

Middlesbrough Council

Sustainability Appraisal of the

Middlesbrough Draft Local Plan: Draft SA

Report

January 2024

Quality Management

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Contents

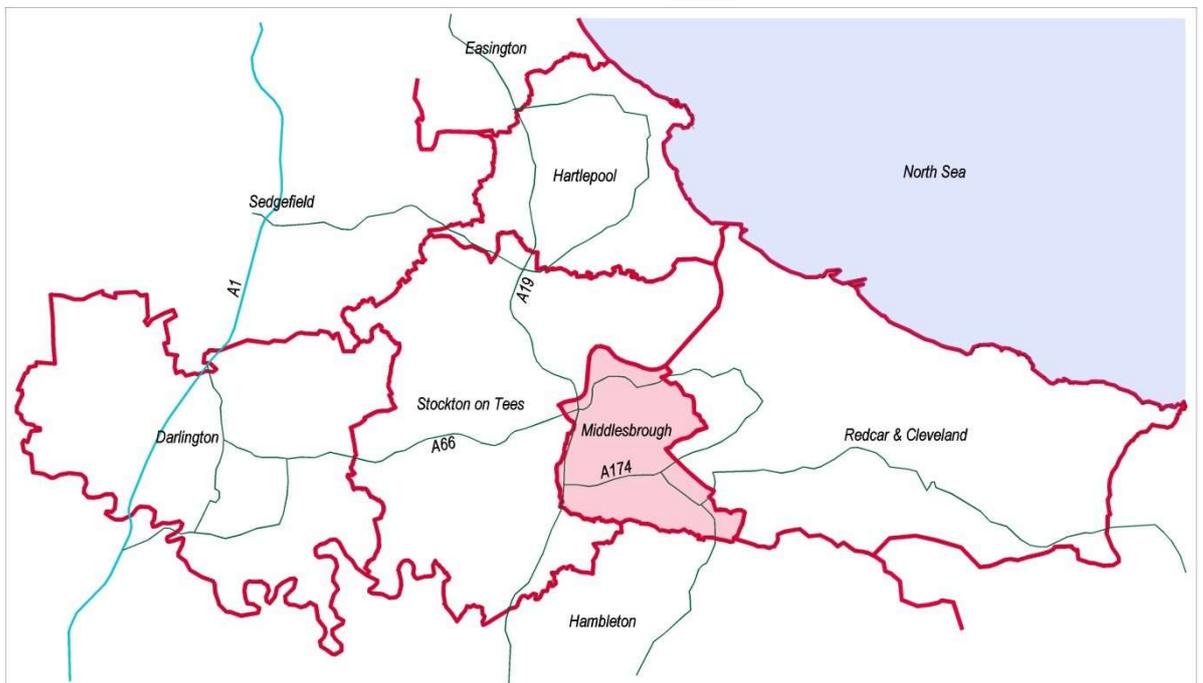
1	Introduction	4
2	Sustainability Appraisal	6
3	Scoping	8
4	Carrying out the Sustainability Appraisal.....	9
5	Assessing Local Plan Objectives	14
6	Sustainability Appraisal Outcomes.....	16
7	Identifying Indicators to Monitor the Partial Review of the Local Plan.....	49
	Monitoring Framework.....	50
8	Next Steps	51
9	Appendix A Local Plan Policy Assessments	52
10	Appendix B Housing Site Allocations Assessments.....	52

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1 Introduction

- 1.5 Middlesbrough Council is currently preparing a new Local Plan for the Borough. which will be the main land use planning document for the Borough. The Local Plan will propose detailed planning policies, area designations and site allocations for specific types of development to guide and manage the Borough's future growth and development. These policies will be used as the basis for determining planning applications.
- 1.6 The Council's existing adopted Local Plan for the borough is made up of various documents, as follows:
- Housing Local Plan (2014);
 - Core Strategy Development Plan Document (DPD) (2008) – retained policies only;
 - Regeneration DPD (2009) – retained policies only;
 - Tees Valley Joint Minerals and Waste Core Strategy (2011);
 - Tees Valley Joint Minerals and Waste Policies and Sites DPD (2011); and
 - Middlesbrough Local Plan (1999) – saved policies only
- 1.7 The new emerging Local Plan is expected to replace most of the adopted Plans above but work on revised joint Minerals and Waste Local Plans is expected to progress separately.
- 1.8 Middlesbrough is located within the Tees Valley within the North East of England and has a population of 143,900 (2021 Census). It has boundaries with four local authorities: Stockton to the north and west; Redcar and Cleveland to the east; and the recently created North Yorkshire Council Unitary Authority to the south (see plan below). The Tees Valley authorities have a strong record of collaborative working and since April 2016 have united with the Local Enterprise Partnership as the Tees Valley Combined Authority (TVCA).

1.9 The TVCA is a statutory body to make decisions on key strategies relating to economic development, transport, infrastructure and skills. The Tees Valley (Darlington, Hartlepool, Middlesbrough, Redcar and Cleveland and Stockton) has often been described as an area with a polycentric settlement pattern, with no one particularly dominant centre. At its core, however, is the urban area of Stockton-Middlesbrough. Middlesbrough is the most urbanised of the five authorities with development up to the boundaries with its neighbours to the north, east and west.



2 Sustainability Appraisal

- 2.1 SA of Local Plan's is required by Section 19 of the Planning and Compulsory Purchase Act 2004¹. The aim of SA is to ensure that plans support the delivery of social, economic and environmental objectives. SA must also meet the requirements of the SEA Regulations². On 26 October 2023, the Levelling-up and Regeneration Bill received Royal Assent and became an Act of Parliament. The Act sets out the Government's proposals for reforming the planning system and sets the stage for the reform of strategic environmental assessments. This will involve instead a requirement for "Environmental Outcome Reports" (EORs) designed to streamline the process for identifying and assessing the environmental impact of plans and projects.
- 2.2 The specific requirements will be set out in forthcoming legislation, along with information about transition arrangements but for now, the requirement for SEA remains, as set out in existing legislation. As Middlesbrough's Local Plan is being prepared in accordance with the current planning system it is likely that existing provisions regarding SA/SEA will also constitute the legal basis for assessing the sustainability effects of the Plan. However, any changes in the governing legislation that may impact preparation of this SA will be taken into account through the Plan making process.
- 2.3 The Government states that the purpose of SA *"is to promote sustainable development by assessing the extent to which the emerging plan, when judged against reasonable alternatives, will help to achieve relevant environmental, economic and social objectives"*³. It is an iterative process,

¹ The requirement for SA of development plans is set out under section 19(5) of the Planning and Compulsory Purchase Act 2004 <http://www.legislation.gov.uk/ukpga/2004/5/section/19>

² Environmental Assessment of Plans and Programmes Regulations 2004 (statutory instrument 2004 No. 1633). <http://www.legislation.gov.uk/uksi/2004/1633/contents/made>

³ Strategic environmental assessment and sustainability appraisal, Planning practice guidance, Ministry of Housing, Communities & Local Government, 2020 <https://www.gov.uk/guidance/strategic-environmental-assessment-and-sustainability-appraisal>

which identifies and reports on the likely significant effects of the plan and the extent to which the implementation of the plan will achieve the social, environmental and economic objectives by which sustainable development can be defined.

2.4 The planning system has an important role to play in promoting and enabling sustainable development, particularly through the plan making process. The legislation states that the function must be exercised with the objective of contributing to the achievement of sustainable development⁴. The NPPF⁵ sets out a “presumption in favour of sustainable development”, which runs through both plan-making and decision-taking. This involves three overarching objectives:

- an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;
- a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities’ health, social and cultural well-being; and
- an environmental objective – to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

⁴ Planning and Compulsory Purchase Act 2004, section 39
<http://www.legislation.gov.uk/ukpga/2004/5/contents>

⁵ National Planning Policy Framework, Ministry of Housing, Communities & Local Government, 2023
<https://www.gov.uk/government/publications/national-planning-policy-framework--2>

3 Scoping

- 3.3 The first step of the SA process is “scoping”. NPPG⁶ explains that the scoping stage should “set out the context, objectives and approach of the assessment; and identify relevant environmental, economic and social issues and objectives”.
- 3.4 A draft Report setting out this process was produced by Middlesbrough Council and published for consultation in 2022. Capita have updated this scoping report to accompany the launch of consultation on the Draft Local Plan and this Sustainability Appraisal and the updated Scoping Report will be published alongside this draft SA Report. The feedback received from consultation on the initial Scoping Report has been reviewed and taken into consideration in finalising the SA framework.
- 3.5 This scoping exercise identified sustainability issues for Middlesbrough and 12 SA objectives were developed that were deemed appropriate to test sustainability effects of the emerging Local Plan. The SA objectives cover social, environmental and economic issues.

⁶ Strategic environmental assessment and sustainability appraisal, Planning practice guidance, Ministry of Housing, Communities & Local Government, 2020 <https://www.gov.uk/guidance/strategic-environmental-assessment-and-sustainability-appraisal#Sustainability-appraisal-process>

4 Carrying out the Sustainability Appraisal

4.3 The scoping exercise also established a framework and set of decision aiding questions for carrying out the SA of the emerging Local Plan. The established framework has been used to undertake SA on the proposed draft Local Plan.

4.4 Table 1 lists the 12 SA Objectives that have been assessed against the Councils proposed policy change.

Middlesbrough SA Objectives
1. Strengthening the Middlesbrough economy.
2. To alleviate deprivation and poverty.
3. Developing a more sustainable employment market in Middlesbrough.
4. To improve the skills and employment prospects of the resident population.
5. To respond and enable adaptation to the impacts of climate change.
6. To reduce health inequalities and promote healthy lifestyles.
7. Protect and enhance green and blue infrastructure.
8. To protect and enhance biodiversity and geodiversity.
9. To provide people with the opportunity to live in a decent and well-designed home.
10. To create quality, safe and sustainable places.
11. To reduce the need to travel and promote the use of sustainable transport options.
12. To protect and enhance cultural heritage and the historic environment.

Table 1: Middlesbrough Local Plan SA Objectives

4.5 The potential impact of implementing the draft policy amendment over the short, medium and long term was considered. For each, an outcome was noted using the colours and symbols in Table 2.

Symbol	Definition
++	Major positive effect
+	Positive effect

N	Neutral effect
0	Not relevant to the objective
-	Minor negative effect
--	Major negative effect
U	Unknown at this stage

Table 2 Assessment scoring system

4.6 During the assessment, a number of factors were considered to determine whether a predicted effect has the potential to be significant. These factors are listed in Table 3 below with commentary provided in relation to these factors within the assessments, where relevant.

Issues for consideration	Details
Type of Effect	Positive or Negative Direct or Indirect Cumulative, secondary, synergistic Temporary or Permanent
Magnitude and Spatial Extent	Where will it impact? Will it be within the Middlesbrough's boundary, outside it or both? Will it cause trans-boundary issues and impact on adjacent areas, or regionally or nationally? What is the geographical area and size of population likely to be affected?
Who it will affect, key groups or communities to be considered include	Old and young people Socio economic groups (variable) Women and men Asylum seekers and refugees Black and ethnic minority people (including Gypsy and Traveller communities) Disabled people Faith communities LGBT + people
Vulnerability of Receptor	Sensitivity of receptors Special natural characteristics/areas or cultural heritage Protected areas Relative importance of the site, whether it is a nationally or internationally important feature or of local significance
Timing and Duration of the Effect	Short-term: 0-4 years Medium-term: 5-9 years Long-term: 10+ years

Table 3: Factors considered in assessment

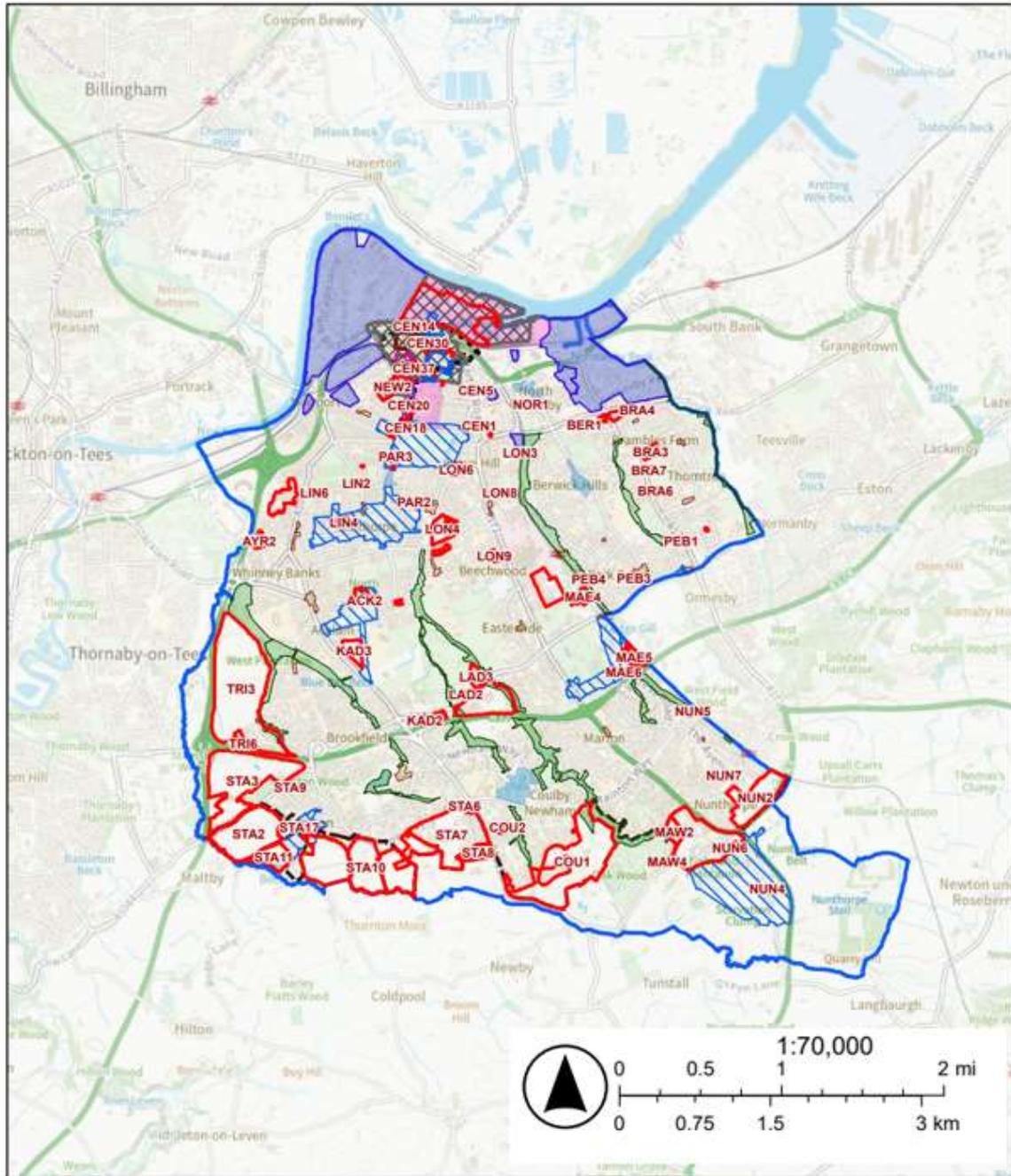
4.7 The assessment also considers opportunities to mitigate any negative effects or maximise opportunities for potentially positive effects. Crucially, the SA process considers whether there are any measures that could be taken to

better support the principles of sustainable development or to mitigate any adverse impacts of any proposal.

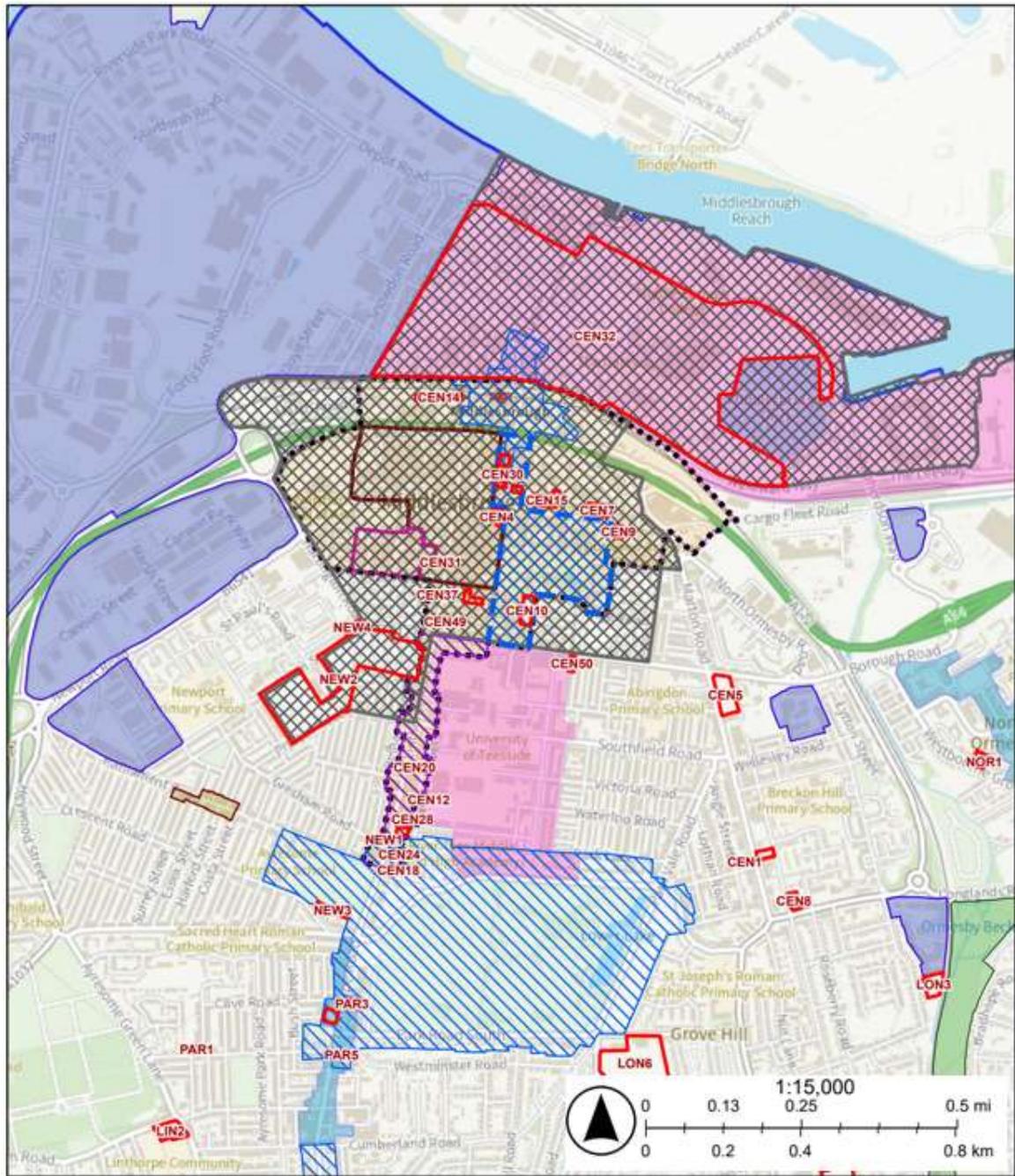
4.8 Whilst both the draft policies and potential allocations have been assessed using the same methodology and against the same SA objectives a digital mapping exercise was undertaken to assist with the appraisal of the allocations. The allocations were layered over a series of constraints and the data was used to provide an accurate picture of the site surroundings to better judge impacts against the SA objectives.

4.9 Samples of the maps can be seen below.

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- SHLAA sites 2023
- The Beck Valleys
- Middlesbrough Conservation Areas
- Civic Commercial Cultural Heart
- Middlesbrough Development Corporation
- Linthorpe Road South
- Limits to Development
- Middlesbrough Town Centre Boundary
- Leisure Quarter
- Retail Quarter
- Proposed Retail Centre
- Local
- District
- Town
- Employment Site
- Middlesbrough Council Boundary-Mask



- | | | |
|---------------------------------------|------------------------------------|-------------------------------------|
| SHLAA sites 2023 | Limits to Development | District |
| The Beck Valleys | Middlesbrough Town Centre Boundary | Town |
| Middlesbrough Conservation_Areas | Leisure Quarter | Employment Site |
| Civic Commercial Cultural Heart | Retail Quarter | Middlesbrough Council Boundary-Mask |
| Middlesbrough Development Corporation | Proposed Retail Centre | |
| Linthorpe Road South | Local | |

5 Assessing Local Plan Objectives

5.3 This draft SA includes at Table 4 a review of the proposed Local Plan Objectives in terms of their alignment with the SA Objectives. The purpose of this assessment is to give a general understanding of the role of each objective and establish any potential gaps that may exist in the ambitions for the Local Plan version the goals of Sustainability Appraisal and the issues for assessment that have been defined.

5.4 The SA objectives are outlined in Table 1 above, whilst the following sets out the proposed Local Plan Objectives:

- **Objective A** To deliver new high quality, well-designed and energy efficient development that meets the needs and aspirations of our current and future residents.
- **Objective B** To revitalise Middlesbrough Town Centre through diversifying our retail and leisure offer, and attracting new urban dwellers, supported by a strong network of district and local centres.
- **Objective C** To strengthen our local economy by supporting existing businesses and attracting new employers.
- **Objective D** To build high quality homes that help strengthen our communities.
- **Objective E** To protect and enhance our Green and Blue Infrastructure Network.
- **Objective F** To ensure that new development is properly served by, and sustainably connected to, new and improved physical, social and environmental infrastructure.
- **Objective G** To recognise and value our historical and culturally important assets; and
- **Objective H** To achieve healthy and safe communities.

		Middlesbrough Draft Local Plan Objectives							
		A	B	C	D	E	F	G	H
SA Objectives	1.	✓	✓	✓✓	✓	□	✓	□	✓
	2.	✓	✓	✓✓	✓	□	✓	□	✓
	3.	✓	✓	✓✓	✓	□	✓	□	✓
	4.	✓	✓	✓✓	✓	□	✓	□	✓
	5.	✓✓	✓	□	□	✓	✓	□	□
	6.	✓	✓	✓	✓✓	✓✓	✓	□	✓✓
	7.	✗	□	✗	✗	✓✓	✓	□	✓
	8.	✗	□	✗	✗	✓✓	✓	□	✓
	9.	✓✓	✓	✓	✓✓	✗	✓	□	✓✓
	10.	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓
	11.	□	✓	□	□	□	✓✓	□	✓
	12.	✗	✓	□	□	□	□	✓✓	✓

✓	Positive correlation
✓✓	Very positive correlation
□	No correlation between objectives
✗	Negative correlation
✗✗	Very negative correlation

Table 4: Review of Local Plan and SA Objectives

5.5 Table 4 illustrates that of the eight Local Plan objectives that have been defined, a positive correlation exists with at least one of the SA Objectives that form part of this SA framework.

5.6 For various objectives elements of no or negative correlations exist, particularly in relation to SA Objectives focused on protection of green infrastructure and biodiversity in conflict with development and growth ambitions. Areas identified as potential conflict serve as a useful tool in identifying where direction may be required in the Local Plan policies to avoid, minimise or mitigate adverse effects and to enhance positive effects.

6 Sustainability Appraisal Outcomes

6.3 The full assessment for the draft Local Plan is set out through Appendix A Policy Assessment and Appendix B Proposed Housing Site Allocations Assessment. A summary of the outcome of that assessment is provided below. A summary of the outcomes is provided below. The summary also discusses the potential for alternatives approaches where they may exist, in accordance with the SEA Directive.

- 1. Strengthening the Middlesbrough economy.**
- 2. To alleviate deprivation and poverty.**
- 3. Developing a more sustainable employment market in Middlesbrough.**
- 4. To improve the skills and employment prospects of the resident population.**

Vision and Objectives

The strategy vision for Middlesbrough's draft Local Plan clearly sets the goal of securing economic growth and development building on strengths such as the town centre, university and digital economy. Assessment of the vision in relation to deprivation and poverty, the employment market and skills establish the vision supports positive outcomes but there are opportunities to strengthen the positive effects with more specific reference to matters such as targeting growth and deprivation and analysis and consideration of a potential wider range of key sectors for economic growth. Analysis of the objectives also highlights significant correlation with this objective with six of the eight objectives identified as strengthening Middlesbrough's economy.

Development Strategy

The development strategy policies Policy ST1 Development Strategy and Policy ST2 Middlesbrough Development Corporation Area (MDC) both gained very positive assessments in their contribution to this objective, with a clear ambition for economic growth embedded in the policies and ST2 specifically developed to support the MDCs ambitions for investment and regeneration.

Creating Quality Places

The section in the plan Creating Quality Places incorporate eight policies focused on a range of issues intended to manage the delivery of development and, in the main secure high quality outcomes for the development of new buildings and the public realm. Policy CR1 Creating Quality Places, Policy CR2 General Development Principles, Policy CR3 Sustainable and High Quality Design in particular combine to support the quality of the development which the assessment notes may generate some costs for development but the overall benefits of securing those outcomes would support economic growth in the medium and long term.

Policy CR4 Developer Contributions provide specific criteria and outline the Council's commitment to securing s106 funding, and potentially in future Community Infrastructure Levy (CIL) from development. This policy imposes direct costs on development, but its role is focused on securing adequate infrastructure provision that is integral to successful economic growth in the long term. Amongst the requirements set out CR4 includes requirements for development to support education and training and apprenticeship opportunities.

Policy CR5 Development Limits imposes restrictions on development in the countryside but is noted to provide sufficient flexibility for diversification and appropriate uses in the countryside that it is likely to result in a minor positive effect over the long term.

Further policy in Policy CR6 Tall and Large Buildings, Policy CR7 Shopfront Design, Policy CR8 Advertisements and Signage each seek to impose design and visual criteria on proposals to protect the attractiveness of the public realm and amenity for neighbouring uses. The policies long term effects are considered to be positive for the strength of Middlesbrough's economy.

Economic growth and the town centre

This section sets out a range of strategic policy focused on economic strategy and the provision of employment land. Policies EC1 Economic Strategy, EC2 Employment Locations and EC3 Alternative uses on employment land are crucial to identifying and protecting land for employment development. A number of policies including EC4 Middlehaven and EC13 Railway Station and

Historic Quarter focus on key regeneration initiatives and the approach to investment in these areas.

Meanwhile, a clear range of functions are set out for education, commercial, leisure and retail quarters through Policy EC5 University Campus, EC8 Middlesbrough Town Centre, EC9 Civic Commercial Cultural Heart, EC10 Retail Quarter, EC11 Leisure Quarter, EC12 Independent Quarter and EC14 Linthorpe Road South Secondary Shopping Area. Both independently and in combination each of these policies support and generate opportunities for economic growth. Meanwhile, EC7 Town, District and Local Centres and EC15 Middlesbrough's District and Local Centres provides the overarching retail hierarchy for Middlesbrough and framework for district and local centres with a positive role for the economic wellbeing of each local area.

The effect of Policy EC16 Hot Food Takeaways and EC 17 Retail Development on Industrial Estates and Business Park provide more restrictive policy but are assessed over the longer term as generating positive effects for Middlesbrough's economy – protecting amenity, health and wellbeing whilst reinforcing the positive role for economic growth of designated employment areas.

Housing development

Eleven policies are set out within the housing chapter establishing the overall strategy for growth, housing requirement, identification of land for new dwellings and the needs of Gypsy's Traveller's and Travelling Showpeople and a series of criteria based policy to manage the range, type and affordability of housing. In relation to economic growth Policy HO1 Housing Strategy, HO2 Housing Requirement, HO4 Housing Allocations and HO6 Gypsy, Traveller and Travelling Showpeople and H10 Student Accommodation identify the overarching approach to housing delivery of varying type, the number of homes to be delivered and provision of sufficient land. Housing delivery and the provision of accommodation in general provides benefits for economic growth through the construction opportunities created and wider benefits for the availability of workforce and opportunities for local businesses. Policy HO3 addresses the range and type of housing but it's role in ensuring housing can

meet identified needs of all household groups should assist the effectiveness of housing delivery and therefore benefit a stronger economy.

Policy HO4 Affordable Housing and HO7 Space Standards for Residential Development both apply requirements upon housing delivery that are key to seeking development that addresses housing needs and provision of quality housing. Overall, once costs and benefits are assessed to have a neutral effect on economic growth but strongly positive effects upon alleviating poverty and deprivation.

Policy HO8 Conversion and Sub-Division of Buildings and HO9 Houses in Multiple Occupation address the potential impacts of creating additional accommodation – either individual dwellings or shared living spaces within existing buildings. The policies generally are considered to have neutral to mildly positive effects on economic growth but make significant contributions to alleviating deprivation and poverty.

Green and blue infrastructure

A total of eight policies are focused on protecting and enhancing the natural environment are set out in this section. In this section no direct relationships are established between the policy approach and SA objectives for economic growth, employment and skills. However, mild positive effects for alleviating poverty and deprivation are noted, particularly in relation to GR1 Green and Blue Infrastructure, GR3 Existing Open Space, Sport and Recreation Facilities and GR4 New Open Space, Sport and Recreation Provision. Policy GR6 Nutrient Neutrality Water Quality Effects and GR7 Climate Change and Flood Risk were also noted as having positive effects on the economic growth objectives with their role supporting the long term resilience of Middlesbrough against the changing climate, and in the case of nutrient neutrality providing key mitigation to enable development to proceed lawfully without harm to the Teesmouth and Cleveland Coast Special Protection Area. Policies GR2 Green Wedges, GR5 Biodiversity and Geodiversity, were not considered to generate any effects upon these objectives.

Policy GR8 as set out does not enable any positive economic or employment effects with the policies role aligned to avoiding unacceptable impacts from proposals.

Physical, Social and Environmental Infrastructure

This section outlines eight policies with the overall strategy defined in IN1 Strategic Infrastructure Provision establishing the Council's commitment to securing the infrastructure necessary to support growth creating positive effects for a stronger economy, poverty and deprivation, securing skills and employment. Further policies define specific approaches to infrastructure needs including transport through policies IN2 Integrated Transport Strategy and IN3 Transport Requirements of New Development; community facilities through IN4, Education Provision in IN5, and Health and Wellbeing in IN6. These policies set out strategies for securing new infrastructure to meet the area's needs. Overall, they are each expected to generate positive effects for economic objectives into the long term, although at times they may impose short term costs upon investment that lead to a more balanced assessments of effects in the short term. Specific provision of facilities such as Education facilities are expected to directly support positive effects for the skills and employment prospects of residents.

Policy IN7 Digital Communities sets out a positive framework to support the expansion and roll out of telecoms and high speed broadband. As part of an increasingly digital, and hybrid work environment the approach is identified as having positive effects upon each of these economically orientated objectives.

Historic environment

Three policies, HI1 Strategic Historic Environment, HE2 Designated Heritage Assets and HE3 Non-designated Heritage Assets are set out. Policy HI1 identifies the opportunities sustaining and enhancing the historic environment can have for economic growth and regeneration with positive effects noted for strengthening Middlesbrough's economy, employment market and over the long term alleviate deprivation and poverty. No likely effects were identified in relation to the approach set out in policy for designated and non-designated heritage assets.

Cumulative effects of the Plan

5. To respond and enable adaptation to the impacts of climate change.

Vision and Objectives

The vision is identified as having a balanced impact upon climate change with priorities for growth alongside objectives to encourage sustainable transport and provision of green infrastructure, with assessments that a positive outcome for this objective subject to further explicit reference to climate change mitigation and adaptation.

Development Strategy

Policy ST1 Development Strategy is expected to positively effect this objective whilst the strategy of ST2 Middlehaven generally balances the impacts of growth with the general benefits of facilitating a high quality development on brownfield land.

Creating quality places

Policies CR1 to CR4 establish highly positive likely effects upon the objective to respond and enable to climate change. Each of Policy CR1 Creating Quality Places, CR2 General Development Principles; CR3 Sustainable and High Quality Design and CR4 Developer Contributions set out principles for the scope and design of development and infrastructure provision that directly address climate change. In addition, CR6 Tall Buildings incorporates design criteria including ensuring such buildings incorporate energy efficiency measures and has a strong positive effect on the objective. Policy CR5 Development Limits over the longer term is anticipated to generate positive effects as the policy supports and directs development into the urban area and more accessible locations.

Policy related to management of street scene and the public realm in policies CR7 Shopfront Design and CR8 Advertising and Signage are unlikely to have any significant effects and no mitigation or enhancements are recommended.

Economic growth and the town centre

The delivery of economic growth and role of the town centre policies primary objective is to support economic growth and the vitality and viability of Middlesbrough through delivery of a diverse range of economic activities and

provision of facilities and services. Consequently, the policy approach is not expected to strongly support delivery of this objective but should be sufficiently balanced to avoid or minimise harm. The assessments undertaken broadly conclude this is the case for general economic policy EC1 Economic Strategy whose overall impact on the objective is considered neutral in both promoting growth that could generate emissions whilst encouraging development in accessible locations and within the town centre that generally benefits sustainable development and enables measures to address climate change. Policies for specific delivery of development in EC2 Employment Locations and EC3 Alternative use of employment land and buildings, EC4 Middlehaven, EC5 University Campus and EC13 Railway station and historic quarter each are expected to support moderate positive effects for the objective as each incorporates either policy to secure high quality sustainable design and/or reuse of buildings and vacant sites with specific additional benefits in relation to conservation of and efficient use of resources.

The range of policies associated with managing the retail hierarchy and direction of most development to town, district and local centres are considered likely, through the spatial impacts upon development to support positive effects in the medium to long term – this is established in policies EC7 Town, District and Local Centres, EC8 Middlesbrough town centre, and EC10 Retail Quarter. Overall neutral effects arise through implementation of policy for smaller secondary shopping are at EC14 Linthorpe Road, the EC15 District and Local Centres and EC17 Retail Development on Industrial Estates where the same principles apply but generally the scale of potential benefits for climate change are not expected to be of sufficient scale to result in positive effects.

A range of additional policy dedicated to establishing specific roles for spatial areas within the town centre are not considered to have any direct effects this includes EC6 Culture, EC9 Civic, commercial and cultural heart, EC11 Leisure quarter and EC12 Independent Quarter. Policy regarding Hot Food Takeaways at EC16 is also expected to have no direct effect with the principle aim of the

policy focused on managing amenity and the impacts of hot food takeaways on health and wellbeing.

Housing development

The overarching approach to housing development is positive and seeks delivery and growth of the housing stock in Middlesbrough to meet the housing needs of residents. In general, additional development and growth, would suggest potentially negative effects for climate change unless supported by adequate mitigation. Reflecting this a number of policies in housing suggest moderately positive effects for enabling adaptation to climate change. This includes HO1 Housing Strategy that sets out objectives for provision of sustainable housing and HO6 Gypsy Travellers and Travelling Showpeople and HO11 Self build and custom housebuilding that ensures such development is adaptable to climate change through management of surface water and flood risk. Meanwhile, policies HO8 Conversion and subdivision of buildings for residential use and HO9 Houses in Multiple Occupation lead to positive effects as they support and set out a framework for managing the use and redevelopment of existing buildings for residential development, so facilitating the efficient use of resources. HO10 Student Accommodation overall is assessed as having neutral effects as balanced with the policy likely to facilitate higher density development that can support efficient use of resources, but additionally expected to include new build development with some potentially negative effects.

Policies HO3 Housing mix and type, HO5 Affordable Housing and HO7 Space standards are each assessed as having no direct effects on the objective. The policies are concerned with the type and role of housing and do not generate any direct effects upon this objective.

Green and blue infrastructure

Protecting and enhancing green infrastructure and securing the provision of new areas of open space and biodiversity habitat can have positive direct effects both for mitigating the effects of climate change and a range of adaptations as green and open space supports resilience of the urban environment. As a result the range of Green and Blue Infrastructure policies have significant direct positive

effects, including GR Green and Blue Infrastructure, GR2 Green Wedges, GR3 Existing Open Space, Sport and Recreation, GR4 New Open Space, Sport and Recreation Provision very positive effect and GR5 Biodiversity and Geodiversity, Additional policy in GR7 Climate change and flood risk is targeted specifically at adapting to climate change and managing flood risk with significant positive effects whilst GR8 sets a positive framework to consider proposals for Renewable and Low Carbon Energy Proposals – directly supporting schemes that would assist in climate change mitigation. Only GR6 Nutrient Neutrality and water quality has no direct effect on this objective with the role of this policy concentrated on mitigating and reducing nitrate discharge into the River Tees to support protection of the Teesmouth and Cleveland Coast SPA from harm as a result of development.

Physical, social and environmental infrastructure

The delivery of infrastructure crucial to managing the impacts of development and accommodating growth can be key in securing positive outcomes for climate change. This is reflected in the assessments of policy in this chapter with most identified as securing positive or very positive outcomes starting with Policy IN1 Strategic Infrastructure Provision that establishes Middlesbrough Council's commitment to work with partners to mitigate climate change. IN2 Integrated Transport Strategy and IN3 Transport requirements for new development both encourage active travel improvements to public transport and accessibility – each are matters that reduce the need to travel and increase opportunities for modes other than the private car, with direct benefits for emissions. Overall IN3 is assessed only as a neutral impact on development until the longer term reflecting its initial role in setting approaches that essentially mitigate the potential negative impacts of development upon climate change. Policies IN6 Education requires quality design and use of sustainable materials whilst IN7 Digital and communications infrastructure supports improved connectivity via digital means with associated benefits for transport related emissions and climate change.

Some policy approaches for infrastructure do have no identified role in relation to climate change, this includes IN4 Community facilities where the focus of policy is upon provision to meet residents' needs, and IN8 Burial grounds.

Historic environment

Of the three policies regarding historic environment, no specific relationship was identified between the policy approach and objective. However, there is scope for potential positive effects for this objective – for example recognising the role supporting reuse and revitalisation of older buildings can have for resource consideration.

6. To reduce health inequalities and promote healthy lifestyles.

Vision and Objectives

The Vision is identified as having very positive effects on this objective with a clear ambition to create a place and an environment where residents can enjoy health lifestyles and access green infrastructure. Strong correlation is also identified for most of the Local Plan objectives with Objective H directly aligned.

Development Strategy

The implementation of policy ST1 Development Strategy is assessed as being moderately positive over the life of the Plan with an approach incorporating the delivery of healthy and safe communities whilst ST2 Middlesbrough Development Corporation Area supports delivery and implementation of a Masterplan but does not in policy secure or set out any specific requirements that would support this objective.

Creating quality places

Overall, the policy approach set out in seeking to create quality places is supportive of communities that are safe and attractive and therefore foster and create opportunities for health active lifestyles. The specific approach of policy reflects this with very positive effects assessed from a number of policies includes CR2, CR3 and CR4 in seeking quality design and supporting in development principles housing standards, high quality open spaces and well-designed active travel. Policy CR4 also generates very positive effects outlining

the contributions that would be sought to manage and secure investment in infrastructure that supports healthy lifestyles. Associate. Policy CR1 has a moderately positive effect over the medium long term with this policy setting out more generalised principles it is noted a stronger positive effect could be achieved with more explicit reference to creating places that encourage physical movement. Policy CR7 in supporting the attractiveness of the street scene is also considered to ultimately generate a moderate positive effect.

Economic growth and the town centre

The general policies for economic development set out at EC1 to EC3 are expected to generate economic growth with positive long term implications for health inequalities where the economic prospects of residents improve. More generally policy regarding some of the key regeneration and development initiatives in Middlesbrough including EC4 Middlehaven, EC5 University Campus and EC13 Railway Station and Historic Quarter indicate proposals to support design quality and facilitate active travel that are supportive of this objective whilst also providing diverse facilities that can support wellbeing. Town centre related policy in EC7, EC8, EC10 and EC15, supports the role of centres across Middlesbrough for the provision of a range of facilities and services in locations that are accessible and would provide opportunities for walking and cycling benefiting active healthy lifestyles.

EC16 addresses the impact of hot foot takeaways on amenity and their relationship to obesity, managing new uses to address their health impacts, with associated strong positive effects.

Housing development

The underlying objectives for housing delivery are to provide residents with a decent affordable home that meets their needs. This goal is directly related to addressing health inequalities and is a key building block for healthy lifestyles. Policies HO1 and HO2, HO4 and HO7 secure positive principles for housing delivery, provision of sufficient homes and outline how delivery can meet the needs of residents (ranging from affordable housing, housing space standards and housing for different needs such as older and vulnerable groups) with moderate to strong positive effects. The specific role of housing allocations set

out in HO4 is not addressed as the policy simply identifies the range of sites to be made available for development. Additional policy has the potential to support health inequalities with HO8 and HO9 managing the impacts upon amenity arising from HMOs and sub-division of dwellings. However, reference to ensuring positive effects for potential occupiers of such development could be strengthened.

Specific re

Green and blue infrastructure

Policy proposals set out in the plan for the management, safeguarding and creation of green and blue infrastructure and new open space and sports facilities will have direct positive effects for this objective. At times the specific role of such features for health inequalities and wellbeing are not explicitly recognised in policy but they would nevertheless general positive effects. Most directly policies GR1 Green and Blue Infrastructure, GR2 Green Wedges, GR3 Existing open space sport and recreation and GR4 New Open Space, Sport and Recreation Provision provide networks of accessible green space and facilities that promote and provide opportunities for health lifestyle.

Physical, social and environmental infrastructure

The policies set out in this chapter cover a diverse range of issues including general infrastructure, transport, community facilities, education provision, health and digital infrastructure. Where policies promote sustainable transport infrastructure at IN2 and IN3 and provision of facilities and services to support health and wellbeing positive effects are identified for this objective.

Historic environment

The approach set out in policies for historic environment are not expected to have a specific effect on the objective.

7. Protect and enhance green and blue infrastructure.

8. To protect and enhance biodiversity and geodiversity.

Vision and Objectives

Overall, assessment of the vision establishes a moderately positive effect for biodiversity and very positive effects for green and blue infrastructure, whilst the

Local Plan objectives align highlight some areas of conflict but positive correlation with Objectives E, F and G.

Development Strategy

Policy ST1 has a strong focus on the delivery of space and green and blue infrastructure for the benefit of residents with strong positive effects but this is tempered by uncertainty about the policies objectives for Biodiversity and Geodiversity with a broadly neutral effect anticipated. Some additional confirmation in policy on the role of Green Infrastructure in biodiversity protection and enhancement is considered beneficial. Policy ST2 relates to potential development of land to be delivered by the MDC. It is expected development here would be governed by implementation of the wider Local Plan that would mitigate this assessment but, in isolation the approach does not indicate any role for Green Infrastructure and is considered may lead to moderate negative effects on biodiversity value.

Creating quality places

Overall, the policy approach set out in Creating Quality Places is considered to focus more generally on the role of green infrastructure than biodiversity. However, polices CR1, CR2 and CR3 and CR6 are each expected to generate moderate positive effects in the medium or long term on green infrastructure and biodiversity with reference to design quality and creation of attractive places with potential through inclusion of some more specific objectives for the role of green infrastructure to establish stronger positive effects. CR4 leads to strong positive effects with policy directly supporting contributions from development that could help enhance GI and biodiversity. Meanwhile, CR5 in managing the scale of development outside the urban area is expected to have strong positive effects.

Economic growth and the town centre

Policies for economic growth and development are broadly at risk of creating moderate negative effects for green and blue infrastructure and biodiversity and geodiversity. The policy approach is based on supporting growth and identification of land for economic development that at times will have impacts upon habitat of some value prior to any mitigation that can be achieved. As a result, EC1, EC2 and EC3 are assessed as having negative or neutral effects.

Ensuring specific development proposals incorporate adequate mitigation measures and avoid designated sites is crucial to addressing these impacts. Other policy that may directly support development including EC4 Middlehaven incorporates specific criteria seeking delivery of green infrastructure with anticipated positive effects, whilst EC5 presently risks negative effects as the criteria approach does not address biodiversity.

Wider town centre and other commercial related policies at EC7, EC8, EC9 and EC10 are not expected to have any significant effects with their role focused on managing development in existing built up urban areas and only limited relationships to green infrastructure and biodiversity.

Housing development

Elements of housing policy governing the type and range of homes provided are not expected to have any effects upon this objective, but housing delivery as a whole and identification of specific sites for development of dwellings and gypsy and traveller sites is recognised as generating risks of negative effects for both green and blue infrastructure and biodiversity.

The policy approach at HO1 is noted in supported green infrastructure provision focused upon the needs of residents but providing less direction about the management of housing delivery alongside enhancing biodiversity and geodiversity. The general approach to growth outlined in HO2 is also considered likely to risk negative effects on these objective – but appropriate application of other elements of Local Plan policy is available as mitigation.

Green and blue infrastructure

At times there is potential for conflict to arise between the use of green infrastructure for recreation and leisure and the importance of conserving habitat for its biodiversity value.

However, GR1 and GR2 sets a proactive strategy for green infrastructure and recognises biodiversity value as an important element in the role of those areas with strong positive effects for both SA objectives for green infrastructure and biodiversity value. GR6 Nutrient Neutrality and GR7 Climate Change and Flood Risk also are expected to have a holistic effect with positive outcomes for both. Policy approaches for new and existing open space are only expected to have

likely significant positive effects for green infrastructure whilst GR5 Biodiversity and Geodiversity is focused on Middlesbrough's designated sites and ensuring they do not experience harm as a result of development.

