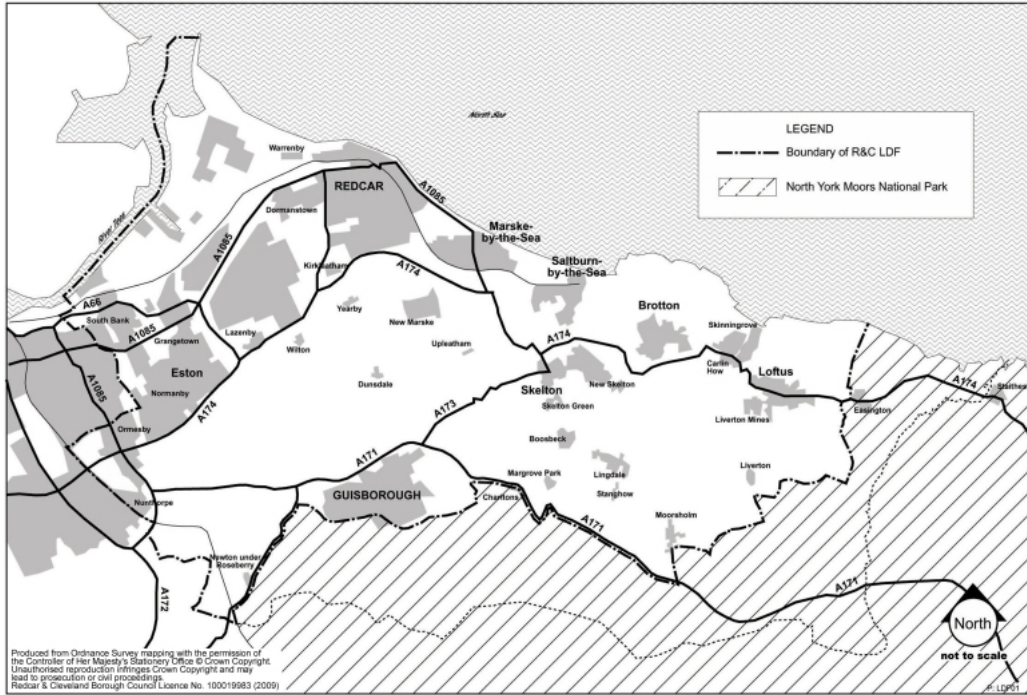
Risk	Impact	Mitigating Actions
Programme delay	Failure to meet the Council's statutory duty of preparing a development plan for the Borough that will support the delivery of key objectives of the Corporate Plan. Reputational issues and lack of an up-to-date development plan to guide development in the Borough.	Ensure that the development of the Local Plan is a corporate priority. Carefully monitor progress and implement mitigating actions to reduce the factors causing delay.

Risk	Impact	Mitigating Actions
Lack of sufficient staff resources and/or in-house skills	Loss of staff or staff turnover leading to reduced skills and experience in the Council will lead to delays in evidence and plan production.	Ensure staffing resources are maintained in line with the staffing structure, with the preparation of Local Plan work prioritised. Consider the use of consultancy staff or short-term contracts to maintain sufficient support.
Availability of technical resources and budget	Pressure on wider Council budgets could impact on the resources available for Local Plan work and the evidence base, leading to delays or a negative impact on the soundness of the plan.	Identify expected technical and budgetary requirements and ensure necessary budgets are available. Ensure that Local Plan work is prioritised.
Volume of work greater than anticipated.	A higher level of representations than expected or unexpected changes in relation to identified development sites or infrastructure could result in additional work for the team that will cause a delay in progress.	Ensure programme timetable is realistic and flexible and keep under review. Ensure adequate resources are available to complete necessary additional work.
Planning Strategy Team required to take on additional work.	This will divert officers from Local Plan work and lead to a delay in the production of the plan.	Ensure that the Local Plan is a corporate priority and minimise involvement in other work.
Changes to national planning policy, guidance and legislation.	Changes may lead to uncertainty and result in the need to re-write policy or replace parts of the evidence base.	Monitor new and emerging policy to allow for an early response to changes. Seek advice from MHCLG or the Planning Advisory Service on the implications of changes, where appropriate.
Significant public opposition to new policies.	The preparation of the Local Plan will generate significant public interest and a strong negative response could cause delays through the need to carry out further work or re-write policies.	Follow the consultation programme set out within the Statement of Community Involvement and develop an engagement strategy that limits misinformation.

Risk	Impact	Mitigating Actions
		Ensure the preparation of a robust evidence base to justify policy and strategy decisions.
Legal compliance / Soundness	Failure to prepare a Local Plan that is legally compliant and sound at Examination may result in rejection of the plan by the Planning Inspectorate or additional work to rectify failings.	<p>Ensure that a robust evidence base is prepared and used to inform policy decisions.</p> <p>Complete soundness and legal-compliance self-assessment toolkits.</p> <p>Work closely with the Planning Inspectorate and arrange an advisory meeting prior to submission.</p>
Legal Challenge	A legal challenge to the Local Plan could result in parts of the plan being quashed.	Ensure the plan is developed in line with all legal requirements.

6. Appendix I - Redcar & Cleveland Local Plan Area

Map I Area covered by Redcar & Cleveland Local Plan



This document is available in alternative formats and in different languages on request. If you need support or assistance to help you read and/or understand this document, please contact the Council on 01642 774774.



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