

**Stockton-on-Tees Core Strategy Development Plan Document**

**Schedule 2**  
**Minor Changes**

<b>Change No</b>	<b>Pub Page No</b>	<b>Paragraph No</b>	<b>Text Removed</b>	<b>Text Added</b>
1	1	Throughout the document	Yarm and Eaglescliffe Housing Sub Division	Yarm, Eaglescliffe and Preston Housing Sub Division
2	1	Throughout the document	River Tees Park	Tees Heritage Park
3	1	Throughout the document	gypsy and traveller	Gypsy and Traveller
4	1	Throughout the document	International Nature Reserve at Seal Sands and associated areas.	Teesmouth and Cleveland Coast SPA and Ramsar site and areas used by SPA species.
5	1	Throughout the Document	Brownfield / Brownfield Land	Previously Developed / Previously Developed Land
6	1	Throughout the document	borough	Borough
7	1	Throughout the document	A19/A66/A174 Study	Tees Valley Area Action Plan
8	1	Throughout the document	Appropriate Assessment	Habitats Regulations Assessment
9	6	Paragraph 2.5, new bullet point		Make provision for the development of high quality, decent homes in sustainable locations, and for the improvement of existing stock;
10	10	Paragraph 3.11	Options 2 and 3, to give a wider choice of locations for housing provision (Option 2) and to acknowledge the more dispersed locations for employment uses (Option 3).	Option 3 to acknowledge the more dispersed locations for employment uses. The focus on the regeneration of the Core Area was also balanced with a wider distribution of housing to the Billingham, Thornaby and Yarm, Eaglescliffe and Preston housing sub divisions.

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11	10	Paragraph 3.12	to take account of the emerging programmes of other service providers, such as education and health. It is expected that more development will take place in the Stockton sub-division in the period 2011 – 2016 than shown at the Preferred Options stage	. The focus on the Core Area is maintained. However, it is expected that more development will take place in the Stockton and less in the Billingham, Thornaby and Yarm, Eaglescliffe and Preston housing sub-divisions. This takes account of the increased knowledge about the availability of potential housing sites through the SHLAA process, which includes the emerging programmes of other service providers such as health and education (which will result in land being released for housing). It also acknowledges a planning application for 500 dwellings in Eaglescliffe. If granted consent this will substantially increase the committed housing supply of the Yarm, Eaglescliffe and Preston sub-division.
12	10	Paragraph 3.13	expression of interest in Growth Point Status. This was submitted to the Secretary of State in November 2007. As a result of this, the 20% flexibility element in housing provision for the Borough, over and above Regional Spatial Strategy targets, suggested at the Preferred Options stage, has been overtaken by this bid.	achievement of Growth Point Status. Funding has now been secured for the Growth Point Programme of Development (PoD). At the Preferred Options stage, a 20% flexibility element over and above Regional Spatial Strategy targets was suggested. The immediate emphasis with the PoD is on the Council responding proactively and positively to the short-term housing delivery challenges presented by the credit crunch through partnership working with the development industry. Longer term the PoD will be an asset to achieving the regeneration that is at the heart of the Council's vision for the Borough. Accordingly the 20% flexibility element is retained to 2021 but it is anticipated that the rate of housing delivery will slow down post-2021
13	11	Paragraph 4.2, bullet point 13	produce	generate
14	11	Paragraph 4.2, bullet point 14	built environment	built and historic environment
15	13	Objective 2	production	generation

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16	13	Objective 4		district centres.
17	14	Objective 5	shops.	shops and jobs.
18	14	Objective 6	although the precise location of the facility is not yet known.	by the relevant Primary Care Trust Boards, with their preferred site being identified at Wynyard in the Borough of Hartlepool.
19	15	Objective 8	continue to make a valuable contribution to biodiversity.	be improved and managed to strengthen their value.
20	15	Objective 10	Energy efficiency	In helping to meet the Government's carbon reduction targets, energy efficiency
21	15	Objective 10	produced and used	generated whilst reducing energy consumption,
22	16	Objective 11	residents and visitors	residents and visitors in addition to helping to mitigate the effects of climate change,
23	17	Table 1, Objective 4		as district centres
24	19	Policy CS1, Clause 1	as set out in Policy 6	as set out in Policies 6 and 10
25	19	Paragraph 6.1	Error! Bookmark not defined	
26	19	Paragraph 6.1	Prestige Employment Sites	Key Employment Locations
27	19	Policy CS1, Clause 1 (new final sentence)		In general, new development will be located within the conurbation, to assist with reducing the need to travel.
28	20	Paragraph 6.2	a key regeneration area,	', a key regeneration area,' after North Shore
29	21	Paragraph 6.8	A Village Study is being carried out to identify the rural villages where it may be appropriate to allow further development to maintain and enhance their role in serving the rural population	The Spatial Strategy and need to focus on the Core Area underpins the Council's approach to housing in the rural areas. The Planning the Future of Rural Villages study will assist the Council in applying its approach to housing proposals in the rural area.
30	21	Paragraph 6.9	Housing	Housing Distribution and Phasing
31	21	Paragraph 6.10 (new paragraph after)		The chemical industry at Seal Sands operates in close proximity to the Teesmouth and Cleveland Coast SPA and Ramsar site. The industries work in partnership with nature

