

The following bullet points need to be added to under paragraph 14 Housing:

- H2 to H41 provide further details about the housing sites and identify specific planning requirements for the sites
- Policy H42 Affordable Housing Provision sets a delivery target of 100 affordable homes per annum (a minimum not a ceiling), and a target of 15-20% affordable housing provision on new housing schemes of 15 dwellings or more and on development sites of 0.5 hectares or more, it makes provision for the subdivision of sites, states that off-site provision or financial contributions may be made in exceptional circumstances, requires a mix of 30% intermediate and 70% affordable rented tenure with a high priority to accorded to the delivery of smaller dwellings and older persons' accommodation subject to viability.
- H43 Housing Mix requires a mix and balance of housing types and tenures, requires bungalows to be included in all major housing schemes, supports executive housing in Wynyard, Yarm, Preston and Eaglescliffe, supports housing for vulnerable and older people in accessible locations, cares homes will be supported where there is a proven need, supports ancillary shops and cafes in extra care housing schemes, requires major schemes for student accommodation to be compatible with wider social and economic regeneration objectives and to be conveniently located for access to the University and local facilities.

And the following sections added to the report:

Environmental Protection and Enhancement

- ENV1 Green Infrastructure supports the creation of an integrated network of green infrastructure and protects the Strategic Green Infrastructure Network from development, it requires replacement provision of open space where existing open space is lost to development, seeks to improve the quantity and quality of urban open space, will require development proposals to protect and enhance the quantity and quality of natural and semi-natural features on sites and formal and informal cycleways, footpaths and bridleways.
- ENV2 Natural Environment requires new development to achieve net gains in biodiversity, to protect and enhance designated biodiversity and geodiversity sites, states that development which will cause the loss of or damage of a site of international value will not be permitted unless the effects can be mitigated, development which damages or causes the loss of sites of national biodiversity or geodiversity importance will not be permitted unless the benefits clearly outweigh the harm, development which could destroy or adversely affect locally designated sites will not be supported unless the need for the proposal outweighs the need to safeguard the site or there is no satisfactory alternative, support proposals that protect, recreate and restore priority habitats and species as listed under the Habitats and Species of Principal Importance in England, it seeks to maintain and extend networks of natural habitats, explore opportunities to improve biodiversity and retain features of biodiversity and geological interest as part of the design of a development.
- ENV3 Tees Heritage Park supports proposals within the park which strengthen habitat networks, conserve and enhance the landscape character of the river corridors, respond positively to and enhance cultural and historic assets, promote sustainable tourism, including increasing use and access to the river itself, promote sustainable transport through use of the river, promote understanding and community involvement.
- ENV4 Landscape Character requires developments to be designed to strengthen the character and distinctiveness of the borough's landscape and requires developers to include details in planning applications of how the Tees Lowlands National Character Area description and Stockton-on-Tees Landscape Character Assessment and Capacity Study have been used to inform their developments.
- ENV5 Re-Use and Replacement of Rural Buildings sets criteria for the conversion and re-use of rural buildings, states that re-use is preferable to replacement

especially when a heritage asset is involved , it sets criteria when a replacement building would be acceptable.

- ENV6 Farm Diversification sets criteria for when the Council will support retail developments associated with horticultural nurseries or farm shops and requires such proposals to be accompanied by a comprehensive whole farm diversification plan.
- ENV7 Equestrian Activity sets out the criteria by which proposals for private and commercial stables and equine related development will be assessed.
- ENV8 Agriculture, Forestry and Other Rural based Enterprise Dwellings sets the criteria by which proposals for new permanent and temporary agricultural or forestry dwellings will be assessed

Historic Environment

- HE1 Conservation and Enjoyment of the Historic Environment states that the Council will maintain and promote the use of the Historic Environment Record, review and regularly update SPD2 The Conservation and Historic Environment Folder, produce and maintain a heritage at risk register and pro-actively seek to reduce the number of heritage assets on the register, actively explore opportunities to secure funding to deliver schemes which will improve the historic environment, deliver and implement the Borough's Heritage Strategy Action Plan
- HE2 Conserving and Enhancing Stockton's Heritage assets supports proposals which respond positively to and enhance the historic environment and identifies heritage assets of international local and considerable significance and lists the Scheduled Monuments, Registered Parks and Gardens, Conservation Areas, Character Areas that are designated in the Borough.
- HE3 Character Areas supports development in these areas which maintain and enhance their overall character and resists new dwellings in residential areas to protect the character and distinctiveness of these areas.
- HE4 Local List supports the extension or alteration of buildings on the local list if they preserve their local architectural or historic interest and sets criteria where the replacement of a building on the local list would be acceptable
- HE5 Stockton to Darlington Railway supports development which safeguards the line of this historic railway and requires any development on or adjacent to the line to show how it will have regard to the preservation of any physical remains along the route.