Physical, social and environmental infrastructure

In relation to this objective the assessments note that where infrastructure provision may require development some risks may arise in generating harm for this objective with potential loss of green infrastructure or habituate. However, application of appropriate policy to secure adequate mitigation is expected to be capable of mitigating these impacts. This applies in particularly to IN2 and IN3 regarding transport infrastructure and IN5 Education Provision.

Historic environment

The approach set out in policies for historic environment are not expected to have a specific effect on the objectives.

9. To provide people with the opportunity to live in a decent and well-designed home.

Vision and Objective

A strong vision is set out for the delivery of housing with clear aims for development to meet the needs of different groups. The Local Plans objectives also illustrate strong correlation, with Objective D directly aligned.

Development Strategy

ST1 establishes strong positive effects for this objective with specific requirements for high quality design and housing standards. ST2 supports residential delivery with potentially substantial numbers of homes provided generating strong positive effects over the long term.

Creating quality places

The role of these policies, particularly CR1, CR2 and CR3 is focused upon supporting the provision of quality development including housing with support for good design and inclusion of housing standards, with each generating strong positive effects over the medium to long term. CR6 also directly sets a strategy to positively manage housing delivery whilst CR4 is identified as having a

positive effect for its role in confirming contributions to securing affordable housing.

Economic growth and the town centre

Overall, the policies within the Local Plan focused upon economic growth and development and town, district and local centres are likely over the longer term to support this objective with increased economic prosperity likely to support residents access to housing. This assessment would be tempered somewhat were new housing delivery to fail to keep pace with economic growth and demand for homes but there is no indication that this is likely.

Some elements of policy are expected to positively effect the objective. EC8 Middlesbrough Town Centre and EC10 Retail Quarter include reference to potential reuse of buildings and development of complementary town centre uses that could include housing and developments for urban living.

Housing development

Each of the policies through this chapter are likely to generate strong positive effects for this objective. The approach set out is understood to meet Middlesbrough's overall local housing need and incorporates a range and type of housing delivery that responds to evidence of needs. Criteria are also included particularly in HO1 to secure quality well designed homes. Some compromise has been necessary for example at HO5 Affordable Housing where viability restricts the proportion of homes that can be provided to meet affordable needs, but the overall approach still secures delivery and would be likely to have positive effects.

Green and blue infrastructure

Much of the strategic policy approach to green and blue infrastructure and biodiversity is not expected to generate direct effects upon this objective for housing provision. Whilst there may be some constraints imposed on development as a result of the protection of sites of value the Plan has identified sufficient land to meet its needs and these impacts are not significant. More generally just policies GR6 Nutrient Neutrality water quality effects and GR7 Climate Change and Flood Risk provide policy frameworks that are essential to

securing the mitigation necessary to allow housing development to proceed – and consequently are likely to have positive effects on the objective.

Physical, social and environmental infrastructure

The policy approach set out through this chapter broadly applies requirements to development to ensure infrastructure needs are met. However, the proposals do not explicitly contribute to housing delivery so are only expected to generate neutral or no effects for the objective.

Historic environment

The approach set out in policies for historic environment are not expected to have a specific effect on the objective.

10. To create quality, safe and sustainable places.

Vision and Objectives

The vision is assessed as having a strong positive effect upon this objective over the long term as it sets out a clear ambition for Middlesbrough to be a sustainable community with high quality environment, although it is noted that Middlesbrough as a safe place could be emphasised. There is strong positive correlation between each of the Local Plan objective.

Development Strategy

A strong positive effect over the long term is assessed as a result of implementation of ST1 with the policy setting out wide ranging objectives for development and growth that align with the. Overall, the approach of ST2 identifies opportunities for development and references implementation of a Masterplan to secure quality places. However, that masterplan falls outside the scope of this assessment and overall effects are therefore identified as neutral.

Creating quality places

The policies, in particular CR1 is expected to have a significant positive effect on securing this objective with the policy approach focused ensuring delivery achieves quality, safe and sustainable spaces. Further policy approaches of CR2, CR3, CR4 and CR6 additionally provide a framework for securing positive effects for this objective with importance placed on design quality and development principles. The role of development limits in CR5 is expected to

have a lesser but still positive effect in shaping the location of most development whilst enabling small scale developments outside the settlement limits.

Moderate long term positive effects are also expected as a result of policy to manage the quality and siting of shopfronts, and advertising and signage.

Economic growth and the town centre

The overall strategic approach outlined in policy supports economic growth and creation of a network of centres that meets residents needs with diverse activities and vibrant communities. These objectives outlined in EC1 and the approach to clearly defined range of roles in EC6, EC7, EC8, EC9, EC10, EC11 and EC12 each combine to support this objective. Specific policies promoting investment and regeneration for example EC4 Middlehaven and EC13 Railway Station and Historic Quarter also clearly outline approaches that support the creation of sustainable places.

Housing development

Policy associated with ensuring high quality housing delivery has a direct role in ensuring new development and other changes of use and sub-division positively contribute to this objective. Policy HO1 is the key policy in securing this with a very strong effect expected as the policy defines a requirement for delivery to create high quality places. Moderately positive effects are also likely as a result of the approach set out in HO6 Gypsy, Traveller and Travelling Showpeople accommodation with provision made to meet this group's needs, and a series of criteria established to enable quality provision that addresses needs, safeguards amenity and minimises potential negative effects. Policies HO8 and HO9 are also important in ensuring changes of use and sub-division to HMOs and flats in existing buildings don't generate unacceptable impacts on the communities which they are located.

Green and blue infrastructure

Policies in this section were expected to generate a positive outcome for sustainable places with GR1, GR2 and GR3 expected to have moderate to significant positive effects in securing provision of an environment that is attractive and delivers opportunities for recreational enjoyment and activities.

Physical, social and environmental infrastructure

The role of each infrastructure policy is to ensure adequate provision of the key services and facilities necessary to ensure Middlesbrough remains a functioning sustainable place as it experiences growth. Key positive effects arise from policy such as IN4 community facilities that provides a role in providing and securing facilities that are integral to sustainable places and IN1, IN2 and IN3 that have very positive effects as they apply principles for accessibility and connectivity that are directly aligned with creating sustainable places.

Historic environment

Sustaining and enhancing the historic environment is identified as having moderately positive effects for the creation of quality, safe sustainable places with each of HI1, HI2 and HI3 expected to generate positive effects.

11. To reduce the need to travel and promote the use of sustainable transport options.

Vision and Objectives

The Vision establishes development and growth taking place in sustainable, accessible locations with opportunities for walking and cycling, whilst the Local Plans objectives firmly support enhancements to accessibility. However, there is not a specific objective for transport and accessibility with Objective F related to all forms of infrastructure and accessibility most aligned.

Development Strategy

Policy ST1 looks to support a spatial strategy for growth and development in the urban area and accessible locations and revitalising the town centre. The role of sustainable transport modes specifically is not addressed in ST1 but in setting a development framework the approach is assessed as having a moderate positive effect. ST2 additionally promotes development in highly accessible locations with positive effects over the medium and long term.

Creating quality places

Each of the policies in CR1, CR,2, CR3 and CR4 support the principles of directing development to sustainable accessible locations and incorporate design standards that facilitate walking, cycling and wheeling and access to public transport. CR5 has a positive role in guiding most development to the

urban area whilst CR6 supports high density developments within accessible locations.

Economic growth and the town centre

The policy approach and proposals for development direct most of the anticipated growth in employment to accessible locations within the urban area as defined through EC1, EC2 and EC3. Wider policy establishes a clear focus upon development and enhancement of Middlesbrough's centres strengthening and defining their role for residents. By promoting such activity within the urban area and in accessible location and incorporating requirements for walking, cycling and public transport provision where specific development proposal is identified a strongly positive effect is expected to arise as a result of this section of the Plan.

Housing development

The primary impact of policy in relation to this objective arrives from where development is located, and the requirements placed on development in terms of design and infrastructure provision. In general, these matters are addressed through other sections of the Plan, and it is noted for example that HO1 principles for housing development does not embed requirements regarding sustainable transport and accessibility. There are likely to be positive effects as a result of implementation of Policy HO8 and HO9 where they incorporate requirements for cycle parking as part of schemes and are additionally expected to relate to delivery in existing urban locations that are accessible to services and facilities.

Policy HO4 setting out housing allocations identifies the locations where housing delivery is to be directed. These are in a range of locations and the likely effects subject to the outcome of site specific analysis.

Green and blue infrastructure

Generally, there is only a limited relationship between Green and Blue Infrastructure and travel requirements. The primary effect is in relation to GR1 that gives specific regard to the linkages that can be fostered through green infrastructure for walking and cycling and active lifestyles.

Physical, social and environmental infrastructure

The fundamental role of IN2 and IN3 is integral to ensuring growth and development is supported by the transport infrastructure necessary to support access to public transport and sustainable transport options. As a result, the policies are identified as having a very positive effect upon the objective. Other policy such as IN4 Community Facilities has a role in providing services and facilities in locations accessible to residents with associated benefits for this objective.

Historic environment

The approach set out in policies for historic environment are not expected to have a specific effect on the objective.

12. To protect and enhance cultural heritage and the historic environment.

Vision and Objectives

The vision recognises the importance of Middlesbrough's culture and protection of the historic environment. Whilst Local Plan objectives focused upon growth and development generate some conflict, Objective G is specifically aligned with achieving this objective.

Development Strategy

ST1 recognises and seeks to sustain and enhance the areas heritage assets, with moderate positive effects anticipated. ST2 raises potential areas of conflict with listed buildings in the setting of potential high density development. It is considered reasonable that any potential negative effects could be mitigated but policy does not presently a potentially negative effect is identified.

Creating quality places

Approaches that sustain and enhance the historic environment are directly aligned with objectives to create quality places and the assessment of policies CR1, CR2 and CR3 reflects this with criteria provided in each that is likely to secure strong positive effects for the historic environment with promotion of measures to ensure development has regard to the character and quality of the historic environment. CR4 goes as far as including contributions towards improvements of heritage assets resulting in strong positive effects. The

approach outlined in CR7 design of shopfronts also over the longer term is expected to generate a strong positive effect.

Economic growth and the town centre

Much of the policy approach related to economic growth is anticipated to have a neutral effect on the historic environment. However, where specific development proposals are identified and the approach set out in EC1 and EC2 seeks growth without having specific regard to the historic environment. However, where any development proposals are required to have regard to other aspects of the Plan these are expected to be readily mitigated. Other elements of this section are expected to generate positive effects with a proactive role for the historic environment in supporting regeneration – particularly linked to proposals at EC4 Middlehaven and EC13 Railway Station and the Historic Quarter. EC6 Culture also defines a positive strategy for the public realm and heritage value at locations across Middlesbrough with strong positive effects.

Housing development

The policy approach imposes risks for potential negative effects upon this objective where the proposals for growth do not recognise the potential impacts on the historic environment. This is noted particularly in relation to HO6 Gypsy, Traveller and Travelling Showpeople that sets criteria to consider applications for new sites but does not incorporate the historic environment. HO1 and HO2 are identified as posing similar risks; however, it is considered mitigation is readily available through application of wider policy in the local plan and ensuring site selection has regard to potential impacts upon heritage assets.

Green and blue infrastructure

Positive relationships between green infrastructure and the historic environment are relatively limited but exist where features of green infrastructure – in Middlesbrough the Albert Park and Linthorpe Road conservation area for example, are both green infrastructure and a heritage asset.

Overall, the policy in this chapter includes at GR2 Green Wedges a reference to these features role in the cultural and historic environment and role in merging distinct communities in Middlesbrough.

Physical, social and environmental infrastructure

In general, this section includes a range of priorities for delivery of infrastructure with those that are expected to support delivery of specific development having some risks to cause negative effects for this objective. This relates especially to IN2 and IN3 where transport schemes may have associated harm. However, application of appropriate policy should enable any impacts to be mitigated effectively.

Historic environment

This chapter directly benefits and secures the outcomes sought in this objective with criteria setting out how heritage assets will be sustained and enhanced and a positive framework for addressing heritage at risk.

Site allocations

- 6.4 The draft Local Plan includes 17 housing allocations providing a total of 5,058 new dwellings. Elements of some of these allocations already benefit from planning permission. Their inclusion in the Local Plan on their allocation provides certainty about their potential and future suitability for development. The proposed allocations are outlined below:

HO4a	Stainsby	1,300
HO4b	Newham Hall Farm	780
HO4c	Grove Hill	296
HO4d	Nunthorpe Grange	250
HO4e	Former St David's School	139
HO4f	Hemlington Grange	608
HO4g	Hemlington North	35
HO4h	Hemlington Grange South	130
HO4i	Hemlington Grange West	170
HO4j	Ford Close Riding Centre	45
HO4k	Hemlington Lane	18
HO4l	Land East of Driving Range	77

HO4m	Coulby Farm Way	17
HO4n	Land West of Cavendish Road	16
HO4o	Land north of Low Lane	700
HO4p	Holme Farm	430
HO4q	Land at Stainsby Road	47

6.5 Each site proposed in the Local Plan is supported by a specific criteria based policy. These policies set out a range of requirements that boost the likely effects of each policy against key SA objectives through identification of specific requirements for:

- Provision of areas of open space, other green infrastructure and biodiversity enhancement, ensuring positive responses to SA objectives for Green Infrastructure and Biodiversity
- Transport infrastructure requirements supporting positive outcomes for sustainable transport options;
- Mitigation and identification of key constraints such as proximity to known designated heritage assets, mitigating potential harm upon SA objective for protection and enhancement of the historic environment.
- Design and layout considerations to ensure creation of legible and effective places supporting outcomes for the creation of quality safe and sustainable places as well as supporting healthy lifestyles.
- Identifying where applicable the range and type of homes that would best meet needs, including application of requirements for affordable housing, supporting the probably positive outcomes for the assessment of impacts upon providing decent well designed homes.

6.6 The assessments below review the proposed sites against their primary spatial implications. Objective 9 To provide people with the opportunity to live in a decent and well-designed home, is included in the assessment below. However, each allocation would support housing delivery of a range and type

and approach as governed by the wider policy proposals set out in the Local Plan.

Objectives	Overview of analysis undertaken
1) Strengthening the Middlesbrough economy 2) To alleviate deprivation and poverty 3) Development a more sustainable employment market 4) To improve the skills and employment prospects of the resident population	Review of areas of designated employment land, proximity to Middlesbrough town centre, Secondary schools and basic public transport provision via bus stops.
5) To respond to and enable adaptation to the impacts of climate change	Flood zones 2 and 3
6) To reduce health inequalities and promote healthy lifestyles	Spatial implications of site in relation to health inequality and healthy lifestyles, particularly with regard to access to areas of open space for leisure, sport and play, other recreation and sport facilities and town centres as destinations for access to services and that can facilitate walking and cycling.
7) Protect and enhance green and blue infrastructure 8) To protect and enhance biodiversity and geodiversity	Spatial implications of sites in relation to green and blue infrastructure, biodiversity and geodiversity. In contrast to assessment of healthy lifestyles where proximity to green infrastructure is assessed as positive, this analysis gives regard to the potential harm to the quality / extent of assets that may occur where development takes place nearby or on part of the site. This analysis considers key features and identified areas of open space that exist at the point of undertaking the assessment
10) To create quality, safe and sustainable places. 11) To reduce the need to travel and promote the use of sustainable transport options	Spatial implications of sites' overall accessibility and the functionality of areas as sustainable places to live - with a view to understanding basic access to key services and facilities, and access to bus services as the baseline public transport service
12) To protect and enhance cultural heritage and the historic environment	Site analysis to review proximity of sites to identified heritage assets. This assessment is not informed by a specific heritage impact assessment but takes a precautionary approach in noting potential instances where proposed site allocations are in proximity to – and therefore may have an impact on designated and non-designated heritage assets or their setting.

Housing Allocation	Site Name	Objectives 1 to 4	Objective 5	Objective 6	Objective 7 and 8	Objective 9	Objective 10 and 11	Objective 12
H4a (TRI3)	Stains by	N Current bus stop over 100m, and employment and town centres beyond comfortable walking distance. Existing secondary school nearby.	- Minor risk of flooding within FZ2. The proposed allocation boundary extends to Mandale Road crossing the Blue Bell Beck and an area of FZ3. This area is not expected (based on the Concept Plan included in the Local Plan) to include development but is expected to be required for highway access	+ Close proximity to areas of open space and existing retail centre. Site includes part of Beck Valleys but not expected to result in substantial loss. Acklam Hall Lawn is potentially nearer when the revised boundary point at Trimdon Avenue is applied.	-- Within 50m of designated wildlife site. Acklam Hall Lawn is potentially nearer when the revised boundary point at Trimdon Avenue is applied.	+ Allocation secures deliverable area of land for housing delivery contributing to Middlesbrough's housing requirement and evidence based needs.	+ Within 400m of retail centre and close to bus stops. Existing bus stop at Mandale Drive may be closer to allocated site but not main development parcels.	N Note proximity to medieval village. (n.b where boundary extends to Trimdon Road; West Lodge, Acklam Road Local Listed building nearer at 470m.)
H4b (COU1)	Newham Hall Farm	N Access to current bus stops but existing employment areas and town centre	+ No identified flood risk from rivers or sea.	+ Close proximity to parks, open space. Site includes part of Beck Valleys but not expected to	-- Within 50m of designated wildlife site	+ Allocation secures deliverable area of land for housing delivery contributing to Middlesbrough's	+ Accessible to bus stop and within 400m of primary school	- Site includes local listed building and within 50m of Grade II listed building.

Housing Allocation	Site Name	Objectives 1 to 4	Objective 5	Objective 6	Objective 7 and 8	Objective 9	Objective 10 and 11	Objective 12
		beyond comfortable walking distance		result in substantial loss.		housing requirement and evidence based needs.		
H4c (LON4)	Grove Hill	+ Within the reasonable vicinity of employment areas and the town centres and schools.	N Minor risk of flooding within FZ2	+ Close proximity to range of open space, parks, play areas and other key facilities.	- Close proximity to areas of open space	+ Allocation secures deliverable area of land for housing delivery contributing to Middlesbrough's housing requirement and evidence based needs.	+ Within 400m of primary school and retail centre	+ No heritage assets identified
H4d (NUN2)	Nunthorpe Grange	N Access to current bus stop but employment and town centres beyond comfortable walking distance. Existing secondary school nearby.	-- Significant risk of flooding FZ3	+ Close proximity to parks, open space.	- Within 400m of designated wildlife site	+ Allocation secures deliverable area of land for housing delivery contributing to Middlesbrough's housing requirement and evidence based needs.	+ Accessible to bus stop and within 400m of primary school	N Within 50m of local listed building
H4e (KAD3)	Former St David'	N Access to current bus stop but employment	+ No identified flood risk from rivers or sea.	+ Close proximity to parks, open space. Identified	- Close proximity to areas of open space	+ Allocation secures deliverable area of land for	+ Accessible to bus stop and within 400m of primary school	- Site within or adjacent to conservation area.

Housing Allocation	Site Name	Objectives 1 to 4	Objective 5	Objective 6	Objective 7 and 8	Objective 9	Objective 10 and 11	Objective 12
	s School	and town centres beyond comfortable walking distance. Existing secondary school nearby.		nearest open space will remain at Avenue of Trees will remain.		housing delivery contributing to Middlesbrough's housing requirement and evidence based needs.		
H4f (STA7)	Hemlington Grange	N Access to current bus stops but existing employment areas and town centre beyond comfortable walking distance. Existing secondary school nearby.	+ No identified flood risk from rivers or sea.	+ Close proximity to parks and existing retail centre. Play areas on site.	- Close proximity to areas of open space	+ Allocation secures deliverable area of land for housing delivery contributing to Middlesbrough's housing requirement and evidence based needs.	+ Within 400m of retail centre and close to bus stops	+ No heritage assets identified
H4g (STA6)	Hemlington North	N Access to current bus stops but existing employment areas and town centre beyond comfortable	+ No identified flood risk from rivers or sea.	+ Close proximity to parks and existing retail centre	- Close proximity to areas of open space	+ Allocation secures deliverable area of land for housing delivery contributing to Middlesbrough's housing requirement and	+ Within 400m of retail centre and close to bus stops	+ No heritage assets identified

Housing Allocation	Site Name	Objectives 1 to 4	Objective 5	Objective 6	Objective 7 and 8	Objective 9	Objective 10 and 11	Objective 12
		walking distance. Existing secondary school nearby.				evidence based needs.		
H4h (STA8)	Hemlington Grange South	- Current bus stop over 100m, existing employment areas and town centre beyond comfortable walking distance. Existing secondary school reasonably accessible.	+ No identified flood risk from rivers or sea.	+ Close proximity to parks, open space.	N Not in close proximity to wildlife sites or areas of open space		+ Within 400m of primary school and bus stop	+ No heritage assets identified
H4i (STA15)	Hemlington Grange West	N Access to current bus stops but existing employment areas and town centre beyond comfortable walking distance Existing	+ No identified flood risk from rivers or sea.	N Close proximity to open space	- Close proximity to areas of open space	+ Allocation secures deliverable area of land for housing delivery contributing to Middlesbrough's housing requirement and evidence based needs.	N Close to bus stops but other services relatively distant	+ No heritage assets identified

Housing Allocation	Site Name	Objectives 1 to 4	Objective 5	Objective 6	Objective 7 and 8	Objective 9	Objective 10 and 11	Objective 12							
		secondary school in reasonably accessible.													
H4j (MAW2)	Ford Close Riding Centre	-	Access to current bus stops but existing employment areas and town centre beyond comfortable walking distance	+	No identified flood risk from rivers or sea.	+	Close proximity to parks, open space.	--	Within 50m of designated wildlife site	+	Allocation secures deliverable area of land for housing delivery contributing to Middlesbrough's housing requirement and evidence based needs.	N	Close to bus stops but other services relatively distant	+	No heritage assets identified
H4k (KAD2)	Hemlington Lane	N	Current bus stop over 100m and existing employment areas and town centre beyond comfortable walking distance.	+	No identified flood risk from rivers or sea.	+	Close proximity to parks, open space.	-	Within 400m of designated wildlife site	+	Allocation secures deliverable area of land for housing delivery contributing to Middlesbrough's housing requirement and evidence based needs.	N	Close to bus stops but other services relatively distant	+	No heritage assets identified
H4l (LAD3)	Land east of Driving Range	N	Access to current bus stop but employment and town centres beyond	+	No identified flood risk from rivers or sea.	+	Close proximity to parks, open space despite some impact / loss of current open space significant	--	Within 50m of designated wildlife site	+	Allocation secures deliverable area of land for housing delivery contributing to Middlesbrough's	N	Close to bus stops but other services relatively distant	+	No heritage assets identified

Housing Allocation	Site Name	Objectives 1 to 4	Objective 5	Objective 6	Objective 7 and 8	Objective 9	Objective 10 and 11	Objective 12
		comfortable walking distance. Existing secondary school nearby.		remaining accessible area.		housing requirement and evidence based needs.		
H4m (COU3)	Coulby Farm Way	N Access to current bus stops but existing employment areas and town centre beyond comfortable walking distance. Existing secondary school nearby.	+ No identified flood risk from rivers or sea.	N Close proximity to parks and existing retail centre but involves loss of area of amenity grassland.	- Within 400m of designated wildlife site	+ Allocation secures deliverable area of land for housing delivery contributing to Middlesbrough's housing requirement and evidence based needs.	+ Within 400m of primary school and retail centre	+ No heritage assets identified
H4n (LON9)	Land West of Cavenish Road	+ Access to current bus stops but existing employment areas and town centre at limits of walking distance	+ No identified flood risk from rivers or sea.	+ Close proximity to parks, open space but involves loss of area of amenity grassland.	- Close proximity to areas of open space	+ Allocation secures deliverable area of land for housing delivery contributing to Middlesbrough's housing requirement and evidence based needs.	+ Accessible to bus stop and within 400m of primary school	+ No heritage assets identified

Housing Allocation	Site Name	Objectives 1 to 4	Objective 5	Objective 6	Objective 7 and 8	Objective 9	Objective 10 and 11	Objective 12
H4o (STA3)	Land North of Low Lane	- Access to current bus stops but existing employment areas and town centre beyond comfortable walking distance	N Minor risk of flooding within FZ2	+ Close proximity to parks, open space. Some potential losses of open space likely to be limited in scope.	-- Within 50m of designated wildlife site	+ Allocation secures deliverable area of land for housing delivery contributing to Middlesbrough's housing requirement and evidence based needs.	N Close to bus stops but other services relatively distant	- Site includes or immediately adjacent to Grade II listed building
H4p (STA16)	Holme Farm	- Current bus stop over 100m, existing employment areas and town centre beyond comfortable walking distance	+ No identified flood risk from rivers or sea.	N Close proximity to open space	N Not in close proximity to wildlife sites or areas of open space	+ Allocation secures deliverable area of land for housing delivery contributing to Middlesbrough's housing requirement and evidence based needs.	- Site likely to require enhancement / mitigation to assist accessibility	-- Site immediately adjacent to Grade II* listed building
H4q (AYR2)	Land at Stains by Road	N Current bus stop over 100m, town centre beyond comfortable walking distance but existing employment areas and	+ No identified flood risk from rivers or sea.	- Close proximity to parks and existing retail centre but expected to involve loss of amenity grassland.	- Within 400m of designated wildlife site	+ Allocation secures deliverable area of land for housing delivery contributing to Middlesbrough's housing requirement and evidence based needs.	+ Within 400m of primary school and retail centre	+ No heritage assets identified

Housing Allocation	Site Name	Objectives 1 to 4	Objective 5	Objective 6	Objective 7 and 8	Objective 9	Objective 10 and 11	Objective 12
		school reasonably accessible.						

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- 6.7 Appendix B to this report provides an analysis of each proposed housing site against spatial constraints and designations. Having regard to the specific mitigation identified, the assessment establishes the likely significant effects of each allocation and the mitigation that is proposed in policy. In addition, all other potential alternative housing sites included within Middlesbrough's Strategic Housing Land Availability Assessment have been assessed against the SA Objectives. The results of this assessment are set out in Appendix C.
- 6.8 Overall, the analysis highlights in a number of instances that potential negative effects may arise for some objectives – particularly with regard to proximity to listed buildings and the general impact of green field development on habitat values.
- 6.9 These effects overall are assessed as being capable of mitigation as set out through the Policy guidance applied to each proposed allocation within the draft Local Plan. On the whole the sites identified provide a balanced approach to both urban and suburban development opportunities that are capable of meeting a range of housing needs for residents in Middlesbrough.

7 Identifying Indicators to Monitor the Partial Review of the Local Plan

- 7.3 The SEA Directive requires the significant environmental effects of implementing the plan or programme to be monitored in order to identify unforeseen adverse effects and to be able to undertake remedial action.
- 7.4 The significant effects indicators should be developed to ensure a robust assessment of policy implementation. The SA monitoring will cover significant social, economic and environmental effects.
- 7.5 Monitoring should assess whether:
- the assessment's predictions of sustainability effects are accurate;

- the Local Plan is contributing to the achievement of the desired SA objectives and targets;
- if mitigation measures are performing as well as expected;
- if there are any adverse effects and whether these are within acceptable limits or remedial action is desirable.

7.6 There is a need for integration between the monitoring report and IA, including indicators which enable a link to be established between implementation of the Local Plan and the significant effects being monitored.

7.7 The responsibilities for carrying out the monitoring programme lie with the local planning authority. The Council already has a comprehensive monitoring framework and publishes a suite of Local Plan monitoring reports on an annual basis.

7.8 Local planning authorities are responsible for responding to any significant negative environmental effects of implementation of their plans. Similarly, local planning authorities are responsible for identifying and responding to unforeseen adverse effects of the implementation of the plan, with help from the other bodies subject to the Duty to Co-operate.

Monitoring Framework

7.9 A full monitoring framework will be provided in later stages of the Local Plan process. Synergy will be required between indicators to monitor the Local Plan itself and indicators that will specifically monitor effect on the SA objectives.

8 Next Steps

- 8.3 The Middlesbrough draft Local Plan is being published for comments in February 2024. The SA will be included as part of that consultation. Representations received from the consultation will be used to inform further iterations of the Local Plan for Middlesbrough. Comments received directly in response to the Sustainability Appraisal would additionally be considered and incorporated, as appropriate for future assessments.
- 8.4 All further iterations of the proposed amendment, leading up to final adoption, will again be subject to the SA process.

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9 Appendix A Local Plan Policy Assessments

See separate document, Appendix A.

10 Appendix B Housing Site Allocations Assessments

See separate document, Appendix B.

11 Appendix C Housing Site Alternatives Assessments

See separate document, Appendix C.

Middlesbrough Council

**Sustainability Appraisal of the
Middlesbrough Draft Local Plan: Draft SA
Report**

APPENDIX A – Policy Assessments

January 2024

Contents

Strategy and vision	4		
Strategic Vision	4		
Development Strategy	6		
Policy ST1 Development Strategy	6		
Policy ST2 Middlesbrough Development Corporation Area	8		
Creating Quality Places	10		
Policy CR1 Creating Quality Places	10		
Policy CR2 General Development Principles	13		
Policy CR3 – Sustainable and High Quality Design	16		
Policy CR4 – Developer Contributions	18		
Policy CR5 - Development Limits	20		
Policy CR6 Tall and Large Buildings	23		
Policy CR7 Shopfront Design	26		
Policy CR8 Advertisements and Signage	27		
Economic Growth and the Town Centre	29		
Policy EC1 – Economic Strategy	29		
Policy EC2 – Employment Locations	32		
Policy EC3 Alternative Use of Employment Land and Buildings	34		
Policy EC4 Middlehaven	37		
Policy EC5 University Campus	39		
Policy EC6 Culture	41		
Policy EC7 - Town, District and Local Centres	43		
Policy EC8 Middlesbrough Town Centre	45		
Policy EC9 Civic Commercial Cultural Heart	47		
Policy EC10 Retail Quarter	49		
Policy EC11 Leisure Quarter	51		
Policy EC12 Independent Quarter	53		
Policy EC13 Railway Station and Historic Quarter	55		
		Policy EC14 Linthorpe Road South Secondary Shopping Area	57
		Policy EC15 Middlesbrough's District and Local Centres	59
		Policy EC16 – Hot Food Takeaways	61
		Policy EC17 Retail Development on Industrial Estates and Business Parks	63
		Housing Development	65
		Policy HO1 Housing Strategy	65
		Policy HO2 Housing Requirement	68
		Policy HO3 Housing Mix and Type	70
		Policy HO4 Housing Allocations	71
		Policy HO5 Affordable Housing	73
		Policy HO6 – Gypsy, Traveller and Travelling Showpeople Accommodation	75
		Policy HO7 – Space standards for residential uses	77
		– Policy HO8 Conversion and Sub-Division of Buildings for Residential Use	79
		– Policy HO9 Houses in Multiple Occupation (HMOs)	81
		– Policy HO10 Student Accommodation	83
		– Policy HO11 Self-build and Custom Build Housing	84
		Green and Blue Infrastructure	86
		Policy GR1 Green and Blue Infrastructure	86
		Policy GR2 Green Wedges	88
		Policy GR3 – Existing Open Space, Sport and Recreation Facilities	89
		Policy GR4 New Open Space, Sport and Recreation Provision	91
		Policy GR5 – Biodiversity and Geodiversity	92
		Policy GR6 – Nutrient Neutrality water quality effects	94
		Policy GR7 - Climate Change and Flood Risk	96
		Policy GR8 Renewable and Low Carbon Energy	98
		Physical, Social and Environmental Infrastructure	99
		Policy IN1 – Strategic Infrastructure Provision	99
		Policy IN2: Integrated Transport Strategy	101



Policy IN3 – Transport Requirements
for New Development 104

Policy IN4 Community Facilities 106

Policy IN5 – Education Provision 108

Policy IN6 – Health and Wellbeing 109

Policy IN7 – Digital and Communications Infrastructure 111

Policy IN8 – Burial Grounds 113

Managing the Historic environment 115

Policy HI1 Strategic Historic Environment 115

Policy HI2 Designated Heritage Assets 117

Policy HI3 Non-Designated Heritage Assets 119

Strategy and vision

Strategic Vision					
SA Objective	Short	Medium	Long	Supporting comments	Mitigation and enhancement
1. Strengthening the Middlesbrough economy	+	+	++	The vision sets out a future for Middlesbrough that has achieved strong economic growth building on opportunities including the success of the university and attractive, vibrant town centre	None identified
2. To alleviate deprivation and poverty	+	+	+	The visions approach seeks growth but does not set alleviating deprivation and poverty as an explicit goal	The visions approach could be strengthened with reference to areas and pockets of deprivation and poverty being addressed.
3. Developing a more sustainable employment market in Middlesbrough	+	+	+	The vision identifies plans for more jobs as a result of growth and the role of the town centre, university and digital sector helping to underpin this.	Confirming the diversity of the employment market and expansion in other potential sectors could strengthen potential positive effects for this objective.
4. To improve the skills and employment prospects of the resident population	+	+	+	Focus on the role of the university again underpins concepts of improved skills and attainment with quality graduates attracted to Middlesbrough.	The wider role of school age and employment related training could also be considered.
5. To respond and enable adaptation to the impacts of climate change	N	N	N	The focus of the vision is upon green infrastructure for the benefits provided in connectivity and leisure and recreation. Meanwhile priorities to support sustainable travel, walking and cycling generate positive effects for this objective – but on balance there is not explicit reference to the management of development to mitigate and adapt to potential impacts on climate change	Consider whether the role for the strategic vision should extend to explicit approach to climate change mitigation and adaptation.

Strategic Vision					
SA Objective	Short	Medium	Long	Supporting comments	Mitigation and enhancement
6. To reduce health inequalities and promote healthy lifestyles	+	++	++	The vision sets out a strong impression of Middlesbrough as a place where residents can enjoy active, health lifestyles with access to attractive areas of green infrastructure and a range of	None identified
7. Protect and enhance green and blue infrastructure	+	++	++	Direct reference to a coherent and wide ranging green and blue infrastructure network indicates strong positive effects on this objective.	None identified
8. To protect and enhance biodiversity and geodiversity	+	+	+	The role of the green and blue infrastructure network in supporting greater biodiversity is recognised.	None identified.
9. To provide people with the opportunity to live in a decent and well-designed home	+	++	++	The vision highlights provision of a range of high quality housing with access to appropriate homes for a range of groups including young, families, older people and vulnerable residents noted.	None identified.
10. To create quality, safe and sustainable places	+	+	++	The overwhelming aims of the vision are the creation of places that are sustainable and provide a high quality environment to live and work. However, the specific role of development in facilitating community safety is not highlighted.	None identified
11. To reduce the need to travel and promote the use of sustainable transport options	+	+	+	Development in accessible locations and promotion of public transport, walking and cycling are key components of the vision.	None identified
12. To protect and enhance cultural heritage and the historic environment	+	+	+	The culture and heritage of Middlesbrough is recognised with a commitment to historic buildings role in understanding the areas past and creating an attractive environment.	None identified

Policy ST1 Development Strategy						
SA Objective	Short	Medium	Long	Supporting comments	Mitigation and enhancement	
1. Strengthening the Middlesbrough economy	+	++	++	The development strategy sets out a positive framework for economic growth identifying the scale of job growth to be sought as part of a holistic strategy involving wider sustainable development and infrastructure delivery.	None identified	
2. To alleviate deprivation and poverty	+	+	+	Positive effects for this objective are anticipated as it sets out an overall strategy that promotes economic growth and wider benefits for communities and residents' needs. There is insufficient clarity about the impacts to determine that the policy would have very positive effects.	Some further reference could be considered to noting how growth may specifically target and address poverty and deprivation in Middlesbrough	
3. Developing a more sustainable employment market in Middlesbrough	+	+	+	The strategy sets out a positive approach to economic growth and annual additional jobs that would be expected to positively effect this objective.	None identified.	
4. To improve the skills and employment prospects of the resident population	N	+	+	Over the longer term the overall effect of this policy, in supporting economic growth and addressing the needs of residents for a range of housing and appropriate infrastructure would be expected to facilitate better outcomes for residents. The nature of these effects through this policy are indirect and it is considered would be neutral in the shorter term.	None identified.	
5. To respond and enable adaptation to the impacts of climate change	+	+	+	The strategy encompasses climate change adaptation and minimisation that would suggest changes could occur in the short term that positively effect this objective.	None identified.	
6. To reduce health inequalities and promote healthy lifestyles	N	+	+	Promotion of healthy and safe communities is incorporated into the policy and where implemented this would over the medium to longer term have a positive effective upon this objective.	None identified.	
7. Protect and enhance green and blue infrastructure	+	+	++	Provision and protection of green and blue spaces forms a key part of the policy and can therefore be expected where implemented to have a positive effect upon this objective.	None identified.	

Policy ST1 Development Strategy						
SA Objective	Short	Medium	Long	Supporting comments	Mitigation and enhancement	
8. To protect and enhance biodiversity and geodiversity	N	N	N	The policy includes positive wording regarding green and blue infrastructure, that it is assumed would encompass biodiversity and geodiversity. However, the focus of this is directed at the environmental (and presumably recreation) benefits for residents. It is not clear that specific positive effects for species and habitats would arise from this policy.	Consider whether reference to the role of GI for not just residents but specific and habitat is appropriate or ensure other policy of the Plan adequately address this.	
9. To provide people with the opportunity to live in a decent and well-designed home	+	++	++	Achieving this objective is a specific aim of this policy with an intention to secure the highest standard of design and provision of a wide range of housing.	None identified.	
10. To create quality, safe and sustainable places	+	++	++	Sustainable places depend upon successful economic development, high quality housing and liveable places where environmental impacts can be minimised. The overall scope of this policy seeks to achieve outcomes that would have positive effects upon this objective.		
11. To reduce the need to travel and promote the use of sustainable transport options	+	+	+	The policy sets out an overall strategy based upon development within the urban area whilst revitalising the town centre and supporting economic growth. These aims align with locating development in places that reduce the need to travel and enable use of sustainable transport. Specific proposals regarding public transport provision, walking or wheeled travel are not explicitly addressed	None identified.	
12. To protect and enhance cultural heritage and the historic environment	+	+	+	Explicit reference to “sustain and enhance” historic assets is included and consequently positively impacts this objective, whilst aligning with national policy.	None identified.	

Policy ST2 Middlesbrough Development Corporation Area						
SA Objective	Short	Medium	Long	Supporting comments	Mitigation and enhancement	
1. Strengthening the Middlesbrough economy	+	++	++	The aims of the Masterplan and supporting policy are specifically targeting and enabling economic growth in this area with the role of the policy ensuring sufficient land is available to fulfil those aims, with anticipated positive effects upon this objective.	None identified.	
2. To alleviate deprivation and poverty	+	+	+	As a strategy for new growth and development the policy approach does not explicitly target deprivation and poverty, however the indirect effect of additional economic growth and investment would be positive for this objective.	None identified.	
3. Developing a more sustainable employment market in Middlesbrough	+	+	++	The aims of the masterplan are to create an environment in the MDC area of Middlesbrough that will accelerate growth and regeneration. Whilst only targeted at a part of the Borough this would, where implemented, successfully have a positive long term effect on this objective.	None identified.	
4. To improve the skills and employment prospects of the resident population	N	+	+	The positive effects that would arise in relation to this objective are indirect and come about as a result of the general improvement in opportunity for residents that should arise if development is successfully implemented. Whilst positive, the overall scale and role of this specific policy in achieving these aims is limited so a very positive long-term effect is not expected.	None identified.	
5. To respond and enable adaptation to the impacts of climate change	N	N	N	The proposals focus on growth and development and are linked to the ambitions of the MDC masterplan and design code, but those documents are not available for SA as part of the planning framework. Nevertheless, such brownfield regeneration over the long term is expected to provide a range of both positive and potentially negative effects. In general, the location and characteristics of development can be seen to be positive, but growth will generate carbon emissions whilst the level of adaptation is unclear and information regarding potential flood risk is unclear.	None identified.	
6. To reduce health inequalities and promote healthy lifestyles	N	N	N	Overall, the policy promotes housing and economic development in accessible locations within the urban area. The masterplan outlines a holistic approach to development incorporating open	Consider specific additional reference to these points in	

Policy ST2 Middlesbrough Development Corporation Area						
SA Objective	Short	Medium	Long	Supporting comments	Mitigation and enhancement	
				space provision but those ambitions for development fall outside the scope of this SA.	policy or ensure implementation of other policy of the Local Plan.	
7. Protect and enhance green and blue infrastructure	N	N	N	The policy does not set out any criteria regarding this SA objective. The nature of the location is such that no substantially negative effects are anticipated.	None identified.	
8. To protect and enhance biodiversity and geodiversity	N	-	-	The policy does not set out any criteria regarding this SA objective. Whilst brownfield there may be elements of biodiversity value on the sites in question that would require consideration and mitigation as part of any development.	None identified.	
9. To provide people with the opportunity to live in a decent and well-designed home	+	+	++	The policy sets out to support housing development that would deliver an important mix of high-quality housing for Middlesbrough with positive effects for this Objective.	None identified.	
10. To create quality, safe and sustainable places	N	N	N	The policy identifies the sites that should enable creation of places that positively fulfil this objective. The framework for ensuring this fall outside the scope of this SA.	None identified.	
11. To reduce the need to travel and promote the use of sustainable transport options	N	+	+	The policy supports identification of sites that would enable development of homes and jobs in a central, highly accessible location with a mix of uses and activities available. This is expected to have a positive overall effect in the medium to long term as development comes forward.	None identified.	
12. To protect and enhance cultural heritage and the historic environment	N	-	-	A number of listed buildings and historic assets are present in the area, including the Grade II* Dock Clock Towers. The policy presently has limited regard to this and development if not appropriate cited and designed could have the potential to harm the setting of some features.	Ensure implementation of relevant policy of the Plan, consider specific policy to guide development	

Policy ST2 Middlesbrough Development Corporation Area					
SA Objective	Short	Medium	Long	Supporting comments	Mitigation and enhancement
					proposals in the area.

Creating Quality Places

Policy CR1 Creating Quality Places					
SA Objective	Short	Medium	Long	Supporting comments	Mitigation and enhancement
1. Strengthening the Middlesbrough economy	N	+	+	On balance, whilst this policy secures additional requirements from development its approach is such that it is expected to sustain long term economic growth and strengthen the overall resilience of Middlesbrough's economy having a positive effect on this objective. Promoting mixed-use developments can support the economic potential of Middlesbrough. Although climate change mitigation and adaptability measures may generate initial costs, the wider role of the policy establishes a positive framework that would enable Middlesbrough to be an attractive place for investment and growth,	None identified.
2. To alleviate deprivation and poverty	N	+	+	Whilst ensuring all development aligns with the requirements for creating quality places would secure high standard development including in places where tackling deprivation and poverty are key; the positive effects arising from the policy for this objective are likely to be indirect as overall benefits arising from a strengthening economy assist in addressing pockets of deprivation and poverty over the medium and longer term.	None identified.
3. Developing a more sustainable employment market in Middlesbrough	N	+	+	Promoting mixed-use developments and spaces of high quality could help attract businesses and residents to Middlesbrough. This can be seen to have a positive effect, creating a more sustainable, resilient, and adaptable area to potential external economic influences.	None identified.