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				conservation interests through the Industry Nature Conservation Association, to facilitate consensus and achieve sustainable economic development where development proposals may impact on the natural environment and protected nature conservation sites in particular. Policy 10 recognises this potential conflict, in paragraph 13.2 of the justification.
32	22	Policy CS2, title	Sustainable Transport	Sustainable Transport and Travel
33	22	Policy CS2, Clause 1	adequately	well
34	22	Policy CS2, Clause 1	including public transport, footpaths and cycle routes to provide alternatives to the use of the private car	including public transport, footpaths and cycle routes , fully integrated into existing networks, to provide alternatives the use of all private vehicles
35	22	Policy CS2, Clause 4, point iii	and Yarm	No text added.
36	22	Policy CS2, Clause 4	iv) The introduction of new railway stations at Old Billingham and Roseworth;	
38	23	Paragraph 7.4, bullet point 1		, which will include improvements to Thornaby, Eaglescliffe and Allens West stations and the provision of new stations to serve development within the Green Blue Heart, in the vicinity of Teesside Park, and Durham Tees Valley Airport (precise location yet to be decided). Two further stations will be improved in the longer term at Stockton and Billingham;
39	24	Paragraph 7.4 (new paragraph after)		The East Billingham Transport Corridor runs through an environmentally sensitive location where road developments could result in impacts on the Teesmouth and Cleveland Coast SPA and Ramsar site, and on the RSPB Saltholme Nature Reserve. The East Billingham Transport Corridor's final route will be determined by the findings of a full Environmental Impact Assessment.
40	24	Paragraph 7.5	To assist the delivery of these initiatives, a major Tees	To assist the delivery of these initiatives, a major Tees

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			Valley-wide study is being carried out. Stage 2 of the A19/A66/A174 Development Study is due to be completed towards the end of 2008, and is expected to recommend a package of solutions designed to accommodate the increased demand for travel without a corresponding increase in congestion on the highway network. Additionally, an Ingleby Barwick Traffic Study has been completed.	Valley-wide study is being carried out. The main output from this study will be the Tees Valley Area Action Plan which is due to be completed in 2009, and is expected to recommend a package of solutions designed to accommodate the increased demand for travel without a corresponding increase in congestion on the highway network. Additionally, a VISSIM traffic model for Ingleby Barwick has been produced and is currently being used to assess future development impacts and potential mitigation measures.
41	25	Paragraph 8.1	tackling	mitigating against and adapting to
42	25	Policy CS33, Title	Sustainable Living	Sustainable Living and Climate Change
43	25	Policy CS3, Clause 5	10%	At least 10%
44	25	Policy CS3, Clause 6	opportunities to deliver centralised energy systems, particularly those which are powered by renewable or low carbon sources. Renewable and low carbon decentralised systems will be particularly encouraged to	All major development proposals will be encouraged to make use of renewable and low carbon decentralised energy systems to support the sustainable development of major growth locations within the Borough.
46	26	Policy CS3, Clause 8 (additional bullet point)		Seek to safeguard the diverse cultural heritage of the Borough, including buildings, features, sites and areas of national importance and local significance. Opportunities will be taken to constructively and imaginatively incorporate heritage assets in redevelopment schemes, employing where appropriate contemporary design solutions.
47	26	Policy CS3, Clause 9	The reuse	The reduction, reuse
48	26	Paragraph 8.3	Further information relating to carbon reduction can be found in the Government's paper Building a Greener Future: Towards Zero Carbon Development (2006),	The Government consulted on the definition of zero carbon for domestic and non-domestic properties in December 2008. Further information relating to carbon reduction can be found in the Government's paper 'Building a Greener Future: Policy Statement' (2007),
49	26	Paragraph 8.5 (new)	No text removed.	The Council has participated in the production of the Wind

