

Stockton-on-Tees Core Strategy Development Plan Document

Schedule 1 Minor Changes

Change No	Pub Page No	Paragraph No	Text Removed	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,
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 employment land in the Borough has been in the order of 13 ha. per annum. As this is not expected to	The Employment Land Review identified that the average annual take up rate for employment land averaged 11.69 ha per annum between 1995 and 2007.

			change,	Although this is slightly lower than the 13ha per annum stated in Policy CS4, at Skylink Business Park, Durham
62	30	Paragraph 9.5	at 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.
65	31	Paragraph 9.10	improving the visitor offer	improvements to the visitor offer and natural and historic environment, as identified in policy CS10 and Objective 9,
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.
82	38	Paragraph 12.6	realistic target	realistic cumulative target for the period 2008 to 2016
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
94	44	Policy CS8, Clause 8	The affordable housing requirement will be based on the gross developable area of each site.	No text added.
95	44	Policy CS8, Clause 8	developer wishes to develop an area,	development site is sub-divided into

			which is part of the larger site they	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 housing, although executive housing may take many forms such as town houses.	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 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,	No text added
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.
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).	No text added
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 type of property in relation to Lifetime Homes standards.
111	48	Paragraph 12.44		Insert 'Mount Pleasant' after Borough
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 paragraph	No text added.