Policy CR1 Creating Quality Places						
SA Objective	Short	Medium	Long	Supporting comments	Mitigation and enhancement	
4. To improve the skills and employment prospects of the resident population	N	N	+	Where this policy supports growth and development, the long-term indirect outcome could be creation of an environment that fosters training, education and development of skills and employment prospects.	None identified.	
5. To respond and enable adaptation to the impacts of climate change	+	++	++	Seeking to achieve zero carbon buildings, providing renewable and low carbon energy generation is a response to climate change and where achieved would have a significant local positive effect on the causes and implications of climate change. As would creating buildings that are adaptable to changing environmental conditions.	None identified.	
6. To reduce health inequalities and promote healthy lifestyles	N	+	+	Overall, the policy does not explicitly set out to secure places that promote healthy lifestyles. However, creating adaptable spaces for social, technological, economic and environmental conditions as well as having developments having regard to sustainable communities, and mixed-use development all contribute towards places that can promote healthy lifestyles leading to an overall positive effect on this objective.	Positive net effects of the policy could be enhanced by more explicit references to creating places that encourage and enable physical movement. Presently reference to the role of active travel is included in the supporting text rather than policy.	
7. Protect and enhance green and blue infrastructure	N	+	+	Indirectly it is considered that the effect of this policy requiring well designed places will lead to measures that, as a natural part of that protect and enhance green and blue infrastructure. The policy as a whole does not directly set out a clear expected outcome for green and blue infrastructure so any potentially positive direct effects arising from this policy are expected to be limited.	The positive role of the policy would be enhanced further if green and blue infrastructure had a defined role in creating quality places, and in assisting	

Policy CR1 Creating Quality Places						
SA Objective	Short	Medium	Long	Supporting comments	Mitigation and enhancement	
						developments to adapting to changing environmental conditions.
8. To protect and enhance biodiversity and geodiversity	N	N	N	Indirectly it is likely that this approach to design and creation of quality places will have a neutral effect upon biodiversity and geodiversity, but this is not the primary role of this policy, and any effects would be limited. Whilst the policy is overall supportive of development its approach based upon quality design and regard to landscape features and environmental conditions is expected to avoid any potential direct negative effects.	Embedding considerations for biodiversity and geodiversity could generate positive effects, whilst it is anticipated these benefits may be secured through other policy of the Local Plan.	
9. To provide people with the opportunity to live in a decent and well-designed home	+	+	++	The policy sets out to secure well-designed buildings and create quality places that would ensure new development in Middlesbrough contributes positively to this objective's aims of creating opportunities to live in decent, well designed homes.	None identified.	
10. To create quality, safe and sustainable places	++	++	++	The overarching aims of this policy are directly aligned with this objective and set out specific expectations regarding development to secure quality and sustainable places.	None identified.	
11. To reduce the need to travel and promote the use of sustainable transport options	N	+	+	Whilst the policy is supportive of mixed-use developments that would reduce the need to travel and it is generally anticipated that well designed places would incorporate active travel and public transport the specific role of such features as walking, cycling, wheeling and public transport is not set out in policy.	Positive net effects of the policy could be enhanced by more explicit references to creating places that	

Policy CR1 Creating Quality Places						
SA Objective	Short	Medium	Long	Supporting comments	Mitigation and enhancement	
					encourage and enable physical movement. Presently reference to the role of active travel is included in the supporting text rather than policy.	
12. To protect and enhance cultural heritage and the historic environment	N	+	++	The policy sets out that all developments have regard to and contribute positively to an areas character, heritage significance, townscape and landscape features as well as reinforce locally distinctiveness. This policy will therefore lead to a significant positive impact upon this objective over the long term.	None identified.	

Policy CR2 General Development Principles						
SA Objective	Short	Medium	Long	Supporting comments	Mitigation and enhancement	
1. Strengthening the Middlesbrough economy	N	+	++	The policy places requirements and expectations upon development that, tempers its direct positive effects in the short term. However, it is explicitly targeted at securing high quality development that amongst other things demonstrates how proposals maximise their economic impact.	None identified.	
2. To alleviate deprivation and poverty	N	+	++	The policy should enable an overall improvement in development quality and addresses a wide array of issues that can impact poverty and deprivation including privacy and amenity, providing quality spaces, sustainable transport, through effective waste management, pollution reduction, health and safety and measures to prevent climate change and flooding – whilst also seeking to maximise economic impacts.	None identified.	

Policy CR2 General Development Principles						
SA Objective	Short	Medium	Long	Supporting comments	Mitigation and enhancement	
3. Developing a more sustainable employment market in Middlesbrough	N	+	+	The policy sets out a positive framework for managing development and supporting economic growth that overall is likely to create an environment that supports prosperity and consequently benefits the employment market in Middlesbrough.	None identified.	
4. To improve the skills and employment prospects of the resident population	N	N	+	The policy sets out a positive framework for managing development and supporting economic growth that overall is likely to create an environment that supports prosperity and consequently benefits the employment market in Middlesbrough and ultimately over the long term supports improvements in skills and employment prospects of residents.	None identified.	
5. To respond and enable adaptation to the impacts of climate change	+	++	++	The policy includes measures to avoid increases in flood risk, incorporating biodiversity, energy efficiency and sustainable transport and waste management measures. All of which are measures that can help respond to mitigate or adapt to Middlesbrough from the consequences of climate change.	The policy could go further in promoting sustainable drainage rather than just avoiding increases to flood risk.	
6. To reduce health inequalities and promote healthy lifestyles	+	++	++	Helping to prevent the loss of open spaces and encouraging high quality design and landscaping environments and protecting biodiversity, supporting sustainable transport modes, ensuring adequate infrastructure, directly avoiding risk to human health and safety, whilst also addressing sources of pollution protecting privacy and amenity are all measures that meant the policy is expected to have a generally positive effect upon this policy.	None identified.	
7. Protect and enhance green and blue infrastructure	N	N	+	The policy explicitly seeks the protection of protected open spaces and addresses biodiversity but does not appear to address wider protection and enhancement of all green and blue infrastructure, limiting the overall positive effects that are expected to arise as a result of the general approach of the policy to promoting high quality design and incorporation of soft landscaping into development schemes.	As a general development principle, the role of green and blue infrastructure could be more directly addressed to enhance the likely	

Policy CR2 General Development Principles						
SA Objective	Short	Medium	Long	Supporting comments	Mitigation and enhancement	
					positive effect upon this objective.	
8. To protect and enhance biodiversity and geodiversity	+	+	+	The policy will have a direct positive impact to this objective by helping to protect open spaces and environmental designations which may have high biodiversity value as well as incorporate high quality design and the incorporation of landscaping into development.	None identified	
9. To provide people with the opportunity to live in a decent and well-designed home	+	+	++	The policy aims to ensure new developments provide decent, well-designed homes by prioritising privacy, protecting open spaces, incorporating ecology, ensuring high-quality design, landscaping, preserving heritage, ensuring safety, managing flood risk, providing adequate infrastructure, ensuring transport accessibility, minimizing pollution and waste, promoting energy efficiency, and reusing land. All of this helps and facilitates provision of well-designed homes that, subject to delivery would have a likely positive effect upon this objective that would strengthen over the long term.	None identified	
10. To create quality, safe and sustainable places	N	+	++	Ensuring privacy of properties, protecting open spaces, incorporating ecology, maintaining high-quality design, providing infrastructure landscaping, preserving heritage, promoting energy efficiency, ensuring transport accessibility are all factors that can enhance quality and make spaces sustainable but can also be made in a way that allows people to feel safe. The policy also directly sets out not to risk human health and safety, with likely positive effects for this objective.	None identified.	
11. To reduce the need to travel and promote the use of sustainable transport options	N	+	++	The policy sets out that development will be expected to support infrastructure requirements, address highway safety and achieve accessibility by a choice of sustainable transport modes. Overall, this aims align with and are likely to have a positive effect upon this objective.	None identified.	

Policy CR2 General Development Principles						
SA Objective	Short	Medium	Long	Supporting comments	Mitigation and enhancement	
12. To protect and enhance cultural heritage and the historic environment	+	+	++	The policy explicitly incorporates measures to sustain and enhance heritage assets and their setting and promotes high quality design that would in such settings further facilitate likely positive effects for this objective.	None identified	

Policy CR3 – Sustainable and High Quality Design						
SA Objective	Short	Medium	Long	Supporting comments	Mitigation and enhancement	
1. Strengthening the Middlesbrough economy	N	+	++	The policy places requirements and expectations upon development that, tempers its direct positive effects in the short term. However, it is explicitly targeted at securing high quality design that over the longer term would create an environment attractive to businesses and residents that would support growth and investment.	None identified	
2. To alleviate deprivation and poverty	N	+	+	The policy should enable an overall enhancement in development quality and addresses a wide array of issues from energy efficiency to creation of safe and attractive environments and housing standards that would have a likely positively impact upon poverty and deprivation.	None identified	
3. Developing a more sustainable employment market in Middlesbrough	N	N	+	The policy sets out a positive framework securing well designed development that overall is likely to create an environment that supports prosperity and consequently benefits the employment market in Middlesbrough over the longer term.	None identified	
4. To improve the skills and employment prospects of the resident population	N	N	N	The policy sets out a positive framework for securing well designed development that overall is likely to create an environment that supports prosperity and consequently benefits the employment market in Middlesbrough. This will have benefits for the economy and potential employment market that may ultimately drive positive effects upon this objective. However, overall, the effects are	None identified	

Policy CR3 – Sustainable and High Quality Design						
SA Objective	Short	Medium	Long	Supporting comments	Mitigation and enhancement	
				considered too indirect and long term for there to be a defined likely positive effect in this assessment.		
5. To respond and enable adaptation to the impacts of climate change	+	++	++	This policy encourages building and spaces that maximise opportunities to secure gains from sunlight and passive solar energy and encourages durable and sustainable design features that help to mitigate and adapt to climate change leading to likely positive local effects upon this objective.	Could add 'while managing the risk of overheating' to point L of the policy	
6. To reduce health inequalities and promote healthy lifestyles	+	++	++	The policy encourages buildings to incorporate well designed active transport methods, adequate provision for cycles is designed into development, provision of inclusive design and housing standards, and safe and attractive environments. All of which support moves to health equality and foster movement and activity as part of healthy lifestyles.	None identified	
7. Protect and enhance green and blue infrastructure	N	+	+	The policy encourages the incorporation of high quality hard and soft landscaping and tree planting. This can enhance green infrastructure and seeks to minimise impacts on, and provide net gains for, biodiversity that would be expected to additionally positively effect this objective. Overall, the role of green and blue infrastructure in general is not directly addressed within the policy limiting the potential positive effects that could be expected from its implementation.	None identified.	
8. To protect and enhance biodiversity and geodiversity	+	+	++	The policy incorporates criteria to ensure development minimises impacts on, and provides net gains for, biodiversity and so would be expected to have a likely positive effect upon this objective that would strengthen over time as net gains are secured.	None identified.	
9. To provide people with the opportunity to live in a decent and well-designed home	+	++	++	The policy will provide safe spaces, accessible transport and accessible buildings and more high-quality designed homes, with anticipated requirements to apply technical optional housing standards.	None identified.	

Policy CR3 – Sustainable and High Quality Design						
SA Objective	Short	Medium	Long	Supporting comments	Mitigation and enhancement	
10. To create quality, safe and sustainable places	+	++	++	The policy will provide safe spaces, accessible transport and accessible buildings and more high-quality designed homes.	None identified.	
11. To reduce the need to travel and promote the use of sustainable transport options	+	++	++	Policy CR3 will provide safe spaces, accessible transport and accessible buildings and more high-quality designed homes.		
12. To protect and enhance cultural heritage and the historic environment	+	++	++	The policy establishes that development should integrate with its surroundings and particularly existing historic buildings, and address heritage within design and access statements, requiring heritage impact assessments where heritage assets may be affected.	None identified.	

Policy CR4 – Developer Contributions						
SA Objective	Short	Medium	Long	Supporting comments	Mitigation and enhancement	
1. Strengthening the Middlesbrough economy	N	+	++	Contributions towards affordable housing and attractive facilities, commuting buildings, local employment training, transport facilities, healthier lifestyles and services and recreation would ensure that the infrastructure necessary to support Middlesbrough's growth is secured in a timely manner. This over the long term is expected to strengthen and support Middlesbrough's economy.	None identified.	
2. To alleviate deprivation and poverty	N	+	++	The proposed policy will help to alleviate deprivation and poverty with the developer contributions being able to help people into the workplace with local employment and training and ease of access into work.	None identified.	
3. Developing a more sustainable employment market in Middlesbrough	N	+	++	The proposed policy will allow the contributions to enhance and improve residents' skills whilst supporting overall investment and will allow more people to benefit from a stronger economy with more opportunity for employment.		

Policy CR4 – Developer Contributions						
SA Objective	Short	Medium	Long	Supporting comments	Mitigation and enhancement	
4. To improve the skills and employment prospects of the resident population	+	++	++	The policy directly seeks contributions towards employment and training as appropriate contributions from development that would be likely to have direct positive effects upon this objective	None identified.	
5. To respond and enable adaptation to the impacts of climate change	+	++	++	The policy ensures that the infrastructure provision and necessary mitigations required to address the impacts and causes of climate change can be secured from development with likely positive effects upon this objective.	None identified	
6. To reduce health inequalities and promote healthy lifestyles	+	++	++	The policy outlines that contributions towards opens space, play, sport and recreation would be sought which also facilitating improvements in landscape and sustainable / active travel.	None identified	
7. Protect and enhance green and blue infrastructure	+	+	+	Potential contributions to support the quality of the water environment are recognised whilst improvement and management of landscape and provision of open space addresses most aspects of green and blue infrastructure. It is not clear that the policy facilitates measures to respond to and enhance green and blue infrastructure in its widest sense, limiting the potential positive effects of this policy.	Consider whether additional role to the general role of green and blue infrastructure could be incorporated into the policy, e.g., through sustainable drainage and flood mitigation measures.	
8. To protect and enhance biodiversity and geodiversity	+	+	++	Provision for contributions to improve biodiversity and landscape are addressed in this policy.	None identified.	
9. To provide people with the opportunity to live in a decent and well-designed home	+	++	++	Securing delivery of affordable housing is a crucial component in addressing this objective.	None identified.	
10. To create quality, safe and sustainable places	N	+	+	The policy includes measures to secure contributions to public realm and artwork and generally the policy is expected to have positive effects upon this objective.	None identified.	

Policy CR4 – Developer Contributions						
SA Objective	Short	Medium	Long	Supporting comments	Mitigation and enhancement	
11. To reduce the need to travel and promote the use of sustainable transport options	+	++	++	Developer contributions towards public transport provision or improvements including bus and rail passenger facilities; pedestrian and cycling facilities and travel plans are all outlined.	None identified.	
12. To protect and enhance cultural heritage and the historic environment	+	++	++	Where relevant to the nature and scale of development, developer contributions towards the improvement of local heritage assets (including repair works or restoration of historic buildings and structures) will have a positive effect over the short and long term of the local plan period.	None identified.	

Policy CR5 - Development Limits						
SA Objective	Short	Medium	Long	Supporting comments	Mitigation and enhancement	
1. Strengthening the Middlesbrough economy	N	N	+	The policy does not have a significant effect upon economic growth with most of the major opportunities for growth encompassed within the defined development limits. In principle, such development limits risk restricting opportunities for investment and growth, but the nature of Middlesbrough is such that this is not considered significant and overall short and medium term impacts are negligible. The policy also provides significant flexibility for sustainable uses beyond the settlement limits including diversification of agriculture, recreational tourism to fulfil demand, essential agricultural housing, facilities for social and community needs that mean in the long term there may be minor positive effects.	None identified.	
2. To alleviate deprivation and poverty	N	+	+	The functional role of this policy is to direct most development into the urban area whilst enabling some development to support sustainable development beyond the settlement limits. In practice this is expected to direct more development to locations that can	None identified.	

Policy CR5 - Development Limits						
SA Objective	Short	Medium	Long	Supporting comments	Mitigation and enhancement	
				best address issues of deprivation and poverty whilst supporting economic growth over the longer term.		
3. Developing a more sustainable employment market in Middlesbrough	N	+	+	The policy supports at a low level a range of developments that would assist in diversifying the employment market in Middlesbrough and consequently generate likely positive effects upon this objective.	None identified.	
4. To improve the skills and employment prospects of the resident population	N	N	N	Whilst economic growth in general is supported by this policy and would lead to potential improvements in skills and employment prospects, on balance the scale of potential effects are not considered significant enough to identify a positive effect.	None identified.	
5. To respond and enable adaptation to the impacts of climate change	N	N	+	The policy manages the spatial distribution of most development by restricting development beyond settlement limits. This has the role of concentrating most development into the urban area that can be considered generally more accessible, whilst also more likely to conserve resources and support sustainable and active modes of travel – leading to positive long-term effects for climate changes.	None identified	
6. To reduce health inequalities and promote healthy lifestyles	N	N	N	Some negligible effects upon health inequalities and health lifestyles are anticipated as a result of the policies direction of most development to within development limits. However, overall, those benefits are not considered sufficiently direct or specific as a result of this policy to identify more than neutral effects upon this objective	None identified.	
7. Protect and enhance green and blue infrastructure	+	++	++	This policy directs development to the urban area and away from the countryside. As a result, the overall effect in protecting countryside from sprawl, for green and blue infrastructure is expected to be positive.	This spatial policy sets in place the right framework but would be dependent upon measures to ensure urban green and blue infrastructure are	

Policy CR5 - Development Limits						
SA Objective	Short	Medium	Long	Supporting comments	Mitigation and enhancement	
					protected and enhanced.	
8. To protect and enhance biodiversity and geodiversity	+	++	++	This policy directs development to the urban area and away from the countryside. As a result, the overall effect in protecting countryside from sprawl, for biodiversity and geodiversity is expected to be positive.	This spatial policy sets in place the right framework but would be dependent upon measures to ensure urban biodiversity and geodiversity are protected and enhanced.	
9. To provide people with the opportunity to live in a decent and well-designed home	N	N	N	The policy sets out a potentially restrictive approach to development, but it is noted includes sufficient exceptions to enable some appropriate delivery of new high-quality dwellings outside development limits. The amount of delivery in such locations is expected to be minimal and therefore the positive effects from such development are not considered significant and the overall effect is neutral.	Delivery is additionally dependent upon the development limits being defined whilst enabling sufficient development allocations within development limits to meet housing needs.	
10. To create quality, safe and sustainable places	N	+	+	Indirectly the policy supports a sustainable pattern of development by directing growth within settlement limits, which can be expected to set the underlying basis for creation of sustainable places.	None identified.	
11. To reduce the need to travel and promote the use of sustainable transport options	0	0	0	Policy CR5 does not touch on anything relevant to reducing the need to travel and promoting the use of sustainable transport options.	None identified	

Policy CR5 - Development Limits						
SA Objective	Short	Medium	Long	Supporting comments	Mitigation and enhancement	
12. To protect and enhance cultural heritage and the historic environment	+	+	+	This policy will have a positive effect on cultural heritage assets and the historical environment over the local plan period as development required to ensure the conservation and enhancement of historical assets is not restricted beyond designated urban limits.	None identified	

Policy CR6 Tall and Large Buildings						
SA Objective	Short	Medium	Long	Supporting comments	Mitigation and enhancement	
1. Strengthening the Middlesbrough economy	N	+	+	This policy establishes guidelines for the construction of tall and large buildings. In setting specific expectations for such development the policy creates additional considerations for proposals for the development of tall buildings and may at times limit the ability of developers to progress plans as originally intended. However, these potential negative implications for specific schemes are considered to be outweighed by the wider long-term benefits that can be secured from ensuring development achieves the objectives set out in the criteria of the policy including ensuring enhancement to Middlesbrough's skyline, creation of a human scale street environment, and avoiding significant negative impacts on future occupiers.	None identified.	
2. To alleviate deprivation and poverty	N	N	N	The focus of this policy is upon the design quality of tall buildings and their impacts upon the environment, character and appearance of Middlesbrough. The policy includes some elements that would leverage additional benefits from such schemes that would have potential positive effects for this objective such as inclusion of green infrastructure and avoiding negative effects for occupiers that could align with this policy. However, these benefits are not direct or considered to be significant leading to a neutral assessment overall.	None identified.	

Policy CR6 Tall and Large Buildings						
SA Objective	Short	Medium	Long	Supporting comments	Mitigation and enhancement	
3. Developing a more sustainable employment market in Middlesbrough	N	+	+	A positive framework for the development of tall buildings in Middlesbrough can make an important contribution to facilitating economic growth and consequent a sustainable employment market.	None identified.	
4. To improve the skills and employment prospects of the resident population	N	N	N	As a result of the economic benefits and potential employment opportunities that may be created through development of tall buildings, some positive effects upon this objective may arise but they are not considered sufficiently direct or significant to establish a positive effect for this objective.	None identified.	
5. To respond and enable adaptation to the impacts of climate change	N	+	++	Delivery of tall buildings makes efficient use of land and has the ability to create vibrant active places that can support accessibility and positive effects upon climate change. Criteria is explicitly focused upon ensuring such buildings maximise levels of energy efficiency.	None identified.	
6. To reduce health inequalities and promote healthy lifestyles	N	+	++	Specific criteria are set out in the policy to ensure negative impacts on future occupiers are mitigated whilst the general function of tall buildings is expected to result in development that is accessible and sustainable, and therefore encourage active travel.	None identified.	
7. Protect and enhance green and blue infrastructure	N	N	+	The policy approach generally, whilst setting out a positive framework for tall buildings is not expected to significantly negatively effect existing green and blue infrastructure. Criteria seeking features such as green walls, green roofs and roof gardens is explicitly included. The scale of such provision is not expected to be great, but this would have positive effects upon this objective over the long term.	None identified.	
8. To protect and enhance biodiversity and geodiversity	N	N	+	The policy approach generally, whilst setting out a positive framework for tall buildings is not expected to significantly negatively effect biodiversity and geodiversity. Criteria seeking features such as green walls, green roofs and roof gardens would have some minor benefits for biodiversity enhancement over the long term	None identified.	

Policy CR6 Tall and Large Buildings						
SA Objective	Short	Medium	Long	Supporting comments	Mitigation and enhancement	
9. To provide people with the opportunity to live in a decent and well-designed home	+	+	++	High quality design of tall buildings is the key role for this policy with a range of criteria set out to manage the quality of development and effects upon future occupiers.	None identified.	
10. To create quality, safe and sustainable places	N	+	++	Delivery of tall buildings makes efficient use of land and has the ability to create vibrant active places that can support accessibility. Criteria is explicitly focused upon ensuring such buildings respond to their area and facilitate human scale street environments with safe, pleasant and attractive spaces around them. Overall, the role of the policy would be likely to have positive effects upon this objective.	None identified.	
11. To reduce the need to travel and promote the use of sustainable transport options	N	+	+	When assessing the suitability of the design and location of a tall or large buildings a transport assessment should be provided, along with adequate off-street parking measures in accordance with the Council's approved car parking and vehicular servicing standards. This policy does not directly address public transport, pedestrian or wheeled travel but in principle a positive framework for delivery of tall buildings can be expected to create development density that would positively impact the viability of sustainable transport options.	None identified.	
12. To protect and enhance cultural heritage and the historic environment	N	N	N	The impact of tall buildings upon cultural heritage and the historic environment needs to be carefully managed. The policy sets out specific criteria focused upon ensuring such development sustains and enhances heritage assets. These measures can be expected to mitigate potential negative effects and whilst well designed architecturally impressive buildings may enhance the overall character and appearance of Middlesbrough the overall effect upon the historic environment is considered to be neutral.	None identified.	

Policy CR7 Shopfront Design						
SA Objective	Short	Medium	Long	Supporting comments	Mitigation and enhancement	
1. Strengthening the Middlesbrough economy	N	N	+	The policy sets out design expectations for shopfronts, and initially appears to be potentially restrictive limiting the capacity of shops to readily update or install new shopfronts. Such policy may initial lead to some negative effects for the economic, but it is unlikely this would be significant. Over the longer term if successfully implemented the policy is likely to positively enhance the character and appearance of Middlesbrough, helping indirectly to support economic investment and growth.	None identified.	
2. To alleviate deprivation and poverty	0	0	0	This policy will not have a significant impact in alleviating deprivation and poverty given that it is focus on highest quality and design and aims to avoid having a negative impact on the surrounding area.	None identified.	
3. Developing a more sustainable employment market in Middlesbrough	N	N	+	Over the long term where this policy can improve the character and appearance of Middlesbrough and as a consequence support economic growth, there are additional potential positive effects for the employment market in the area.	None identified.	
4. To improve the skills and employment prospects of the resident population	N	N	N	Some benefits might arise for skills and employment as overall long-term growth arises, but the overall scale and timeframe for such improvements to emerge is considered to be limited and the effect of the policy on this objective as a result is neutral.	None identified.	
5. To respond and enable adaptation to the impacts of climate change	0	0	0	This policy has regard to the design of new or altered shopfronts. If application of the policy were to place particular requirements on the energy performance of materials it may have a direct impact upon adaptation to climate change, but this is not considered sufficiently direct for the policy to be considered to have an effect.	None identified.	
6. To reduce health inequalities and promote healthy lifestyles	N	N	+	Visually pleasing frontages may encourage active travel by enhancing the quality of the street scene the overall effect of which, applied over time is considered would be likely to have a positive effect.	None identified.	

Policy CR7 Shopfront Design					
SA Objective	Short	Medium	Long	Supporting comments	Mitigation and enhancement
7. Protect and enhance green and blue infrastructure	0	0	0	Implementation of this policy has no direct effects upon this objective.	None identified.
8. To protect and enhance biodiversity and geodiversity	0	0	0	Implementation of this policy has no direct effects upon this objective.	None identified.
9. To provide people with the opportunity to live in a decent and well-designed home	0	0	0	Implementation of this policy has no direct effects upon this objective.	None identified.
10. To create quality, safe and sustainable places	N	N	+	The role of this policy is to seek enhancements to shop fronts that enhance the character and appearance of buildings and the street scene. Over the long term such efforts would support the protection and creation of vibrant, safe, attractive and sustainable places.	None identified.
11. To reduce the need to travel and promote the use of sustainable transport options	0	0	0	Implementation of this policy has no direct effects upon this objective.	None identified.
12. To protect and enhance cultural heritage and the historic environment	N	+	+	The policy sets out criteria to manage the potential effects of new or altered shop fronts with particular reference to its role in Conservation Areas and for Listed Buildings. This policy ensures the features of significance are recognised and that shopfront proposals adequately sustain and enhance heritage assets.	None identified.

Policy CR8 Advertisements and Signage					
SA Objective	Short	Medium	Long	Supporting comments	Mitigation and enhancement
1. Strengthening the Middlesbrough economy	N	N	+	The policy sets out design expectations for advertisements and signage, and initially appears to be potentially restrictive limiting the capacity of business to install signs or adverts. Such policy	

Policy CR8 Advertisements and Signage						
SA Objective	Short	Medium	Long	Supporting comments	Mitigation and enhancement	
				may initially lead to some negative effects for the economy, but it is unlikely this would be significant. Over the longer term if successfully implemented the policy is likely to positively enhance the character and appearance of Middlesbrough, helping indirectly to support economic investment and growth.		
2. To alleviate deprivation and poverty	0	0	0	This policy will not have a significant impact in alleviating deprivation and poverty given that it is focused upon managing the negative impact of advertising and signage on the surrounding area.	None identified.	
3. Developing a more sustainable employment market in Middlesbrough	N	N	+	Over the long term where this policy can improve the character and appearance of Middlesbrough and as a consequence support economic growth, there are additional potential positive effects for the employment market in the area.		
4. To improve the skills and employment prospects of the resident population	N	N	N	Some benefits might arise for skills and employment as overall long-term growth arises, but the overall scale and timeframe for such improvements to emerge is considered to be limited and the effect of the policy on this objective as a result is neutral.		
5. To respond and enable adaptation to the impacts of climate change	0	0	0	Implementation of this policy has no direct effects upon this objective.	None identified	
6. To reduce health inequalities and promote healthy lifestyles	0	0	0	Implementation of this policy has no direct effects upon this objective.	None identified	
7. Protect and enhance green and blue infrastructure	0	0	0	Implementation of this policy has no direct effects upon this objective.	None identified	
8. To protect and enhance biodiversity and geodiversity	0	0	0	Implementation of this policy has no direct effects upon this objective.	None identified	
9. To provide people with the opportunity to live in a	0	0	0	Implementation of this policy has no direct effects upon this objective.	None identified	

Policy CR8 Advertisements and Signage						
SA Objective	Short	Medium	Long	Supporting comments	Mitigation and enhancement	
decent and well-designed home						
10. To create quality, safe and sustainable places	N	N	+	The role of this policy is to seek manage advertisements and signage to enhance the character and appearance of buildings and the street scene. Over the long term such efforts would support the protection and creation of vibrant, safe, attractive and sustainable places.	None identified.	
11. To reduce the need to travel and promote the use of sustainable transport options	0	0	0	Implementation of this policy has no direct effects upon this objective.	None identified.	
12. To protect and enhance cultural heritage and the historic environment	N	+	+	The policy sets out criteria to manage the potential effects of new or altered shop fronts with particular reference to its role in Conservation Areas and for Listed Buildings. This policy ensures the features of significance are recognised and that shopfront proposals adequately sustain and enhance heritage assets.	None identified.	

Economic Growth and the Town Centre

Policy EC1 – Economic Strategy						
SA Objective	Short	Medium	Long	Supporting comments	Mitigation and enhancement	
1. Strengthening the Middlesbrough economy	+	++	++	The strategy aims to develop a diverse economy to deliver significant increases in businesses and jobs to meet evidence based needs and support the delivery of the Tees Valley Strategic Economic Plan (TVSEP) and the Town Investment Plan (TIP). As an overarching strategy for economic growth the policy is likely to have significant positive effects for this objective.	None identified	

Policy EC1 – Economic Strategy					
SA Objective	Short	Medium	Long	Supporting comments	Mitigation and enhancement
2. To alleviate deprivation and poverty	+	++	++	Aligned to increases in businesses and jobs sought through the policy, there is also a focus on rebalancing the town centre economy and bring new educational and employment opportunities. This in turn will allow more opportunities for residents to gain new skills and be employed, helping to alleviate residents out of deprivation and poverty.	None identified
3. Developing a more sustainable employment market in Middlesbrough	+	++	++	Increases in businesses and jobs and a focus on rebalancing the town centre economy and bring new educational and employment opportunities will overall help the employment market be more sustainable.	None identified.
4. To improve the skills and employment prospects of the resident population	+	++	++	The strategy aims to develop a diverse economy to deliver significant increases in businesses and jobs and specifically seeks new educational and employment opportunities. This will overall help to have more skills and employment prospects within the resident population.	
5. To respond and enable adaptation to the impacts of climate change	N	N	N	A significant element of the economic strategy is revitalisation of the town centre and delivery of high density commercial accommodation, whilst creating a mix of activities. This approach has the potential to foster an approach that supports the vitality and viability of the town centre and enable development that is environmentally sustainable. However, in isolation the role of the policy is to create growth and development that would have potential implications for emissions. Overall, the policy is expected to have a neutral impact upon this objective.	None identified.
6. To reduce health inequalities and promote healthy lifestyles	N	N	+	Amongst the objectives set out the policy seeks creation of a network of centres to meet local communities' daily needs, an	None identified.

Policy EC1 – Economic Strategy					
SA Objective	Short	Medium	Long	Supporting comments	Mitigation and enhancement
				approach that can help facilitate healthy lifestyles and active travel.	
7. Protect and enhance green and blue infrastructure	N	N	-	The role of green and blue infrastructure in relation to economic development is not explicitly set out within the policy. The strategy establishes a focus on the town centre and revitalisation of existing employment areas in the urban area and adjacent to the River Tees. Over the longer term, without additional measures the effect of the strategy could result in a broadly negative effect upon this objective.	Ensure delivery of the strategy is implemented alongside other elements of local plan policy that would protect and enhance green infrastructure.
8. To protect and enhance biodiversity and geodiversity	N	N	-	The strategy establishes a focus on the town centre and revitalisation of existing employment areas in the urban area and adjacent to the River Tees. Over the longer term, without additional measures the effect of the strategy could result in a broadly negative effect upon this objective.	Ensure delivery of the strategy is implemented alongside other elements of local plan policy that would protect and enhance green infrastructure.
9. To provide people with the opportunity to live in a decent and well-designed home	0	0	0	Whilst successful economic growth would improve prosperity and residents' opportunity to access quality housing, the policy does not boost opportunities for housing delivery and consequently is assessed as not of relevance to this objective.	None identified.
10. To create quality, safe and sustainable places	+	+	++	The economic strategy outlines a vision for Middlesbrough that supports a network of centres that meet the needs of communities and has a clear place based focus that brings together growth, skills development, diversifying activities and improving transport and connectivity with positive overall effects for this objective.	None identified.
11. To reduce the need to travel and promote the use of	N	+	++	Focusing on improved transport and connectivity to support economic growth including enhancement of Middlesbrough Rail	

Policy EC1 – Economic Strategy					
SA Objective	Short	Medium	Long	Supporting comments	Mitigation and enhancement
sustainable transport options				Station, increasing active travel and modal shift, enhancing public transport provision. In the short term this may take a while to deliver and implement but once implemented can have long term benefits.	
12. To protect and enhance cultural heritage and the historic environment	-	-	-	The strategy supports growth and development of high density commercial accommodation that would require careful consideration of its potential impact upon townscape and the historic environment, in particular the potential effects of such development where it interacts with listed buildings in the town centre area and the Middlesbrough Historic Quarter.	Ensure delivery of the strategy is implemented alongside other elements of local plan policy that would sustain and enhance the historic environment.

Policy EC2 – Employment Locations					
SA Objective	Short	Medium	Long	Supporting comments	Mitigation and enhancement
1. Strengthening the Middlesbrough economy	+	+	++	Safeguarding existing industrial areas and business parks for uses classes E1(g), B2, and B8 will provide confidence and reliability of long-term investment in that area and is expected to provide sufficient employment land to meet the development needs of Middlesbrough. The policy also outlines a positive framework for consideration of employment proposals elsewhere.	None identified
2. To alleviate deprivation and poverty	N	+	++	The employment locations are focused upon the existing urban area and town centre and are easily accessible to Middlesbrough residents, including from some of the most deprived areas. This creates the opportunity for the delivery of new employment in these areas to maximise the potential	None identified

Policy EC2 – Employment Locations					
SA Objective	Short	Medium	Long	Supporting comments	Mitigation and enhancement
				positive effects of economic growth in alleviating poverty and deprivation.	
3. Developing a more sustainable employment market in Middlesbrough	N	+	+	May provide certainty to employers to continue to invest in these hubs. Though there are restrictions, there may still be opportunities to expand businesses that do not inhibit growth. There is therefore the opportunity for more jobs and encourage businesses to invest in skill for employment. Overall creating a sustainable employment market.	None identified.
4. To improve the skills and employment prospects of the resident population	N	+	+	Identification of a sufficient range of sites for employment growth can provide certainty to employers to continue to invest in these hubs. Where achieved such growth can be expected to improve employment prospects and ultimately create opportunity to improve the skills and experience of the resident population.	None identified.
5. To respond and enable adaptation to the impacts of climate change	+	+	+	Currently the policy has a neutral to positive impact on this objective. As it does require the proposal to be high standard of design, and to improve the quality of the environment.	The policy could go further by requiring proposals for development to achieve BREEAM or similar requirements.
6. To reduce health inequalities and promote healthy lifestyles	N	N	+	The scale of any effects arising from this policy upon this objective are not expected to be great. However, where successful employment development in these areas has the capacity to improve prosperity which itself can lead to benefits, particularly around health inequality. Meanwhile, high quality design and accessibility are established requirements through this policy that should provide opportunities for active lifestyles.	None identified.
7. Protect and enhance green and blue infrastructure	N	N	N	The role of green or blue infrastructure in improving the quality of the environment on employment locations is not mentioned directly. The assumption is therefore that it will be delivered on a site by-site basis and as circumstances allow using other policies.	None identified

Policy EC2 – Employment Locations					
SA Objective	Short	Medium	Long	Supporting comments	Mitigation and enhancement
8. To protect and enhance biodiversity and geodiversity	N	N	N	The policy recognises the potential for harm arising from economic development upon designated biodiversity sites – particular the internationally designated Teesmouth and Cleveland Coast Special Protection Area.	None identified
9. To provide people with the opportunity to live in a decent and well-designed home	0	0	0	Whilst successful economic growth would improve prosperity and residents' opportunity to access quality housing, the policy does not boost opportunities for housing delivery and consequently is assessed as not of relevance to this objective.	None identified.
10. To create quality, safe and sustainable places	N	+	+	The policy seeks to focus economic development into existing, brownfield areas and the town centre whilst expecting proposals to be of a high quality design.	None identified.
11. To reduce the need to travel and promote the use of sustainable transport options	+	+	+	The proposed areas of focus are in accessible locations whilst the positive framework for such proposals elsewhere establish that such development can be served by sustainable transport.	None identified.
12. To protect and enhance cultural heritage and the historic environment	-	-	-	The strategy supports growth and development of high density commercial accommodation that would require careful consideration of its potential impact upon townscape and the historic environment, in particular the potential effects of such development where it interacts with listed buildings in the town centre area and the Middlesbrough Historic Quarter.	Ensure delivery of the strategy is implemented alongside other elements of local plan policy that would sustain and enhance the historic environment.

Policy EC3 Alternative Use of Employment Land and Buildings					
SA Objective	Short	Medium	Long	Supporting comments	Mitigation and enhancement
1. Strengthening the Middlesbrough economy	N	+	+	In the long term the policy sets out a framework to enable diversification of existing employment land and buildings into other uses, enabling areas that may remain underused or vacant to be brought back into positive use. Whilst technically this may	None identified.

Policy EC3 Alternative Use of Employment Land and Buildings						
SA Objective	Short	Medium	Long	Supporting comments	Mitigation and enhancement	
				result in the loss of potential areas suitable for employment growth, securing such development where there is no realistic prospect of growth is likely to have positive effects upon this objective.		
2. To alleviate deprivation and poverty	N	N	+	In the long term, the policy enables development of sites in a manner that maintain the residents' quality of life, attractive spaces and achieves sustainable development, which will support creation of places that have a positive effect on this objective. The nature and scale of such opportunities are uncertain and dependent upon appropriate opportunities arising, as such the flexibility provided in this policy is only assessed as achieving positive outcomes over the longer term.	None identified.	
3. Developing a more sustainable employment market in Middlesbrough	N	N	N	The policy facilitates delivery of uses outside defined employment generating activities on designated employment sites. Consequently, there are not considered to be any significant likely positive effects upon this objective. However, sufficient measures are in place through the policy to minimise risks that such proposals may undermine and have a negative effect upon Middlesbrough's employment market.	None identified.	
4. To improve the skills and employment prospects of the resident population	N	N	N	The policy facilitates delivery of uses outside defined employment generating activities on designated employment sites. Consequently, there are not considered to be any significant likely positive effects upon this objective. However, sufficient measures are in place through the policy to minimise risks that such proposals may undermine and have a negative effect upon residents' employment prospects.	None identified.	
5. To respond and enable adaptation to the impacts of climate change	+	+	+	Climate change adaption is not mentioned in the policy. However, the reuse of vacant sites, and in particular repurposing of buildings and can have a positive impact on climate as the building retains its stored carbon and produces less waste than demolition encouraging a circular economy.	None identified	

Policy EC3 Alternative Use of Employment Land and Buildings					
SA Objective	Short	Medium	Long	Supporting comments	Mitigation and enhancement
6. To reduce health inequalities and promote healthy lifestyles	N	+	+	In bringing vacant, underuse buildings and land into positive use the proposal can facilitate overall improvements in the character and appearance of Middlesbrough whilst enabling creation of mixed communities in sustainable accessible locations. Meanwhile, the policy also sets out criteria to safeguard the amenity of existing and future occupiers.	None identified.
7. Protect and enhance green and blue infrastructure	0	0	0	Implementation of this policy has no direct effects upon this objective	None identified
8. To protect and enhance biodiversity and geodiversity	+	+	+	This policy provides an opportunity to enhance biodiversity if the alternative use provides improved green space, public realm and/or other facilities that support biodiversity.	Allow alternative use if it enhances green space/biodiversity.
9. To provide people with the opportunity to live in a decent and well-designed home	+	+	+	The policy approach is such that it widens the opportunity for uses other than employment, such as housing development, to take place on existing employment land. Notwithstanding any viability challenges that may arise for such schemes, the policy approach incorporates a requirement for any such development to provide a good standard of amenity for existing and future occupiers.	None identified
10. To create quality, safe and sustainable places	+	+	+	To the extent that the policy will enable the appropriate reuse and redevelopment of vacant or underused land it can have substantial benefits for the creation of quality safe and sustainable places. The additional spatial benefits of potentially enabling greater diversity of uses and activities within urban areas further contributes to the overall positive effects upon this objective.	None identified
11. To reduce the need to travel and promote the use of sustainable transport options	0	0	0	There may be some indirect relationships between the policy implementation and delivery of development in locations that reduce the need to travel, but these would not be specifically as a result of how the policy is implemented.	None identified
12. To protect and enhance cultural heritage and the historic environment	N	N	N	The policy facilitates delivery of uses outside defined employment generating activities on designated employment sites.	None identified

Policy EC3 Alternative Use of Employment Land and Buildings					
SA Objective	Short	Medium	Long	Supporting comments	Mitigation and enhancement
				Consequently, there are not considered to be any significant likely positive effects upon this objective.	

Policy EC4 Middlehaven					
SA Objective	Short	Medium	Long	Supporting comments	Mitigation and enhancement
1. Strengthening the Middlesbrough economy	+	++	++	Middlehaven sites encourages high quality mixed used development allocated for commercial, leisure and residential uses. This is a sustainable mix that encourages employment, brings skills to residents, helping them to be alleviated out of deprivation and poverty, and can help to provide a sustainable employment market in Middlesbrough,	
2. To alleviate deprivation and poverty	+	++	++	Middlehaven sites encourages high quality mixed used development allocated for commercial, leisure and residential uses. This is a sustainable mix that encourages employment, brings skills to residents, helping them to be alleviated out of deprivation and poverty, and can help to provide a sustainable employment market in Middlesbrough,	
3. Developing a more sustainable employment market in Middlesbrough	+	++	++	Middlehaven sites encourages high quality mixed used development allocated for commercial, leisure and residential uses. This is a sustainable mix that encourages employment, brings skills to residents, helping them to be alleviated out of deprivation and poverty, and can help to provide a sustainable employment market in Middlesbrough,	
4. To improve the skills and employment prospects of the resident population	+	++	++	Middlehaven sites encourages high quality mixed used development allocated for commercial, leisure and residential uses. This is a sustainable mix that encourages employment, brings skills to residents, helping them to be alleviated out of deprivation and poverty, and can help to provide a sustainable employment market in Middlesbrough,	

Policy EC4 Middlehaven						
SA Objective	Short	Medium	Long	Supporting comments	Mitigation and enhancement	
5. To respond and enable adaptation to the impacts of climate change	+	+	+	No direct mention of adaption to climate change in the policy but a positive outcome could be achieved indirectly through other requirements, such as the design requirements, enhancing the historic buildings and providing cycle networks.	Mention climate adaptation in the supporting text of the policy.	
6. To reduce health inequalities and promote healthy lifestyles	+	+	+	The policy generally promotes a healthy lifestyle by supporting active travel and the creation of public realm. The policy offers a lot of flexibility to applicants which could risk the creation of an environment where lower-income residents will experience inequality. The policy could be more specific around the inclusion of affordable workspace, health, cultural and community facilities.	Consideration should be given to include provisions for a new health facility.	
7. Protect and enhance green and blue infrastructure	++	++	++	The implementation of the Green-Blue Grid for Middlehaven including links to the waterfront and a network of green routes will assist in the delivery of this objective.	None identified.	
8. To protect and enhance biodiversity and geodiversity	+	+	+	The policy has a strong support for enhancing blue and green infrastructure. High quality public realm could include urban greening whilst safeguards are in place regarding the site's proximity to the internationally designated SPA.	None identified.	
9. To provide people with the opportunity to live in a decent and well-designed home	+	+	+	In addition to establishing the principle of residential development and therefore direct contributions to achieving this objective, the policy sets out criteria to ensure delivery responds to the characteristics of the site.	None identified.	
10. To create quality, safe and sustainable places	+	+	++	The development proposals for Middlehaven outline an approach to mixed use development that would be supportive of sustainable communities, with a range of proposals regarding the quality of environment and accessibility – including high quality public realm, development of green routes and sustaining and enhancing the areas historic significance.	None identified.	
11. To reduce the need to travel and promote the use	+	++	++	Provision of appropriate infrastructure to support development, including improving linkages within Middlehaven and the wider area is positive, and the general location of the area means it is	None identified.	