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		paragraph after)		Farm Development and Landscape Capacity Studies: East Durham Limestone Plateau and Tees Plain (SL3.1), Wildlife Research Project No1: Mapping Sensitive Areas for Birds within Stockton and the five districts of County Durham (EN1) and has also commissioned a Stockton Renewables Study Phase 1: Wind Study, which is currently under production (and is not part the evidence base). The Council will consider how the findings of these studies may be incorporated into the Regeneration Development Plan Document.
50	27	Paragraph 8.7 (new paragraph after)		The historic significance of places should be recognised and reinforced by a positive and collaborative approach to heritage conservation that focuses on managing change, whilst accommodating the changes necessary to ensure their continued use and enjoyment. Development needs to draw intelligent and imaginative inspiration from its surroundings. Successful developments will integrate with their surroundings, protecting and enhancing the character of the area. Bold, creative contemporary design has its place, taking a modern approach whilst respecting local character and historic value.
67	32	Policy CS5, Clause 2	market town	historic market town
68	32	Policy CS5, Clause 3	town	district
71	34	Paragraph 10.5	The local centres and neighbourhood centres (Clifton Avenue, Kenilworth Road, Low Grange, Mill Lane, Station Road, Tunstall Avenue and Wolviston Road (all Billingham), Orchard Parade, Station Road, Sunningdale Drive (all Eaglescliffe), Beckfield Centre and Lowfields (Ingleby Barwick), Norton Road (north), Norton Road (central), Norton Road (south), and Surrey Road (all Norton), The Clarences at Port Clarence, together with Durham Road, Elm Tree	The local centres (Billingham Green (Billingham), Myton Way (Ingleby Barwick), High Street (Norton) and High Newham Court (Stockton) and neighbourhood centres

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			Centre, Harper Parade, Hanover Parade, Marske Parade and Oxbridge Lane (all Stockton))	
72	36	Paragraph 11.2 (additional bullet point)		The rights of way network
73	36	Paragraph 11.4, 1st bullet point	If, following public consultation, the preferred location for the new hospital is within Stockton Borough, and funding is secured, the Regeneration DPD will allocate a site;	The preferred site for the new hospital identified by Hartlepool Primary Care Trust, Stockton on Tees Teaching Primary Care Trust and North Tees & Hartlepool NHS Foundation Trust is at Wynyard, in the Borough of Hartlepool
74	37	Paragraph 12.1	2021 ... maintain a continuous 5-year supply requires new provision to be made for the period 2016 to 2024"	2024 ... deliver regeneration in the Core Area and the plans and strategies of other service providers elsewhere in the conurbation requires new provision to be made for the period 2016 to 2024. This will also ensure that a continuous 5-year supply is maintained in the final (2021 - 2024) phase of the plan.
75	37	Policy CS7, Clause 1		i) Achieving the RSS requirement to 2024 of 11,140 dwellings
76	37	Policy CS7, Clause 1	supply of housing land	supply of deliverable housing land
79	37	Policy CS7, Clause 3, Table	Core Area - 500-700 Stockton - 300-400	Core Area 500-700 Stockton 300-400
80	38	Policy CS7, Clause 4, Table	-450	450
81	38	Policy CS7, Clause 5, Table	If funding is secured for the Tees Valley Growth Point Programme of Development then the delivery of housing will be accelerated.	Funding has been secured for the Tees Valley Growth Point Programme of Development and consequently the delivery of housing may be accelerated.
84	39	Paragraph 12.13	North Tees Primary Care Trust	Stockton on Tees Teaching Primary Care Trust
85	39	Paragraph 12.15 (new paragraph after)		A planning application has been submitted to develop the North Shore site in the Core Area. The site has an existing planning consent for 480 dwellings. The new application would increase the ceiling for residential development on this

