

## Local Development Framework

### List 2 - Addendum of Significant Proposed Changes

Change Number	Page Number	Other Identification	Text Removed	Text Added
37	23	Policy CS2, Clause 6	and consideration of 'Park and Ride' initiatives where appropriate	No text added.
45	25	Policy CS3, Clause 7	locations are identified	proposals come forward
51	28	Policy CS4, Clause 1, bullet point 3	60ha	50ha
52	28	Policy CS4, Clause 1, last bullet point		Add footnote to read 'RSS refers to safeguarding land for regionally important chemical and steel industries. Main steel production now takes place in Hartlepool and Redcar and Cleveland Boroughs. Therefore, land referred to in point 5 of the policy reflects the potential for expansion of the chemical production and processing industries.'
53	28	Policy CS4, Clause 5	No text removed.	To maximise opportunities for the delivery of the RSS requirements
54	28	Policy CS4, Clause 5		subject to environmental constraints,
55	28	Policy CS4, Clause 5 a, b and c	No text removed.	up to
56	29	Policy CS4 Clause 6	river-side based site.	river based site. No port or river based development will be permitted on, or on land immediately adjacent to, the North Tees Mudflat component of the Tees and Hartlepool Foreshore and Wetlands SSSI.
57	29	Policy CS4, Clause 8,iv,a		, with regard given to the protection and enhancement of the character of tranquil areas along the river corridor between the towns of Stockton and Yarm.
58	29	Policy CS4, Clause 8,iv,c		including early history, railway and engineering heritage and the area's World War II contribution.
59	29	Policy CS4, Clause 8iv		New bullet point: Saltholme Nature Reserve
60	30	Paragraph 9.4	65	55
61	30	Paragraph 9.4	Over the past 3 years, the annual average development of	The Employment Land Review identified that the average annual take up

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			employment land in the Borough has been in the order of 13 ha. per annum. As this is not expected to change,	rate for employment land averaged 11.69 ha per annum between 1995 and 2007. Although this is slightly lower than the 13ha per annum stated in Policy CS4,
62	30	Paragraph 9.5	at Durham	at Skylink Business Park, Durham
63	30	Paragraph 9.5		At Durham Tees Valley Airport, 20 ha of land in Stockton Borough have the benefit of planning permission for general employment uses, part of the Regional Spatial Strategy General Employment Uses requirement of 255ha. An additional 50ha has permission for airport related uses.
64	30	Paragraph 9.7	No text removed.	Proposals requiring a riverside location, in addition to developments within the Seal Sands and North Tees Pools areas, have the potential to significantly affect the Teesmouth and Cleveland Coast SPA and Ramsar site, and the provisions of Policy 10 will need to be taken into account. To inform site allocations in the Seal Sands, North Tees Pools and River Tees Corridor areas in the Regeneration Development Plan Document, the Council has agreed to undertake a study in partnership with Natural England and the RSPB, to assess the potential for development in those areas to adversely affect the integrity of the SPA/Ramsar site. The study will involve a detailed assessment of the usage of these and adjacent areas by SPA and Ramsar site bird species. This will be used to develop a strategic framework for development in these areas by identifying where land can be allocated for development without adverse impact on the SPA/Ramsar site, whilst taking an integrated approach to habitat creation to ensure sufficient mitigation can be delivered. Further studies will investigate the precise extent of site allocations in these areas.
65	31	Paragraph 9.10	improving the visitor offer	improvements to the visitor offer and natural environment, as identified in policy CS10,
66	32	Policy CS5 Clause 1	for retail development will be made in the Borough	will be made outside the Primary Shopping Area of Stockton Town Centre
69	33	Policy CS5 Clause 6	6. The existing roles played Teesside Park as an out-of-town location, and Portrak Lane as an out of centre site, are recognised. No additional retail or leisure development will be permitted in these locations.	6. The existing roles played by Teesside Park as an out of town location, and Portrack Lane as an out-of-centre site are recognised. Whilst no additional retail or leisure development proposals will be encouraged in these locations or any other out of centre locations, any proposals which emerge will be dealt with as under 7 below.
70	33	Policy CS5 Clause 7 (New)	No text removed.	7. Should any planning application proposals for main town centre uses in edge or out-of-centre locations emerge, such proposals will be determined in accordance with prevailing national policy on town centre uses as set out in PPS6 or any successor to PPS6.
77	37	Policy CS7, Clause 2	allocations will come forward before	sites will be allocated before
78	37	Policy CS7, Clause 2		Planning applications that come forward for unallocated sites will be assessed in relation to the spatial strategy.