Policy EC4 Middlehaven						
SA Objective	Short	Medium	Long	Supporting comments	Mitigation and enhancement	
of sustainable transport options				well positioned to have positive effects upon this objective. However, this policy does not specifically address any public transport or active travel proposals or requirements. Improving linkages within Middlehaven and the wider area will have long term benefits once implemented.		
12. To protect and enhance cultural heritage and the historic environment	+	++	++	Middlehaven sites encourages high quality development and enhancement to the area's public realm. This policy positively encourages development in Middlehaven and the sustaining and enhancement the area's historic significance. This includes sustaining and enhancing the significance of Listed Buildings and their settings, whilst also encouraging a positive, appropriate and sustainable use for them to help support development in Middlehaven.	None identified	

Policy EC5 University Campus						
SA Objective	Short	Medium	Long	Supporting comments	Mitigation and enhancement	
1. Strengthening the Middlesbrough economy	+	++	++	Helping to enhance the university campus will attract more students into Middlesbrough and thus help bring opportunities for more labour and customers into the local economy.		
2. To alleviate deprivation and poverty	+	+	+	The expansion within the university campus may provide employment opportunities for residents to help alleviate them out of deprivation and poverty.		
3. Developing a more sustainable employment market in Middlesbrough	+	++	++	The expansion of the university campus will provide more skilled employment into Middlesbrough and help contribute towards the labour market, overall helping to create a sustainable employment market and improve the prospect of employment prospects of the residential population,		

Policy EC5 University Campus						
SA Objective	Short	Medium	Long	Supporting comments	Mitigation and enhancement	
4. To improve the skills and employment prospects of the resident population	+	++	++	The university campus expansion will introduce a greater number of skilled jobs to Middlesbrough, thereby enriching the labour market. This will ultimately help to create a sustainable employment ecosystem and enhance job opportunities for the local population.		
5. To respond and enable adaptation to the impacts of climate change	+	+	+	No direct mention of adaption to climate change in the policy but a positive outcome could be achieved indirectly through other requirements, such as the design requirements, enhancing the historic buildings and providing links to the Town Centre.	None identified	
6. To reduce health inequalities and promote healthy lifestyles	+	+	+	The policy generally supports a healthy lifestyle in setting out criteria for the Campus' integration and accessibility and expectations regarding design quality.	Parking solutions should include enhanced numbers for cycle parking and the campus' connectivity to the town should be achieved by investing in appropriate walking and cycling infrastructure to better support active travel.	
7. Protect and enhance green and blue infrastructure	N	N	N	There is no mention of how green or blue infrastructure will be factored into delivering a high quality environment for the University Campus.	None identified.	
8. To protect and enhance biodiversity and geodiversity	-	-	-	There is no mention of provision for biodiversity enhancement.	Include enhancement of biodiversity on and surrounding the University campus.	
9. To provide people with the opportunity to live in a decent and well-designed home	+	+	+	The policy includes criteria seeking the enhancement of residential provision for students.	None identified	

Policy EC5 University Campus						
SA Objective	Short	Medium	Long	Supporting comments	Mitigation and enhancement	
10. To create quality, safe and sustainable places	+	+	+	The policy sets out in particular priorities to further integrate the university campus with the surrounding area whilst seeking high quality design and enhancements to the public realm.	None identified.	
11. To reduce the need to travel and promote the use of sustainable transport options	+	+	+	Seeking to rationalise parking within the campus and delivering an acceptable parking solution to meet the needs of the University and ensure there are no impacts arising on the amenity of the surrounding residential areas. Improving connectivity with the Town Centre. However, this policy does not specifically refer to pedestrian or wheeled travel. The parking will provide some positive long-term benefits as soon as implemented.	None identified.	
12. To protect and enhance cultural heritage and the historic environment	+	+	+	This policy does not directly mention the protection of local heritage assets and historic environments. However, the policy does establish a positive approach for high quality development at Teesside University that commensurate with existing buildings and supports the surrounding public realm.	None identified	

Policy EC6 Culture						
SA Objective	Short	Medium	Long	Supporting comments	Mitigation and enhancement	
1. Strengthening the Middlesbrough economy	+	++	++	Investing in culture will help make Middlesbrough an attractive to place to live for tourism and thus help the tourism aspect of Middlesbrough economy.		
2. To alleviate deprivation and poverty	+	++	++	Investing in culture will help make Middlesbrough an attractive to place to live for tourism and thus help the tourism aspect of Middlesbrough economy. This may provide additional jobs that can help people out of deprivation and poverty.		

Policy EC6 Culture					
SA Objective	Short	Medium	Long	Supporting comments	Mitigation and enhancement
3. Developing a more sustainable employment market in Middlesbrough	+	++	++	Investing in culture will help make Middlesbrough an attractive to place to live for tourism and thus help the tourism aspect of Middlesbrough economy. This may provide additional jobs as well as retain existing jobs in the tourist industry.	
4. To improve the skills and employment prospects of the resident population	+	++	++	Investing in culture will help make Middlesbrough an attractive to place to live for tourism and thus help the tourism aspect of Middlesbrough economy. This may provide additional jobs as well as retain existing jobs in the tourist industry. New employers may then provide training to improve the skills of the resident population.	
5. To respond and enable adaptation to the impacts of climate change	0	0	0	Implementation of this policy has no direct effects upon this objective.	None identified
6. To reduce health inequalities and promote healthy lifestyles	N	N	N	The policy supports creative business and community cohesion which will have positive indirect impact the health of the community.	None identified.
7. Protect and enhance green and blue infrastructure	0	0	0	Implementation of this policy has no direct effects upon this objective.	None identified
8. To protect and enhance biodiversity and geodiversity	N	N	N	Implementation of this policy has no direct effects upon this objective.	None identified.
9. To provide people with the opportunity to live in a decent and well-designed home	0	0	0	Implementation of this policy has no direct effects upon this objective.	None identified
10. To create quality, safe and sustainable places	+	++	++	The delivery of culture and creation of spaces and places that are attractive and interesting for residents and visitors has a key role in supporting the overall vibrancy and vitality of Middlesbrough and creation of quality sustainable places.	None identified
11. To reduce the need to travel and promote the use of	0	0	0	Policy EC6 does not touch on anything relevant to reducing the need to travel and promote the use of sustainable transport options.	None identified

Policy EC6 Culture					
SA Objective	Short	Medium	Long	Supporting comments	Mitigation and enhancement
sustainable transport options					
12. To protect and enhance cultural heritage and the historic environment	+	++	++	This policy establishes a positive, broad approach to supporting the development, and enhancement of cultural and historic assets throughout Middlesbrough. The policy outlines an area-specific approach in which five key sites have been identified, alongside the adoption of 'cultural-corridors' across the borough. This policy sets out a long-term positive approach in protecting and enhancing Middlesbrough's cultural heritage and historic environments. This includes the encouragement of cultural-led development to facilitate creative activity, enhancement of existing conservation areas and listed buildings, as well as improvements to the public realm.	None identified

Policy EC7 - Town, District and Local Centres					
SA Objective	Short	Medium	Long	Supporting comments	Mitigation and enhancement
1. Strengthening the Middlesbrough economy	+	++	++	Protecting and enhancing the town centre, district centres and local centres will help to strengthen the economy.	None identified.
2. To alleviate deprivation and poverty	+	++	++	Protecting and enhancing businesses within the town centre, district centres and local centres can help alleviate deprivation and poverty by retaining and providing more employment opportunities.	None identified.
3. Developing a more sustainable employment market in Middlesbrough	N	+	+	May provide certainty to employers for continued investment within designated town, district and local centres. As a result of continued investment by businesses, this will provide opportunities for employment in which will support a sustainable employment market in Middlesbrough.	None identified

Policy EC7 - Town, District and Local Centres						
SA Objective	Short	Medium	Long	Supporting comments	Mitigation and enhancement	
4. To improve the skills and employment prospects of the resident population	N	+	+	Through continued investment by businesses in designated town, district and local centres, the growth of businesses in these areas can expect to improve employment prospects and create opportunity to improve the skills and experience of the resident population.	None identified	
5. To respond and enable adaptation to the impacts of climate change	N	+	+	Sustaining services and facilities in local centres close to the communities that need them establishes a key building block to enabling sustainable development and management of development in ways that adapt and respond to the challenge of climate change.	None identified	
6. To reduce health inequalities and promote healthy lifestyles	N	+	+	It is considered that where successfully implemented maintenance and protection of Middlesbrough town centre as a successful destination and vitality and viability is retained, the benefits that can provide for residents will have a role in promoting health lifestyles and reducing health inequalities.	None identified.	
7. Protect and enhance green and blue infrastructure	0	0	0	Implementation of this policy has no direct effects upon this objective.	None identified	
8. To protect and enhance biodiversity and geodiversity	0	0	0	Implementation of this policy has no direct effects upon this objective.	None identified	
9. To provide people with the opportunity to live in a decent and well-designed home	0	0	0	Implementation of this policy has no direct effects upon this objective.	None identified	
10. To create quality, safe and sustainable places	+	+	+	A clear retail hierarchy and policy framework to support existing centres forms an important component in establishing the key destinations for a range of services, facilities and activities in sustainable locations.	None identified.	
11. To reduce the need to travel and promote the use of sustainable transport options	+	+	++	The availability of services and facilities in town centres in a network across the communities of Middlesbrough provides opportunities to access key services and facilities by a range of	None identified.	

Policy EC7 - Town, District and Local Centres					
SA Objective	Short	Medium	Long	Supporting comments	Mitigation and enhancement
				sustainable transport modes, and importantly walking and cycling.	
12. To protect and enhance cultural heritage and the historic environment	N	N	N	Implementation of this policy has no direct effects upon this objective.	None identified

Policy EC8 Middlesbrough Town Centre					
SA Objective	Short	Medium	Long	Supporting comments	Mitigation and enhancement
1. Strengthening the Middlesbrough economy	+	++	++	Encouraging commercial, leisure and cultural development whilst complementing the vitality and viability of existing retail will attract more businesses, visitors and creating new jobs will help strengthen the economy.	
2. To alleviate deprivation and poverty	+	++	++	Investing and diversifying the town centre where appropriate may help to create more opportunities for visitors and employment which will help to alleviate deprivation and poverty	
3. Developing a more sustainable employment market in Middlesbrough	+	++	++	The promotion and diversification of Middlesbrough Town Centre will provide certainty for employers and businesses to invest and grow. The encouragement of a diverse town centre offer and investment will generate employment opportunities in which will overall, allow for a more sustainable employment market in Middlesbrough.	None identified
4. To improve the skills and employment prospects of the resident population	+	++	++	The promotion and diversification of Middlesbrough Town Centre will provide certainty for employers and businesses to invest and grow. The encouragement of a diverse Town Centre offer will allow for investment and opportunities from a broader range of services, in which will support the improvement of skills and employment prospects of the resident population.	None identified
5. To respond and enable adaptation to the impacts of climate change	N	+	+	Sustaining higher level services and facilities in a key town centre, easily accessible by a range of sustainable transport modes from the communities that need them establishes a key	None Identified

Policy EC8 Middlesbrough Town Centre						
SA Objective	Short	Medium	Long	Supporting comments	Mitigation and enhancement	
				building block to enabling sustainable development and management of development in ways that adapt and respond to the challenge of climate change.		
6. To reduce health inequalities and promote healthy lifestyles	N	+	+	It is considered that where successfully implemented maintenance and protection of Middlesbrough town centre as a successful destination and vitality and viability is retained, the benefits that can provide for residents will have a role in promoting health lifestyles and reducing health inequalities.	None identified.	
7. Protect and enhance green and blue infrastructure	N	N	N	The enhancement of public realm and sustainable spaces are mentioned in the policy but not the provision of green infrastructure.	Consider if green infrastructure could be mentioned specifically as a means of enhancing the Town Centre.	
8. To protect and enhance biodiversity and geodiversity	0	0	0	Implementation of this policy is unlikely to have a direct effect upon this objective.	None identified.	
9. To provide people with the opportunity to live in a decent and well-designed home	+	+	+	The policy approach incorporates and supports delivery of an urban housing offer that has the potential to deliver alternative products to the type of homes that may primarily be delivered through the primary housing allocations. Whilst potential relatively small in scale this approach is likely to have a positive effect upon this objective.	None identified.	
10. To create quality, safe and sustainable places	+	+	+	Middlesbrough town centre is the key centre for the area and has an important role for the wider sub-region. The policy approach sets out a framework for its enhancement and supports the vitality and viability of the centre with a range of positive proposals.	None identified.	
11. To reduce the need to travel and promote the use of sustainable transport options	+	++	++	Progressing the Council's ambitions for the Railway Station and Historic Quarter and, by supporting the redevelopment of the Railway Station to provide a high-quality public transport hub, whilst projecting and enhancing Middlesbrough important		

Policy EC8 Middlesbrough Town Centre						
SA Objective	Short	Medium	Long	Supporting comments	Mitigation and enhancement	
				<p>buildings to ensure their long-term sustainability through appropriate uses;</p> <p>The diversification of the Town Centre will be underpinned by the cross-cutting objectives of delivering excellent transport and connectivity.</p>		
12. To protect and enhance cultural heritage and the historic environment	N	+	+	<p>This policy outlines the Council's ambitions to promote and encourage more diverse and cultural development in Middlesbrough town centre. The promotion of area-specific allocations in the town centre, such as at Middlesbrough's Railway Station and Historic Quarter, can overall support the enhancement of local cultural heritage and historic environments, in addition to promoting positive use of vacant buildings of cultural and historical value. However, it is principle that the protection of cultural heritage and historic assets in the Town Centre can be ensured through the consideration of potential impacts of development that interacts with cultural heritage assets as well as historic environments.</p>	<p>Delivery of this policy ensures the protection of cultural heritage and historic environments of Middlesbrough's Town Centre.</p>	

Policy EC9 Civic Commercial Cultural Heart						
SA Objective	Short	Medium	Long	Supporting comments	Mitigation and enhancement	
1. Strengthening the Middlesbrough economy	+	++	++	<p>Enhancing the civic commercial cultural heart of Middlesbrough with mixed used development of commercial, cultural and leisure uses will encourage visitors and investment which will help strengthen the economy.</p>	None identified	
2. To alleviate deprivation and poverty	+	++	++	<p>Investing in development that is a high-quality design, enhancing public realm and improving linkages with the surrounding area may help to alleviate deprivation and poverty.</p>	None identified	

Policy EC9 Civic Commercial Cultural Heart						
SA Objective	Short	Medium	Long	Supporting comments	Mitigation and enhancement	
3. Developing a more sustainable employment market in Middlesbrough	+	+	++	Ambitions for commercial growth in the area where implemented can be expected to help support a diverse and vibrant economic base in Middlesbrough that is likely to support positive effects for this objective.		
4. To improve the skills and employment prospects of the resident population	N	+	+	Over the longer term the contributions from this policy approach to wider growth can be expected to additionally support positive outcomes for the skills and employment prospects of residents.	None identified	
5. To respond and enable adaptation to the impacts of climate change	N	N	N	Implementation of this policy has no direct effects upon this objective.	None identified	
6. To reduce health inequalities and promote healthy lifestyles	N	N	N	Whilst overall the policy approach is likely to complement positive health outcomes in facilitating quality design the overall role of the policy and scale of its impact is not likely to create additional positive effects for this objective.	None identified	
7. Protect and enhance green and blue infrastructure	+	+	+	Improvements to the green public square have the potential for a positive impact.	None identified	
8. To protect and enhance biodiversity and geodiversity	N	N	N	The policy concerns development and enhancement within an existing urban area. There may be minor opportunities for enhancement of green infrastructure with some relationship to biodiversity enhancement but overall, any benefits are not likely to be significant.	None identified	
9. To provide people with the opportunity to live in a decent and well-designed home	0	0	0	Implementation of this policy that is focused on delivery of mixed commercial, culture and leisure use has no direct effects upon this objective	None identified	
10. To create quality, safe and sustainable places	+	+	++	As part of Middlesbrough town centre this policy sets out clear ambitions for one area focused upon key anchor facilities in the area including the Town Hall/ Concert Hall, Library and MIMA. The policy criteria seek to build upon the role of these features to create an attractive and safe environment for visitors and	None identified	

Policy EC9 Civic Commercial Cultural Heart						
SA Objective	Short	Medium	Long	Supporting comments	Mitigation and enhancement	
				community users – and protecting the area a key resource for Middlesbrough as a sustainable place.		
11. To reduce the need to travel and promote the use of sustainable transport options	+	++	++	Improve linkages with the surrounding area particularly the retail core of the Town Centre; and provision of car parking to support the development. Although the policy does not specifically mention public transport, pedestrian and wheeled travel.		
12. To protect and enhance cultural heritage and the historic environment	+	+	+	The area identified overlaps in part with the Middlesbrough Historic Quarter conservation area and the impressive Grade II* listed Town Hall and adjacent Empire. Whilst the policy approach is in the main focused upon high quality design outcomes, sustaining and enhancing heritage assets in the area is identified as a specific criterion.	None identified	

Policy EC10 Retail Quarter						
SA Objective	Short	Medium	Long	Supporting comments	Mitigation and enhancement	
1. Strengthening the Middlesbrough economy	+	++	++	Retail and community uses that contribute to overall footfall of the retail quarter will help encourage spending providing more opportunities for businesses and employment to strengthen the Middles brough economy.	None identified	
2. To alleviate deprivation and poverty	+	++	++	Creating a retail quarter which will provide accessible facilities that meet the day to day needs of local communities will help to alleviate deprivation and poverty.	None identified	
3. Developing a more sustainable employment market in Middlesbrough	+	+	+	The policy outlines how the retail function of Middlesbrough town centre will be managed to ensure the Primary Shopping Area remains the main focus for retail uses. The role of the policy is in part restrictive – directing development to a specific area. However, the policy provides a positive approach to complementary uses and can be expected to sustain a range of business activities in the town centre that would complement Middlesbrough's employment market	None identified	

Policy EC10 Retail Quarter						
SA Objective	Short	Medium	Long	Supporting comments	Mitigation and enhancement	
4. To improve the skills and employment prospects of the resident population	N	N	N	Overall, whilst important to the sustainability and economic success of Middlesbrough the policy sustains the role of an area as a primary shopping area, any benefits that are achieved in relation to skills and employment prospects are important but not considered to be significant.		
5. To respond and enable adaptation to the impacts of climate change	N	+	+	Sustaining retail provision within the primary shopping area, easily accessible by a range of sustainable transport modes from the communities that need them establishes a key building block to enabling sustainable development and management of development in ways that adapt and respond to the challenge of climate change.		
6. To reduce health inequalities and promote healthy lifestyles	N	+	+	It is considered that where successfully implemented maintenance and protection of Middlesbrough town centre as a successful destination and vitality and viability is retained, the benefits that can provide for residents will have a role in promoting health lifestyles and reducing health inequalities.	None identified.	
7. Protect and enhance green and blue infrastructure	N	N	N	Implementation of this policy may involve at times delivery of small scale green infrastructure but, in relation to an existing urban area is not likely to have any significant effects.	None identified	
8. To protect and enhance biodiversity and geodiversity	N	N	N	Implementation of this policy may involve at times delivery of small scale green infrastructure but, in relation to an existing urban area is not likely to have any significant effects.	None identified	
9. To provide people with the opportunity to live in a decent and well-designed home	N	N	+	The policy is lightly associated with opportunities for creating well designed places to live, with the framework set out giving some space within the retail quarter to proposals for complementary town centre uses (which could include housing development).	None identified	
10. To create quality, safe and sustainable places	+	+	++	As part of Middlesbrough town centre this policy sets out clear ambitions for one area focused upon Middlesbrough retail heart. The policy establishes the approach to development within the primary shopping area and sets out policy to preserve the retail role of the area that is integral to the overall sustainability of	None identified	

Policy EC10 Retail Quarter					
SA Objective	Short	Medium	Long	Supporting comments	Mitigation and enhancement
				Middlesbrough whilst setting a positive approach to enabling other complementary uses.	
11. To reduce the need to travel and promote the use of sustainable transport options	++	++	++	<p>Community uses will be supported where they provide accessible facilities.</p> <p>When looking at proposed new retail uses only at the edge of the centre they should be well connected to and up to 300m from the Primary Shopping Area.</p> <p>Ensuring retail development only goes ahead in accessible locations where it can serve the needs of the community. Although the policy does specifically mention what pedestrian and wheeled transport will be available.</p>	
12. To protect and enhance cultural heritage and the historic environment	N	N	N	Criteria set out in the policy include not harming the character of the quarter. In so far as the existing historic environment forms an important element of this character, the policy is at least anticipated to have no significant negative or positive effects.	None identified.

Policy EC11 Leisure Quarter					
SA Objective	Short	Medium	Long	Supporting comments	Mitigation and enhancement
1. Strengthening the Middlesbrough economy	+	+	++	Promoting leisure uses, including those that support the evening economy will help to strengthen the Middlesbrough economy.	
2. To alleviate deprivation and poverty	+	+	++	Promoting leisure economy may provide more jobs to help alleviate deprivation and poverty.	
3. Developing a more sustainable employment market in Middlesbrough	+	+	+	The leisure and evening economy forms an important element of a diverse employment market, and the strategy set out in this policy as a result is likely to positively effect this objective.	None identified

Policy EC11 Leisure Quarter						
SA Objective	Short	Medium	Long	Supporting comments	Mitigation and enhancement	
4. To improve the skills and employment prospects of the resident population	N	N	N	Overall, whilst important to the sustainability and economic success of Middlesbrough the policy sustains the role of an area as a leisure quarter, any benefits that are achieved in relation to skills and employment prospects are important but not considered to be significant.		
5. To respond and enable adaptation to the impacts of climate change	0	0	0	Implementation of this policy has no direct effects upon this objective.		
6. To reduce health inequalities and promote healthy lifestyles	N	N	N	The policy seeks to set out an approach that balances the potential impacts upon the amenity of the area of alternative, complementary uses – this has a positive relationship to supporting health outcomes, but such effects are not likely to be significant.	None identified.	
7. Protect and enhance green and blue infrastructure	N	N	N	The enhancement of public realm and sustainable spaces are mentioned in the policy but not the provision of green infrastructure.	Consider if green infrastructure could be mentioned specifically as a means of enhancing the Leisure Quarter.	
8. To protect and enhance biodiversity and geodiversity	N	N	N	Implementation of this policy may involve at times delivery of small scale green infrastructure but, in relation to an existing urban area is not likely to have any significant effects.	None identified.	
9. To provide people with the opportunity to live in a decent and well-designed home	0	0	0	This policy is unlikely to have any direct implications for this objective. The approach is based upon in particular the evening economy and is not expected to in itself facilitate housing delivery in the area.	None identified.	
10. To create quality, safe and sustainable places	+	+	+	Identification of the leisure quarter establishes a clear role for this part of Middlesbrough town centre in delivering a range of facilities and protecting amenity of existing and potential future occupiers.	None identified	
11. To reduce the need to travel and promote the use of	0	0	0	This does not touch on anything relevant to reducing the need to travel and the use of sustainable transport options.	None identified	

Policy EC11 Leisure Quarter					
SA Objective	Short	Medium	Long	Supporting comments	Mitigation and enhancement
sustainable transport options					
12. To protect and enhance cultural heritage and the historic environment	N	N	N	The policy can be expected to govern the types of uses in the quarter. Whilst no specific provision is made for protection of the historic environment, the existing – predominantly modern era development characterising the area and nature of likely change mean it is unlikely there will be significant positive or negative effects.	None identified.

Policy EC12 Independent Quarter					
SA Objective	Short	Medium	Long	Supporting comments	Mitigation and enhancement
1. Strengthening the Middlesbrough economy	N	+	+	The policy sets out a positive framework intended to support the existing, small scale and independent town centres uses in this area and applies an impact assessment to development over 250sqm. The judgement to consider whether the measures impose, foster greater opportunities for small scale businesses to locate and thrive – or limit the ability for more significant investment building on success and increased footfall in the area mean potential positive effects are tempered.	None identified.
2. To alleviate deprivation and poverty	N	N	+	As part of a strategy to support small scale business in the area, the independent quarter can have an important role in the local economy and consequently positive effects for this objective	None identified.
3. Developing a more sustainable employment market in Middlesbrough	N	+	+	Supporting independent, small scale businesses can be expected to generate a higher number of quality employment opportunities whilst supporting self-employed business owners – collectively contributing to a more diverse and stronger employment market whilst also making greater use of local supply chains. However, the overall scale of such effects is considered to be limited.	None identified.

Policy EC12 Independent Quarter						
SA Objective	Short	Medium	Long	Supporting comments	Mitigation and enhancement	
4. To improve the skills and employment prospects of the resident population	N	N	N	Overall, whilst important to the sustainability and economic success of Middlesbrough the policy sustains the role of an area as an independent shopping area, any benefits that are achieved in relation to skills and employment prospects are important but not considered to be significant.	None identified	
5. To respond and enable adaptation to the impacts of climate change	0	0	0	Implementation of this policy has no direct effects upon this objective.		
6. To reduce health inequalities and promote healthy lifestyles	N	N	+	It is considered that where successfully implemented maintenance and protection of the Independent Quarter whilst supporting the viability of the primary shopping area supports viability and vitality of the town centre as a whole that can provide for residents will have a role in promoting health lifestyles and reducing health inequalities.	None identified.	
7. Protect and enhance green and blue infrastructure	0	0	0	Implementation of this policy has no direct effects upon this objective.	None identified.	
8. To protect and enhance biodiversity and geodiversity	0	0	0	Implementation of this policy has no direct effects upon this objective.	None identified.	
9. To provide people with the opportunity to live in a decent and well-designed home	0	0	0	Implementation of this policy has no direct effects upon this objective.	None identified.	
10. To create quality, safe and sustainable places	+	+	+	A successful independent quarter makes important contributions to the attractiveness and sustainability of Middlesbrough as a whole as a place.	None identified.	
11. To reduce the need to travel and promote the use of sustainable transport options	+	+	+	A successful independent quarter is likely to provide an arrange of goods and services that widen choice and diversity for residents and further enable accessibility in areas very well served by public transport.	None identified.	

Policy EC12 Independent Quarter					
SA Objective	Short	Medium	Long	Supporting comments	Mitigation and enhancement
12. To protect and enhance cultural heritage and the historic environment	N	N	N	The policy does not set out any particular expectations regarding sustaining the historic character of some elements of the independent area, although this character in locations such as Baker Street will have had a role in attracting independent business to the area.	The distinctive character, at least of part of the quarter could be recognised to enable a more likely significant effect.

Policy EC13 Railway Station and Historic Quarter					
SA Objective	Short	Medium	Long	Supporting comments	Mitigation and enhancement
1. Strengthening the Middlesbrough economy	+	++	++	Re-developing the train station, creating a transport hub and having a focus on creative enterprise will provide a space for different investment/businesses will help to strengthen the economy.	
2. To alleviate deprivation and poverty	+	++	++	Redevelopment of the train station and surrounding area enhancing public realm and accessibility will help to alleviate deprivation and poverty of the area.	
3. Developing a more sustainable employment market in Middlesbrough	+	+	++	The proposals associated with this area would enhance the usability and attractiveness of the area as a transport hub and support a range of regional and national destinations including services to London, that is likely to directly support a more sustainable employment market.	
4. To improve the skills and employment prospects of the resident population	N	+	+	The overall benefits for Middlesbrough's economy would be likely over the medium and longer term to support positive effects whilst for residents' employment prospects whilst there may over the longer term be indirect benefits for residents' skills.	None identified
5. To respond and enable adaptation to the impacts of climate change	+	+	+	The policy sets out a framework for revitalisation of the area as a public transport hub, alongside goals to refurbish and bring into use vacant and underused buildings. An approach that can support the attractiveness of public transport and make use of	None identified.

Policy EC13 Railway Station and Historic Quarter						
SA Objective	Short	Medium	Long	Supporting comments	Mitigation and enhancement	
				existing buildings and reuse resources and land is expected to have positive effects upon this objective.		
6. To reduce health inequalities and promote healthy lifestyles	N	+	+	An attractive, vibrant railway station and historic quarter with enhanced accessibility, improvements to the public realm and access for cycling and pedestrians – whilst also suggesting cultural benefits for inclusion of improved gallery and performance facilities – are considered likely to support healthy lifestyles and wellbeing.	None identified.	
7. Protect and enhance green and blue infrastructure	N	N	N	The enhancement of public realm and sustainable spaces are mentioned in the policy but not the provision of green infrastructure.	Consider if green infrastructure could be mentioned specifically as a means of enhancing the area.	
8. To protect and enhance biodiversity and geodiversity	N	N	N	Implementation of this policy may involve at times delivery of small scale green infrastructure but, in relation to an existing urban area is not likely to have any significant effects.	None identified.	
9. To provide people with the opportunity to live in a decent and well-designed home	0	0	0	It may be that some aspects of the areas enhancement would include residential development, but this is not a clear intention of the policy and, overall implementation at this time is not considered to have any direct effects upon this objective.	None identified	
10. To create quality, safe and sustainable places	+	+	+	A high quality, attractive and functional transport hub accessible by a range of sustainable modes of travel and facilitating improvements in public realm and reuse of buildings all represent activities that support and would be likely to result in positive effects for this objective.	None identified.	
11. To reduce the need to travel and promote the use of sustainable transport options	+	++	++	Redevelopment of the Railway Station to provide a high quality public transport hub that supports direct services to London, alongside regional and local services. This will involve improving accessibility for cyclists and pedestrians to the Railway Station and improve links to public transport.	None identified.	

Policy EC13 Railway Station and Historic Quarter						
SA Objective	Short	Medium	Long	Supporting comments	Mitigation and enhancement	
12. To protect and enhance cultural heritage and the historic environment	+	+	+	Specific objectives to bring historic buildings within the conservation area back into beneficial use, would where applied sensitively with regard to the significance of the area and the buildings be likely to have a positive effect on this objective.	None identified.	

Policy EC14 Linthorpe Road South Secondary Shopping Area						
SA Objective	Short	Medium	Long	Supporting comments	Mitigation and enhancement	
1. Strengthening the Middlesbrough economy	+	+	+	Identification of Linthorpe Road South Secondary Shopping Area and defining its role in relation to serving the local community and supporting the Town Centres night time economy creates a framework for local business to continue to develop in the area. The policy additionally provides flexibility to allow complementary uses.	None identified	
2. To alleviate deprivation and poverty	N	+	+	The shopping area is designed to meet the needs of the local community, which ranks as some of the most deprived areas of Middlesbrough and the 10% most deprived areas of England. Any benefits in relation to wider economic growth can be likely to additionally support helping to alleviate deprivation and poverty.	None identified	
3. Developing a more sustainable employment market in Middlesbrough	N	+	+	Where the policy approach supports elements of economic activity and growth some positive effects for this objective are likely.	None identified.	
4. To improve the skills and employment prospects of the resident population	N	N	+	Where the policy approach is successful over the longer term the area will have a role in supporting residents employment prospects whilst there may over the longer term be indirect benefits for residents' skills.	None identified	
5. To respond and enable adaptation to the impacts of climate change	N	N	N	Ensuring a range of facilities area available to local communities can help reduce the need to travel and support walking and cycling. As an existing area where the overall role is focused on	None identified.	

Policy EC14 Linthorpe Road South Secondary Shopping Area					
SA Objective	Short	Medium	Long	Supporting comments	Mitigation and enhancement
				continuing its current role in serving the local area no significant positive effects are likely for this objective.	
6. To reduce health inequalities and promote healthy lifestyles	N	N	+	Where the policy approach is successful over the longer term supporting local accessibility to facilities facilitates active lifestyles for the local community.	Consider any measures that may be necessary to ensure activities linked to the night time economy are balanced with the proximity of the area to residential communities.
7. Protect and enhance green and blue infrastructure	0	0	0	Implementation of this policy has no direct effects upon this objective.	None identified.
8. To protect and enhance biodiversity and geodiversity	0	0	0	Implementation of this policy has no direct effects upon this objective.	None identified.
9. To provide people with the opportunity to live in a decent and well-designed home	N	N	N	It may be that some residential development may be considered appropriate where it aligns with criteria for complementary uses, but this is not a clear intention of the policy and, overall implementation at this time is not considered to have any direct effects upon this objective.	None identified
10. To create quality, safe and sustainable places	N	N	+	The policy approach is designed to enable the area to continue to service its area for the local community and strengthen the night-time economy. Such areas are important to achieving sustainable communities and as a result over the longer term the policy approach is likely to have positive effects on the objective.	Consider any measures that may be necessary to ensure activities linked to the night time economy are balanced with the proximity of the area to predominantly

Policy EC14 Linthorpe Road South Secondary Shopping Area						
SA Objective	Short	Medium	Long	Supporting comments	Mitigation and enhancement	
						residential communities.
11. To reduce the need to travel and promote the use of sustainable transport options	N	N	+	Ensuring a range of facilities area available to local communities can help reduce the need to travel and support walking and cycling. As an existing area where the overall role is focused on continuing its current role in serving the local area this on balance is considered to lead to long term positive effects for this objective.	None identified.	
12. To protect and enhance cultural heritage and the historic environment	N	N	N	The policy sets out criteria regarding consideration of proposals for redevelopment that involve having regard to the character of the area. The southern extent of the secondary shopping area extends into Albert Park and Linthorpe Road conservation area and there are two listed buildings in the area. Overall, the policy approach and nature of any change is not likely to have a significant effect on this objective.	None identified.	

Policy EC15 Middlesbrough's District and Local Centres						
SA Objective	Short	Medium	Long	Supporting comments	Mitigation and enhancement	
1. Strengthening the Middlesbrough economy	N	+	+	Enhancing Middlesbrough's existing District and Local Centres through encouraging key services like shops, whilst having a positive position on other commercial, leisure and community facilities create opportunities for economic activity across Middlesbrough.	None identified.	
2. To alleviate deprivation and poverty	N	+	+	Ensuring accessible shopping facilities at district, local and neighbourhood levels to meet the needs of all the community means such centres can continue to play a positive role in addressing this objective.	None identified	

Policy EC15 Middlesbrough's District and Local Centres						
SA Objective	Short	Medium	Long	Supporting comments	Mitigation and enhancement	
3. Developing a more sustainable employment market in Middlesbrough	N	+	+	Where the policy approach supports increased diversity of economic activity and growth some positive effects for this objective are likely.	None identified.	
4. To improve the skills and employment prospects of the resident population	N	N	+	Where the policy approach is successful over the longer term the area will have a role in supporting residents employment prospects whilst there may over the longer term be indirect benefits for residents' skills.	None identified	
5. To respond and enable adaptation to the impacts of climate change	N	N	N	Ensuring a range of facilities area available to local communities can help reduce the need to travel and support walking and cycling. As an existing area where the overall role is focused on continuing its current role in serving the local area no significant positive effects are likely for this objective.	None identified.	
6. To reduce health inequalities and promote healthy lifestyles	N	N	+	Where the policy approach is successful over the longer term supporting local accessibility to facilities facilitates active lifestyles for the local community.	None identified.	
7. Protect and enhance green and blue infrastructure	0	0	0	Implementation of this policy has no direct effects upon this objective.	None identified.	
8. To protect and enhance biodiversity and geodiversity	0	0	0	Implementation of this policy has no direct effects upon this objective.	None identified.	
9. To provide people with the opportunity to live in a decent and well-designed home	N	N	N	It may be that some residential development may be considered appropriate where it aligns with criteria for complementary uses, but this is not a clear intention of the policy and, overall implementation at this time is not considered to have any direct effects upon this objective.	None identified	
10. To create quality, safe and sustainable places	N	N	+	The policy approach is designed to enable the area to continue to service its area for the local community and strengthen the night-time economy. Such areas are important to achieving sustainable communities and as a result over the longer term the policy approach is likely to have positive effects on the objective.	Consider any measures that may be necessary to ensure activities linked to the night time economy are	

Policy EC15 Middlesbrough's District and Local Centres						
SA Objective	Short	Medium	Long	Supporting comments	Mitigation and enhancement	
						balanced with the proximity of the area to predominantly residential communities.
11. To reduce the need to travel and promote the use of sustainable transport options	N	+	+	Ensuring a range of facilities area available to local communities can help reduce the need to travel and support walking and cycling. As an existing area where the overall role is focused on continuing its current role in serving the local area this on balance is considered to lead to long term positive effects for this objective.	None identified.	
12. To protect and enhance cultural heritage and the historic environment	N	N	N	The policy sets out that new development in district centres must be of appropriate, high-quality design. However, specific provision to sustain the historic environment is not included within the policy although it is noted some local or district centres, such as Ormesby High Street will interact with conservation areas and listed buildings.	None identified.	

Policy EC16 – Hot Food Takeaways						
SA Objective	Short	Medium	Long	Supporting comments	Mitigation and enhancement	
1. Strengthening the Middlesbrough economy	N	N	+	The policy limits any new hot food takeaways from opening, this promotes healthier communities and protects the character and vitality of retail centres. Whilst over the short term the policy may appear restrictive, any negative effects on this objective are considered limited whilst leading to overall long term likely positive effects.	None identified	
2. To alleviate deprivation and poverty	N	+	+	The policy limits the implementation of any new hot food takeaways to promote healthier communities. With evidence that there are relationships between health and deprivation – with poorer health often compounding negative effects for this	None identified.	

Policy EC16 – Hot Food Takeaways					
SA Objective	Short	Medium	Long	Supporting comments	Mitigation and enhancement
				objective and increased prevalence of takeaways at times close to more deprived communities, implementation of this policy is likely to have positive effects on the objective.	
3. Developing a more sustainable employment market in Middlesbrough	N	N	N	On balance the economic benefits for this policy approach are considered to be long term. Whilst this may complement creation of a sustainable employment market the overall scale of any effects is considered to be limited.	None identified.
4. To improve the skills and employment prospects of the resident population	N	N	+	On balance the economic benefits for this policy approach are considered to be long term, with an overall positive effect derived from the combination of potential economic growth and degree to which the policy facilitates improvements in health and wellbeing and associated employment prospects of residents.	None identified.
5. To respond and enable adaptation to the impacts of climate change	0	0	0	Implementation of this policy has no direct effects upon this objective.	None identified.
6. To reduce health inequalities and promote healthy lifestyles	+	+	++	The policy has been specifically designed to help address the health of residents and is underpinned by evidence of the impact that a high proportion of hot food outlets in an area can have on a community. It is probably important to recognise specific positive effects for residents' health would also require a wider system based approach to tackling the issue, but this policy nevertheless has an important positive role in that process.	None identified.
7. Protect and enhance green and blue infrastructure	0	0	0	Implementation of this policy has no direct effects upon this objective.	None identified.
8. To protect and enhance biodiversity and geodiversity	0	0	0	Implementation of this policy has no direct effects upon this objective.	None identified.
9. To provide people with the opportunity to live in a decent and well-designed home	0	0	0	Implementation of this policy has no direct effects upon this objective.	None identified.

Policy EC16 – Hot Food Takeaways						
SA Objective	Short	Medium	Long	Supporting comments	Mitigation and enhancement	
10. To create quality, safe and sustainable places	N	+	+	The policy additionally notes the impact higher concentrations of hot food takeaways can have on the vitality and viability of centres and the amenity of nearby occupiers and residents. The policy approach takes these matters into account in setting criteria to manage new proposals.	None identified	
11. To reduce the need to travel and promote the use of sustainable transport options	0	0	0	Policy EC16 does not touch one anything related to reducing the need to travel and promote the uses of sustainable transport options.	None identified	
12. To protect and enhance cultural heritage and the historic environment	N	N	N	The nature of most hot food takeaway proposals would be for changes of use within existing centres. The policy criteria set out that the impact upon the character of the centre would be a consideration for any such proposals.	None identified.	

Policy EC17 Retail Development on Industrial Estates and Business Parks						
SA Objective	Short	Medium	Long	Supporting comments	Mitigation and enhancement	
1. Strengthening the Middlesbrough economy	N	N	+	EC17 restricts retail uses in industrial estates and business parks, to specifically ancillary activities and local service provision such as small food outlets. The objectives of the policy are to ensure designated centres remain the focus for main town centre uses and avoid degrading the employment role of identified industrial estates and business parks. Whilst the overall effects of the policy potentially limit the flexibility of businesses to adapt and grow, the longer term effect is likely to be positive.	None identified.	
2. To alleviate deprivation and poverty	N	N	+	The policy encourages any development proposals to provide access in accessible ways, minimising reliance on private cars and enhancing accessibility that would be positive for this objective. However, the scale of such benefits is expected to be small. More generally the impacts arising from the policies goals	None identified.	

Policy EC17 Retail Development on Industrial Estates and Business Parks						
SA Objective	Short	Medium	Long	Supporting comments	Mitigation and enhancement	
				of safeguarding the role of retail centres and employment areas is likely to have long term positive effects.		
3. Developing a more sustainable employment market in Middlesbrough	N	N	+	The outcomes of the policy where it secures the role of existing employment areas for employment and has an aligned benefit for the role of retail centres is likely to have a positive effect on this objective over the long term.	None identified.	
4. To improve the skills and employment prospects of the resident population	N	N	+	Any specific positive effects for this objective would arise as a result of the positive effects upon the economy and support for a sustainable employment market, over the long term.	None identified.	
5. To respond and enable adaptation to the impacts of climate change	N	N	N	An important element that underlies the aims of this policy is additional protection of the role of existing retail centres for retail purposes in locations that are accessible by public transport, walking, cycling and wheeling. However, the specific effects for this objective arising from this policy are not likely to be significant.	None identified.	
6. To reduce health inequalities and promote healthy lifestyles	N	N	+	In protecting the role of retail centres and ensuring small scale development that takes place is accessible by a range of modes including walking and cycling a small long term positive effect could arise.	None identified.	
7. Protect and enhance green and blue infrastructure	0	0	0	Implementation of this policy has no direct effects upon this objective.	None identified.	
8. To protect and enhance biodiversity and geodiversity	0	0	0	Implementation of this policy has no direct effects upon this objective.	None identified.	
9. To provide people with the opportunity to live in a decent and well-designed home	0	0	0	Implementation of this policy has no direct effects upon this objective.	None identified.	
10. To create quality, safe and sustainable places	N	+	+	An important element that underlies the aims of this policy is additional protection of the role of existing retail centres for retail purposes in locations that are accessible by public transport,	None identified.	

Policy EC17 Retail Development on Industrial Estates and Business Parks					
SA Objective	Short	Medium	Long	Supporting comments	Mitigation and enhancement
				walking, cycling and wheeling. Meanwhile, small scale retail activities are supported and would have the ability to support the sustainability and attractiveness of employment areas, bringing facilities that are needed to those locations.	
11. To reduce the need to travel and promote the use of sustainable transport options	N	+	+	Retail development on industrial estates and business parks should be designed to provide access by walking or cycling on accessible routes, and to minimise reliance on the private car. Meanwhile, the wider role of the policy is to bring local services to industrial areas whilst protecting the wider function of retail centres as locations highly accessible by sustainable transport modes.	None identified.
12. To protect and enhance cultural heritage and the historic environment	0	0	0	Implementation of this policy has no direct effects upon this objective.	None identified.

Housing Development

Policy HO1 Housing Strategy					
SA Objective	Short	Medium	Long	Supporting comments	Mitigation and enhancement
1. Strengthening the Middlesbrough economy	+	+	++	The policy sets out a strategy aimed at ensuring there is sufficient housing of a diverse range, type and quality to address current areas of need in Middlesbrough. Successful delivery would support the economic aspirations of the borough is integral to an overall strategy that strengthens Middlesbrough's.	None identified.
2. To alleviate deprivation and poverty	+	+	++	Alongside the economic benefits for growth that is supported through housing development, an additional focus on facilitating regeneration and redevelopment with schemes such as Gresham, Grove Hill and Middlehaven can provide a range of	None identified.

Policy HO1 Housing Strategy						
SA Objective	Short	Medium	Long	Supporting comments	Mitigation and enhancement	
				high quality affordable housing of varying types that can directly address issues of deprivation and poverty.		
3. Developing a more sustainable employment market in Middlesbrough	+	+	+	The strategic economic benefits arising from the housing strategy that is outlined in this policy provides specific opportunities to support a sustainable employment market both directly through the opportunities for employment arising from construction activities and the wider economic benefits that can arise.	None identified.	
4. To improve the skills and employment prospects of the resident population	N	+	+	The specific benefits for residents' skills and employment prospects are somewhat indirect but arise as the housing strategy supports economic growth and provision of sufficient homes of a range and type to meet needs.	Consider direct reference within policy or other policy of the local plan to ensure employment and training opportunities arise from construction.	
5. To respond and enable adaptation to the impacts of climate change	+	+	+	The policy aims to minimise the impact on the environment through the provision of sustainable housing. The inference is that sustainable housing will provide homes that are able to adapt to the impacts of climate change.	Policy could incorporate direct reference to climate change adaptation.	
6. To reduce health inequalities and promote healthy lifestyles	+	+	+	Housing delivery and the provision of decent affordable housing to meet residents' needs can make significant positive contributions to addressing health inequalities and support	The positive effects could be strengthened with explicit reference to accessibility in housing development and design focused on supporting active lifestyles.	
7. Protect and enhance green and blue infrastructure	+	+	+	The policy proposes ensuring new communities have easy access to green and blue infrastructure that would suggest positive effects for this objective. Generally, the policy approach	The specific role of housing development in	

Policy HO1 Housing Strategy						
SA Objective	Short	Medium	Long	Supporting comments	Mitigation and enhancement	
				also identifies that brownfield land is prioritised and minimising the need for greenfield suburban development.	protecting and enhancing green infrastructure could be noted.	
8. To protect and enhance biodiversity and geodiversity	-	-	-	The policy does not incorporate any specific reference to the role and relationship between biodiversity and housing development – it must therefore be noted that the policy approach focused on development risks harm to biodiversity and geodiversity.	Ensure inclusion of appropriate policy that will secure the protection and enhancement of biodiversity and geodiversity.	
9. To provide people with the opportunity to live in a decent and well-designed home	+	++	++	The purpose of this policy is to establish a strategic approach for housing delivery with provision of decent homes to support living standards and a range and type to meet the evidence based needs of Middlesbrough.	None identified.	
10. To create quality, safe and sustainable places	+	++	++	The strategic approach to housing set out includes reference to ensuring appropriate infrastructure provision, re-use of brownfield and under-used land, delivery in a range of locations including to meet needs for family housing and urban areas; with a focus on high quality design that contributes to creation of high quality places.	None identified.	
11. To reduce the need to travel and promote the use of sustainable transport options	N	N	N	The policy supports housing delivery in urban locations but does not touch on anything relevant to reducing the need to travel or promoting sustainable transport options, although it is assumed reference to infrastructure provision would include transport infrastructure.	Explicit reference to the spatial relationship between development, accessibility and sustainable transport.	
12. To protect and enhance cultural heritage and the historic environment	N	N	N	The protection and enhancement of cultural heritage and historic environments is not directly mentioned in this policy. However, ensuring that housing development is of high-quality design and	None identified	

Policy HO1 Housing Strategy					
SA Objective	Short	Medium	Long	Supporting comments	Mitigation and enhancement
				contributes to creating high quality spaces should pose a limited risk to cultural heritage and historic environments.	