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				site to a maximum of 999 dwellings. A planning application has also been submitted to develop Bowesfield Riverside Phase 1 (also in the Core Area) for 266 dwellings. If these applications are granted consent they will be additions to the existing 2,600 commitments in the Core Area. North Shore, Bowesfield Riverside and Allens West are all identified in the Tees Valley Growth Point Programme of Development.
86	40	Paragraph 12.18	Figure 2	Figure 3
87	40	Paragraph 12.18	Figure 3	Figure 4
88	40	Paragraph 12.19	Following the achievement of Growth Point status, the Tees Valley authorities have submitted a bid for funding for a Programme of Development. If this is successful then the rate of housing delivery will be accelerated.	Funding has been secured for the Tees Valley Growth Point Programme of Development. The final Stockton-on-Tees allocation is unconfirmed, but is likely to be in the region of £1.2m for the period 2009 to 2011, which is substantially less than the £4million bid for. The impacts of the credit crunch on housing delivery are fast changing and GONE has advised that a proactive response is required. Therefore, it is proposed that the Growth Fund is used to provide recyclable loans that will act as a catalyst to the delivery of some sites that were not included in the original PoD. When the loans are repaid, the original sites will then receive funding. This approach is intended to ensure the funding has the greatest impact and create the highest level of overall housing growth. Additional funds are being bid for from the Community Infrastructure Fund and a decision from CLG is due during 2009. The level of funding achieved will influence the Council's ability to accelerate the delivery of PoD sites.
89	40	Paragraph 12.21		Only sites capable of yielding 10 or more dwellings will be considered for allocation.
114	49	Policy CS10, Title	Environmental Enhancement	Environmental Protection and Enhancement
115	49	Paragraph 13.1		and adapting to climate change.



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116	49	Policy CS10, Clause 1	Proposals will need to demonstrate that there will be no adverse impact from development on the integrity of the Teesmouth and Cleveland Coast Special Protection Area and Ramsar Site, and other European sites.	In taking forward development in the plan area, particularly along the river corridor, in the North Tees Pools and Seal Sands areas, proposals will need to demonstrate that there will be no adverse impact on the integrity of the Teesmouth and Cleveland Coast SPA and Ramsar site, or other European sites, either alone or in combination with other plans, programmes and projects. Any proposed mitigation measures must meet the requirements of the Habitats Regulations.
117	49	Policy CS10, Clause 2		, Saltholme and
118	49	Policy CS10, Clause 4		, in accordance with PPS9, ODPM Circular 06/2005 (also known as DEFRA Circular 01/2005) and the Habitats Regulations.
119	49	Policy CS10, Clause 5	created	created and managed
120	50	Policy CS10, Clause 7	the tourism offer	strengthening habitat networks, the robustness of designated wildlife sites, the tourism offer and biodiversity.
121	50	Policy CS10, Clause 8	The delivery of the Tees Forest Plan will be supported	The enhancement of forestry and increase of tree cover will be supported where appropriate in line with the Tees Valley BAP.
122	50	Policy CS10, Clause 10, additional bullet point		the advantages of bringing land back into more beneficial use.
123	50	Paragraph 13.2	this	the development of policy
124	50	Paragraph 13.2		Developers will be expected to liaise with Natural England and RSPB if mitigation measures are proposed
125	51	Paragraph 13.4, 1st bullet	Special Conservation Areas (SCA)	Special Areas for Conservation (SAC)

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126	51	Paragraph 13.4, 4th bullet	Sites of Nature Conservation Importance	Local Wildlife Sites ...Tees Valley Biodiversity Partnership and
127	51	Paragraph 13.4 (new paragraph after)		Further sites may be designated during the life of the plan and will be subject to the relevant policy provisions. Different designations have different levels of protection. Planning Policy Statement 9: Biodiversity and Geological Conservation, ODPM Circular 06/2005: Biodiversity and Geological Conservation (also known as DEFRA Circular 01/2005) and the Habitat Regulations provide information on the nature of that protection. It should be recognised that areas outside designated sites may be of functional importance to the interest features, therefore development should recognise this in order to avoid adverse effects on the overall integrity of the sites.
128	51	Paragraph 13.4 (new paragraph after)		The policy addresses the duty to have regard to the conservation of biodiversity, which was introduced by the Natural Environment and Rural Communities Act and came into force on 1 October 2006. Conservation of biodiversity is vital in our response to climate change. Wildlife habitats such as woodlands act as carbon sinks, helping to reduce the severity of climate change. Other habitats such as natural floodplains and coastal habitats can help reduce flooding. Natural habitats are also important in providing corridors to allow mobile species to move in response to changes in climate.
129	51	Paragraph 13.5	The aim is, the goal is	The aim was, the goal was
130	51	Paragraph 13.5		Although the organisations co-ordinating the plan to increase the area of woodland no longer exist, increasing tree cover is an important aspect of habitat creation, in addition to assisting in mitigating the effects of climate change.