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82	38	Paragraph 12.6	realistic target	realistic cumulative target for the period 2008 to
83	39	Paragraph 12.10		The numerical housing requirement to 2016 (as stated in the RSS) has been met through commitments. Numbers are one aspect of meeting housing requirements; delivering the spatial vision is another. Applications that deliver the spatial vision will be regarded favourably.
90	43	Policy CS8, Clause 2, 3rd bullet point	and terraced houses and 2 and 3-bedroomed apartments	houses and other high density properties
91	43	Policy CS8 Clause 5	Affordable housing provision within a range of 15-20% depending on the needs of specific areas, whether a site is brownfield or greenfield, will be required on sites of 10 dwellings or more. Figures lower than the standard requirement for a specific area will only be acceptable where robust justification is provided. This must demonstrate that provision at the standard requirement would make a site unviable.	Affordable housing provision at a rate of 20% will be required on schemes of 15 dwellings or more and on developments of 0.5 hectares or more. Affordable housing provision at a rate lower than the standard target will only be acceptable where robust justification is provided. This must demonstrate that provision at the standard target would make the development economically unviable.
92	43	Policy CS8 Clause 7	negotiable on a site by site basis but the starting point for negotiations will be	No text added.
93	43	Policy CS8, Clause 7	the delivery of two and three bedroom semi-detached affordable houses, The delivery of two and three bedroom bungalows	two and three bedroom houses and bungalows. Affordable housing provision with a tenure mix different from the standard target will only be acceptable where robust justification is provided. This must demonstrate either that provision at the standard target would make the development economically unviable or that the resultant tenure mix would be detrimental to the achievement of sustainable, mixed communities.
94	44	Policy CS8, Clause 8	The affordable housing requirement will be based on the gross developable area of each site.	
95	44	Policy CS8, Clause 8	developer wishes to develop an area, which is part of the larger site they	development site is sub-divided into separate development parcels below the affordable housing threshold, the developer
96	44	Paragraph 12.22	Strategic Housing Market Assessment provides	Tees Valley Strategic Housing Market Assessment (SHMA) and Local Housing Assessment Update (LHA) provide
97	44	Paragraph 12.24		The Stockton 2008-2011 Housing Strategy identifies addressing the shortage of bungalow accommodation across the Borough for all needs groups as a community priority.
98	44	Paragraph 12.25	The Stockton 2008-2011 Housing Strategy identifies addressing the shortage of bungalow accommodation across the Borough for all needs groups as a community priority. The delivery of executive housing integrated into mixed communities is an issue to be addressed. The housing offer needs to include modern executive housing in order to promote Stockton Borough as an attractive location for new businesses and Eaglescliffe is a particularly attractive location for this type of offer. The Regional Housing Aspirations Study (March 2005) identified an aspirational demand for more executive detached housing, although executive housing may	The evidence collated for the SHMA has highlighted that a need and demand for executive housing exists in the Tees Valley. The Borough has a diverse existing executive housing offer. This includes some modern executive housing developments in parts of Ingleby Barwick, Yarm and Eaglescliffe. It also includes some large mature dwellings in Norton, Hartburn, Thornaby, Yarm and Eaglescliffe that are both an important part of the housing offer and which contribute to local distinctiveness. The Borough also shares (with Hartlepool Borough) the cross-boundary Wynyard development (a large predominantly executive housing development). It is important that meeting the demand for executive