Policy HO2 Housing Requirement					
SA Objective	Short	Medium	Long	Supporting comments	Mitigation and enhancement
1. Strengthening the Middlesbrough economy	+	+	+	Housing delivery to meet identified needs has a role in supporting the economy and local job market benefiting and strengthening the economy.	None identified.
2. To alleviate deprivation and poverty	N	+	+	Securing housing delivery to meet evidence based needs provides the baseline for housing to meet and respond to deprivation and poverty.	None identified
3. Developing a more sustainable employment market in Middlesbrough	+	+	+	Housing delivery provides opportunities for direct employment in construction and ensures the homes are available to provide the Middlesbrough's workforce with quality, attractive housing.	None identified.
4. To improve the skills and employment prospects of the resident population	N	+	+	The specific benefits for residents' skills and employment prospects are somewhat indirect but arise as applying a housing requirement to meeting housing needs supports economic growth and provision of sufficient homes of a range and type to meet needs and provides the opportunity for direct employment and apprenticeships.	None Identified.
5. To respond and enable adaptation to the impacts of climate change	U	U	U	Without mitigation, establishing a housing requirement ensures that there is a requirement for new development and growth that will have the potential to generate negative effects upon this objective, where not supported by appropriate policy requirements. However, this effect is dependent upon how housing delivery is achieved – which in the context of this policy is unknown.	Ensure implementation of additional policy to address and respond to climate change.

Policy HO2 Housing Requirement						
SA Objective	Short	Medium	Long	Supporting comments	Mitigation and enhancement	
6. To reduce health inequalities and promote healthy lifestyles	+	+	+	The policy establishes the amount of housing required to meet needs of residents, and consequently is key to ensuring sufficient housing delivery for the health and wellbeing of residents.	None identified.	
7. Protect and enhance green and blue infrastructure	U	U	U	Application of the housing requirement has the potential to place additional pressure upon existing green and blue infrastructure and demand additional provision. However, this effect is dependent upon how housing delivery is achieved – which in the context of this policy is unknown.	Ensure application of policy to protect existing provision appropriate new green infrastructure.	
8. To protect and enhance biodiversity and geodiversity	U	U	U	Application of the housing requirement has the potential to place additional pressure upon biodiversity value and geodiversity. However, this effect is dependent upon how housing delivery is achieved – which in the context of this policy is unknown.	Ensure application of policy to protect and enhance biodiversity.	
9. To provide people with the opportunity to live in a decent and well-designed home	++	++	++	The policy establishes Middlesbrough's housing requirement to meet evidence base needs. Therefore, where implemented it makes a significant positive contribution to this objective.	None identified	
10. To create quality, safe and sustainable places	N	N	N	The policy approach sets the requirement for housing delivery but does not address how that would be met. In relation to this objective there is no specific expectation that delivery would have a negative effect on this objective, but any shortfall in infrastructure delivery could have the effect of harming creation of quality, safe, sustainable places – but equally ensuring sufficient homes are delivered has a positive effect on sustainable places. On balance a broadly neutral effect is expected.	None identified.	
11. To reduce the need to travel and promote the use of sustainable transport options	0	0	0	The policy does not touch on anything relevant to reducing the need to travel and promoting the use of sustainable transport options.	None Identified	
12. To protect and enhance cultural heritage and the historic environment	-	-	-	Application of the housing requirement has the potential to place additional pressure upon the historic environment.	Ensure application of policy to protect and enhance the historic environment.	

Policy HO3 Housing Mix and Type						
SA Objective	Short	Medium	Long	Supporting comments	Mitigation and enhancement	
1. Strengthening the Middlesbrough economy	+	+	+	The policy ensures provision of a range of homes and types to meet resident's needs, including space standards, accessibility and specialist provision to meet the needs of older people. Meeting housing needs is expected to generate a mild positive effect on the objective.	None identified	
2. To alleviate deprivation and poverty	+	++	++	Providing affordable housing and different dwelling types, including extra care and sheltered housing, indicates the framework would be in place that could specifically address deprivation and poverty in relation to housing.	None identified.	
3. Developing a more sustainable employment market in Middlesbrough	N	N	+	The policy establishes the range and type of homes to be provided, alongside the positive effects housing delivery is expected to achieve, in shaping delivery to meet the needs of residents this policy is also expected to support long term positive effects upon this objective.	None identified	
4. To improve the skills and employment prospects of the resident population	N	N	+	Where positive economic effects arise from addressing deprivation through quality housing provision to meet resident's needs, this policy has, over the long term a positive effect on this objective.	None identified.	
5. To respond and enable adaptation to the impacts of climate change	0	0	0	Implementation of this policy has no direct effects upon this objective.	None identified	
6. To reduce health inequalities and promote healthy lifestyles	++	++	++	The policy is focused upon a range of measures including space standards, housing accessibility and adaptability, wheelchair adaptable dwellings and provision of homes to meet the needs of older residents all have positive effects on this objective.	None identified.	
7. Protect and enhance green and blue infrastructure	0	0	0	Implementation of this policy has no direct effects upon this objective.	None identified	
8. To protect and enhance biodiversity and geodiversity	0	0	0	Implementation of this policy has no direct effects upon this objective.	None identified.	
9. To provide people with the opportunity to live in a	++	++	++	The policy is specifically targeted at ensuring housing delivery that takes place includes a range of housing types and sizes to	None identified.	

Policy HO3 Housing Mix and Type					
SA Objective	Short	Medium	Long	Supporting comments	Mitigation and enhancement
decent and well-designed home				meet identified needs- including space standards, accessibility, and homes for older people.	
10. To create quality, safe and sustainable places	0	0	0	Implementation of this policy has no direct effects upon this objective.	None identified.
11. To reduce the need to travel and promote the use of sustainable transport options	0	0	0	Implementation of this policy has no direct effects upon this objective.	None identified.
12. To protect and enhance cultural heritage and the historic environment	0	0	0	Implementation of this policy has no direct effects upon this objective.	None identified.

Policy HO4 Housing Allocations					
SA Objective	Short	Medium	Long	Supporting comments	Mitigation and enhancement
1. Strengthening the Middlesbrough economy	+	+	+	Identifying sufficient land for housing development through this allocations policy has a direct role in supporting economic growth through the direct construction benefits and the wider implications of securing housing provision to meet the area's needs.	None identified.
2. To alleviate deprivation and poverty	+	+	+	Some of the identified allocations have the potential to deliver specific benefits for existing communities in relation to areas of deprivation and poverty.	None identified.
3. Developing a more sustainable employment market in Middlesbrough	N	N	+	The policy establishes the allocations and range of homes to be provided, alongside the positive effects housing delivery is expected to achieve, in shaping delivery to meet the needs of residents. This policy is also expected to support long term positive effects upon this objective.	None identified

Policy HO4 Housing Allocations						
SA Objective	Short	Medium	Long	Supporting comments	Mitigation and enhancement	
4. To improve the skills and employment prospects of the resident population	N	N	+	The specific benefits for residents' skills and employment prospects are somewhat indirect but arise as the housing allocations support economic growth and provision of sufficient homes of a range and type to meet needs.	None identified	
5. To respond and enable adaptation to the impacts of climate change	0	0	0	Implementation of this policy has no direct effects upon this objective. Assessment of the ability of the sites to adapt to the impacts of climate change should be outlined in the individual site assessments. See site specific assessments.	None identified	
6. To reduce health inequalities and promote healthy lifestyles	N	N	N	Implementation of this policy has no direct effects upon this objective. Assessment of the ability of the sites to meet this objective should occur during the site assessment and design phase of the development. See site specific analysis.	None identified	
7. Protect and enhance green and blue infrastructure	0	0	0	Implementation of this policy has no direct effects upon this objective. Assessment of the ability of the sites to meet this objective should occur during the site assessment and design phase of the development. See site specific analysis.	None identified	
8. To protect and enhance biodiversity and geodiversity	0	0	0	Implementation of this policy has no direct effects upon this objective. Assessment of the ability of the sites to meet this objective should occur during the site assessment and design phase of the development. See site specific analysis.	None identified	
9. To provide people with the opportunity to live in a decent and well-designed home	++	++	++	The policy allocates land to enable housing delivery directly supporting this objective.	None identified	
10. To create quality, safe and sustainable places	0	0	0	Implementation of this policy has no direct effects upon this objective. Assessment of the ability of the sites to meet this objective should occur during the site assessment and design phase of the development. See site specific analysis.	None identified	
11. To reduce the need to travel and promote the use of sustainable transport options	0	0	0	The policy relates to multiple allocations in locations across Middlesbrough. It does not include any relevant criteria to reducing the need to travel and promoting the use of sustainable transport options. See site specific analysis.	None identified	

Policy HO4 Housing Allocations					
SA Objective	Short	Medium	Long	Supporting comments	Mitigation and enhancement
12. To protect and enhance cultural heritage and the historic environment	N	N	N	This policy does not directly affect this objective, however local heritage and historic environments should not be put at risk through the implementation of high-quality homes and public realm. See site specific analysis.	None identified.

Policy HO5 Affordable Housing					
SA Objective	Short	Medium	Long	Supporting comments	Mitigation and enhancement
1. Strengthening the Middlesbrough economy	N	N	N	Requirements for affordable housing provision have the potential to impact upon viability of development, and consequently delivery and the economic benefits that can arise from housing delivery. Securing affordable housing would also have its own specific economic benefits in supporting the overall effectiveness of the housing market in meeting residents' needs. This policy has been assessed for viability and sets out that only roughly half of Middlesbrough could viably secure affordable housing. On balance this is expected to have a neutral impact on this objective.	None identified.
2. To alleviate deprivation and poverty	N	+	+	Through s106 requirements the policy sets out a minimum of 15% affordable housing to be provided in wards to the south of Middlesbrough, in the remaining wards the council will encourage the provision of affordable housing. This also includes the provision for affordable home ownership, First Homes, social rent and affordable rent. Requirements for how the homes are provided is also included. Overall, ensuring provision of an element of affordable housing is likely to have a positive effect on this objective.	None identified.

Policy HO5 Affordable Housing						
SA Objective	Short	Medium	Long	Supporting comments	Mitigation and enhancement	
3. Developing a more sustainable employment market in Middlesbrough	N	N	N	The policy establishes the affordable housing requirements of development. It helps housing delivery respond to the needs of residents and so has a role in economic growth but overall, the benefits are not considered significant to have a likely positive effect overall.	None identified	
4. To improve the skills and employment prospects of the resident population	N	N	N	The policy establishes the affordable housing requirements of development. It helps housing delivery respond to the needs of residents and so has a role in economic growth but overall, the benefits are not considered significant to have a likely positive effect overall.	None identified	
5. To respond and enable adaptation to the impacts of climate change	0	0	0	Implementation of this policy has no direct effects upon this objective.	None identified	
6. To reduce health inequalities and promote healthy lifestyles	++	++	++	The policy is focused upon supporting the delivery of affordable housing to meet the needs of residents who may not be able to buy or rent homes at market value. It therefore widens the range of residents able to benefit from securing a decent home with direct benefits from such provision on helping address health inequalities.	None identified.	
7. Protect and enhance green and blue infrastructure	0	0	0	Implementation of this policy has no direct effects upon this objective.	None identified	
8. To protect and enhance biodiversity and geodiversity	0	0	0	Implementation of this policy has no direct effects upon this objective.	None identified.	
9. To provide people with the opportunity to live in a decent and well-designed home	++	++	++	The policy is focused upon supporting the delivery of affordable housing to meet the needs of residents who may not be able to buy or rent homes at market value. It therefore widens the range of residents able to benefit from securing a decent home.	None identified.	
10. To create quality, safe and sustainable places	N	+	+	Expanding provision of a range of affordable homes and incorporating policy requirements regarding the siting and appearance of affordable homes in development are likely to have positive effects upon this objective.	None identified.	

Policy HO5 Affordable Housing					
SA Objective	Short	Medium	Long	Supporting comments	Mitigation and enhancement
11. To reduce the need to travel and promote the use of sustainable transport options	0	0	0	Implementation of this policy has no direct effects upon this objective.	None identified.
12. To protect and enhance cultural heritage and the historic environment	0	0	0	Implementation of this policy has no direct effects upon this objective.	None identified.

Policy HO6 – Gypsy, Traveller and Travelling Showpeople Accommodation					
SA Objective	Short	Medium	Long	Supporting comments	Mitigation and enhancement
1. Strengthening the Middlesbrough economy	0	0	0	Implementation of this policy has no direct effects upon this objective.	None identified.
2. To alleviate deprivation and poverty	0	0	0	Implementation of this policy has no direct effects upon this objective.	None identified.
3. Developing a more sustainable employment market in Middlesbrough	0	0	0	Implementation of this policy has no direct effects upon this objective.	None identified.
4. To improve the skills and employment prospects of the resident population	0	0	0	Implementation of this policy has no direct effects upon this objective.	None identified.
5. To respond and enable adaptation to the impacts of climate change	+	+	+	The policy is explicit in that accommodation for Gypsy, Traveller and Travelling Showpeople should not occur on flood prone land. As one of the impacts of climate change is an increase in the risk of flooding this is a positive response to the risks that climate change pose to these communities.	None identified

Policy HO6 – Gypsy, Traveller and Travelling Showpeople Accommodation						
SA Objective	Short	Medium	Long	Supporting comments	Mitigation and enhancement	
6. To reduce health inequalities and promote healthy lifestyles	+	+	+	The policy identifies the allocation of additional land for pitches to address the evidence based need and applies criteria including accessibility to schools and health facilities. Ensuring appropriately designed and safe locations for this need is likely to positively effect health and wellbeing of the community.	None identified.	
7. Protect and enhance green and blue infrastructure	-	-	-	The policy identifies potential site for delivery of new gypsy and traveller sites and criteria for gypsy, traveller and travelling show people. However, specific consideration of the potential impacts on and requirements for green and blue infrastructure are not addressed.	Consider assessment of the ability of the sites to meet this objective should occur during the site assessment and design phase of the development through application of other Local Plan policy.	
8. To protect and enhance biodiversity and geodiversity	-	-	-	The policy identifies potential site for delivery of new gypsy and traveller sites and criteria for gypsy, traveller and travelling show people. However, specific consideration of the potential impacts on and requirements for biodiversity and geodiversity are not addressed.	Consider assessment of the ability of the sites to meet this objective should occur during the site assessment and design phase of the development through application of other Local Plan policy.	
9. To provide people with the opportunity to live in a decent and well-designed home	++	++	++	The policy indicates sufficient land would be available to meet evidence based needs for Gypsy and Travellers and associated criteria for provision of sites. The provision is identified as located to be close to existing pitches and therefore in an area likely to be	None identified.	

Policy HO6 – Gypsy, Traveller and Travelling Showpeople Accommodation						
SA Objective	Short	Medium	Long	Supporting comments	Mitigation and enhancement	
				attractive. Consequently, it is expected to have a significant positive effect on this objective for the community.		
10. To create quality, safe and sustainable places	+	+	+	The policy applies a range of criteria targeted at ensuring the design and siting of new sites is considered with regard to visual amenity, integration with existing communities, and safeguarding of amenity.	None identified.	
11. To reduce the need to travel and promote the use of sustainable transport options	N	N	N	The policy addresses infrastructure provision including highway and transport connections but overall does not actively require or promote measures to support sustainable modes of travel.	None identified	
12. To protect and enhance cultural heritage and the historic environment	-	-	-	The policy governs the siting of potential new gypsy, traveller and travelling showpeople sites. The identification of land at Riverside Park specifically is not likely to generate negative effects for this objective due to its location. However, the wider criteria for consideration of other potential sites does not apply any criteria related to the historic environment and consequently, in isolation may have potential negative effects.	Ensure implementation of wider policy to sustain and enhance the historic environment as part of any decision making process.	

Policy HO7 – Space standards for residential uses						
SA Objective	Short	Medium	Long	Supporting comments	Mitigation and enhancement	
1. Strengthening the Middlesbrough economy	N	N	N	Whilst associated with housing delivery, no significant positive or negative effects are considered likely to arise from this policy.	None identified.	
2. To alleviate deprivation and poverty	N	N	N	Whilst associated with housing delivery, no significant positive or negative effects are considered likely to arise from this policy.	None identified.	

Policy HO7 – Space standards for residential uses						
SA Objective	Short	Medium	Long	Supporting comments	Mitigation and enhancement	
3. Developing a more sustainable employment market in Middlesbrough	N	N	N	Whilst associated with housing delivery, no significant positive or negative effects are considered likely to arise from this policy.	None identified.	
4. To improve the skills and employment prospects of the resident population	N	N	N	Whilst associated with housing delivery, no significant positive or negative effects are considered likely to arise from this policy.	None identified.	
5. To respond and enable adaptation to the impacts of climate change	0	0	0	Implementation of this policy has no direct effects upon this objective.	None identified	
6. To reduce health inequalities and promote healthy lifestyles	++	++	++	This policy sets out that all new housing development should meet the minimum space standards defined within Nationally Described Space Standards (NDSS). This directly supports the quality of new housing and amenity provided for residents with a direct positive effect upon this objective.	None identified.	
7. Protect and enhance green and blue infrastructure	0	0	0	Implementation of this policy has no direct effects upon this objective.	None identified	
8. To protect and enhance biodiversity and geodiversity	0	0	0	Implementation of this policy has no direct effects upon this objective.	None identified	
9. To provide people with the opportunity to live in a decent and well-designed home	++	++	++	All dwellings are required to apply the NDSS, consequently the policy is likely to have a significant effect upon this objective seeking provision of decent well designed homes. The specific costs that might arise from application of this policy, and potential impact on viability of new homes is recognised but, this would be tested and is not anticipated that this would substantially alter the rate of delivery in Middlesbrough.	None identified	
10. To create quality, safe and sustainable places	0	0	0	This policy has no direct relationships to this objective as it is focused upon the internal space provided in new dwellings. This potentially effects the size and footprint of dwellings and alters the	None identified.	

Policy HO7 – Space standards for residential uses					
SA Objective	Short	Medium	Long	Supporting comments	Mitigation and enhancement
				design and layout of schemes, but the policy does not outline responses to this.	
11. To reduce the need to travel and promote the use of sustainable transport options	0	0	0	Implementation of this policy has no direct effects upon this objective.	None identified
12. To protect and enhance cultural heritage and the historic environment	0	0	0	Implementation of this policy has no direct effects upon this objective.	None identified.

– Policy HO8 Conversion and Sub-Division of Buildings for Residential Use					
SA Objective	Short	Medium	Long	Supporting comments	Mitigation and enhancement
1. Strengthening the Middlesbrough economy	N	N	+	The policy establishes criteria for delivery of homes through conversion and sub-division of buildings. Where this is a positive framework for delivery of homes, that can have an economic benefit, and reuse / redevelopment of existing potential vacant buildings there is a positive relationship with economic growth in Middlesbrough.	None identified.
2. To alleviate deprivation and poverty	0	0	0	The policy broadly supports strengthening Middlesbrough's economy, but its implementation is not considered to directly affect this objective.	None identified.
3. Developing a more sustainable employment market in Middlesbrough	N	N	+	The policy supports delivery and therefore has some positive effect for employment, it additionally seeks to protect amenity of neighbouring occupiers – which it can be considered would also include existing business.	None identified.
4. To improve the skills and employment prospects of the resident population	0	0	0	The policy broadly supports strengthening Middlesbrough's economy, but its implementation is not considered to directly affect this objective.	None identified.

– Policy HO8 Conversion and Sub-Division of Buildings for Residential Use

SA Objective	Short	Medium	Long	Supporting comments	Mitigation and enhancement
5. To respond and enable adaptation to the impacts of climate change	+	+	+	The reuse of buildings and potentially intensification of use of existing residential buildings is likely to have positive effects overall for this objective.	None identified.
6. To reduce health inequalities and promote healthy lifestyles	+	+	+	The policy approach is focused on ensuring conversion and sub-division of buildings is managed effectively and that application of requirements such as space standards, assessment of suitability of the building and amenity is taken into consideration.	Assessment of amenity of nearby properties could extend to future occupiers.
7. Protect and enhance green and blue infrastructure	0	0	0	Implementation of this policy has no direct effects upon this objective.	None identified.
8. To protect and enhance biodiversity and geodiversity	0	0	0	Implementation of this policy has no direct effects upon this objective.	None identified.
9. To provide people with the opportunity to live in a decent and well-designed home	+	+	+	The policy provides opportunity for delivery of new homes in existing buildings and includes criteria to consider the suitability of the building for conversion and matters such as space standards to manage the quality and design of those homes.	None identified.
10. To create quality, safe and sustainable places	+	+	+	The policy incorporates criteria to manage delivery, including ensuring proposals would not lead to an unacceptable change in the character of the area.	None identified.
11. To reduce the need to travel and promote the use of sustainable transport options	+	+	+	Requirements regarding vehicle and cycle parking are integrated, whilst generally it can be recognised that reuse and subdivision of existing buildings would promote development in established communities where they can make use of existing services and facilities.	Consider explicit consideration of the role of development within communities in relation to accessibility and potentially enhancing the viability of remaining facilities.

– Policy HO8 Conversion and Sub-Division of Buildings for Residential Use

SA Objective	Short	Medium	Long	Supporting comments	Mitigation and enhancement
12. To protect and enhance cultural heritage and the historic environment	N	N	N	Where proposals may be in conservation areas of in or adjacent to listed buildings there is potential for harm from insensitive redevelopment. The policy includes criteria to avoid unacceptable change in the character of the area, that in implementation would be expected to extend to this historic environment.	Apply additional policy related to sustaining and enhancing historic environment, for such schemes.

– Policy HO9 Houses in Multiple Occupation (HMOs)

SA Objective	Short	Medium	Long	Supporting comments	Mitigation and enhancement
1. Strengthening the Middlesbrough economy	0	0	0	Implementation of this policy has no direct effects upon this objective.	None identified.
2. To alleviate deprivation and poverty	+	++	++	HMOs have a role to play in an overall diverse housing market, often meeting the requirements particularly of vulnerable groups in significant need, sometimes for relatively short periods. Therefore, such provision can have direct benefits for the health and well-being of those groups.	None identified.
3. Developing a more sustainable employment market in Middlesbrough	0	0	0	Implementation of this policy has no direct effects upon this objective.	None identified.
4. To improve the skills and employment prospects of the resident population	0	0	0	Implementation of this policy has no direct effects upon this objective.	None identified.
5. To respond and enable adaptation to the impacts of climate change	N	N	N	Broadly speaking application of this policy, that is focused on managing the impacts of conversion and sub-division of buildings into Homes of Multiple Occupation, could assist in making use of such buildings, making effective use of available resources. However, any overall effects are not considered to be significant.	None identified

– Policy HO9 Houses in Multiple Occupation (HMOs)					
SA Objective	Short	Medium	Long	Supporting comments	Mitigation and enhancement
6. To reduce health inequalities and promote healthy lifestyles	+	+	+	The policy approach is focused on ensuring delivery of HMOs is managed effectively and that application of requirements such as provision of well proportioned, useable living space is taken into consideration.	Assessment of amenity of nearby properties could extend to future occupiers.
7. Protect and enhance green and blue infrastructure	0	0	0	Implementation of this policy has no direct effects upon this objective.	None identified
8. To protect and enhance biodiversity and geodiversity	0	0	0	Implementation of this policy has no direct effects upon this objective.	None identified
9. To provide people with the opportunity to live in a decent and well-designed home	+	+	+	HMOs have a role to play in an overall diverse housing market, often meeting the requirements particularly of vulnerable groups for relatively short periods. Therefore, such provision can have direct benefits for the health and well-being of those groups.	None identified.
10. To create quality, safe and sustainable places	+	+	+	HMOs have a role to play in an overall diverse housing market, often meeting the requirements particularly of vulnerable groups for relatively short periods. The criteria set out here enable such schemes to progress where the potential negative effects that can arise from poorly designed and managed HMOs are addressed.	None identified.
11. To reduce the need to travel and promote the use of sustainable transport options	+	+	+	Criteria is included requiring inclusion of cycle storage. Delivery of HMOs may be expected within existing communities, accessible to services and facilities but this is not explicit or a directly referenced.	None identified
12. To protect and enhance cultural heritage and the historic environment	N	N	N	Where proposals may be in conservation areas of in or adjacent to listed buildings there is potential for harm from insensitive redevelopment. The policy includes criteria to avoid unacceptable change in the character of the area, that in implementation would be expected to extend to this historic environment.	Apply additional policy related to sustaining and enhancing historic environment, for such schemes.

– Policy HO10 Student Accommodation

SA Objective	Short	Medium	Long	Supporting comments	Mitigation and enhancement
1. Strengthening the Middlesbrough economy	N	+	+	This policy can play a direct role in supporting economic growth, both through the delivery of student housing but also in the wider support and benefits that a growing student population could have upon the area's economy and skills.	None identified.
2. To alleviate deprivation and poverty	0	0	0	Whilst there are benefits arising for economic growth, this policy is not considered to have any significant relationship with measures to alleviate deprivation and poverty.	None identified.
3. Developing a more sustainable employment market in Middlesbrough	N	+	+	The policy supports economic development and delivery of accommodation to support the areas student population – helping to attract and support retention of this group.	None identified
4. To improve the skills and employment prospects of the resident population	N	+	+	The policy supports economic development and delivery of accommodation to support the areas student population – helping to attract and support retention of this group.	None identified
5. To respond and enable adaptation to the impacts of climate change	N	N	N	No specific positive or negative effects are expected to arise from this policy. Delivery of specific student accommodation is likely to be higher density and make efficient use of resources and potentially free up other accommodation or other residential uses. But such development would have impacts for carbon emissions that would negatively effect this objective without mitigation.	None identified
6. To reduce health inequalities and promote healthy lifestyles	+	+	+	The policy includes provisions to ensure the design and quality of provision is adequate, including application of space standards.	None identified
7. Protect and enhance green and blue infrastructure	N	N	N	Delivery of new student accommodation is expected in the main within the existing urban area around the university campus and town centre. Impacts upon existing green infrastructure are considered to be minimal whilst demands for enhancement are not expected to be significant.	Consider reference to green infrastructure as part of significant new schemes.
8. To protect and enhance biodiversity and geodiversity	N	N	N	Delivery of new student accommodation is expected in the main within the existing urban area around the university campus and	None identified

– Policy HO10 Student Accommodation						
SA Objective	Short	Medium	Long	Supporting comments	Mitigation and enhancement	
				town centre. Impacts upon biodiversity and geodiversity is therefore considered to be minimal.		
9. To provide people with the opportunity to live in a decent and well-designed home	+	+	+	Supporting appropriate provision of student accommodation has benefits both in meeting the needs of that specific group and potentially in making existing housing stock available to help meet general housing needs.	None identified.	
10. To create quality, safe and sustainable places	+	+	+	The policy approach sets out that development should not have an adverse impact on amenity and required high quality design, layout and facilities – meanwhile delivery of student specific accommodation can create concentrations of students that may have negative effects on sustainable communities, for example as resident populations may fluctuate notable through the year, but also support increased diversity and creation of vibrant communities.	None identified.	
11. To reduce the need to travel and promote the use of sustainable transport options	+	++	++	Will provide access to cycle storage promoting bike ownership and usage. Where accommodation is not located within or adjacent to the campus the location must be accessible by public transport, foot and cycle.		
12. To protect and enhance cultural heritage and the historic environment	-	-	-	Where potential developments are proposed within conservation areas or impacting listed buildings there is potential for harm. Whilst the risk is relatively low, the policy in isolation does not seek to protect the character of the areas development takes place or make any specific reference to the historic environment.	None identified.	

– Policy HO11 Self-build and Custom Build Housing						
SA Objective	Short	Medium	Long	Supporting comments	Mitigation and enhancement	
1. Strengthening the Middlesbrough economy	+	+	+	Self and custom build homes are a form of housing delivery, with benefits arising from that for economic growth. Additionally, such schemes are more likely to generate opportunities for local	None identified.	

– Policy HO11 Self-build and Custom Build Housing						
SA Objective	Short	Medium	Long	Supporting comments	Mitigation and enhancement	
				construction, suppliers and retailers and support small to medium sized enterprises.		
2. To alleviate deprivation and poverty	N	N	N	The policy supports the local economy but in most circumstance the ability to secure and deliver a self or custom build home is dependent upon adequate financing and is unlikely to have significant positive effects for this objective.	None identified.	
3. Developing a more sustainable employment market in Middlesbrough	+	+	+	In providing enhanced potential opportunities for local businesses the delivery of self and custom housebuilding would be expected to support sustainability of the employment market.	None identified.	
4. To improve the skills and employment prospects of the resident population	N	N	+	Over the longer term the positive outcomes for the economic and local employment are considered likely to generate positive effects for skills and employment prospects.	None identified.	
5. To respond and enable adaptation to the impacts of climate change	+	+	+	By requiring development to manage surface water drainage this will enable sites to adapt to climate change and assist in managing flood risk to properties.	None identified	
6. To reduce health inequalities and promote healthy lifestyles	N	N	N	The policy supports provision of a type of housing delivery on large sites. It has no specific positive or negative effects for this objective.	None identified.	
7. Protect and enhance green and blue infrastructure	N	N	N	Implementation of this policy has no direct effects upon this objective.	None identified	
8. To protect and enhance biodiversity and geodiversity	0	0	0	The policy relates to delivery on sites already allocated for development and does not impact their provision.	None identified.	
9. To provide people with the opportunity to live in a decent and well-designed home	+	+	+	The policy creates a pathway for this specific type of housing delivery and therefore makes a positive contribution to this objective.	None identified.	
10. To create quality, safe and sustainable places	N	N	N	The policy has reference to the servicing requirements of plots but does not provide any guidance regarding the approach to	Consider reference to how self build	

– Policy HO11 Self-build and Custom Build Housing

SA Objective	Short	Medium	Long	Supporting comments	Mitigation and enhancement
				integrating self build development into the wider sites. The character of developments is such that no negative effects are anticipated from this.	areas should be incorporated into larger developments.
11. To reduce the need to travel and promote the use of sustainable transport options	N	N	N	The policy relates to delivery on sites already allocated for development and does not touch on anything relevant to reducing the need to travel and promoting the use of sustainable transport options.	None identified
12. To protect and enhance cultural heritage and the historic environment	N	N	N	The policy relates to delivery on sites already allocated for development and does not impact their provision.	None identified.

Green and Blue Infrastructure

Policy GR1 Green and Blue Infrastructure

SA Objective	Short	Medium	Long	Supporting comments	Mitigation and enhancement
1. Strengthening the Middlesbrough economy	0	0	0	Policy GR1 does not touch on anything relevant to strengthening Middlesbrough's economy.	None identified
2. To alleviate deprivation and poverty	+	+	+	Incorporating new and enhancing existing blue and green infrastructure into design as well as enhancing and increase opportunities for healthy living.	
3. Developing a more sustainable employment market in Middlesbrough	0	0	0	Implementation of this policy has no direct effects upon this objective.	None identified
4. To improve the skills and employment prospects of the resident population	0	0	0	Implementation of this policy has no direct effects upon this objective.	None identified

Policy GR1 Green and Blue Infrastructure						
SA Objective	Short	Medium	Long	Supporting comments	Mitigation and enhancement	
5. To respond and enable adaptation to the impacts of climate change	++	++	++	As acknowledged in the supporting text of the policy and part (g) of the policy the provision of green and blue infrastructure can positively impact on the sustainability of development mitigate the impacts of climate change, and the ability of the local area to address the climate emergency.	None identified	
6. To reduce health inequalities and promote healthy lifestyles	+	+	+	The quality and availability of accessible green infrastructure is important to giving residents opportunities to pursue active lifestyles.	None identified.	
7. Protect and enhance green and blue infrastructure	++	++	++	The policy sets out a proactive strategy for protecting and enhancing green infrastructure with a range of proposals for its provision and the specific role for green and blue infrastructure in Middlesbrough.	None identified.	
8. To protect and enhance biodiversity and geodiversity	++	++	++	This policy recognises the importance of protecting and enhancing green and blue infrastructure for Middlesbrough	None identified	
9. To provide people with the opportunity to live in a decent and well-designed home	0	0	0	Implementation of this policy has no direct effects upon this objective.	None identified	
10. To create quality, safe and sustainable places	+	+	+	Quality green and blue infrastructure, its contribution to environmental quality and facilitation of linkages between places has positive effects upon this objective.	None identified	
11. To reduce the need to travel and promote the use of sustainable transport options	+	++	++	Link walking, wheeling and cycling routes, to encourage active travel where possible to access green and blue infrastructure.	None identified.	
12. To protect and enhance cultural heritage and the historic environment	N	N	N	In limited circumstances the interrelationship between existing green and blue infrastructure and the historic environment – for example through conservation areas or historic parks (for example the Albert Park and Linthorpe Road conservation area)		

Policy GR2 Green Wedges						
SA Objective	Short	Medium	Long	Supporting comments	Mitigation and enhancement	
1. Strengthening the Middlesbrough economy	0	0	0	This policy does not touch on anything relevant to strengthening Middlesbrough's economy.	None identified	
2. To alleviate deprivation and poverty	0	0	0	This policy does not touch on anything relevant to alleviating deprivation and poverty.	None identified	
3. Developing a more sustainable employment market in Middlesbrough	0	0	0	Implementation of this policy has no direct effects upon this objective.		
4. To improve the skills and employment prospects of the resident population	0	0	0	Implementation of this policy has no direct effects upon this objective.		
5. To respond and enable adaptation to the impacts of climate change	+	+	+	Green wedges have the ability to assist in adapting to climate through managing the urban heating effect and managing flood risk.	Consider making the positive impact green wedges can have on mitigating climate change in the supporting text of the policy.	
6. To reduce health inequalities and promote healthy lifestyles	+	+	+	As an important linear element of the green infrastructure network providing access to open space with associated benefits for health and wellbeing.	None identified.	
7. Protect and enhance green and blue infrastructure	++	++	++	The policy recognises that green wedges are important for the protection and enhancement of green infrastructure for Middlesborough.	None identified	
8. To protect and enhance biodiversity and geodiversity	++	++	++	The policy recognises that green wedges are important for the protection and enhancement of biodiversity and incorporate measures to safeguard that role.	None identified	
9. To provide people with the opportunity to live in a	0	0	0	Implementation of this policy has no direct effects upon this objective.	None identified.	

Policy GR2 Green Wedges						
SA Objective	Short	Medium	Long	Supporting comments	Mitigation and enhancement	
decent and well-designed home						
10. To create quality, safe and sustainable places	+	+	+	The presence of green wedges extending into the urban area of Middlesbrough supports and enhances the environmental attractiveness of the area and provides opportunities for enjoyment of the spaces, contributing to positive effects for this objective.	None identified.	
11. To reduce the need to travel and promote the use of sustainable transport options	0	0	0	This policy does not touch on anything relevant to reducing travel and promoting the use of sustainable transport options.	None identified.	
12. To protect and enhance cultural heritage and the historic environment	N	N	+	This policy establishes that green wedges support the protection and enhancement of cultural heritage and historic environments through preventing the merging of urban areas and preserving distinct and historic character.	None identified.	

Policy GR3 – Existing Open Space, Sport and Recreation Facilities						
SA Objective	Short	Medium	Long	Supporting comments	Mitigation and enhancement	
1. Strengthening the Middlesbrough economy	0	0	0	This does not touch on anything relevant to strengthening Middlesbrough's economy.	None identified.	
2. To alleviate deprivation and poverty	N	+	+	Green space can have positive benefits for areas of poverty and deprivation. The policy protects and enhances open space, local green space, sport and recreational facilities to meet the needs of the community and support health and wellbeing of local communities, with specific criteria setting out the circumstances where a loss of such space may be acceptable without harming its provision for the community.	None identified.	

Policy GR3 – Existing Open Space, Sport and Recreation Facilities					
SA Objective	Short	Medium	Long	Supporting comments	Mitigation and enhancement
3. Developing a more sustainable employment market in Middlesbrough	0	0	0	This does not touch on anything relevant to strengthening Middlesbrough's economy.	None identified
4. To improve the skills and employment prospects of the resident population	0	0	0	This does not touch on anything relevant to strengthening Middlesbrough's economy.	None identified
5. To respond and enable adaptation to the impacts of climate change	++	++	++	The supporting text of the open space policies recognises that these spaces can provide the benefit of helping to reduce flood risk and the effects of climate change.	None identified
6. To reduce health inequalities and promote healthy lifestyles	+	+	++	Ensuring adequate provision of open spaces and facilities for sport and recreation is integral to creating an environment that supports active healthy lifestyles.	None identified.
7. Protect and enhance green and blue infrastructure	++	++	++	This policy acknowledges the importance of open space as green infrastructure and aims to protect and enhance it.	None identified
8. To protect and enhance biodiversity and geodiversity	N	N	N	The objective of the policy is to support protection of open spaces for the amenity of residents. However, such protection can be expected to additional safeguard areas of biodiversity. This potential role for habitats covered by these designations is not recognised in policy.	Consider the biodiversity role of features and facilities.
9. To provide people with the opportunity to live in a decent and well-designed home	0	0	0	The implementation of this policy is not likely to have any effects upon this objective.	None identified.
10. To create quality, safe and sustainable places	+	+	++	The presence of sufficient open space sport and recreation facilities across Middlesbrough supports and enhances the environmental attractiveness of the area and provides opportunities for enjoyment of the spaces, contributing to positive effects for this objective.	None identified.

Policy GR3 – Existing Open Space, Sport and Recreation Facilities						
SA Objective	Short	Medium	Long	Supporting comments	Mitigation and enhancement	
11. To reduce the need to travel and promote the use of sustainable transport options	0	0	0	Policy GR3 does not touch on anything relevant to reducing the need to travel and promoting the use of sustainable transport	None identified	
12. To protect and enhance cultural heritage and the historic environment	N	N	+	This policy does not directly affect this objective, however improvements to green space provision can support the enhancement of cultural heritage and historic environments.	None identified	

Policy GR4 New Open Space, Sport and Recreation Provision						
SA Objective	Short	Medium	Long	Supporting comments	Mitigation and enhancement	
1. Strengthening the Middlesbrough economy	0	0	0	Policy GR4 does not touch on anything relevant to strengthening Middlesbrough's economy.	None identified	
2. To alleviate deprivation and poverty	+	++	++	Creation of new open space, sport and recreation provision can help to provide for communities and alleviate deprivation and poverty		
3. Developing a more sustainable employment market in Middlesbrough	0	0	0	The implementation of this policy is not likely to have any effects upon this objective.		
4. To improve the skills and employment prospects of the resident population	0	0	0	The implementation of this policy is not likely to have any effects upon this objective.		
5. To respond and enable adaptation to the impacts of climate change	++	++	++	The supporting text of the open space policies recognises that these spaces can provide the benefit of helping to reduce flood risk and the effects of climate change.	None identified	
6. To reduce health inequalities and promote healthy lifestyles	+	+	+	The policy approach ensures sufficient provision of spaces that provide opportunities for health lifestyles as part of new development.	None identified.	

Policy GR4 New Open Space, Sport and Recreation Provision						
SA Objective	Short	Medium	Long	Supporting comments	Mitigation and enhancement	
7. Protect and enhance green and blue infrastructure	++	++	++	The policy acknowledges that open space is a vital component of green infrastructure and the need to protect and enhance it are at the core of the policy.	None identified	
8. To protect and enhance biodiversity and geodiversity	++	++	++	The policy includes specific proposals for enhancement and new provision including new parks and wildlife areas, and extension of existing areas of woodland. Such activities each have the opportunity to positively effect this objective.	None identified.	
9. To provide people with the opportunity to live in a decent and well-designed home	0	0	0	Implementation of this policy is unlikely to have a significant effect upon this objective.	None identified.	
10. To create quality, safe and sustainable places	+	+	+	The creation of attractive new areas for open space and recreation will directly enhance the range of facilities and environmental attractiveness of Middlesbrough.	None identified.	
11. To reduce the need to travel and promote the use of sustainable transport options	0	0	0	This policy does not touch on anything relevant to reducing the need to travel and promoting the use of sustainable transport options.	None identified	
12. To protect and enhance cultural heritage and the historic environment	N	N	+	This policy does not directly affect this objective; however, implementation of green space provision can support the enhancement of cultural heritage and historic environments.	None identified	

Policy GR5 – Biodiversity and Geodiversity						
SA Objective	Short	Medium	Long	Supporting comments	Mitigation and enhancement	
1. Strengthening the Middlesbrough economy	N	N	N	This policy does not touch on anything relevant to strengthening Middlesbrough's economy. Whilst it potentially imposes considerations – such as Appropriate Assessment – on some development there are additionally positive economic benefits in sustaining biodiversity value over the long term. On balance the	None identified	

Policy GR5 – Biodiversity and Geodiversity					
SA Objective	Short	Medium	Long	Supporting comments	Mitigation and enhancement
				policy is not considered to have a significant negative effect on strengthening Middlesbrough's economy.	
2. To alleviate deprivation and poverty	0	0	0	This policy does not touch on anything relevant to alleviating deprivation and poverty.	None identified
3. Developing a more sustainable employment market in Middlesbrough	N	N	N	No significant positive effects are expected to emerge as a result of implementation of this policy.	None identified.
4. To improve the skills and employment prospects of the resident population	N	N	N	No significant positive effects are expected to emerge as a result of implementation of this policy.	None identified.
5. To respond and enable adaptation to the impacts of climate change	++	++	++	The supporting text recognises the importance of natural capital in improving environmental conditions and meeting the challenges of climate change and the policy sets out a criteria based approach to supporting sites that have positive roles in mitigating climate changes.	None identified
6. To reduce health inequalities and promote healthy lifestyles	N	N	+	Ensuring protection and enhance of sites of biodiversity value does not directly promote health lifestyles but facilitates environmental quality and enhancement that over the long term provides benefits for the community.	None identified.
7. Protect and enhance green and blue infrastructure	++	++	++	The supporting text and policy recognise that both green and blue infrastructure are important for delivering improvements to biodiversity.	None identified
8. To protect and enhance biodiversity and geodiversity	++	++	++	The policy's primary role is identification of key biodiversity and geodiversity sites and inclusion of criteria for their protection and enhancement.	None identified.
9. To provide people with the opportunity to live in a decent and well-designed home	N	N	N	Whilst theoretically the role of policy protecting sites from development impacts may impact the options available for housing delivery, and additional costs may arise in some instances where development must mitigate any potential harmful	None identified.

Policy GR5 – Biodiversity and Geodiversity						
SA Objective	Short	Medium	Long	Supporting comments	Mitigation and enhancement	
				impacts, these relate to policy specific guidance to achieve statutory objectives. The policy approach itself does not further harm the capacity for housing development to come forwards.		
10. To create quality, safe and sustainable places	N	N	+	Ensuring protection and enhance of sites of biodiversity value does not directly promote health lifestyles but facilities environmental quality and enhancement that over the long term provides benefits for the community.	None identified.	
11. To reduce the need to travel and promote the use of sustainable transport options	0	0	0	The policy does not touch on anything relevant to reducing the need to travel and promoting the use of sustainable transport options.	None identified	
12. To protect and enhance cultural heritage and the historic environment	N	N	N	The policy has regard to protecting and enhancing biodiversity value, as such any relationship to measures to protect and enhance the historic environment are incidental.	None identified.	