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131	51	Paragraph 13.8		including a review of green wedges, and criteria based polices for local and regionally designated sites,
132	52	Policy CS11, Clause 2, 3rd bullet point	leisure	sport
133	52	Paragraph 14.2.		and Supplementary Planning Document 2: Open Space, Recreation and Landscaping SPD
134	52	Paragraph 14.2	Tees Forest	tree planting
135	55	Strategic Diagram		Amend map to indicate all sites which form part of the SPA and Ramsar site, and narrow Seal Sands/Haverton Hill corridor.
136	55	Strategic Diagram		Correction to map required with regard to depth fo "grey" colouring.
137	55	Strategic Diagram		Additional bird symbols to be added to indicate sites which comprise SPA/Ramsar
138	55	Strategic Diagram		Include A689 on Strategic Diagram
139	55	Strategic Diagram	International Nature Reserve (in key)	Indicative Special Protection Area/Ramsar
140	55	Strategic Diagram		Amend definition of Borough boundary (GIS)
141	55	Strategic Diagram		Narrow 'Haverton Hill/Seal Sands corridor' area to better reflect intentions.
142	55	Strategic Diagram		Amend to give more diagrammatic representation of green wedges (GIS)
143	55	Strategic Diagram		Amend representation of green wedges to be more diagrammatic.
144	55	Strategic Diagram		Correct definition of Core Area (GIS)
145	55	Strategic Diagram		Amend notation of Strategic Gap to be more diagrammatic (GIS)
146	55	Strategic Diagram		Housing sub division border recoloured

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147	57	Paragraph 15.4	Environmental	Environmental Enhancement and Protection
148	59	Table 7	To support the UK Biodiversity Action Plan Objectives, in maintaining and enhancing international, national and local overall populations and natural ranges of species, habitats and ecosystems.	A plan of action for threatened or characteristic habitats and species in the Tees Valley carried out by the Tees Valley Biodiversity Partnership. The Plan - Identifies local priorities for biodiversity conservation and works to deliver agreed actions and targets for specific habitats and species. Translates national targets for species and habitats into effective action at the local level. Works to raise awareness of the need for biodiversity conservation and enhancement in the local context. Ensures opportunities for conservation and enhancement of biodiversity are promoted, understood, reflected in policies, programmes, strategies and decisions at the local level. Provides a basis for monitoring and evaluating local action for biodiversity priorities, at both national and local levels.
149	65	Implementation Plan, Policy 3		SA Objective: "SA Objective 9" Indicator: "Number and % of Listed Buildings at Risk (All Grades)." Target: "To reduce the number of listed buildings at risk (all grades) by 25% over the life of the plan (to 2024)"
150	67	Table - Implementation Plan	Tees Forest	
151	67	Implementation Plan, Policy 10		Add indicators as follows ~Tees Valley BAP habitats restored or created through development (L.I.) - Priority habitats restored or created through development (L.I.) - Local sites damaged or destroyed through development (L.I.)
152	68	Evidence Base		Economic Viability Of Affordable Housing Requirements In Stockton
153	68	Evidence Base	Tees Forest Plan	
154	68	Evidence Base		Wind Farm Development and Landscape Capacity Studies: East Durham Limestone and Tees Plain

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155	68	Evidence Base		Wildlife Research Project: Mapping Sensitive Area for Birds Within Stockton and Five Districts of County Durham, March 2009
156	71	Appendix 1, Central Area	the Tees Forest Plan and	increasing tree cover and biodiversity through the
157	72	Appendix 1, Northern Area		, on small infill sites only.
158	72	Appendix 1, Eastern Area		, on small infill sites only.
159	72	Appendix 1, Northern Area	the Tees Forest Plan and	increasing tree cover and biodiversity through the
160	73	Appendix 1, Eastern Area	the Tees Forest Plan and	increasing tree cover and biodiversity through the
161	73	Appendix 1, Western Area		, on small infill sites only.
162	74	Appendix 1, Western Area	the Tees Forest Plan and	increasing tree cover and biodiversity through the