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			take many forms such as town houses.	housing is not at the expense of achieving sustainable, mixed communities and that the retention of existing housing that is part of the executive housing offer is supported.
99	45	Paragraph 12.26	terraced,	
100	45	Paragraph 12.30	Local Housing Assessment ... The Tees Valley Local Housing Assessment 2008 Update and Strategic Housing Market Assessment (SHMA) Report ... Which	LHA ... The SHMA (published in January 2009 and incorporating a 2008 update to the LHA) identified an annual deficit in the provision of affordable housing for Stockton Borough of 866 dwellings (which represents 155.5% of the annual RSS requirement).
101	45	Paragraph 12.31	by examining the levels achieved since 2004	No text added.
102	45	Paragraph 12.31	15% is achievable	20% is achievable during positive market conditions
103	45	Paragraph 12.31	on brownfield sites and that this is inclusive of sites with significant development costs such as remediation. A range of 15-20% has, therefore, been set with a general distinction drawn between brownfield and greenfield sites on the basis that development costs associated with greenfield sites are generally lower.	An affordable housing target of 20% has therefore been set. The Council is mindful that market conditions have fluctuated since the benchmark of late 2007 for the policy. The policy will therefore be applied with a flexibility that is sensitive to the market conditions prevailing at the time the planning application is submitted.
104	45	Paragraph 12.32	The SHMA shows that affordable housing need is greatest in the Billingham sub area and what document refers to as the Outer Core Sub Area (this correlates closely with the Stockton Sub Area as defined in this Core Strategy).	
105	46	Paragraph 12.33	15% range	20% target
106	46	Paragraph 12.34	15% range	20% target
107	46	Paragraph 12.36	the minimum provision of affordable housing recommended for that specific area	the standard affordable housing target or with the tenure mix for affordable housing
108	46	Paragraph 12.36	independently assessed.	independently assessed at the applicant's expense to determine whether it meets the test of robust justification. The Council will publish a guidance note explicitly setting out what is meant by 'robust justification'.
109	46	Paragraph 12.37	Tees Valley Strategic Housing Market Assessment	SHMA
110	46	Paragraph 12.38 (new paragraph after)		The SHMA shows a need for two and three-bedroom affordable dwellings. The Council's Housing Strategy Team has advised that one-bedroom affordable properties are not viable in the longer term due to the reluctance of the Homes and Communities Agency to fund them and the lack of flexibility of this property type in relation to Lifetime Homes standards.
111	48	Paragraph 12.44		Insert 'Mount Pleasant' after Borough

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112	48	Paragraph 12.44		The Council has secured CLG funding of £105,000 to upgrade the pitch amenity blocks and provide one additional pitch at the Mount Pleasant site.
113	48	Paragraph 12.47	Delete paragrah	
163	46	Paragraph 12.36 (New Paragraph After)	(In proposed changes the Council intended to add a new paragraph after 12.36. This was advertised as a proposed change.) Financial appraisals will generally focus on abnormal site specific costs and/or the impact of economic circumstances on a proposed scheme at the time of submitting the planning application. Where an appraisal is accepted as robust evidence based wholly or partly on economic circumstances, the owner of the site will be expected to enter into a Section 106 Agreement. This will require the regular submission to the Council of financial appraisal reports updating the information contained in the original financial appraisal. If the updated reports show that the viability of a scheme has improved to the point of facilitating greater provision then the developer will be obliged to either provide on site affordable homes up to the level which is viable (subject to not exceeding the 15-20% range of the policy) or an equivalent financial contribution. This will apply whether the original financial appraisal showed that provision is only viable at a rate less than the standard requirement or if it showed that no provision at all is viable.	(After discussions at the hearing on 25th September 2009 the paragraph was removed.) Financial appraisals will generally focus on abnormal site specific costs and/or the impact of economic circumstances on a proposed scheme at the time of submitting the planning application. Where an appraisal is accepted as robust evidence based wholly or partly on economic circumstances, the owner of the site will be expected to enter into a Section 106 Agreement. This will require the regular submission to the Council of financial appraisal reports updating the information contained in the original financial appraisal. If the updated reports show that the viability of a scheme has improved to the point of facilitating greater provision then the developer will be obliged to either provide on site affordable homes up to the level which is viable (subject to not exceeding the 15-20% range of the policy) or an equivalent financial contribution. This will apply whether the original financial appraisal showed that provision is only viable at a rate less than the standard requirement or if it showed that no provision at all is viable.