Policy GR6 – Nutrient Neutrality water quality effects						
SA Objective	Short	Medium	Long	Supporting comments	Mitigation and enhancement	
1. Strengthening the Middlesbrough economy	+	+	+	Addressing the nutrient neutrality challenge is a significant potential issue for Middlesbrough as failure to establish adequate mitigation is likely to prevent development that is needed coming forwards. This policy approach is therefore important, both in ensuring nutrient neutrality is achieved but in development the pathway for development that is needed to progress.	None identified	
2. To alleviate deprivation and poverty	0	0	0	The implementation of the policy is important to enabling economic growth to be achieved but is not expected to have specific direct effects upon this objective.	None identified	
3. Developing a more sustainable employment market in Middlesbrough	0	0	0	The implementation of the policy is important to enabling economic growth to be achieved but is not expected to have specific direct effects upon this objective.	None identified	

Policy GR6 – Nutrient Neutrality water quality effects						
SA Objective	Short	Medium	Long	Supporting comments	Mitigation and enhancement	
4. To improve the skills and employment prospects of the resident population	0	0	0	The implementation of the policy is important to enabling economic growth to be achieved but is not expected to have specific direct effects upon this objective.	None identified	
5. To respond and enable adaptation to the impacts of climate change	0	0	0	Implementation of this policy has no direct effects upon this objective.	None identified	
6. To reduce health inequalities and promote healthy lifestyles	0	0	0	Implementation of this policy is not likely to have a significant effect upon this objective	None identified.	
7. Protect and enhance green and blue infrastructure	++	++	++	Water quality is an aspect of blue infrastructure, and the policy approach is directly focused on measures to safeguard against the discharge of nitrates into the River Tees. Additionally, elements of the mitigation proposed could enhance or secure provision of green infrastructure.	None identified	
8. To protect and enhance biodiversity and geodiversity	++	++	++	The role of the policy is to establish measures that limit the discharge of nitrates into the River Tees, an issue that has been shown to harm the condition of the Teesmouth and Cleveland Coast Special Protection Area, an internationally designated site of biodiversity importance.	None identified.	
9. To provide people with the opportunity to live in a decent and well-designed home	+	+	+	The policy establishes that new overnight accommodation (which includes new dwellings) can be provided where it achieves nutrient neutrality. It consequently forms the basis of a policy approach to secure adequate mitigation and enable housing development to proceed without causing harm to the international site.	None identified	
10. To create quality, safe and sustainable places	0	0	0	Implementation of the policy approach is unlikely to have a significant effect upon this objective.	None identified	
11. To reduce the need to travel and promote the use of sustainable transport options	0	0	0	The policy does not touch on anything relevant to reducing the need to travel and promoting using sustainable transport.	None identified	

Policy GR6 – Nutrient Neutrality water quality effects					
SA Objective	Short	Medium	Long	Supporting comments	Mitigation and enhancement
12. To protect and enhance cultural heritage and the historic environment	0	0	0	Implementation of this policy has no direct effects upon this objective.	None identified

Policy GR7 - Climate Change and Flood Risk					
SA Objective	Short	Medium	Long	Supporting comments	Mitigation and enhancement
1. Strengthening the Middlesbrough economy	N	N	+	The policy sets out to ensure new development adapts to climate change and takes account of and avoids areas of flood risk. This may place additional requirements upon new economic development but over the longer term would ensure development is reliant to the impacts of climate change.	None identified
2. To alleviate deprivation and poverty	0	0	0	The policy does not touch on anything relevant to alleviating deprivation and poverty.	None identified
3. Developing a more sustainable employment market in Middlesbrough	N	N	+	Ensuring development is resilient to climate change would over the long term safeguard the employment market in Middlesbrough.	None identified.
4. To improve the skills and employment prospects of the resident population	0	0	0	Implementation of this policy is unlikely to have significant effects upon this objective.	None identified.
5. To respond and enable adaptation to the impacts of climate change	++	++	++	The supporting text acknowledges the multi-faceted nature of adapting to climate change and that mitigation of flood risk is a key component in assisting the built environment in adapting to the impacts of climate change.	None identified
6. To reduce health inequalities and promote healthy lifestyles	0	0	0	Implementation of this policy is unlikely to have significant effects upon this objective.	

Policy GR7 - Climate Change and Flood Risk						
SA Objective	Short	Medium	Long	Supporting comments	Mitigation and enhancement	
7. Protect and enhance green and blue infrastructure	++	++	++	It is acknowledged in the supporting text that sustainable drainage (SuDS) should be seen as a part of the multi-functional green infrastructure network. Part (e) of the Policy also specifically mentions the preference for natural SuDS to be delivered.	None identified	
8. To protect and enhance biodiversity and geodiversity	+	+	+	Creation of features such as SuDS establishes that new development may incorporate features that have benefits both in mitigating flood risk and providing new potential habitat for biodiversity. Specific regard is also given to the impact of development on the biodiversity and habitat of existing watercourses.	The nature and function of such spaces is unlikely to be optimised for biodiversity value without additional criteria.	
9. To provide people with the opportunity to live in a decent and well-designed home	N	N	+	Securing adequate mitigation and management of flood risk assists in supporting housing development, meanwhile the policy measures support the resilience of development over the long term generating positive overall effects for this objective.	None identified	
10. To create quality, safe and sustainable places	+	+	+	Places that are adaptable to climate change and free from flood risk are essential components of safe and sustainable places.	None identified.	
11. To reduce the need to travel and promote the use of sustainable transport options	0	0	0	Policy GR7 does not touch on anything relevant to reducing the need to travel and promoting the use of sustainable transport options	None identified	
12. To protect and enhance cultural heritage and the historic environment	0	0	0	The policy is unlikely to have any direct effects upon this objective.	None identified.	

Policy GR8 Renewable and Low Carbon Energy						
SA Objective	Short	Medium	Long	Supporting comments	Mitigation and enhancement	
1. Strengthening the Middlesbrough economy	0	0	0	Implementation of this policy is unlikely to have significant effects upon this objective.	None identified	
2. To alleviate deprivation and poverty	0	0	0	Implementation of this policy is unlikely to have significant effects upon this objective.	None identified	
3. Developing a more sustainable employment market in Middlesbrough	0	0	0	Implementation of this policy is unlikely to have significant effects upon this objective.	None identified	
4. To improve the skills and employment prospects of the resident population	0	0	0	Implementation of this policy is unlikely to have significant effects upon this objective.	None identified	
5. To respond and enable adaptation to the impacts of climate change	++	++	++	The policy promotes the delivery of renewable and low carbon energy development while requiring the avoidance of adverse impacts.	None identified	
6. To reduce health inequalities and promote healthy lifestyles	0	0	0	Implementation of this policy is unlikely to have significant effects upon this objective.	None identified	
7. Protect and enhance green and blue infrastructure	+	+	+	The policy promotes the delivery of renewable and low carbon energy development while requiring the avoidance of adverse impacts on landscape and wildlife which both form components of green and blue infrastructure.	None identified	
8. To protect and enhance biodiversity and geodiversity	N	N	N	The policy sets out criteria to safeguard wildlife from unacceptable impacts that may arise from such development. This avoids any potential negative effects but is not expected to generate a positive effect.	None identified	
9. To provide people with the opportunity to live in a decent and well-designed home	0	0	0	Implementation of this policy is unlikely to have significant effects upon this objective.	None identified	

Policy GR8 Renewable and Low Carbon Energy						
SA Objective	Short	Medium	Long	Supporting comments	Mitigation and enhancement	
10. To create quality, safe and sustainable places	+	+	+	The policy sets out criteria for the siting and management of new renewable and low carbon energy infrastructure. Increasingly it is likely such infrastructure will be required to support the energy efficiency of new developments, with potential impacts upon residential amenity. This policy works to highlight and consider those impacts and therefore is likely to have a positive effect on the objective.	None identified.	
11. To reduce the need to travel and promote the use of sustainable transport options	0	0	0	The policy does not touch on anything relevant to reducing the need to travel and promoting the use of sustainable transport options.	None identified	
12. To protect and enhance cultural heritage and the historic environment	N	N	N	This policy establishes that heritage assets and historic environments should be considered when implementing development for renewable energy, whereby development should be suitably allocated and designed to avoid or mitigate negative impacts on heritage and historic assets.	None identified	

Physical, Social and Environmental Infrastructure

Policy IN1 – Strategic Infrastructure Provision						
SA Objective	Short	Medium	Long	Supporting comments	Mitigation and enhancement	
1. Strengthening the Middlesbrough economy	+	+	++	The policy commits the Council to securing the infrastructure necessary to support growth in a timely manner, and consequently its implementation is integral to supporting growth and strengthening the Middlesbrough economy.	None identified.	
2. To alleviate deprivation and poverty	+	+	+	The policy sets out that all aspects of Middlesbrough infrastructure needs would be addressed including relating to health, education and accessibility. The implementation of the	None identified	

Policy IN1 – Strategic Infrastructure Provision						
SA Objective	Short	Medium	Long	Supporting comments	Mitigation and enhancement	
				policy would consequently have direct positive effects upon this objective.		
3. Developing a more sustainable employment market in Middlesbrough	+	+	+	The policy commits the Council to securing the infrastructure necessary to support growth in a timely manner, and consequently its implementation is integral to supporting a sustainable employment market,	None identified.	
4. To improve the skills and employment prospects of the resident population	+	++	++	The policy ensures delivery of infrastructure, including education facilities forms part of plans for growth in Middlesbrough and the timing and funding for such facilities are in place and consequently is integral to ensuring the facilities are in place to support improvement in skills and residents' employment prospects.	None identified.	
5. To respond and enable adaptation to the impacts of climate change	++	++	++	The policy specifically mentions the commitment to work with partners and infrastructure providers to mitigate climate change and that appropriate mitigation measures are fully considered.	None identified	
6. To reduce health inequalities and promote healthy lifestyles	+	+	+	Infrastructure delivery to address sustainable travel and access and the specific provision of health facilities are incorporated into this strategic policy so its implementation is likely to result in positive effects upon this objective.	None identified	
7. Protect and enhance green and blue infrastructure	++	++	++	The policy specifically mentions green and blue infrastructure (and open spaces) as being considered strategic infrastructure and that should be included in and Infrastructure Delivery Plan. Also, there is a requirement for working with partners to create a network of green and blue infrastructure,	None identified	
8. To protect and enhance biodiversity and geodiversity	N	N	N	The policy approach has regard to the potential delivery of green and blue infrastructure, which could extend to enabling enhancements to biodiversity and geodiversity. However, this role is not recognised in the policy or supporting text and the primary thrust of the policy is associated with infrastructure that supports economic growth.	Some additional recognition of the role of green and blue infrastructure in relation to biodiversity enhancement could enable positive likely	

Policy IN1 – Strategic Infrastructure Provision						
SA Objective	Short	Medium	Long	Supporting comments	Mitigation and enhancement	
					effects in relation to this objective.	
9. To provide people with the opportunity to live in a decent and well-designed home	N	N	N	To the extent that this policy supports the infrastructure provision necessary to enable growth and development, its implementation is essential to enabling housing delivery.	None identified	
10. To create quality, safe and sustainable places	+	++	++	Ensuring an appropriate overarching strategy to securing infrastructure provision from access to green and blue infrastructure, transport, education and health all are required to contribute to sustainable places.	None identified	
11. To reduce the need to travel and promote the use of sustainable transport options	+	+	+	The strategy sets the principle of infrastructure delivery to address transport requirements and therefore has a positive effect on this objective.	None identified	
12. To protect and enhance cultural heritage and the historic environment	N	N	N	The policy sets out principles regarding infrastructure provision but does not extend to consideration of the built historic environment as part of that.	None identified.	

Policy IN2: Integrated Transport Strategy						
SA Objective	Short	Medium	Long	Supporting comments	Mitigation and enhancement	
1. Strengthening the Middlesbrough economy	+	+	+	A high-quality resilient transport network is key to movement of goods and services and access to work and therefore integral to supporting and strengthening Middlesbrough's economy.	None identified.	
2. To alleviate deprivation and poverty	+	+	+	The connections achieved through the policy for example through avoiding dependency upon car borne travel would have direct benefits for those less economically advantaged providing greater opportunities for travel and access to work and other services that can help directly alleviate deprivation and poverty.	None identified.	

Policy IN2: Integrated Transport Strategy						
SA Objective	Short	Medium	Long	Supporting comments	Mitigation and enhancement	
3. Developing a more sustainable employment market in Middlesbrough	+	+	+	The ability to move easily around the Borough to access work broadens the workforce available to employers and increases opportunities for residents to access places of work. This has a direct impact on the overall sustainability of the employment market.	None identified.	
4. To improve the skills and employment prospects of the resident population	N	N	+	The potentially positive effects for skills and employment prospects of residents are largely indirect as a result of the wider economic benefits that could arise as a result of the integrated strategy and the expectation that potential barriers to places of education may be minimised	None identified.	
5. To respond and enable adaptation to the impacts of climate change	+	+	+	An integrated transport strategy promoting sustainable transport choices can have a positive impact on the reduction of carbon entering the atmosphere. Which is likely to have long term benefits to this objective.	Consider if the promotion of sustainable transport also results in a positive impact on climate change adaptation.	
6. To reduce health inequalities and promote healthy lifestyles	+	+	+	Establishing an approach to development and improvements to the transport network that encourage non-car travel and provide opportunities for walking, cycling and wheeled transport directly support healthy environments and active lifestyles that would positively effect this objective.	None identified	
7. Protect and enhance green and blue infrastructure	-	N	N	Some aspects of the infrastructure works sought as part of this strategy could have the potential to impact negatively upon existing areas of green and blue infrastructure if not implemented sensitively. However, any effects given the nature and scale of likely works are considered to be temporary.	Where relevant ensure potential works governed by the planning process have regard to wider local Plan policy regarding green and blue infrastructure.	

Policy IN2: Integrated Transport Strategy						
SA Objective	Short	Medium	Long	Supporting comments	Mitigation and enhancement	
8. To protect and enhance biodiversity and geodiversity	-	N	N	Some aspects of the infrastructure works sought as part of this strategy could have the potential to impact negatively upon existing biodiversity and geodiversity if not implemented sensitively. However, any effects given the nature and scale of likely works are considered to be temporary.	Where relevant ensure potential works governed by the planning process have regard to wider local Plan policy regarding biodiversity and geodiversity.	
9. To provide people with the opportunity to live in a decent and well-designed home	0	0	0	Implementation of this policy has no direct effects upon this objective.	None identified	
10. To create quality, safe and sustainable places	+	+	++	Accessibility and provision of a high-quality sustainable transport network would make a significant contribution to creating safe and sustainable places.	None identified	
11. To reduce the need to travel and promote the use of sustainable transport options	+	++	++	The objectives of this policy directly align with the outcomes desired for this objective and where implemented would be likely to have a significant positive effect.	None identified	
12. To protect and enhance cultural heritage and the historic environment	-	-	-	Some aspects of the infrastructure works sought as part of this strategy, where it may involve works within conservation areas or impacting upon other heritage assets could, if not sensitively designed, have negative effects upon the historic environment. The nature of such impacts would likely be considered permanent.	Ensure proposals for new infrastructure provision have regard to requirements to sustain and enhance the historic environment.	

Policy IN3 – Transport Requirements for New Development						
SA Objective	Short	Medium	Long	Supporting comments	Mitigation and enhancement	
1. Strengthening the Middlesbrough economy	N	N	+	The benefits arising from this policy align closely with those for the wider integrated transport strategy and, where implemented successfully, will ensure new development makes its own contribution to those goals. The likely effects of ensuring adequate transport mitigation and measures to promote walking and cycling are all expected to facilitate movement and accessibility. Where linked explicitly to new development this provision is balanced against the potential costs and reflect that measures will be focused on avoiding potential shortfalls in transport network capacity. However, it is considered this will generate positive long-term effects for this objective.	None identified.	
2. To alleviate deprivation and poverty	N	N	+	The requirements set out ensure new development would be accessible and support active travel – walking and cycling and wheeling that supports over the long-term measures to alleviate deprivation and poverty.	None identified.	
3. Developing a more sustainable employment market in Middlesbrough	N	N	+	The policy sets out that appropriate mitigation of the increased demand arising from new development is provided. On balance such mitigation ensures the ability to travel and access services, facilities and opportunities for work remain reasonable. Aligned with the growth secured through such development this is expected to have a positive long-term effect on this objective.	None identified.	
4. To improve the skills and employment prospects of the resident population	N	N	+	The potentially positive effects for skills and employment prospects of residents are largely indirect as a result of the wider economic benefits that could arise as a result of the integrated strategy and the expectation that potential barriers to places of education may be minimised.	None identified.	
5. To respond and enable adaptation to the impacts of climate change	N	N	+	The requirements for electric vehicle charging points and cycle parking encourage the use of lower carbon forms of personal transport. The requirements for car clubs and reliable public transport will also assist in the reduction of carbon entering the atmosphere.	None identified.	

Policy IN3 – Transport Requirements for New Development						
SA Objective	Short	Medium	Long	Supporting comments	Mitigation and enhancement	
6. To reduce health inequalities and promote healthy lifestyles	+	+	+	Establishing an approach to development and improvements to the transport network that encourage non-car travel and provide opportunities for walking, cycling and wheeled transport directly support healthy environments and active lifestyles that would positively effect this objective.	None identified	
7. Protect and enhance green and blue infrastructure	-	N	N	Some aspects of the infrastructure works sought as part of this strategy could have the potential to impact negatively upon existing areas of green and blue infrastructure if not implemented sensitively. However, any effects given the nature and scale of likely works are considered to be temporary.	Where relevant ensure potential works governed by the planning process have regard to wider local Plan policy regarding green and blue infrastructure.	
8. To protect and enhance biodiversity and geodiversity	-	N	N	Some aspects of the infrastructure works sought as part of this strategy could have the potential to impact negatively upon existing biodiversity and geodiversity if not implemented sensitively. However, any effects given the nature and scale of likely works are considered to be temporary.	Where relevant ensure potential works governed by the planning process have regard to wider local Plan policy regarding biodiversity and geodiversity.	
9. To provide people with the opportunity to live in a decent and well-designed home	0	0	0	Implementation of this policy has no direct effects upon this objective.	None identified	
10. To create quality, safe and sustainable places	+	+	++	Accessibility and provision of a high-quality sustainable transport network would make a significant contribution to creating safe and sustainable places.	None identified	
11. To reduce the need to travel and promote the use of	+	++	++	The objectives of this policy directly align with the outcomes desired for hits objective and where implemented would be likely to have a significant positive effect.	None identified	

Policy IN3 – Transport Requirements for New Development					
SA Objective	Short	Medium	Long	Supporting comments	Mitigation and enhancement
sustainable transport options					
12. To protect and enhance cultural heritage and the historic environment	-	-	-	Some aspects of the infrastructure works sought as part of this strategy, where it may involve works within conservation areas or impacting upon other heritage assets could, if not sensitively designed, have negative effects upon the historic environment. The nature of such impacts would likely be considered permanent.	Ensure proposals for new infrastructure provision have regard to requirements to sustain and enhancement the historic environment.

Policy IN4 Community Facilities					
SA Objective	Short	Medium	Long	Supporting comments	Mitigation and enhancement
1. Strengthening the Middlesbrough economy	+	+	+	Overall, the community facilities are considered to have a strengthening the economy of Middlesbrough and the effect of this policy in managing the decision making process for loss of such facilities and providing new facilities is likely to have a positive effect over the long term.	None identified.
2. To alleviate deprivation and poverty	+	+	+	Community facilities play a crucial role in responding to community needs – maintaining contact points for key service providers to communities and a means of accessing help and support.	None identified.
3. Developing a more sustainable employment market in Middlesbrough	+	+	+	Ensuring the community facilities that residents need remain available has the potential over the longer term to support the wellbeing of the community and consequently the ability of residents to participate in a sustainable employment market.	None identified.
4. To improve the skills and employment prospects of the resident population	+	+	+	Ensuring the community facilities that residents need remain available has the potential over the longer term to support the wellbeing of the community and consequently may provide opportunities – for example to access adult training, community	None identified.

Policy IN4 Community Facilities					
SA Objective	Short	Medium	Long	Supporting comments	Mitigation and enhancement
				groups, other contact points between residents that supports skills and can enhance employment opportunities.	
5. To respond and enable adaptation to the impacts of climate change	0	0	0	Implementation of the policy will have no direct effects upon this objective.	None identified.
6. To reduce health inequalities and promote healthy lifestyles	+	+	+	Access to community facilities can play an important role in the health and wellbeing of residents	None identified.
7. Protect and enhance green and blue infrastructure	0	0	0	Implementation of the policy will have no direct effects upon this objective.	None identified.
8. To protect and enhance biodiversity and geodiversity	0	0	0	Implementation of the policy will have no direct effects upon this objective.	None identified.
9. To provide people with the opportunity to live in a decent and well-designed home	0	0	0	Implementation of the policy will have no direct effects upon this objective.	None identified.
10. To create quality, safe and sustainable places	+	+	+	Community facilities are often integral to sustainable places creating a venue for the community to come together and form connections that have a vital role in sustainability and the character of an area.	None identified.
11. To reduce the need to travel and promote the use of sustainable transport options	+	+	+	Typically sustaining facilities in local communities is expected is likely to avoid increasing needs to travel to other facilities that may be further away from the communities they serve, helping to positively impact this objective.	None identified.
12. To protect and enhance cultural heritage and the historic environment	0	0	0	Implementation of the policy will have no direct effects upon this objective.	None identified.

Policy IN5 – Education Provision					
SA Objective	Short	Medium	Long	Supporting comments	Mitigation and enhancement
1. Strengthening the Middlesbrough economy	+	+	+	Ensuring growth that takes place is appropriate served by education provision is crucial to creating a workforce that can support and enable economic growth in Middlesbrough.	None identified.
2. To alleviate deprivation and poverty	N	+	+	Access to quality education is crucial to enabling communities to avoid deprivation and poverty.	None identified.
3. Developing a more sustainable employment market in Middlesbrough	N	+	+	Ensuring reasonable access to education is integral to creating a workforce that can support and participate in a sustainable employment market,	None identified.
4. To improve the skills and employment prospects of the resident population	+	++	++	Ensuring the timely delivery of new schools and other education facilities at appropriate locations and seeking to ensure all children are able to walk to a good or better school sets an important baseline to improving the skills and employment prospects of residents.	None identified.
5. To respond and enable adaptation to the impacts of climate change	N	+	+	The policy incorporates criteria for development of schools including use of materials that minimise maintenance and running costs that would be expected to have positive effects upon climate changes.	None identified.
6. To reduce health inequalities and promote healthy lifestyles	+	+	+	Access to quality education provision within walking distance both facilitates healthy active lifestyles and increases the likelihood that the community will be empowered to make healthy choices.	None identified.
7. Protect and enhance green and blue infrastructure	N	N	N	The proposals set out for new education provision indicate an associated requirement where appropriate for community use of playing fields and other facilities that support enhancement of green infrastructure. However, the sites identified form part of greenfield housing allocations and it is, on balance, considered the overarching effect of such provision upon this objective is likely to be neutral.	Further positive effects could be achieved where overall delivery of new schools incorporates wider measures for enhancement of green and blue infrastructure.

Policy IN5 – Education Provision						
SA Objective	Short	Medium	Long	Supporting comments	Mitigation and enhancement	
8. To protect and enhance biodiversity and geodiversity	-	-	-	The sites identified for potential new schools form part of greenfield housing allocations and it is, on balance, considered the overarching effect of such provision upon this objective is likely to be negative without associated mitigation.	Further positive effects could be achieved where overall delivery of new schools incorporates wider measures for enhancement and biodiversity gains.	
9. To provide people with the opportunity to live in a decent and well-designed home	0	0	0	This policy forms a key element of infrastructure provision for new housing development but is a requirement upon such proposals for housing delivery and does not have a direct role in securing this objective.	None identified.	
10. To create quality, safe and sustainable places	+	+	+	Schools and other education facilities have an important role in communities and ensuring their provision as part of new development and managing re-use in existing facilities is likely to have a positive effect on this objective.	None identified.	
11. To reduce the need to travel and promote the use of sustainable transport options	+	+	+	The policy specifically sets out to ensure all children live within walking distance of a good or better school, providing the opportunity to access education via sustainable transport modes.	None identified.	
12. To protect and enhance cultural heritage and the historic environment	0	0	0	Implementation of the policy will have no direct effects upon this objective.	None identified.	

Policy IN6 – Health and Wellbeing						
SA Objective	Short	Medium	Long	Supporting comments	Mitigation and enhancement	
1. Strengthening the Middlesbrough economy	N	+	+	Healthy and happy communities are integral to economic growth, from the direct impacts of sickness absence harming economic potential to wider benefits of a dynamic and enthusiastic	None identified.	

Policy IN6 – Health and Wellbeing					
SA Objective	Short	Medium	Long	Supporting comments	Mitigation and enhancement
				workforce, policy that seeks to promote the health and wellbeing of residents can be expected to have a positive influence on the economy.	
2. To alleviate deprivation and poverty	+	+	+	Policies and proposals targeted at addressing health and wellbeing can be expected to have a disproportionately positive impact on deprivation and poverty.	None identified.
3. Developing a more sustainable employment market in Middlesbrough	N	+	+	Ensuring a healthier population supports objectives for economic growth and can lead to a more reliable and resilient workforce.	None identified.
4. To improve the skills and employment prospects of the resident population	N	+	+	Improved health has the potential to directly benefits residents' engagement in work but also in education and training – creating positive outcomes for this objective.	None identified.
5. To respond and enable adaptation to the impacts of climate change	+	+	+	The actions outlined in the policy align with actions crucial to responding to climate change, most specifically where proposals promote active travel, provision of multifunctional green infrastructure and the direct objectives regarding responding to and mitigating climate change as an objective for supporting health and wellbeing	None identified.
6. To reduce health inequalities and promote healthy lifestyles	+	++	++	The policy outlines a range of measures and priorities for planning and wider partnership working in Middlesbrough focused upon providing opportunities for healthy lifestyles and health communities. The policy's implementation would have a very positive effect upon this objective.	None identified.
7. Protect and enhance green and blue infrastructure	+	+	+	Green and blue infrastructure is recognised as a key component of creating health environments and the policy specifically identifies the council will seek to provide this in working towards the objectives of this policy.	None identified.
8. To protect and enhance biodiversity and geodiversity	N	N	N	The policies focus on health and wellbeing means that measures to enhance green and blue infrastructure and mitigate against climate change suggest activities that would have positive effects	Ensure actions that where further developed seek

Policy IN6 – Health and Wellbeing					
SA Objective	Short	Medium	Long	Supporting comments	Mitigation and enhancement
				for biodiversity and geodiversity. However, to align with this policy such actions are expected to focus upon the role of spaces for activity and recreation, that can at times be to the detriment of biodiversity value. The effects of such activities are unlikely to be significant but suggest an overall neutral effect on this objective is likely.	opportunities to make biodiversity gains alongside enhancements for health and wellbeing.
9. To provide people with the opportunity to live in a decent and well-designed home	N	N	N	Whilst access to decent housing is a building block of a healthy life this policy does not explicitly outline the roll of housing quality in achieving healthy communities.	None identified.
10. To create quality, safe and sustainable places	+	+	++	Safe and sustainable places form a key component of the proposals with creation of well-designed places, accessibility to services, access to open space all key expectations that would lead to positive effects for this objective.	None identified.
11. To reduce the need to travel and promote the use of sustainable transport options	+	+	+	The policy indicates that development expected to support healthy lifestyles will be well connected and facilitate walking and cycling.	None identified.
12. To protect and enhance cultural heritage and the historic environment	N	N	N	Whilst the policy sets out to ensure new development supports a strong sense of place and can be expected to align with sustaining and protecting historic environments, the overall effect on this objective is likely to be neutral.	None identified.

Policy IN7 – Digital and Communications Infrastructure					
SA Objective	Short	Medium	Long	Supporting comments	Mitigation and enhancement
1. Strengthening the Middlesbrough economy	N	+	+	This policy sets out a framework for decision making regarding infrastructure that is already key to economic activity that is likely to be of even further importance over the life of the Plan.	None identified.
2. To alleviate deprivation and poverty	+	+	+	Digital exclusion is a recognised issue, particularly for more deprived communities. Policy approaches that support roll out of	None identified.

Policy IN7 – Digital and Communications Infrastructure					
SA Objective	Short	Medium	Long	Supporting comments	Mitigation and enhancement
				high quality telecommunications and high speed broadband provide opportunities to address such inequalities and would enable positive effects upon this objective.	
3. Developing a more sustainable employment market in Middlesbrough	+	+	+	With growing dependence on remote communications and work from home access to high speed reliable telecoms infrastructure is integral to supporting employment and removing barriers to flexible and hybrid working models.	None identified.
4. To improve the skills and employment prospects of the resident population	N	N	+	Potential positive effects as a result of this policy are likely to arise as a result of associated economic growth and strengthening of the employment market.	None identified.
5. To respond and enable adaptation to the impacts of climate change	+	+	+	The ability to work remotely or undertake meetings or other activities virtually can have a significant role in reducing the need to travel and consequently has a direct positive effect upon both adaptable and local mitigation of climate change.	None identified.
6. To reduce health inequalities and promote healthy lifestyles	N	N	N	Digital and telecoms infrastructure at times raises can raise community concerns about impacts upon health, whilst the siting and appearance of equipment can also cause distress. The policy ensures necessary standards for public exposure are applied and establishes criteria to govern the design and siting of equipment to mitigation potential impacts.	None identified.
7. Protect and enhance green and blue infrastructure	N	N	N	The application of criteria is expected to ensure potential harm that could arise from siting of equipment in areas of green infrastructure will be minimised or mitigated.	None identified.
8. To protect and enhance biodiversity and geodiversity	N	N	N	The application of criteria is expected to ensure potential harm that could arise from siting of equipment in areas of green infrastructure will be minimised or mitigated.	None identified.
9. To provide people with the opportunity to live in a decent and well-designed home	0	0	0	Implementation of the policy will have no direct effects upon this objective.	None identified.

Policy IN7 – Digital and Communications Infrastructure						
SA Objective	Short	Medium	Long	Supporting comments	Mitigation and enhancement	
10. To create quality, safe and sustainable places	+	+	+	The policy supports roll out of key infrastructure that will be crucial to the development of sustainable places fit for purpose in the coming years, whilst applying key criteria to the development of that infrastructure that addresses the potential harm that could arise for the public realm.	None identified	
11. To reduce the need to travel and promote the use of sustainable transport options	+	+	+	A resilient and high quality telecommunications and broadband network has a key role in reducing the need to travel, for certain activities that can be undertaken remotely.	None identified.	
12. To protect and enhance cultural heritage and the historic environment	N	N	N	Avoiding harm to the significance and setting of heritage assets is identified as a requirement for allowing such development, avoiding such harm ensures a likely neutral effect upon this objective.	None identified.	

Policy IN8 – Burial Grounds						
SA Objective	Short	Medium	Long	Supporting comments	Mitigation and enhancement	
1. Strengthening the Middlesbrough economy	0	0	0	Implementation of the policy has no direct effects upon this objective.	None identified.	
2. To alleviate deprivation and poverty	0	0	0	Implementation of the policy has no direct effects upon this objective.	None identified.	
3. Developing a more sustainable employment market in Middlesbrough	0	0	0	Implementation of the policy has no direct effects upon this objective.	None identified.	
4. To improve the skills and employment prospects of the resident population	0	0	0	Implementation of the policy has no direct effects upon this objective.	None identified.	

Policy IN8 – Burial Grounds						
SA Objective	Short	Medium	Long	Supporting comments	Mitigation and enhancement	
5. To respond and enable adaptation to the impacts of climate change	0	0	0	Implementation of the policy has no direct effects upon this objective.	None identified.	
6. To reduce health inequalities and promote healthy lifestyles	+	+	+	The citing and location of burial grounds could have potential implications for this objective, having a significant role in the mental wellbeing of residents. The proposals generally are extensions or new provision in proximity to existing church close to the urban area and consequently remain accessible to the community. Overall, a positive effect is identified.	None identified.	
7. Protect and enhance green and blue infrastructure	N	N	N	Each of the extensions proposed is understood to extend cemetery provision to areas currently identified as greenfield or open space. Whilst the sites will remain in a form of open space use extensions will change the nature and role of the land.	Additional positive effects could be secured through ensuring any wider existing roles for land to be included in cemeteries is addressed in the decision making process.	
8. To protect and enhance biodiversity and geodiversity	-	-	-	As potentially formalising and undertaking development on land currently considered as open space or greenfield there may be some minor negative impacts upon whatever habitat is present on those sites.	Ensure regard is given to any potential biodiversity implication of change of use of sites through the decision-making process.	
9. To provide people with the opportunity to live in a decent and well-designed home	0	0	0	Implementation of this policy has no direct effects upon this objective.	None identified.	

Policy IN8 – Burial Grounds					
SA Objective	Short	Medium	Long	Supporting comments	Mitigation and enhancement
10. To create quality, safe and sustainable places	+	+	+	Ensuring adequate provision of land for burials is a fundamental infrastructure requirement and consequently implementation of the policy has a positive effect on objectives for creation of sustainable places.	None identified.
11. To reduce the need to travel and promote the use of sustainable transport options	+	+	+	The location of cemeteries has a role in generating travel demand. This policy proposes two existing cemeteries are extended and creation of a third adjacent to an existing church. The locations are within existing communities and will be accessible to residents.	None identified.
12. To protect and enhance cultural heritage and the historic environment	N	N	N	It is noted that St Mary's Church and three other listed buildings to the west of the Church are all Grade II listed buildings. Whilst there is a potential risk harm arising from creation of a new cemetery, the proximity of cemeteries to church buildings is quite clearly a common occurrence. Nevertheless, such a scheme would introduce potential changes into the setting of these listed buildings.	Ensure appropriate regard is given to any positive negative effects upon the historic environment in establishing the necessary infrastructure and access arrangements for new cemeteries.

Managing the Historic environment

Policy HI1 Strategic Historic Environment					
SA Objective	Short	Medium	Long	Supporting comments	Mitigation and enhancement
1. Strengthening the Middlesbrough economy	+	+	+	The policy recognises the specific role the historic environment can have in supporting positive economic growth and suggests	None identified.

Policy HI1 Strategic Historic Environment						
SA Objective	Short	Medium	Long	Supporting comments	Mitigation and enhancement	
				an overall strategy that is able to leverage the historic environment to support investment and regeneration.		
2. To alleviate deprivation and poverty	N	+	+	In supporting heritage led investment and regeneration, the policy has the potential to support economic growth at key locations across Middlesbrough that could be well located to lead to positive effects for this objective over the medium to long term.	None identified.	
3. Developing a more sustainable employment market in Middlesbrough	N	N	+	The specific role of the policy in supporting a sustainable employment would be tied to its indirect benefits for supporting economic growth.	None identified.	
4. To improve the skills and employment prospects of the resident population	0	0	0	Implementation of this policy has no direct effects upon this objective.	None identified.	
5. To respond and enable adaptation to the impacts of climate change	0	0	0	Implementation of this policy has no direct effects upon this objective.	None identified.	
6. To reduce health inequalities and promote healthy lifestyles	0	0	0	Implementation of this policy has no direct effects upon this objective.	None identified.	
7. Protect and enhance green and blue infrastructure	0	0	0	Implementation of this policy has no direct effects upon this objective.	None identified.	
8. To protect and enhance biodiversity and geodiversity	0	0	0	Implementation of this policy has no direct effects upon this objective.	None identified.	
9. To provide people with the opportunity to live in a decent and well-designed home	0	0	0	Implementation of this policy has no direct effects upon this objective.	None identified.	

Policy HI1 Strategic Historic Environment						
SA Objective	Short	Medium	Long	Supporting comments	Mitigation and enhancement	
10. To create quality, safe and sustainable places	+	+	+	Sustaining and enhancing the historic environment contributes towards attractive and quality places and aligns with creation of sustainable communities.	None identified.	
11. To reduce the need to travel and promote the use of sustainable transport options	0	0	0	Implementation of this policy has no direct effects upon this objective.	None identified.	
12. To protect and enhance cultural heritage and the historic environment	++	++	++	The policy addresses directly requirements to ensure that development sustains and enhances non-designated heritage assets and sets out a positive approach to considering proposals regarding heritage at risk. Consequently, the policy has a strong positive effect upon this objective.	None identified.	

Policy HI2 Designated Heritage Assets						
SA Objective	Short	Medium	Long	Supporting comments	Mitigation and enhancement	
1. Strengthening the Middlesbrough economy	N	N	N	The policy sets out requirements for designated heritage assets. There are clear economic benefits to sustaining the quality of the built environment but these, aligned with this specific role of this policy are not sufficiently significant and an overall neutral effect is anticipated.	None identified	
2. To alleviate deprivation and poverty	0	0	0	Whilst there can be economic benefits in sustaining and enhancing the historic environment the role of this policy in this is considered too indirect to establish a relationship between with this SA objective.	None identified.	
3. Developing a more sustainable employment market in Middlesbrough	0	0	0	Whilst there can be economic benefits in sustaining and enhancing the historic environment the role of this policy in this is considered too indirect to establish a relationship between with this SA objective.	None identified.	

Policy HI2 Designated Heritage Assets					
SA Objective	Short	Medium	Long	Supporting comments	Mitigation and enhancement
4. To improve the skills and employment prospects of the resident population	0	0	0	Whilst there can be economic benefits in sustaining and enhancing the historic environment the role of this policy in this is considered too indirect to establish a relationship between with this SA objective.	None identified.
5. To respond and enable adaptation to the impacts of climate change	N	N	N	Protecting and enhancing historic fabric encourages approaches that conserve resources but may also the ability to retrofit and implement the highest standards of energy efficiency.	None identified.
6. To reduce health inequalities and promote healthy lifestyles	0	0	0	Implementation of this policy has no direct effects upon this objective.	None identified.
7. Protect and enhance green and blue infrastructure	0	0	0	Implementation of this policy has no direct effects upon this objective.	None identified.
8. To protect and enhance biodiversity and geodiversity	0	0	0	Implementation of this policy has no direct effects upon this objective.	None identified.
9. To provide people with the opportunity to live in a decent and well-designed home	0	0	0	Implementation of this policy has no direct effects upon this objective.	None identified.
10. To create quality, safe and sustainable places	+	+	+	Sustaining and enhancing the historic environment contributes towards attractive and quality places and aligns with creation of sustainable communities.	None identified.
11. To reduce the need to travel and promote the use of sustainable transport options	0	0	0	Implementation of this policy has no direct effects upon this objective.	None identified.
12. To protect and enhance cultural heritage and the historic environment	++	++	++	The policy addresses directly requirements to ensure that development sustains and enhances non-designated heritage assets and consequently has a strong positive effect upon this objective.	None identified.

Policy HI3 Non-Designated Heritage Assets					
SA Objective	Short	Medium	Long	Supporting comments	Mitigation and enhancement
1. Strengthening the Middlesbrough economy	N	N	N	The policy sets out requirements for non-designated heritage assets. There are clear economic benefits to sustaining the quality of the built environment but these, aligned with this specific role of this policy are not sufficiently significant and an overall neutral effect is anticipated.	None identified
2. To alleviate deprivation and poverty	0	0	0	Whilst there can be economic benefits in sustaining and enhancing the historic environment the role of this policy in this is considered too indirect to establish a relationship between with this SA objective.	None identified.
3. Developing a more sustainable employment market in Middlesbrough	0	0	0	Whilst there can be economic benefits in sustaining and enhancing the historic environment the role of this policy in this is considered too indirect to establish a relationship between with this SA objective.	None identified.
4. To improve the skills and employment prospects of the resident population	0	0	0	Whilst there can be economic benefits in sustaining and enhancing the historic environment the role of this policy in this is considered too indirect to establish a relationship between with this SA objective.	None identified.
5. To respond and enable adaptation to the impacts of climate change	N	N	N	Protecting and enhancing historic fabric encourages approaches that conserve resources but may also the ability to retrofit and implement the highest standards of energy efficiency.	None identified.
6. To reduce health inequalities and promote healthy lifestyles	0	0	0	Implementation of this policy has no direct effects upon this objective.	None identified.
7. Protect and enhance green and blue infrastructure	0	0	0	Implementation of this policy has no direct effects upon this objective.	None identified.
8. To protect and enhance biodiversity and geodiversity	0	0	0	Implementation of this policy has no direct effects upon this objective.	None identified.
9. To provide people with the opportunity to live in a decent and well-designed home	0	0	0	Implementation of this policy has no direct effects upon this objective.	None identified.

Policy HI3 Non-Designated Heritage Assets					
SA Objective	Short	Medium	Long	Supporting comments	Mitigation and enhancement
10. To create quality, safe and sustainable places	+	+	+	Sustaining and enhancing the historic environment contributes towards attractive and quality places and aligns with creation of sustainable communities.	None identified.
11. To reduce the need to travel and promote the use of sustainable transport options	0	0	0	Implementation of this policy has no direct effects upon this objective.	None identified.
12. To protect and enhance cultural heritage and the historic environment	++	++	++	The policy addresses directly requirements to ensure that development sustains and enhances non-designated heritage assets and consequently has a strong positive effect upon this objective.	None identified.

Middlesbrough Council

**Sustainability Appraisal of the Middlesbrough
Draft Local Plan: Draft SA Report**

APPENDIX B – Site Assessment

Contents

Economy and employment 3

Climate change..... 3

Health 7

Green Infrastructure and Biodiversity 11

Accessibility and sustainable places..... 14

Heritage assets..... 17

Economy and employment

Site analysis to review general relationship of sites to:

- Areas of designated employment land,
- Middlesbrough town centre,
- Secondary schools
- Basic public transport provision via bus stops.

This analysis informs assessment of site allocations in relation to four SA objectives:

- 1) Strengthening the Middlesbrough economy
- 2) To alleviate deprivation and poverty
- 3) Development a more sustainable employment market
- 4) To improve the skills and employment prospects of the resident population

Ref Number	Housing Allocation	Site Name	Nearest employment site (metres)		Middlesbrough town centre (metres)	Secondary School (metres)		Distance to bus stop (metres)		SA Assessment
TRI3	H4a	Stainsby	2822	Letitia Industrial Estate	3345	407	Acklam Grange School	135	N	Current bus stop over 100m, and employment and town centres beyond comfortable walking distance. Existing secondary school nearby.
COU1	H4b	Newham Hall Farm	4780	Warelands Way	5531	1122	The Kings Academy	0	N	Access to current bus stops but existing employment areas and town centre beyond comfortable walking distance
LON4	H4c	Grove Hill	1237	Warelands Way	1239	1074	Trinity Catholic College	0	+	Within the reasonable vicinity of employment areas and the town centres and schools.
NUN2	H4d	Nunthorpe Grange	5139	East Middlesbrough Industrial Estate	6431	583	Nunthorpe Academy	2	N	Access to current bus stop but employment and town centres beyond comfortable walking distance. Existing secondary school nearby.
KAD3	H4e	Former St David's School	3055	Letitia Industrial Estate	2861	100	Outwood Academy Acklam	63	N	Access to current bus stop but employment and town centres beyond comfortable walking distance. Existing secondary school nearby.
STA7	H4f	Hemlington Grange	4782	Warelands Way	5055	345	The Kings Academy	0	N	Access to current bus stops but existing employment areas and town centre beyond comfortable walking distance. Existing secondary school nearby.
STA6	H4g	Hemlington North	4728	Warelands Way	5033	343	The Kings Academy	23	N	Access to current bus stops but existing employment areas and town centre beyond comfortable walking

Ref Number	Housing Allocation	Site Name	Nearest employment site (metres)		Middlesbrough town centre (metres)	Secondary School (metres)		Distance to bus stop (metres)		SA Assessment
										distance. Existing secondary school nearby.
STA8	H4h	Hemlington Grange South	5230	Warelands Way	5604	718	The Kings Academy	208	-	Current bus stop over 100m, existing employment areas and town centre beyond comfortable walking distance. Existing secondary school reasonably accessible.
STA15	H4i	Hemlington Grange West	5263	Warelands Way	5349	1011	The Kings Academy	2	N	Access to current bus stops but existing employment areas and town centre beyond comfortable walking distance Existing secondary school in reasonably accessible.
MAW2	H4j	Ford Close Riding Centre	5254	Warelands Way	6233	1847	Nunthorpe Academy	10	-	Access to current bus stops but existing employment areas and town centre beyond comfortable walking distance
KAD2	H4k	Hemlington Lane	3727	Warelands Way	3812	1147	Outwood Academy Acklam	111	N	Current bus stop over 100m and existing employment areas and town centre beyond comfortable walking distance.
LAD3	H4l	Land east of Driving Range	2897	Warelands Way	3245	444	Trinity Catholic College	22	N	Access to current bus stop but employment and town centres beyond comfortable walking distance. Existing secondary school nearby.
COU3	H4m	Coulby Farm Way	4995	Warelands Way	5437	526	The Kings Academy	17	N	Access to current bus stops but existing employment areas and town centre beyond comfortable walking distance. Existing secondary school nearby.
LON9	H4n	Land West of Cavendish Road	1352	Warelands Way	1975	1038	Trinity Catholic College	54	+	Access to current bus stops but existing employment areas and town centre at limits of walking distance
STA3	H4o	Land North of Low Lane	4562	Letitia Industrial Estate	4638	1822	Acklam Grange School	55	-	Access to current bus stops but existing employment areas and town centre beyond comfortable walking distance
STA16	H4p	Holme Farm	5519	Warelands Way	5565	1392	The Kings Academy	256	-	Current bus stop over 100m, existing employment areas and town centre beyond comfortable walking distance
AYR2	H4q	Land at Stainsby Road	1650	Letitia Industrial Estate	2277	993	Acklam Grange School	297	N	Current bus stop over 100m, town centre beyond comfortable walking distance but existing employment areas and school reasonably accessible.

Climate change

Site analysis to review specific spatial implications of site in relation to adaption to climate change – in particular flood risk.

This analysis informs assessment of site allocations in relation to one SA objective:

- 5. To respond to and enable adaptation to the impacts of climate change

Ref Number	Housing Allocation	Site Name	Flood zone 2		Flood Zone 3		SA Assessment	
			Area (Ha)	% of Site	Area (Ha)	% of Site		
TRI3	H4a	Stainsby	0.20	0%	3.7	3%	-	Minor risk of flooding within FZ2. The proposed allocation boundary extends to Mandale Road crossing the Blue Bell Beck and an area of FZ3. This area is not expected (based on the Concept Plan included in the Local Plan) to include development but is expected to be required for highway access
COU1	H4b	Newham Hall Farm	None	None	None	None	+	No identified flood risk from rivers or sea.
LON4	H4c	Grove Hill	0.09	1%	None	None	N	Minor risk of flooding within FZ2
NUN2	H4d	Nunthorpe Grange	2.34	9%	1.597	6%	--	Significant risk of flooding FZ3
KAD3	H4e	Former St David's School	None	None	None	None	+	No identified flood risk from rivers or sea.
STA7	H4f	Hemlington Grange	None	None	None	None	+	No identified flood risk from rivers or sea.
STA6	H4g	Hemlington North	None	None	None	None	+	No identified flood risk from rivers or sea.

Ref Number	Housing Allocation	Site Name	Flood zone 2		Flood Zone 3		SA Assessment	
			Area (Ha)	% of Site	Area (Ha)	% of Site		
STA8	H4h	Hemlington Grange South	None	None	None	None	+	No identified flood risk from rivers or sea.
STA15	H4i	Hemlington Grange West	None	None	None	None	+	No identified flood risk from rivers or sea.
MAW2	H4j	Ford Close Riding Centre	None	None	None	None	+	No identified flood risk from rivers or sea.
KAD2	H4k	Hemlington Lane	None	None	None	None	+	No identified flood risk from rivers or sea.
LAD3	H4l	Land East of Driving Range	None	None	None	None	+	No identified flood risk from rivers or sea.
COU3	H4m	Coulby Farm Way	None	None	None	None	+	No identified flood risk from rivers or sea.
LON9	H4n	Land West of Cavendish Road	None	None	None	None	+	No identified flood risk from rivers or sea.
STA3	H4o	Land North of Low Lane	0.67	1%	None	None	N	Minor risk of flooding within FZ2
STA16	H4p	Holme Farm	None	None	None	None	+	No identified flood risk from rivers or sea.

Ref Number	Housing Allocation	Site Name	Flood zone 2		Flood Zone 3		SA Assessment	
			Area (Ha)	% of Site	Area (Ha)	% of Site		
AYR2	H4q	Land at Stainsby Road	None	None	None	None	+	No identified flood risk from rivers or sea.

Health

Site analysis to review specific spatial implications of site in relation to health inequality and healthy lifestyles, particularly with regard to access to areas of open space for leisure, sport and and play, other recreation and sport facilities and town centres as destinations for access to services and that can facilitate walking and cycling.

- Please note in assessing the role of the environment in supporting health lifestyles, proximity to green infrastructure and areas of open space provide potential benefits and are therefore assessed positively. However, in cases where the assessment identifies a site may include areas of existing open space, the risk of potential loss of areas of green infrastructure is noted. In these cases therefore, whilst proximity is generally positive, where a site includes open space the impact is assessed as potentially negative.

This analysis informs assessment of site allocations in relation to one SA objective:

- 6. To reduce health inequalities and promote healthy lifestyles

Ref Number	Housing Allocation	Site Name	Nearest open space (metres)		Nearest Park (metres)	Nearest Play Area (metres)		Nearest Community Hub / Libraries (metres)	Nearest Town/District /Local Centre (metres)	Recreation/ Leisure	SA Assessment					
TRI3	H4a	Stainsby	0	The Beck Valleys	863	Hemlington Rec Ground	392	Kader Avenue	931	Acklam Hub	292	Trimdon Avenue Local Centre	299	Escape Zone - Swimming / Gym	+	Close proximity to areas of open space and existing retail centre. Site includes part of Beck Valleys but not expected to result in substantial loss. Acklam Hall Lawn is potentially nearer when the revised boundary point at

Ref Number	Housing Allocation	Site Name	Nearest open space (metres)		Nearest Park (metres)		Nearest Play Area (metres)		Nearest Community Hub / Libraries (metres)		Nearest Town/District /Local Centre (metres)		Recreation/ Leisure	SA Assessment		
														Trimdon Avenue is applied.		
COU1	H4b	Newham Hall Farm	0	The Beck Valleys	0	Lingfield Park	0	Lingfield Farm	884	Rainbow Library	638	Coulby Newham District Centre	552	Middlesbrough Golf Club - Golf	+	Close proximity to parks, open space. Site includes part of Beck Valleys but not expected to result in substantial loss.
LON4	H4c	Grove Hill	10	Parks and public gardens	10	James Cook Park	677	Longlands Doorstep Green	392	Grove Hill Community Hub	41	Saltersgill Avenue Local Centre	555	Middlesbrough Bowling Club - Lawn Bowls	+	Close proximity to range of open space, parks, play areas and other key facilities.
NUN2	H4d	Nunthorpe Grange	130	Amenity and natural green spaces	411	Crookers Hill Close	720	The Avenue	1614	Marion Community Centre	709	The Avenue Local Centre	113	Marion & Nunthorpe Recreation Club - Squash / Tennis / Cricket / Football / Quoits	+	Close proximity to parks, open space.
KAD3	H4e	Former St David's School	0	Parks and public gardens	0	Avenue of trees, Acklam	471	Kader Avenue	730	Acklam Hub	515	Acklam Road/Mandale Road Local Centre	247	Marion Football Club - Football	+	Close proximity to parks, open space. Identified nearest open space will remain at Avenue of

Ref Number	Housing Allocation	Site Name	Nearest open space (metres)		Nearest Park (metres)		Nearest Play Area (metres)		Nearest Community Hub / Libraries (metres)		Nearest Town/District /Local Centre (metres)		Recreation/ Leisure	SA Assessment			
														Trees will remain.			
STA7	H4f	Hemlington Grange	0	Play areas	Ravensgill Road	98	Enderby Gardens	0	Ravensgill Road	547	The Manor Community Hub	336	Coulby Newham District Centre	419	Bannatyne Health Club - Swimming / Gym	+	Close proximity to parks and existing retail centre. Play areas on site.
STA6	H4g	Hemlington North	144	Parks and public gardens	Brabourne Gardens	144	Brabourne Gardens	189	Brabourn Gardens	578	The Manor Community Hub	383	Coulby Newham District Centre	446	Bannatyne Health Club - Swimming / Gym	+	Close proximity to parks and existing retail centre
STA8	H4h	Hemlington Grange South	71	Play areas	Ravensgill Road	631	Lingfield Park	71	Ravensgill Road	798	The Manor Community Hub	606	Coulby Newham District Centre	712	Bannatyne Health Club - Swimming / Gym	+	Close proximity to parks, open space.
STA15	H4i	Hemlington Grange West	42	Amenity and natural green spaces	Fonteyn Court	142	Enderby Gardens	467	Ravensgill Road	708	Hemlington Community Hub	677	Viewly Centre Local Centre	546	Hemlington Boxing Club - Boxing	N	Close proximity to open space
MAW2	H4j	Ford Close Riding Centre	9	The Beck Valleys	Marton West Beck (South of Stainton Way)	284	Bonnygrove Park	336	Bonnygrove Park	1389	Marton Community Centre	1090	The Avenue Local Centre	471	Middlesbrough Golf Club - Golf	+	Close proximity to parks, open space.
KAD2	H4k	Hemlington Lane	63	Amenity and natural green spaces	Walkway & Cycleway West of Golf Course	536	Hemlington Rec Ground	1008	Brabourn Gardens	772	Hemlington Community Hub	572	Viewly Centre Local Centre	639	Middlesbrough Municipal Golf Club - Golf	+	Close proximity to parks, open space.
LAD3	H4l	Land East of Driving Range	0	The Beck Valleys	Marton West Beck (North and East of golf course)	906	Stewart Park	697	Broughton Avenue	753	Easterside Community Hub	714	Broughton Avenue Local Centre	118	Middlesbrough Municipal Golf Club - Golf	+	Close proximity to parks, open space despite some impact / loss of

Ref Number	Housing Allocation	Site Name	Nearest open space (metres)		Nearest Park (metres)		Nearest Play Area (metres)		Nearest Community Hub / Libraries (metres)		Nearest Town/District /Local Centre (metres)		Recreation/ Leisure	SA Assessment		
														current open space significant remaining accessible area.		
COU3	H4m	Coulby Farm Way	0	Amenity and natural green spaces	639	Lingfield Park	337	Ravensgill Road	541	The Manor Community Hub	338	Coulby Newham District Centre	482	Bannatyne Health Club - Swimming / Gym	N	Close proximity to parks and existing retail centre but involves loss of area of amenity grassland.
LON9	H4n	Land West of Cavendish Road	0	Amenity and natural green spaces	761	Longlands Doorstep Green	684	Saltersgill Field	811	Grove Hill Community Hub	441	Belle Vue Local Centre	983	Middlesbrough Badminton Club - Badminton	+	Close proximity to parks, open space but involves loss of area of amenity grassland.
STA3	H4o	Land North of Low Lane	0	Amenity and natural green spaces	655	Kellgate Green	229	Clover Field Road	1257	Hemlington Community Hub	1143	Trimdon Avenue Local Centre	0	Escape Zone - Swimming / Gym	+	Close proximity to parks, open space. Some potential losses of open space likely to be limited in scope.
STA16	H4p	Holme Farm	214	Amenity and natural green spaces	383	Enderby Gardens	548	Hemlington Recreation Ground	915	Hemlington Community Hub	882	Viewly Centre Local Centre	634	Hemlington Recreation Ground - Football	N	Close proximity to open space
AYR2	H4q	Land at Stainsby Road	0	Amenity and natural green spaces	618	Westbourne Park	702	Westbourne Park	317	Acklam Green Centre	339	Acklam Road/Cambridge Road Local Centre	737	The Jack Hatfield Sports & Social Club - Lawn Bowls	-	Close proximity to parks and existing retail centre but

Ref Number	Housing Allocation	Site Name	Nearest open space (metres)		Nearest Park (metres)		Nearest Play Area (metres)		Nearest Community Hub / Libraries (metres)		Nearest Town/District /Local Centre (metres)		Recreation/ Leisure	SA Assessment
														expected to involve loss of amenity grassland.

Green Infrastructure and Biodiversity

Site analysis to review specific spatial implications of site in relation to green and blue infrastructure, biodiversity and geodiversity. In contrast to assessment of healthy lifestyles where proximity to green infrastructure is assessed as positive, this analysis gives regard to the potential harm to the quality / extent of assets that may occur where development takes place nearby or on part of the site. This analysis considers key features and identified areas of open space that exist at the point of undertaking the assessment.

- Please note assessments are based on the assumption that proximity to areas of open space and specific designations increases the risk of direct harm from construction or development and recreational disturbance. This is a risk based assessment identified to highlight potential mitigation requirements.

This analysis informs assessment of site allocations in relation to two SA objectives:

- 7. Protect and enhance green and blue infrastructure
- 8. To protect and enhance biodiversity and geodiversity

Ref Number	Housing Allocation	Site Name	Nearest open space (metres)		Nearest Park (metres)		Distance to LWS	LWS Name	Distance to LNR	LNR Name	Distance to SSSI	SSSI Name	Distance to SPA	SPA Name	Distance to Geological Sites	Geological Sites Name	SA Assessment	
TR13	H4a	Stainsby	0	The Beck Valleys	Saffwood Beck	863	Hemlington Rec Ground	12	Bluebell Beck	1041	Stainton Woods	2206	Teesmouth and Cleveland Coast	2206	Teesmouth and Cleveland Coast	523	Stainsby Beck Mercia	Within 50m of designated wildlife site. Acklam Hall Lawn is potentially nearer when the revised boundary point at Trimdon Avenue is applied.

Ref Number	Housing Allocation	Site Name	Nearest open space (metres)		Nearest Park (metres)		Distance to LWS	LWS Name	Distance to LNR	LNR Name	Distance to SSSI	SSSI Name	Distance to SPA	SPA Name	Distance to Geological Sites	Geological Sites Name	SA Assessment			
COU1	H4b	Newham Hall Farm	0	The Beck Valleys	0	Marton West Beck (South of Stainton Way)	0	Lingfield Park	4	Stainton Way Verges	2103	Stainton Woods	3624	Langbaugh Ridge	6191	Teessmouth and Cleveland Coast	4264	Stainsby Beck Dyke	--	Within 50m of designated wildlife site
LON4	H4c	Grove Hill	10	Parks and public gardens	10	James Cook Park	830	Marton West Beck & Newham Beck	933	Berwick Hills	2388	Teessmouth and Cleveland Coast	2388	Teessmouth and Cleveland Coast	4251	Stainsby Beck Mercia	-	Close proximity to areas of open space		
NUN2	H4d	Nunthorpe Grange	130	Amenity and natural green spaces	411	Crookers Hill Close	170	The Avenue	4736	St Mary's Church, Nunthorpe	2393	Berwick Hills	2393	Langbaugh Ridge	4861	North York Moors	6995	Stainsby Beck Mercia	-	Within 400m of designated wildlife site
KAD3	H4e	Former St David's School	0	Parks and public gardens	0	Avenue of trees, Acklam	621	Avenue of trees, Acklam	2011	Bluebell Beck	3035	Linthorpe Cemetery	3035	Teessmouth and Cleveland Coast	3035	Teessmouth and Cleveland Coast	2476	Stainsby Beck Mercia	-	Close proximity to areas of open space
STA7	H4f	Hemlington Grange	0	Play areas	98	Ravensgill Road	463	Enderby Gardens	773	Hemlington Lake	5185	Stainton Woods	5185	Langbaugh Ridge	5653	Teessmouth and Cleveland Coast	2870	Stainsby Beck Dyke	-	Close proximity to areas of open space
STA6	H4g	Hemlington North	144	Parks and public gardens	144	Brabourne Gardens	536	Brabourne Gardens	1537	Stainton Way Verges	5612	Stainton Woods	5612	Langbaugh Ridge	5657	Teessmouth and Cleveland Coast	3501	Stainsby Beck Dyke	-	Close proximity to areas of open space

Ref Number	Housing Allocation	Site Name	Nearest open space (metres)		Nearest Park (metres)		Distance to LWS	LWS Name	Distance to LNR	LNR Name	Distance to SSSI	SSSI Name	Distance to SPA	SPA Name	Distance to Geological Sites	Geological Sites Name	SA Assessment		
STA8	H4h	Hemlington Grange South	71	Play areas	Ravensgill Road	631	Lingfield Park	567	Stainton Way Verges	1440	Stainton Woods	5067	Langbaugh Ridge	6223	Teesmouth and Cleveland Coast	3591	Stainsby Beck Dyke	N	Not in close proximity to wildlife sites or areas of open space
STA15	H4i	Hemlington Grange West	42	Amenity and natural green spaces	Fonteyn Court	142	Enderby Gardens	499	Hemlington Lake	686	Stainton Woods	5707	Teesmouth and Cleveland Coast	5707	Teesmouth and Cleveland Coast	2814	Stainsby Beck Dyke	-	Close proximity to areas of open space
MAW2	H4j	Ford Close Riding Centre	9	The Beck Valleys	Marton West Beck (South of Stainton Way)	284	Bonnygrove Park	6	Bonnygrove	4160	Stainton Woods	2909	Langbaugh Ridge	5889	North York Moors	6216	Stainsby Beck Dyke	--	Within 50m of designated wildlife site
KAD2	H4k	Hemlington Lane	63	Amenity and natural green spaces	Walkway & Cycleway West of Golf Course	536	Hemlington Rec Ground	334	Marton West Beck & Newham Beck	1779	Stainton Woods	4353	Teesmouth and Cleveland Coast	4353	Teesmouth and Cleveland Coast	2999	Stainsby Beck Mercia	-	Within 400m of designated wildlife site
LAD3	H4l	Land East of Driving Range	0	The Beck Valleys	Marton West Beck (North and East of golf course)	906	Stewart Park	12	Marton West Beck & Newham Beck	2357	Berwick Hills	4131	Teesmouth and Cleveland Coast	4131	Teesmouth and Cleveland Coast	3805	Stainsby Beck Mercia	--	Within 50m of designated wildlife site
COU3	H4m	Coulby Farm Way	0	Amenity and natural green spaces	Coulby Farm Way	639	Lingfield Park	288	Stainton Way Verges	1957	Stainton Woods	5076	Langbaugh Ridge	6151	Teesmouth and Cleveland Coast	4021	Stainsby Beck Dyke	-	Within 400m of designated wildlife site

Ref Number	Housing Allocation	Site Name	Nearest open space (metres)	Nearest Park (metres)	Distance to LWS	LWS Name	Distance to LNR	LNR Name	Distance to SSSI	SSSI Name	Distance to SPA	SPA Name	Distance to Geological Sites	Geological Sites Name	SA Assessment
LON9	H4n	Land West of Cavendish Road	0 Amenity and natural green spaces	The Gardens 761 Longlands Doorstep Green	691	Berwick Hills & Ormesby Beck	832	Berwick Hills	2776	Teesmouth and Cleveland Coast	2776	Teesmouth and Cleveland Coast	4832	Stainsby Beck Mercia	- Close proximity to areas of open space
STA3	H4o	Land North of Low Lane	0 Amenity and natural green spaces	Plum Tree Farm - Low Lane 655 Kellgate Green	0	Plum Tree Pasture	769	Stainton Woods	3979	Teesmouth and Cleveland Coast	3979	Teesmouth and Cleveland Coast	154	Stainsby Beck Mercia	-- Within 50m of designated wildlife site
STA16	H4p	Holme Farm	214 Amenity and natural green spaces	Fonteyn Court 383 Enderby Gardens	695	Hemlington Lake	444	Stainton Woods	5859	Teesmouth and Cleveland Coast	5859	Teesmouth and Cleveland Coast	2615	Stainsby Beck Dyke	N Not in close proximity to wildlife sites or areas of open space
AYR2	H4q	Land at Stainsby Road	0 Amenity and natural green spaces	Whinney Banks 618 Westbourne Park	265	Old River Tees	861	Linthorpe Cemetery	1357	Teesmouth and Cleveland Coast	1357	Teesmouth and Cleveland Coast	3082	Stainsby Beck Mercia	- Within 400m of designated wildlife site

Accessibility and sustainable places

Site analysis to review specific spatial implications of each sites overall accessibility and the functionality of areas as sustainable places to live - with a view to understanding basic access to key services and facilities, and access to bus services as the baseline public transport service.

This analysis informs assessment of site allocations in relation to one SA objective:

- 10. To create quality, safe and sustainable places.
- 11. To reduce the need to travel and promote the use of sustainable transport options

Ref Number	Housing Allocation	Site Name	Distance to bus stop (metres)	Distance to train station (metres)	Distance to Community Hub / Libraries (metres)	Primary School (metres)	Roman Catholic Primary School (metres)	Nearest retail centre (metres)	Distance to Middlesbrough town centre (metres)	SA Assessment						
TRI3	H4a	Stainsby	135	4072	James Cook	931	Acklam Hub	501	Acklam Whin Primary	416	St. Clares RC Primary	292	Trimdon Avenue Local Centre	3345	+	Within 400m of retail centre and close to bus stops. Existing bus stop at Mandale Drive may be closer to allocated site but not main development parcels.
COU1	H4b	Newham Hall Farm	0	1863	Gypsy Lane	884	Rainbow Library	245	Rose Wood Primary	423	St. Augustines RC Primary	638	Coulby Newham District Centre	5531	+	Accessible to bus stop and within 400m of primary school
LON4	H4c	Grove Hill	0	1336	James Cook	392	Grove Hill Community Hub	214	Beech Grove Primary	335	St. Edwards RC Primary	41	Saltersgill Avenue Local Centre	1239	++	Within 400m of primary school and retail centre
NUN2	H4d	Nunthorpe Grange	2	361	Nunthorpe	1614	Marion Community Centre	340	Chandlers Ridge Primary	809	St. Bernadettes RC Primary	709	The Avenue Local Centre	6431	+	Accessible to bus stop and within 400m of primary school
KAD3	H4e	Former St David's School	63	2830	James Cook	730	Acklam Hub	234	Kader Primary	976	St. Clares RC Primary	515	Acklam Road/Mandale Road Local Centre	2861	+	Accessible to bus stop and within 400m of primary school

Ref Number	Housing Allocation	Site Name	Distance to bus stop (metres)	Distance to train station (metres)	Distance to Community Hub / Libraries (metres)	Primary School (metres)	Roman Catholic Primary School (metres)	Nearest retail centre (metres)	Distance to Middlesbrough town centre (metres)	SA Assessment	
STA7	H4f	Hemlington Grange	0	3119	547	404	334	336	5055	+	Within 400m of retail centre and close to bus stops
STA6	H4g	Hemlington North	23	3091	578	580	409	383	5033	+	Within 400m of retail centre and close to bus stops
STA8	H4h	Hemlington Grange South	208	3261	798	293	914	606	5604	+	Within 400m of primary school and bus stop
STA15	H4i	Hemlington Grange West	2	3779	708	585	631	677	5349	N	Close to bus stops but other services relatively distant
MAW2	H4j	Ford Close Riding Centre	10	1315	1389	755	884	1090	6233	N	Close to bus stops but other services relatively distant
KAD2	H4k	Hemlington Lane	111	2711	772	707	892	572	3812	N	Close to bus stops but other services relatively distant
LAD3	H4l	Land East of Driving Range	22	1803	753	516	431	714	3245	N	Close to bus stops but other services relatively distant

Ref Number	Housing Allocation	Site Name	Distance to bus stop (metres)	Distance to train station (metres)	Distance to Community Hub / Libraries (metres)	Primary School (metres)	Roman Catholic Primary School (metres)	Nearest retail centre (metres)	Distance to Middlesbrough town centre (metres)	SA Assessment						
COU3	H4m	Coulby Farm Way	17	2993	Gypsy Lane	541	The Manor Community Hub	372	Rose Wood Primary	843	St. Augustines RC Primary	338	Coulby Newham District Centre	5437	++	Within 400m of primary school and retail centre
LON9	H4n	Land West of Cavendish Road	54	770	James Cook	811	Grove Hill Community Hub	343	Beech Grove Primary	1148	St. Pius X RC Primary	441	Belle Vue Local Centre	1975	+	Accessible to bus stop and within 400m of primary school
STA3	H4o	Land North of Low Lane	55	4370	James Cook	1257	Hemlington Community Hub	648	Hemlington Hall Primary	713	St. Clares RC Primary	1143	Trimdon Avenue Local Centre	4638	N	Close to bus stops but other services relatively distant
STA16	H4p	Holme Farm	256	4144	Marton	915	Hemlington Community Hub	838	Viewley Hill Primary	906	St. Gerards RC Primary	882	Viewly Centre Local Centre	5565	-	Site likely to require enhancement / mitigation to assist accessibility
AYR2	H4q	Land at Stainsby Road	297	3473	Middlesbrough	317	Acklam Green Centre	125	Whinney Banks Primary	1852	Sacred Heart R C Primary	339	Acklam Road/Cambridge Road Local Centre	2277	++	Within 400m of primary school and retail centre

Heritage assets

Site analysis to review proximity of sites to identified heritage assets. This assessment is not informed by a specific heritage impact assessment but takes a precautionary approach in noting potential instances where proposed site allocations are in proximity to – and therefore may have an impact on designated and non-designated heritage assets or their setting.

This analysis informs assessment of site allocations in relation to one SA objective:

- 12. To protect and enhance cultural heritage and the historic environment

Ref Number	Housing Allocation	Site Name	Conservation Area		Listed building (Distance to nearest –			Scheduled Monument (Distance to nearest – metres)	Local List (Distance to nearest – metres)		SA Assessment		
				(area within HAs)									
TRI3	H4a	Stainsby	None	None	340	Stainton Vale Cottage	II	60	Stainsby Medieval Village	789	Methodist Chapel	N	Note proximity to medieval village. (n.b where boundary extends to Trimdon Road; West Lodge, Acklam Road Local Listed building nearer at 470m.)
COU1	H4b	Newham Hall Farm	None	None	44	Newham Hall Lodge	II	2197	Earthworks south of Nunthorpe Hall	0	Newham Hall Farm	-	Site includes local listed building and within 50m of Grade II listed building.
LON4	H4c	Grove Hill	None	None	565	The Avenue Methodist Church	II	639	Fishpond 550m east of Acklam Park	354	110 The Avenue	+	No heritage assets identified
NUN2	H4d	Nunthorpe Grange	None	None	167	The Vicarage, Church of St. Mary's	II	1095	Earthworks south of Nunthorpe Hall	37	Red Cottage	N	Within 50m of local listed building
KAD3	H4e	Former St David's School	0	Acklam Hall	432	Acklam Hall	I	816	Fishpond 550m east of Acklam Park	171	South Lodge	-	Site within or adjacent to conservation area.
STA7	H4f	Hemlington Grange	None	None	373	Stainton Grange & Garden Walls	II*	3106	Stainsby Medieval Village	1074	Newham Grange Farm	+	No heritage assets identified

Ref Number	Housing Allocation	Site Name	Conservation Area		Listed building (Distance to nearest –			Scheduled Monument (Distance to nearest – metres)		Local List (Distance to nearest – metres)		SA Assessment	
				(area within HAs)									
STA6	H4g	Hemlington North	None	None	866	Coulby Manor Walls enclosing Car Park	II	3195	Fishpond 550m east of Acklam Park	999	Newham Grange Farm	+	No heritage assets identified
STA8	H4h	Hemlington Grange South	None	None	936	Stainton Grange & Garden Walls	II*	3696	Earthworks south of Nunthorpe Hall	1184	Newham Hall Farm	+	No heritage assets identified
STA15	H4i	Hemlington Grange West	None	None	220	Stainton Grange & Garden Walls	II*	3082	Stainsby Medieval Village	1052	14 Hemlington Road	+	No heritage assets identified
MAW2	H4j	Ford Close Riding Centre	None	None	436	Bonnygrove Farmhouse	II	1472	Earthworks south of Nunthorpe Hall	793	Red Cottage	+	No heritage assets identified
KAD2	H4k	Hemlington Lane	None	None	299	Coulby Manor Walls enclosing Car Park	II	1896	Fishpond 550m east of Acklam Park	240	Blue Bell Hotel	+	No heritage assets identified
LAD3	H4l	Land East of Driving Range	None	None	660	Coulby Manor (Middlesbrough Motor Club)	II	1693	Fishpond 550m east of Acklam Park	75	Slip Inn Bridge	+	No heritage assets identified

Ref Number	Housing Allocation	Site Name	Conservation Area		Listed building (Distance to nearest –			Scheduled Monument (Distance to nearest – metres)		Local List (Distance to nearest – metres)		SA Assessment	
				(area within HAs)									
COU3	H4m	Coulby Farm Way	None	None	1265	Gunnergate Farmhouse & Farm Cottage	II	3671	Fishpond 550m east of Acklam Park	1214	Newham Hall Farm	+	No heritage assets identified
LON9	H4n	Land West of Cavendish Road	None	None	1402	The Avenue Methodist Church	II	1405	Fishpond 550m east of Acklam Park	1137	110 The Avenue	+	No heritage assets identified
STA3	H4o	Land North of Low Lane	None	None	0	Stainton Vale Farmhouse	II	548	Stainsby Medieval Village	541	Methodist Chapel	-	Site includes or immediately adjacent to Grade II listed building
STA16	H4p	Holme Farm	None	None	0	Stainton Grange & Garden Walls	II*	2982	Stainsby Medieval Village	838	14 Hemlington Road	--	Site immediately adjacent to Grade II* listed building
AYR2	H4q	Land at Stainsby Road	None	None	1316	Acklam Hall	I	1497	Fishpond 550m east of Acklam Park	108	Whinney Banks School	+	No heritage assets identified

Middlesbrough Council

Sustainability Appraisal of the Middlesbrough
Draft Local Plan: Draft SA Report

APPENDIX C – Housing Site Alternatives
Assessment

Contents

Economy and employment 3

Climate change..... 11

Health 15

Green Infrastructure and Biodiversity 25

Accessibility and sustainable places..... 36

Heritage assets..... 44

Economy and employment

Site analysis to review general relationship of sites to:

- Areas of designated employment land,
- Middlesbrough town centre,
- Secondary schools
- Basic public transport provision via bus stops.

This analysis informs assessment of site allocations in relation to four SA objectives:

- 1) Strengthening the Middlesbrough economy
- 2) To alleviate deprivation and poverty
- 3) Development a more sustainable employment market
- 4) To improve the skills and employment prospects of the resident population

Ref Number	Housing Allocation	Site Name	Nearest employment site (metres)	Middlesbrough town centre (metres)	Secondary School (metres)	Distance to bus stop (metres)	SA Assessment
ACK1	No proposed allocation	Newbridge Court	2508 Warelands Way	2266	457	35	- Access to current bus stops but existing employment areas and town centre beyond comfortable walking distance
ACK2	No proposed allocation	Acklam Hall - lawn to north east	2556 Newport South Business Park	2303	494	227	- Access to current bus stops but existing employment areas and town centre beyond comfortable walking distance
ACK3	No proposed allocation	Acklam Hall - field to North	2405 Newport South Business Park	2178	567	299	- Access to current bus stops but existing employment areas and town centre beyond comfortable walking distance
AYR1	No proposed allocation	Acklam Gardens	866 Letitia Industrial Estate	1544	537	91	+ Within the reasonable vicinity of employment areas and the town centres and schools.
BER1	No proposed allocation	Former Quoit and Air Rifle Club site	147 East Middlesbrough Industrial Estate	1657	1182	89	+ Within the reasonable vicinity of employment areas and the town centres and schools.

Ref Number	Housing Allocation	Site Name	Nearest employment site (metres)	Middlesbrough town centre (metres)	Secondary School (metres)	Distance to bus stop (metres)	SA Assessment	
BRA3	No proposed allocation	College Gardens	578 East Middlesbrough Industrial Estate	2523	861	Unity City Academy	25 +	Within the reasonable vicinity of employment areas and the town centres and schools.
BRA4	No proposed allocation	Former St Thomas Church	86 East Middlesbrough Industrial Estate	2204	1398	Unity City Academy	142 +	Within the reasonable vicinity of employment areas and the town centres and schools.
BRA5	No proposed allocation	Former Milford & Portland House and Jupiter Court	58 East Middlesbrough Industrial Estate	1808	1219	Unity City Academy	0 +	Within the reasonable vicinity of employment areas and the town centres and schools.
BRA6	No proposed allocation	Fleet House	1166 East Middlesbrough Industrial Estate	2931	636	Unity City Academy	20 +	Within the reasonable vicinity of employment areas and the town centres and schools.
BRA7	No proposed allocation	Thorntree House	875 East Middlesbrough Industrial Estate	2696	733	Unity City Academy	3 +	Within the reasonable vicinity of employment areas and the town centres and schools.
CEN1	No proposed allocation	277 Marton Road	352 Whitestone Business Park	796	912	Outwood Academy Riverside	37 +	Within the reasonable vicinity of employment areas and the town centres and schools.
CEN10	No proposed allocation	Site of former Dunning Street Police Station	666 Cannon Park	0	329	Outwood Academy Riverside	69 +	Within the reasonable vicinity of employment areas and the town centres and schools.
CEN11	No proposed allocation	282-290 Linthorpe Road	656 Newport South Business Park	0	1017	Outwood Academy Riverside	24 +	Within the reasonable vicinity of employment areas and the town centres and schools.
CEN12	No proposed allocation	7-13 Waterloo Road	705 Newport South Business Park	5	909	Outwood Academy Riverside	107 +	Within comfortable walking distance of employment areas and the town centres.
CEN14	No proposed allocation	1-29 Station Street	140 Riverside Park	0	679	Outwood Academy Riverside	126 +	Within comfortable walking distance of employment areas and the town centres.
CEN15	No proposed allocation	Vancouver House	576 Riverside Park	0	283	Outwood Academy Riverside	9 +	Within the reasonable vicinity of employment areas and the town centres and schools.

Ref Number	Housing Allocation	Site Name	Nearest employment site (metres)	Middlesbrough town centre (metres)	Secondary School (metres)	Distance to bus stop (metres)	SA Assessment	
CEN17	No proposed allocation	45-49 Albert Road	461 Riverside Park	0	436	80	+	Within the reasonable vicinity of employment areas and the town centres and schools.
CEN18	No proposed allocation	4-6 Park Road North	704 Newport South Business Park	0	1121	32	+	Within the reasonable vicinity of employment areas and the town centres and schools.
CEN2	No proposed allocation	15-25 Albert Road	433 Riverside Park	0	459	20	+	Within the reasonable vicinity of employment areas and the town centres and schools.
CEN20	No proposed allocation	Land adjacent 234 Linthorpe Road	648 Newport South Business Park	0	870	28	+	Within the reasonable vicinity of employment areas and the town centres and schools.
CEN21	No proposed allocation	Church House	502 Cannon Park	0	468	3	+	Within the reasonable vicinity of employment areas and the town centres and schools.
CEN24	No proposed allocation	304 Linthorpe Road & 5 Albert Terrace	672 Newport South Business Park	0	1078	7	+	Within the reasonable vicinity of employment areas and the town centres and schools.
CEN28	No proposed allocation	Jayden House (2-4 Granville Road)	674 Newport South Business Park	0	982	45	+	Within the reasonable vicinity of employment areas and the town centres and schools.
CEN30	No proposed allocation	35-37 Albert Road	455 Riverside Park	0	446	71	+	Within the reasonable vicinity of employment areas and the town centres and schools.
CEN31	No proposed allocation	87-89 Linthorpe Road	402 Cannon Park	0	558	74	+	Within the reasonable vicinity of employment areas and the town centres and schools.
CEN32	No proposed allocation	Middlehaven	4 Riverside Park	0	313	0	+	Within the reasonable vicinity of employment areas and the town centres and schools.
CEN37	No proposed allocation	107 - 109 Linthorpe Road	426 Cannon Park	0	583	56	+	Within the reasonable vicinity of employment areas and the town centres and schools.

Ref Number	Housing Allocation	Site Name	Nearest employment site (metres)	Middlesbrough town centre (metres)	Secondary School (metres)	Distance to bus stop (metres)	SA Assessment
CEN4	No proposed allocation	Centre North East	517 Riverside Park	0 414	Outwood Academy Riverside	20 +	Within the reasonable vicinity of employment areas and the town centres and schools.
CEN46	No proposed allocation	48-52 Albert Road	511 Riverside Park	0 389	Outwood Academy Riverside	57 +	Within the reasonable vicinity of employment areas and the town centres and schools.
CEN49	No proposed allocation	124-130 Linthorpe Road	477 Cannon Park	0 576	Outwood Academy Riverside	17 +	Within the reasonable vicinity of employment areas and the town centres and schools.
CEN5	No proposed allocation	Site of former Douglas House	93 Whitestone Business Park	339 392	Outwood Academy Riverside	0 +	Within the reasonable vicinity of employment areas and the town centres and schools.
CEN50	No proposed allocation	Harrison House	564 Whitestone Business Park	120 344	Outwood Academy Riverside	124 +	Within comfortable walking distance of employment areas and the town centres.
CEN51	No proposed allocation	242 Marton Road	309 Whitestone Business Park	798 901	Outwood Academy Riverside	40 +	Within the reasonable vicinity of employment areas and the town centres and schools.
CEN7	No proposed allocation	Site of former Odeon cinema	696 Whitestone Business Park	0 153	Outwood Academy Riverside	81 +	Within the reasonable vicinity of employment areas and the town centres and schools.
CEN8	No proposed allocation	2 Longlands Road	244 Warelands Way	946 1045	Outwood Academy Riverside	53 +	Within the reasonable vicinity of employment areas and the town centres and schools.
CEN9	No proposed allocation	Site of former CSI	622 Whitestone Business Park	0 80	Outwood Academy Riverside	91 +	Within the reasonable vicinity of employment areas and the town centres and schools.
KAD1	No proposed allocation	Coulby Manor Cottage	3598 Warelands Way	3783 1073	Trinity Catholic College	114 -	Access to current bus stops but existing employment areas and town centre beyond comfortable walking distance
LAD1	No proposed allocation	Ladgate Woods	3046 Warelands Way	3504 724	Trinity Catholic College	4 -	Access to current bus stops but existing employment areas and

Ref Number	Housing Allocation	Site Name	Nearest employment site (metres)	Middlesbrough town centre (metres)	Secondary School (metres)	Distance to bus stop (metres)	SA Assessment		
							town centre beyond comfortable walking distance		
LAD2	No proposed allocation	Land adjacent Ladgate Lane	3269	Warelands Way	3580	788	Trinity Catholic College	4 -	Access to current bus stops but existing employment areas and town centre beyond comfortable walking distance
LIN2	No proposed allocation	1 Burlam Road	1000	Newport South Business Park	909	1088	Macmillan Academy	0 +	Within the reasonable vicinity of employment areas and the town centres and schools.
LIN4	No proposed allocation	Dorman's Club Field	1467	Letitia Industrial Estate	1380	1287	Macmillan Academy	5 N	Access to current bus stops but existing employment areas and town centre at limits of walking distance
LIN6	No proposed allocation	115 Burlam Road	1019	Letitia Industrial Estate	1388	791	Macmillan Academy	43 +	Within the reasonable vicinity of employment areas and the town centres and schools.
LON3	No proposed allocation	Land at rear of 50 - 60 Hutton Road	0	Warelands Way	1369	1387	Unity City Academy	254 +	Within the reasonable vicinity of employment areas and the town centres and schools.
LON6	No proposed allocation	Acklam Iron & Steelworks Club	737	Warelands Way	768	1367	Outwood Academy Riverside	20 +	Within the reasonable vicinity of employment areas and the town centres and schools.
LON8	No proposed allocation	Farndale Road	560	Warelands Way	1473	1414	Unity City Academy	133 +	Within the reasonable vicinity of employment areas and the town centres and schools.
MAE1	No proposed allocation	Bracken Grange	1589	Warelands Way	2559	1100	Unity City Academy	117 N	Access to current bus stops but existing employment areas and town centre at limits of walking distance
MAE4	No proposed allocation	Rowan Park	1971	Warelands Way	3141	1006	Unity City Academy	210 N	Access to current bus stops but existing employment areas and town centre at limits of walking distance

Ref Number	Housing Allocation	Site Name	Nearest employment site (metres)	Middlesbrough town centre (metres)	Secondary School (metres)	Distance to bus stop (metres)	SA Assessment	
MAE5	No proposed allocation	Land East of Roseland Drive/ The Grove	2918 Warelands Way	4087	1737	Unity City Academy	199 -	Access to current bus stops but existing employment areas and town centre beyond comfortable walking distance
MAE6	No proposed allocation	43 The Grove	3180 Warelands Way	4264	2067	Unity City Academy	205 -	Access to current bus stops but existing employment areas and town centre beyond comfortable walking distance
MAW4	No proposed allocation	Middlesbrough Golf Club	5744 Warelands Way	6667	2251	Nunthorpe Academy	525 -	Access to current bus stops but existing employment areas and town centre beyond comfortable walking distance
NEW1	No proposed allocation	303-307 Linthorpe Road	623 Newport South Business Park	0	1081	Outwood Academy Riverside	33 +	Within the reasonable vicinity of employment areas and the town centres and schools.
NEW2	No proposed allocation	Union Village	255 Newport South Business Park	0	675	Outwood Academy Riverside	4 +	Within the reasonable vicinity of employment areas and the town centres and schools.
NEW3	No proposed allocation	Land adjacent Ayresome Gardens	593 Newport South Business Park	153	1317	Outwood Academy Riverside	38 +	Within the reasonable vicinity of employment areas and the town centres and schools.
NEW4	No proposed allocation	The Junction, 2 Union Street	290 Cannon Park	139	820	Outwood Academy Riverside	72 +	Within the reasonable vicinity of employment areas and the town centres and schools.
NOR1	No proposed allocation	44 Westbourne Grove	382 Warelands Way	971	1122	Outwood Academy Riverside	96 +	Within the reasonable vicinity of employment areas and the town centres and schools.
NOR3	No proposed allocation	Former Crystal Galleries site	384 Warelands Way	947	1097	Outwood Academy Riverside	77 +	Within the reasonable vicinity of employment areas and the town centres and schools.
NUN1	No proposed allocation	Grey Towers Village	5204 Warelands Way	6215	1513	Nunthorpe Academy	6 -	Access to current bus stops but existing employment areas and

Ref Number	Housing Allocation	Site Name	Nearest employment site (metres)		Middlesbrough town centre (metres)	Secondary School (metres)		Distance to bus stop (metres)	SA Assessment	
									town centre beyond comfortable walking distance	
NUN4	No proposed allocation	Nunthorpe Hall Farm buildings	6618	East Middlesbrough Industrial Estate	7722	2107	Nunthorpe Academy	0	-	Access to current bus stops but existing employment areas and town centre beyond comfortable walking distance
NUN5	No proposed allocation	Brethren Meeting Hall	4075	Warelands Way	5275	1093	Nunthorpe Academy	261	-	Access to current bus stops but existing employment areas and town centre beyond comfortable walking distance
NUN6	No proposed allocation	Land south west of Grey Towers Farm	5914	Warelands Way	6982	1680	Nunthorpe Academy	230	-	Access to current bus stops but existing employment areas and town centre beyond comfortable walking distance
NUN7	No proposed allocation	Muirfield	5041	East Middlesbrough Industrial Estate	6201	920	Nunthorpe Academy	149	-	Access to current bus stops but existing employment areas and town centre beyond comfortable walking distance
PAR1	No proposed allocation	91-97 St Barnabas Road	795	Newport South Business Park	695	1083	Macmillan Academy	136	+	Within comfortable walking distance of employment areas and the town centres.
PAR2	No proposed allocation	Land to rear of Rochester, Eastbourne and Mulgrave Roads	1503	Warelands Way	971	1804	Trinity Catholic College	64	N	Access to current bus stops but existing employment areas and town centre at limits of walking distance
PAR3	No proposed allocation	Dorman House	864	Newport South Business Park	370	1482	Macmillan Academy	29	+	Within the reasonable vicinity of employment areas and the town centres and schools.
PAR4	No proposed allocation	Former Church Hall, Linthorpe Road	853	Newport South Business Park	415	1427	Macmillan Academy	2	+	Within the reasonable vicinity of employment areas and the town centres and schools.

Ref Number	Housing Allocation	Site Name	Nearest employment site (metres)	Middlesbrough town centre (metres)	Secondary School (metres)	Distance to bus stop (metres)	SA Assessment			
PAR5	No proposed allocation	406 Linthorpe Road (Albert Park Hotel)	970	Newport South Business Park	518	1482	Macmillan Academy	39	+	Within the reasonable vicinity of employment areas and the town centres and schools.
PEB1	No proposed allocation	56 Cargo Fleet Lane	1906	East Middlesbrough Industrial Estate	3659	739	Outwood Academy Ormesby	12	N	Access to current bus stops but existing employment areas and town centre at limits of walking distance
PEB2	No proposed allocation	Land adjacent Vaughan Shopping Centre	1805	East Middlesbrough Industrial Estate	3793	400	Outwood Academy Ormesby	75	N	Access to current bus stops but existing employment areas and town centre at limits of walking distance
PEB3	No proposed allocation	Former Park End Pub site	2183	Warelands Way	3554	850	Unity City Academy	131	-	Access to current bus stops but existing employment areas and town centre beyond comfortable walking distance
PEB4	No proposed allocation	Former Wee Willie Pub site	1917	Warelands Way	3128	888	Unity City Academy	249	N	Access to current bus stops but existing employment areas and town centre at limits of walking distance
STA10	No proposed allocation	Grange Farm	5522	Warelands Way	5450	1659	The Kings Academy	25	-	Access to current bus stops but existing employment areas and town centre beyond comfortable walking distance
STA11	No proposed allocation	Field east of Maltby Road and west of Thornton	5695	Letitia Industrial Estate	5732	2752	The Kings Academy	99	-	Access to current bus stops but existing employment areas and town centre beyond comfortable walking distance
STA17	No proposed allocation	Glebe Field - West of Thornton Road	5423	Letitia Industrial Estate	5409	2497	The Kings Academy	100	-	Access to current bus stops but existing employment areas and town centre beyond comfortable walking distance
STA2	No proposed allocation	Upper Farm	5227	Letitia Industrial Estate	5348	2483	Acklam Grange School	203	-	Access to current bus stops but existing

Ref Number	Housing Allocation	Site Name	Nearest employment site (metres)		Middlesbrough town centre (metres)		Secondary School (metres)		Distance to bus stop (metres)	SA Assessment
										employment areas and town centre beyond comfortable walking distance
STA4	No proposed allocation	Land East of Thornton and West of Stainton Beck	5564	Letitia Industrial Estate	5516	2034	The Kings Academy	0	-	Access to current bus stops but existing employment areas and town centre beyond comfortable walking distance
STA9	No proposed allocation	Strait Lane (south of Montpellier Manor)	4905	Letitia Industrial Estate	4934	2184	Acklam Grange School	21	-	Access to current bus stops but existing employment areas and town centre beyond comfortable walking distance
TRI5	No proposed allocation	Land south west of Stainsby Hall Farmstead	4392	Letitia Industrial Estate	4660	1675	Acklam Grange School	541	-	Access to current bus stops but existing employment areas and town centre beyond comfortable walking distance
TRI6	No proposed allocation	Land south of Stainsby Hall Farmstead	4385	Letitia Industrial Estate	4626	1656	Acklam Grange School	468	-	Access to current bus stops but existing employment areas and town centre beyond comfortable walking distance

Climate change

Site analysis to review specific spatial implications of site in relation to adaption to climate change – in particular flood risk.

This analysis informs assessment of site allocations in relation to one SA objective:

- 5. To respond to and enable adaptation to the impacts of climate change

Ref Number	Housing Allocation	Site Name	Flood zone 2		Flood Zone 3		SA Assessment
			Area (Ha)	% of Site	Area (Ha)	% of Site	
ACK1	No proposed allocation	Newbridge Court	None	None	None	None	+ No identified flood risk from rivers or sea.
ACK2	No proposed allocation	Acklam Hall - lawn to north east	None	None	None	None	+ No identified flood risk from rivers or sea.

Ref Number	Housing Allocation	Site Name	Flood zone 2		Flood Zone 3		SA Assessment
			Area (Ha)	% of Site	Area (Ha)	% of Site	
ACK3	No proposed allocation	Acklam Hall - field to North	None	None	None	None	+ No identified flood risk from rivers or sea.
AYR1	No proposed allocation	Acklam Gardens	None	None	None	None	+ No identified flood risk from rivers or sea.
BER1	No proposed allocation	Former Quoit and Air Rifle Club site	0.22	57%	0.093	24%	-- Significant risk of flooding FZ3
BRA3	No proposed allocation	College Gardens	0.02	1%	None	None	N Minor risk of flooding within FRZ2
BRA4	No proposed allocation	Former St Thomas Church	None	None	None	None	+ No identified flood risk from rivers or sea.
BRA5	No proposed allocation	Former Milford & Portland House and Jupiter Court	0.06	2%	0.002	0%	- Minor risk of flooding within FRZ3
BRA6	No proposed allocation	Fleet House	0.00	0%	None	None	N Minor risk of flooding within FRZ2
BRA7	No proposed allocation	Thorntree House	0.00	0%	None	None	N Minor risk of flooding within FRZ2
CEN1	No proposed allocation	277 Marton Road	None	None	None	None	+ No identified flood risk from rivers or sea.
CEN10	No proposed allocation	Site of former Dunning Street Police Station	None	None	None	None	+ No identified flood risk from rivers or sea.
CEN11	No proposed allocation	282-290 Linthorpe Road	None	None	None	None	+ No identified flood risk from rivers or sea.
CEN12	No proposed allocation	7-13 Waterloo Road	None	None	None	None	+ No identified flood risk from rivers or sea.
CEN14	No proposed allocation	1-29 Station Street	None	None	None	None	+ No identified flood risk from rivers or sea.
CEN15	No proposed allocation	Vancouver House	None	None	None	None	+ No identified flood risk from rivers or sea.
CEN17	No proposed allocation	45-49 Albert Road	None	None	None	None	+ No identified flood risk from rivers or sea.
CEN18	No proposed allocation	4-6 Park Road North	None	None	None	None	+ No identified flood risk from rivers or sea.
CEN2	No proposed allocation	15-25 Albert Road	None	None	None	None	+ No identified flood risk from rivers or sea.
CEN20	No proposed allocation	Land adjacent 234 Linthorpe Road	None	None	None	None	+ No identified flood risk from rivers or sea.
CEN21	No proposed allocation	Church House	None	None	None	None	+ No identified flood risk from rivers or sea.
CEN24	No proposed allocation	304 Linthorpe Road & 5 Albert Terrace	None	None	None	None	+ No identified flood risk from rivers or sea.
CEN28	No proposed allocation	Jayden House (2-4 Granville Road)	None	None	None	None	+ No identified flood risk from rivers or sea.
CEN30	No proposed allocation	35-37 Albert Road	None	None	None	None	+ No identified flood risk from rivers or sea.

Ref Number	Housing Allocation	Site Name	Flood zone 2		Flood Zone 3		SA Assessment	
			Area (Ha)	% of Site	Area (Ha)	% of Site		
CEN31	No proposed allocation	87-89 Linthorpe Road	None	None	None	None	+	No identified flood risk from rivers or sea.
CEN32	No proposed allocation	Middlehaven	7.68	17%	6.441	14%	--	Risk of flooding within FRZ3
CEN37	No proposed allocation	107 - 109 Linthorpe Road	None	None	None	None	+	No identified flood risk from rivers or sea.
CEN4	No proposed allocation	Centre North East	None	None	None	None	+	No identified flood risk from rivers or sea.
CEN46	No proposed allocation	48-52 Albert Road	None	None	None	None	+	No identified flood risk from rivers or sea.
CEN49	No proposed allocation	124-130 Linthorpe Road	None	None	None	None	+	No identified flood risk from rivers or sea.
CEN5	No proposed allocation	Site of former Douglas House	0.48	90%	0.288	54%	--	Significant risk of flooding FZ3
CEN50	No proposed allocation	Harrison House	None	None	None	None	+	No identified flood risk from rivers or sea.
CEN51	No proposed allocation	242 Marton Road	None	None	None	None	+	No identified flood risk from rivers or sea.
CEN7	No proposed allocation	Site of former Odeon cinema	None	None	None	None	+	No identified flood risk from rivers or sea.
CEN8	No proposed allocation	2 Longlands Road	None	None	None	None	+	No identified flood risk from rivers or sea.
CEN9	No proposed allocation	Site of former CSI	None	None	None	None	+	No identified flood risk from rivers or sea.
KAD1	No proposed allocation	Coulby Manor Cottage	None	None	None	None	+	No identified flood risk from rivers or sea.
LAD1	No proposed allocation	Ladgate Woods	0.52	2%	0.266	1%	-	Minor risk of flooding within FRZ3
LAD2	No proposed allocation	Land adjacent Ladgate Lane	None	None	None	None	+	No identified flood risk from rivers or sea.
LIN2	No proposed allocation	1 Burlam Road	None	None	None	None	+	No identified flood risk from rivers or sea.
LIN4	No proposed allocation	Dorman's Club Field	None	None	None	None	+	No identified flood risk from rivers or sea.
LIN6	No proposed allocation	115 Burlam Road	None	None	None	None	+	No identified flood risk from rivers or sea.
LON3	No proposed allocation	Land at rear of 50 - 60 Hutton Road	None	None	None	None	+	No identified flood risk from rivers or sea.
LON6	No proposed allocation	Acklam Iron & Steelworks Club	0.10	5%	None	None	N	Minor risk of flooding within FRZ2
LON8	No proposed allocation	Farndale Road	None	None	None	None	+	No identified flood risk from rivers or sea.
MAE1	No proposed allocation	Bracken Grange	None	None	None	None	+	No identified flood risk from rivers or sea.

Ref Number	Housing Allocation	Site Name	Flood zone 2		Flood Zone 3			SA Assessment
			Area (Ha)	% of Site	Area (Ha)	% of Site		
MAE4	No proposed allocation	Rowan Park	0.23	7%	0.087	3%	-	Minor risk of flooding within FRZ3
MAE5	No proposed allocation	Land East of Roseland Drive/ The Grove	1.69	39%	0.682	16%	--	Significant risk of flooding FZ3
MAE6	No proposed allocation	43 The Grove	0.01	1%	0.006	1%	-	Minor risk of flooding within FRZ3
MAW4	No proposed allocation	Middlesbrough Golf Club	None	None	None	None	+	No identified flood risk from rivers or sea.
NEW1	No proposed allocation	303-307 Linthorpe Road	None	None	None	None	+	No identified flood risk from rivers or sea.
NEW2	No proposed allocation	Union Village	None	None	None	None	+	No identified flood risk from rivers or sea.
NEW3	No proposed allocation	Land adjacent Ayresome Gardens	None	None	None	None	+	No identified flood risk from rivers or sea.
NEW4	No proposed allocation	The Junction, 2 Union Street	None	None	None	None	+	No identified flood risk from rivers or sea.
NOR1	No proposed allocation	44 Westbourne Grove	None	None	None	None	+	No identified flood risk from rivers or sea.
NOR3	No proposed allocation	Former Crystal Galleries site	None	None	None	None	+	No identified flood risk from rivers or sea.
NUN1	No proposed allocation	Grey Towers Village	None	None	None	None	+	No identified flood risk from rivers or sea.
NUN4	No proposed allocation	Nunthorpe Hall Farm buildings	None	None	None	None	+	No identified flood risk from rivers or sea.
NUN5	No proposed allocation	Brethren Meeting Hall	None	None	None	None	+	No identified flood risk from rivers or sea.
NUN6	No proposed allocation	Land south west of Grey Towers Farm	None	None	None	None	+	No identified flood risk from rivers or sea.
NUN7	No proposed allocation	Muirfield	None	None	None	None	+	No identified flood risk from rivers or sea.
PAR1	No proposed allocation	91-97 St Barnabas Road	None	None	None	None	+	No identified flood risk from rivers or sea.
PAR2	No proposed allocation	Land to rear of Rochester, Eastbourne and Mulgrave Roads	None	None	None	None	+	No identified flood risk from rivers or sea.
PAR3	No proposed allocation	Dorman House	None	None	None	None	+	No identified flood risk from rivers or sea.
PAR4	No proposed allocation	Former Church Hall, Linthorpe Road	None	None	None	None	+	No identified flood risk from rivers or sea.
PAR5	No proposed allocation	406 Linthorpe Road (Albert Park Hotel)	None	None	None	None	+	No identified flood risk from rivers or sea.
PEB1	No proposed allocation	56 Cargo Fleet Lane	0.00	1%	None	None	N	Minor risk of flooding within FRZ2
PEB2	No proposed allocation	Land adjacent Vaughan Shopping Centre	None	None	None	None	+	No identified flood risk from rivers or sea.

Ref Number	Housing Allocation	Site Name	Flood zone 2		Flood Zone 3		SA Assessment	
			Area (Ha)	% of Site	Area (Ha)	% of Site		
PEB3	No proposed allocation	Former Park End Pub site	None	None	None	None	+	No identified flood risk from rivers or sea.
PEB4	No proposed allocation	Former Wee Willie Pub site	None	None	None	None	+	No identified flood risk from rivers or sea.
STA10	No proposed allocation	Grange Farm	0.52	2%	None	None	N	Minor risk of flooding within FRZ2
STA11	No proposed allocation	Field east of Maltby Road and west of Thornton	None	None	None	None	+	No identified flood risk from rivers or sea.
STA17	No proposed allocation	Glebe Field - West of Thornton Road	0.27	38%	None	None	N	Minor risk of flooding within FRZ2
STA2	No proposed allocation	Upper Farm	0.94	2%	None	None	N	Minor risk of flooding within FRZ2
STA4	No proposed allocation	Land East of Thornton and West of Stainton Beck	1.25	4%	None	None	N	Minor risk of flooding within FRZ2
STA9	No proposed allocation	Strait Lane (south of Montpellier Manor)	None	None	None	None	+	No identified flood risk from rivers or sea.
TRI5	No proposed allocation	Land south west of Stainsby Hall Farmstead	None	None	None	None	+	No identified flood risk from rivers or sea.
TRI6	No proposed allocation	Land south of Stainsby Hall Farmstead	None	None	None	None	+	No identified flood risk from rivers or sea.

Health

Site analysis to review specific spatial implications of site in relation to health inequality and healthy lifestyles, particularly with regard to access to areas of open space for leisure, sport and and play, other recreation and sport facilities and town centres as destinations for access to services and that can facilitate walking and cycling.

- Please note in assessing the role of the environment in supporting health lifestyles, proximity to green infrastructure and areas of open space provide potential benefits and are therefore assessed positively. However, in cases where the assessment identifies a site may include areas of existing open space, the risk of potential loss of areas of green infrastructure is noted. In these cases therefore, whilst proximity is generally positive, where a site includes open space the impact is assessed as potentially negative.

This analysis informs assessment of site allocations in relation to one SA objective:

- 6. To reduce health inequalities and promote healthy lifestyles

Ref Number	Housing Allocation	Site Name	Nearest open space (metres)		Nearest Park (metres)		Nearest Play Area (metres)		Nearest Community Hub / Libraries (metres)		Nearest Town/District /Local Centre (metres)		Recreation/Leisure		SA Assessment	
ACK1	No proposed allocation	Newbridge Court	133	The Beck Valleys	318	Acklam Hall Lawns	765	Saltersgill Field	1102	Acklam Hub	533	Saltersgill Avenue Local Centre	456	Kader Football Club - Football	N	Close proximity to open space

Ref Number	Housing Allocation	Site Name	Nearest open space (metres)		Nearest Park (metres)		Nearest Play Area (metres)		Nearest Community Hub / Libraries (metres)		Nearest Town/District /Local Centre (metres)		Recreation/Leisure		SA Assessment		
ACK2	No proposed allocation	Acklam Hall - lawn to north east	9	Amenity and natural green spaces	East and West Wood	318	Acklam Hall Lawns	1084	Kader Avenue	663	Acklam Hub	586	Acklam Road/Mandale Road Local Centre	260	Mill Hill Playing Fields - Football / Cricket	+	Close proximity to open space
ACK3	No proposed allocation	Acklam Hall - field to North	0	Amenity and natural green spaces	East and West Wood	318	Acklam Hall Lawns	1075	Kader Avenue	569	Acklam Hub	518	Acklam Road/Mandale Road Local Centre	120	Mill Hill Playing Fields - Football / Cricket	N	Close proximity to open space
AYR1	No proposed allocation	Acklam Gardens	0	Amenity and natural green spaces	Whinney Banks	65	Westbourne Park	124	Westbourne Park	367	Acklam Green Centre	218	Acklam Road/Cambridge Road Local Centre	440	Goals Teesside - Football	++	Close proximity to range of open space, parks, play areas and other key facilities.
BER1	No proposed allocation	Former Quoit and Air Rifle Club site	19	Amenity and natural green spaces	Longlands Road	46	Pallister Park	214	Henry Street Recreation Ground	662	North Ormesby Hub	452	Berwick Hills District Centre	362	Pallister Park - Lawn Bowling / Sports Courts & Hall / Judo	+	Close proximity to parks, open space.
BRA3	No proposed allocation	College Gardens	32	Amenity and natural green spaces	Hoskins Way	61	Thorntree Park	333	Whisperdale Court	242	Thorntree Community Hub	258	Beresford Buildings Local Centre	429	Ormesby Table Tennis Club - Table Tennis	++	Close proximity to range of open space, parks, play areas and other key facilities.
BRA4	No proposed allocation	Former St Thomas Church	384	The Beck Valleys	Spencer Beck	29	Henry Street	503	Millbrook Avenue	686	Thorntree Community Hub	90	Marshall Avenue Local Centre	336	Greens Amateur Boxing Club - Boxing	+	Close proximity to parks and existing retail centre
BRA5	No proposed allocation	Former Milford & Portland House and Jupiter Court	7	Amenity and natural green spaces	Longlands Road	29	Henry Street	387	Pallister Park	746	Thorntree Community Hub	133	Marshall Avenue Local Centre	346	Greens Amateur Boxing Club - Boxing	+	Close proximity to parks and existing retail centre
BRA6	No proposed allocation	Fleet House	4	Amenity and natural green spaces	3 Cs Open Space	61	Thorntree Park	432	Whisperdale Court	598	Thorntree Community Hub	323	Shelton Court Local Centre	71	Ormesby Table Tennis Club - Table Tennis	+	Close proximity to parks and existing retail centre

Ref Number	Housing Allocation	Site Name	Nearest open space (metres)		Nearest Park (metres)		Nearest Play Area (metres)		Nearest Community Hub / Libraries (metres)		Nearest Town/District /Local Centre (metres)		Recreation/Leisure		SA Assessment	
BRA7	No proposed allocation	Thorntree House	101	Amenity and natural green spaces Hoskins Way	61	Thorntree Park	314	Whisperdale Court	435	Thorntree Community Hub	467	Beresford Buildings Local Centre	231	Ormesby Table Tennis Club - Table Tennis	+	Close proximity to parks, open space.
CEN1	No proposed allocation	277 Marton Road	171	Amenity and natural green spaces Park Vale Road	11	Albert Park	398	Saltwells Road	707	International Centre	633	North Ormesby District Centre	585	Rock Antics - Indoor Climbing	+	Close proximity to parks, open space.
CEN10	No proposed allocation	Site of former Dunning Street Police Station	69	Parks and public gardens Central Gardens - The Lake	16	Central Gardens - The Lake	822	Albert Park	37	Central Library	0	Middlesbrough town centre	313	Juvenate Gym & Spa - Swimming / Gym	+	Close proximity to range of open space, parks and retail centres.
CEN11	No proposed allocation	282-290 Linthorpe Road	112	Parks and public gardens Ayresome Gardens	12	Ayresome Gardens	231	Ayresome Gardens	609	Newport Community Hub	0	Middlesbrough town centre	195	Teesside University - Football / Hockey / Gym / Squash / Sports Hall	+	Close proximity to parks and existing retail centre
CEN12	No proposed allocation	7-13 Waterloo Road	233	Parks and public gardens Ayresome Gardens	12	Ayresome Gardens	353	Ayresome Gardens	624	Newport Community Hub	5	Middlesbrough town centre	122	Teesside University - Football / Hockey / Gym / Squash / Sports Hall	+	Close proximity to parks and existing retail centre
CEN14	No proposed allocation	1-29 Station Street	386	Parks and public gardens Transporter Urban Park	387	Transporter Urban Park	1412	Ayresome Gardens	505	Myplace	0	Middlesbrough town centre	239	Phil Thomas School of Boxing - Boxing	+	Close proximity to parks and existing retail centre
CEN15	No proposed allocation	Vancouver House	136	Parks and public gardens Central Gardens - The Lake	16	Central Gardens - The Lake	1144	Saltwells Road	223	Central Library	0	Middlesbrough town centre	49	Juvenate Gym & Spa - Swimming / Gym	+	Close proximity to range of open space, parks and retail centres.
CEN17	No proposed allocation	45-49 Albert Road	250	Parks and public gardens Central Gardens - The Lake	16	Central Gardens - The Lake	1216	Albert Park	280	Central Library	0	Middlesbrough town centre	200	Juvenate Gym & Spa - Swimming / Gym	+	Close proximity to range of open space, parks and retail centres.
CEN18	No proposed allocation	4-6 Park Road North	52	Parks and public gardens Ayresome Gardens	12	Ayresome Gardens	175	Ayresome Gardens	684	Newport Community Hub	0	Middlesbrough town centre	272	Teesside University - Football / Hockey / Gym / Squash / Sports Hall	+	Close proximity to parks and

Ref Number	Housing Allocation	Site Name	Nearest open space (metres)		Nearest Park (metres)		Nearest Play Area (metres)		Nearest Community Hub / Libraries (metres)		Nearest Town/District /Local Centre (metres)		Recreation/Leisure		SA Assessment		
			Distance	Open Space	Distance	Park	Distance	Play Area	Distance	Hub	Distance	Town/District	Distance	Recreation/Leisure	SA	Assessment	
																	existing retail centre
CEN2	No proposed allocation	15-25 Albert Road	294	Parks and public gardens	Central Gardens - The Lake	16	Central Gardens - The Lake	1276	Albert Park	338	Central Library	0	Middlesbrough town centre	208	Juvenate Gym & Spa - Swimming / Gym	+	Close proximity to range of open space, parks and retail centres.
CEN20	No proposed allocation	Land adjacent 234 Linthorpe Road	224	Parks and public gardens	King Edwards Square	313	King Edwards Square	403	Ayresome Gardens	546	Newport Community Hub	0	Middlesbrough town centre	192	Teesside University - Football / Hockey / Gym / Squash / Sports Hall	+	Close proximity to parks and existing retail centre
CEN21	No proposed allocation	Church House	168	Parks and public gardens	King Edwards Square	313	King Edwards Square	891	Albert Park	137	Central Library	0	Middlesbrough town centre	249	Level X - Indoor Karting	+	Close proximity to range of open space, parks and retail centres.
CEN24	No proposed allocation	304 Linthorpe Road & 5 Albert Terrace	60	Parks and public gardens	Ayresome Gardens	12	Ayresome Gardens	188	Ayresome Gardens	646	Newport Community Hub	0	Middlesbrough town centre	237	Teesside University - Football / Hockey / Gym / Squash / Sports Hall	+	Close proximity to parks and existing retail centre
CEN28	No proposed allocation	Jayden House (2-4 Granville Road)	162	Parks and public gardens	Ayresome Gardens	12	Ayresome Gardens	282	Ayresome Gardens	612	Newport Community Hub	0	Middlesbrough town centre	167	Teesside University - Football / Hockey / Gym / Squash / Sports Hall	+	Close proximity to parks and existing retail centre
CEN30	No proposed allocation	35-37 Albert Road	271	Parks and public gardens	Central Gardens - The Lake	16	Central Gardens - The Lake	1246	Albert Park	308	Central Library	0	Middlesbrough town centre	202	Juvenate Gym & Spa - Swimming / Gym	+	Close proximity to range of open space, parks and retail centres.
CEN31	No proposed allocation	87-89 Linthorpe Road	269	Parks and public gardens	King Edwards Square	313	King Edwards Square	969	Ayresome Gardens	242	Central Library	0	Middlesbrough town centre	145	Level X - Indoor Karting	+	Close proximity to range of open space, parks and retail centres.
CEN32	No proposed allocation	Middlehaven	0	Parks and public gardens	Transporter Urban Park	387	Transporter Urban Park	832	Saltwells Road	0	Myplace	0	Middlesbrough town centre	0	Middlesbrough College - Football / Gymnastics / Gym	+	Close proximity to range of open space,

Ref Number	Housing Allocation	Site Name	Nearest open space (metres)		Nearest Park (metres)		Nearest Play Area (metres)		Nearest Community Hub / Libraries (metres)		Nearest Town/District /Local Centre (metres)		Recreation/Leisure		SA Assessment		
			Distance	Description	Distance	Description	Distance	Description	Distance	Description	Distance	Description	Distance	Description	Rating	Notes	
																	parks and retail centres.
CEN37	No proposed allocation	107 - 109 Linthorpe Road	178	Parks and public gardens	313	King Edwards Square	880	Ayresome Gardens	252	Central Library	0	Middlesbrough town centre	183	Level X - Indoor Karting	+	Close proximity to range of open space, parks and retail centres.	
CEN4	No proposed allocation	Centre North East	194	Parks and public gardens	16	Central Gardens - The Lake	1110	Albert Park	184	Central Library	0	Middlesbrough town centre	215	Juvenate Gym & Spa - Swimming / Gym	+	Close proximity to range of open space, parks and retail centres.	
CEN46	No proposed allocation	48-52 Albert Road	210	Parks and public gardens	16	Central Gardens - The Lake	1199	Albert Park	257	Central Library	0	Middlesbrough town centre	154	Juvenate Gym & Spa - Swimming / Gym	+	Close proximity to range of open space, parks and retail centres.	
CEN49	No proposed allocation	124-130 Linthorpe Road	96	Parks and public gardens	313	King Edwards Square	809	Ayresome Gardens	247	Central Library	0	Middlesbrough town centre	250	Level X - Indoor Karting	+	Close proximity to range of open space, parks and retail centres.	
CEN5	No proposed allocation	Site of former Douglas House	65	Parks and public gardens	317	St. Johns Gate Park	389	Saltwells Road	231	International Centre	339	Middlesbrough town centre	168	Steel City Gym - Gym	++	Close proximity to range of open space, parks, play areas and other key facilities.	
CEN50	No proposed allocation	Harrison House	169	Parks and public gardens	16	Central Gardens - The Lake	700	Albert Park	209	International Centre	120	Middlesbrough town centre	333	Steel City Gym - Gym	+	Close proximity to range of open space, parks and retail centres.	
CEN51	No proposed allocation	242 Marton Road	211	Amenity and natural green spaces	50	Saltwells Road	335	Saltwells Road	702	International Centre	572	North Ormesby District Centre	545	Rock Antics - Indoor Climbing	+	Close proximity to parks, open space.	

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CEN7	No proposed allocation	Site of former Odeon cinema	124	Parks and public gardens	Central Gardens - The Lake	16	Central Gardens - The Lake	1021	Saltwells Road	256	Central Library	0	Middlesbrough town centre	42	Juvenate Gym & Spa - Swimming / Gym	+	Close proximity to range of open space, parks and retail centres.
CEN8	No proposed allocation	2 Longlands Road	248	Amenity and natural green spaces	Brinewells Gardens	50	Saltwells Road	382	Saltwells Road	818	Grove Hill Community Hub	626	North Ormesby District Centre	403	Rock Antics - Indoor Climbing	+	Close proximity to parks, open space.
CEN9	No proposed allocation	Site of former CSI	86	Parks and public gardens	Central Gardens - The Lake	16	Central Gardens - The Lake	948	Saltwells Road	273	Central Library	0	Middlesbrough town centre	140	Juvenate Gym & Spa - Swimming / Gym	+	Close proximity to range of open space, parks and retail centres.
KAD1	No proposed allocation	Coulby Manor Cottage	22	Amenity and natural green spaces	Walkway & Cycleway West of Golf Course	28	Hemlington Rec Ground	1046	Brabourn Gardens	942	Hemlington Community Hub	742	Viewly Centre Local Centre	458	Middlesbrough Municipal Golf Club - Golf	+	Close proximity to parks, open space.
LAD1	No proposed allocation	Ladgate Woods	0	The Beck Valleys	Newham Beck	54	Stewart Park	692	Broughton Avenue	386	Langdon Square Community Centre	708	Broughton Avenue Local Centre	182	Newham Grange Leisure Farm - Leisure Farm	+	Close proximity to parks, open space.
LAD2	No proposed allocation	Land adjacent Ladgate Lane	71	Amenity and natural green spaces	Buckthorn Grove	14	Brabourne Gardens	1023	Broughton Avenue	882	Langdon Square Community Centre	1041	Broughton Avenue Local Centre	154	Middlesbrough Municipal Golf Club - Golf	+	Close proximity to parks, open space.
LIN2	No proposed allocation	1 Burlam Road	49	Local Nature Reserves	Linthorpe Cemetery	53	St Barnabas Rec Ground	654	Westbourne Park	386	Linthorpe Community Centre	227	Roman Road Local Centre	567	Middlesbrough Bowling Club - Lawn Bowls	+	Close proximity to parks and existing retail centre
LIN4	No proposed allocation	Dorman's Club Field	325	Parks and public gardens	Westbourne Park	65	Westbourne Park	481	Westbourne Park	687	Acklam Green Centre	171	Roman Road Local Centre	581	Middlesbrough Bowling Club - Lawn Bowls	+	Close proximity to parks and existing retail centre
LIN6	No proposed allocation	115 Burlam Road	12	Local Nature Reserves	Linthorpe Cemetery	65	Westbourne Park	122	Westbourne Park	685	Acklam Green Centre	410	Acklam Road/Cambridge Road Local Centre	737	Goals Teesside - Football	+	Close proximity to parks, open space.
LON3	No proposed allocation	Land at rear of 50 - 60 Hutton Road	16	The Beck Valleys	Ormesby Beck	22	Longlands Doorstep Green	521	Longlands Doorstep Green	805	North Ormesby Hub	575	North Ormesby District Centre	14	Rock Antics - Indoor Climbing	+	Close proximity to

Ref Number	Housing Allocation	Site Name	Nearest open space (metres)		Nearest Park (metres)		Nearest Play Area (metres)		Nearest Community Hub / Libraries (metres)		Nearest Town/District /Local Centre (metres)		Recreation/Leisure		SA Assessment		
																	parks, open space.
LON6	No proposed allocation	Acklam Iron & Steelworks Club	5	Amenity and natural green spaces	Eden Road	11	Albert Park	351	Albert Park	290	Grove Hill Community Hub	398	Eastbourne Road Local Centre	391	Middlesbrough Badminton Club - Badminton	++	Close proximity to range of open space, parks, play areas and other key facilities.
LON8	No proposed allocation	Farndale Road	0	Parks and public gardens	Longlands Doorstep Green	22	Longlands Doorstep Green	26	Longlands Doorstep Green	368	Grove Hill Community Hub	108	Belle Vue Local Centre	223	Middlesbrough Badminton Club - Badminton	++	Close proximity to range of open space, parks, play areas and other key facilities.
MAE1	No proposed allocation	Bracken Grange	26	Amenity and natural green spaces	Prissick Base	54	Stewart Park	490	Broughton Avenue	461	Easterside Community Hub	368	Broughton Avenue Local Centre	100	Middlesbrough Sports Village - Football / Gym / Sports Hall / Athletics / Cycling / Skate Park	+	Close proximity to parks and existing retail centre
MAE4	No proposed allocation	Rowan Park	0	Amenity and natural green spaces	Marton Avenue Village Green	54	Stewart Park	452	Sandringham Road	764	Easterside Community Hub	628	Langley Court Local Centre	116	Middlesbrough Sports Village - Football / Gym / Sports Hall / Athletics / Cycling / Skate Park	+	Close proximity to parks, open space.
MAE5	No proposed allocation	Land East of Roseland Drive/ The Grove	0	The Beck Valleys	Low Gill	54	Stewart Park	403	Stewart Park	700	Marton Community Centre	852	Stokesley Road/Gypsy Lane Local Centre	971	Middlesbrough Sports Village - Football / Gym / Sports Hall / Athletics / Cycling / Skate Park	+	Close proximity to parks, open space.
MAE6	No proposed allocation	43 The Grove	87	The Beck Valleys	Low Gill	54	Stewart Park	439	Stewart Park	597	Marton Community Centre	703	Stokesley Road/Gypsy Lane Local Centre	847	Marton Cricket Club - Cricket / Football / Hockey	+	Close proximity to parks, open space.
MAW4	No proposed allocation	Middlesbrough Golf Club	182	The Beck Valleys	Marton West Beck (South of Stainton Way)	13	Bonnygrove Park	665	Bonnygrove Park	1881	Marton Community Centre	1600	The Avenue Local Centre	219	Middlesbrough Golf Club - Golf	+	Close proximity to parks, open space.

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NEW1	No proposed allocation	303-307 Linthorpe Road	75	Parks and public gardens	Ayresome Gardens	12	Ayresome Gardens	187	Ayresome Gardens	591	Newport Community Hub	0	Middlesbrough town centre	264	Teesside University - Football / Hockey / Gym / Squash / Sports Hall	+	Close proximity to parks and existing retail centre
NEW2	No proposed allocation	Union Village	63	Parks and public gardens	King Edwards Square	313	King Edwards Square	427	Ayresome Gardens	76	Newport Community Hub	0	Middlesbrough town centre	225	Level X - Indoor Karting	+	Close proximity to range of open space, parks and retail centres.
NEW3	No proposed allocation	Land adjacent Ayresome Gardens	0	Parks and public gardens	Ayresome Gardens	12	Ayresome Gardens	22	Ayresome Gardens	634	Linthorpe Community Centre	51	Linthorpe Village District Centre	449	Albert Park - Tennis / Lawn Bowls / Roller Skating	+	Close proximity to parks and existing retail centre
NEW4	No proposed allocation	The Junction, 2 Union Street	64	Parks and public gardens	Eshwood Square	461	Eshwood Square	723	Ayresome Gardens	360	Newport Community Hub	139	Middlesbrough town centre	213	Level X - Indoor Karting	+	Close proximity to parks and existing retail centre
NOR1	No proposed allocation	44 Westbourne Grove	221	Amenity and natural green spaces	Brinewells Gardens	50	Saltwells Road	302	Saltwells Road	196	North Ormesby Hub	29	North Ormesby District Centre	598	Rock Antics - Indoor Climbing	++	Close proximity to range of open space, parks, play areas and other key facilities.
NOR3	No proposed allocation	Former Crystal Galleries site	201	Amenity and natural green spaces	Brinewells Gardens	50	Saltwells Road	277	Saltwells Road	200	North Ormesby Hub	36	North Ormesby District Centre	599	Rock Antics - Indoor Climbing	++	Close proximity to range of open space, parks, play areas and other key facilities.
NUN1	No proposed allocation	Grey Towers Village	0	Amenity and natural green spaces	Greytowers Village Green	13	Bonnygrove Park	354	Bonnygrove Park	1353	Marion Community Centre	896	The Avenue Local Centre	375	Middlesbrough Golf Club - Golf	+	Close proximity to parks, open space.
NUN4	No proposed allocation	Nunthorpe Hall Farm buildings	518	Amenity and natural green spaces	Collingham Drive	60	The Avenue	1871	Bonnygrove Park	2849	Marion Community Centre	2086	The Avenue Local Centre	1378	Marion & Nunthorpe Recreation Club - Squash / Tennis /	N	Close proximity to parks.

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													Cricket / Football / Quoits				
NUN5	No proposed allocation	Brethren Meeting Hall	0	The Beck Valleys	Low Gill	60	The Avenue	322	The Avenue	819	Marthon Community Centre	324	The Avenue Local Centre	1072	Nunthorpe Bowling Club - Lawn Bowls	+	Close proximity to parks and existing retail centre
NUN6	No proposed allocation	Land south west of Grey Towers Farm	76	Amenity and natural green spaces	Ayton Meadows	60	The Avenue	1165	Bonnygrove Park	2108	Marthon Community Centre	1406	The Avenue Local Centre	823	Marthon & Nunthorpe Recreation Club - Squash / Tennis / Cricket / Football / Quoits	+	Close proximity to parks, open space.
NUN7	No proposed allocation	Muirfield	0	Amenity and natural green spaces	Muirfield	60	The Avenue	494	The Avenue	1412	Marthon Community Centre	486	The Avenue Local Centre	251	Marthon & Nunthorpe Recreation Club - Squash / Tennis / Cricket / Football / Quoits	+	Close proximity to parks, open space.
PAR1	No proposed allocation	91-97 St Barnabas Road	78	Parks and public gardens	St Barnabas Rec Ground	53	St Barnabas Rec Ground	554	Ayresome Gardens	425	Linthorpe Community Centre	319	Linthorpe Village District Centre	726	Middlesbrough Bowling Club - Lawn Bowls	+	Close proximity to parks and existing retail centre
PAR2	No proposed allocation	Land to rear of Rochester, Eastbourne and Mulgrave Roads	249	Parks and public gardens	James Cook Park	363	James Cook Park	802	Albert Park	368	Linthorpe Community Centre	137	Eastbourne Road Local Centre	291	Middlesbrough Bowling Club - Lawn Bowls	+	Close proximity to range of open space, parks and retail centres.
PAR3	No proposed allocation	Dorman House	43	Parks and public gardens	Albert Park	11	Albert Park	288	Ayresome Gardens	380	Linthorpe Community Centre	0	Linthorpe Village District Centre	433	Albert Park - Tennis / Lawn Bowls / Roller Skating	++	Close proximity to range of open space, parks, play areas and other key facilities.
PAR4	No proposed allocation	Former Church Hall, Linthorpe Road	97	Parks and public gardens	Albert Park	11	Albert Park	315	Ayresome Gardens	332	Linthorpe Community Centre	0	Linthorpe Village District Centre	496	Albert Park - Tennis / Lawn Bowls / Roller Skating	++	Close proximity to range of open space, parks, play areas and

Ref Number	Housing Allocation	Site Name	Nearest open space (metres)		Nearest Park (metres)		Nearest Play Area (metres)		Nearest Community Hub / Libraries (metres)		Nearest Town/District /Local Centre (metres)		Recreation/Leisure		SA Assessment		
																	other key facilities.
PAR5	No proposed allocation	406 Linthorpe Road (Albert Park Hotel)	95	Parks and public gardens	Albert Park	11	Albert Park	436	Ayresome Gardens	236	Linthorpe Community Centre	0	Linthorpe Village District Centre	527	Albert Park - Tennis / Lawn Bowls / Roller Skating	+	Close proximity to parks and existing retail centre
PEB1	No proposed allocation	56 Cargo Fleet Lane	154	The Beck Valleys	Middlebeck	246	Sandringham Road	485	Netherfields Community Centre	1242	Thorntree Community Hub	323	Ormesby High Street Local Centre	795	Ormesby Table Tennis Club - Table Tennis	+	Close proximity to parks and existing retail centre
PEB2	No proposed allocation	Land adjacent Vaughan Shopping Centre	130	Play areas	Netherfields Community Centre	61	Thorntree Park	130	Netherfields Community Centre	1141	Thorntree Community Hub	399	Shelton Court Local Centre	916	Ormesby Table Tennis Club - Table Tennis	+	Close proximity to parks and existing retail centre
PEB3	No proposed allocation	Former Park End Pub site	224	Amenity and natural green spaces	Southmead Avenue	246	Sandringham Road	371	Sandringham Road	1411	Neptune Community Hub	14	Lealholm Crescent Local Centre	988	Middlesbrough Sports Village - Football / Gym / Sports Hall / Athletics / Cycling / Skate Park	+	Close proximity to parks and existing retail centre
PEB4	No proposed allocation	Former Wee Willie Pub site	0	The Beck Valleys	Ormesby Beck	246	Sandringham Road	324	Sandringham Road	1105	Easterside Community Hub	506	Langley Court Local Centre	468	Middlesbrough Sports Village - Football / Gym / Sports Hall / Athletics / Cycling / Skate Park	+	Close proximity to parks
STA10	No proposed allocation	Grange Farm	45	Amenity and natural green spaces	Fordyce Road	28	Hemlington Rec Ground	378	Hemlington Recreation Ground	888	Hemlington Community Hub	854	Viewly Centre Local Centre	449	Hemlington Recreation Ground - Football	+	Close proximity to parks, open space.
STA11	No proposed allocation	Field east of Maltby Road and west of Thornton	0	Local Wildlife sites	Maltby Beck and Throstle Nest	97	Kellgate Green	505	Clover Field Road	1747	Hemlington Community Hub	1721	Viewly Centre Local Centre	859	Escape Zone - Swimming / Gym	+	Close proximity to parks, open space.
STA17	No proposed allocation	Glebe Field - West of Thornton Road	7	Parks and public gardens	Kellgate Green	97	Kellgate Green	334	Clover Field Road	1420	Hemlington Community Hub	1389	Viewly Centre Local Centre	630	Escape Zone - Swimming / Gym	+	Close proximity to parks, open space.
STA2	No proposed allocation	Upper Farm	10	Local Wildlife sites	Maltby Beck and Throstle Nest	97	Kellgate Green	144	Clover Field Road	1649	Hemlington Community Hub	1612	Viewly Centre Local Centre	462	Escape Zone - Swimming / Gym	+	Close proximity to parks, open space.

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STA4	No proposed allocation	Land East of Thornton and West of Stainton Beck	0	Parks and public gardens	Kellgate Green	97	Kellgate Green	478	Clover Field Road	1152	Hemlington Community Hub	1121	Viewly Centre Local Centre	649	Hemlington Recreation Ground - Football	+	Close proximity to parks, open space.
STA9	No proposed allocation	Strait Lane (south of Montpellier Manor)	72	Amenity and natural green spaces	Stainton Low Wood	97	Kellgate Green	174	Clover Field Road	1382	Hemlington Community Hub	1326	Viewly Centre Local Centre	136	Escape Zone - Swimming / Gym	+	Close proximity to parks, open space.
TRI5	No proposed allocation	Land south west of Stainsby Hall Farmstead	335	The Beck Valleys	Saffwood Beck	97	Kellgate Green	923	Clover Field Road	2133	Acklam Hub	1145	Trimdon Avenue Local Centre	701	Escape Zone - Swimming / Gym	+	Close proximity to parks, open space.
TRI6	No proposed allocation	Land south of Stainsby Hall Farmstead	275	The Beck Valleys	Saffwood Beck	97	Kellgate Green	853	Clover Field Road	2045	Hemlington Community Hub	1092	Trimdon Avenue Local Centre	611	Escape Zone - Swimming / Gym	+	Close proximity to parks, open space.

Green Infrastructure and Biodiversity

Site analysis to review specific spatial implications of site in relation to green and blue infrastructure, biodiversity and geodiversity. In contrast to assessment of healthy lifestyles where proximity to green infrastructure is assessed as positive, this analysis gives regard to the potential harm to the quality / extent of assets that may occur where development takes place nearby or on part of the site. This analysis considers key features and identified areas of open space that exist at the point of undertaking the assessment.

- Please note assessments are based on the assumption that proximity to areas of open space and specific designations increases the risk of direct harm from construction or development and recreational disturbance. This is a risk based assessment identified to highlight potential mitigation requirements.

This analysis informs assessment of site allocations in relation to two SA objectives:

- 7. Protect and enhance green and blue infrastructure
- 8. To protect and enhance biodiversity and geodiversity

Ref Number	Housing Allocation	Site Name	Nearest open space (metres)		Nearest Park (metres)		Distance to LWS	LWS Name	Distance to LNR	LNR Name	Distance to SSSI	SSSI Name	Distance to SPA	SPA Name	Distance to Geological Sites	Geological Sites Name	SA Assessment
ACK1	No proposed allocation	Newbridge Court	133	The Beck Valleys	318	Acklam Hall Lawns	299	Marton West Beck & Newham Beck	1671	Linthorpe Cemetery	2867	Teesmouth and Cleveland Coast	2867	Teesmouth and Cleveland Coast	3453	Stainsby Beck Mercia	- Within 400m of designated wildlife site
ACK2	No proposed allocation	Acklam Hall - lawn to north east	9	Amenity and natural	318	Acklam Hall Lawns	716	Marton West Beck	1490	Linthorpe Cemetery	2624	Teesmouth and	2624	Teesmouth and	3143	Stainsby Beck Mercia	- Close proximity to areas of

Ref Number	Housing Allocation	Site Name	Nearest open space (metres)		Nearest Park (metres)		Distance to LWS	LWS Name	Distance to LNR	LNR Name	Distance to SSSI	SSSI Name	Distance to SPA	SPA Name	Distance to Geological Sites	Geological Sites Name	SA Assessment
			0	green spaces				& Newham Beck				Cleveland Coast		Cleveland Coast			open space
ACK3	No proposed allocation	Acklam Hall - field to North	0	Amenity and natural green spaces	East and West Wood	31	Acklam Hall Lawns	741	1342	Linthorpe Cemetery	2471	Teessmouth and Cleveland Coast	2471	Teessmouth and Cleveland Coast	3129	Stainsby Beck Mercia	- Close proximity to areas of open space
AYR1	No proposed allocation	Acklam Gardens	0	Amenity and natural green spaces	Whinney Banks	65	Westbourne Park	23	198	Linthorpe Cemetery	771	Teessmouth and Cleveland Coast	771	Teessmouth and Cleveland Coast	3560	Stainsby Beck Mercia	-- Within 50m of designated wildlife site
BER1	No proposed allocation	Former Quoit and Air Rifle Club site	19	Amenity and natural green spaces	Longlands Road	46	Pallister Park	128	523	Berwick Hills	1123	Teessmouth and Cleveland Coast	1123	Teessmouth and Cleveland Coast	6863	Stainsby Beck Mercia	- Within 400m of designated wildlife site
BRA3	No proposed allocation	College Gardens	32	Amenity and natural green spaces	Hoskins Way	61	Thorntree Park	357	1302	Berwick Hills	1713	Teessmouth and Cleveland Coast	1713	Teessmouth and Cleveland Coast	7228	Stainsby Beck Mercia	- Within 400m of designated wildlife site
BRA4	No proposed allocation	Former St Thomas Church	38	The Beck Valleys	Spencer Beck	29	Henry Street	737	1253	Berwick Hills	1191	Teessmouth and Cleveland Coast	1191	Teessmouth and Cleveland Coast	7524	Stainsby Beck Mercia	N Not in close proximity to wildlife sites or areas of open space
BRA5	No proposed allocation	Former Milford & Portland House and Jupiter Court	7	Amenity and natural green spaces	Longlands Road	29	Henry Street	359	757	Berwick Hills	1070	Teessmouth and Cleveland Coast	1070	Teessmouth and Cleveland Coast	7084	Stainsby Beck Mercia	- Within 400m of designated wildlife site
BRA6	No proposed allocation	Fleet House	4	Amenity and natural green spaces	3 Cs Open Space	61	Thorntree Park	292	1549	Berwick Hills	2242	Teessmouth and Cleveland Coast	2242	Teessmouth and Cleveland Coast	7065	Stainsby Beck Mercia	- Within 400m of designated wildlife site
BRA7	No proposed allocation	Thorntree House	10	Amenity and natural	Hoskins Way	61	Thorntree Park	347	1414	Berwick Hills	1937	Teessmouth and Cleveland Coast	1937	Teessmouth and Cleveland Coast	7151	Stainsby Beck Mercia	- Within 400m of designated

Ref Number	Housing Allocation	Site Name	Nearest open space (metres)		Nearest Park (metres)		Distance to LWS	LWS Name	Distance to LNR	LNR Name	Distance to SSSI	SSSI Name	Distance to SPA	SPA Name	Distance to Geological Sites	Geological Sites Name	SA Assessment
			17	green spaces													ad wildlife site
CEN1	No proposed allocation	277 Marton Road	17	Amenity and natural green spaces	Park Vale Road	11	Albert Park	591	578	Berwick Hills	1127	Teessmouth and Cleveland Coast	1127	Teessmouth and Cleveland Coast	5912	Stainsby Beck Mercia	- Close proximity to areas of open space
CEN10	No proposed allocation	Site of former Dunning Street Police Station	69	Parks and public gardens	Central Gardens - The Lake	16	Central Gardens - The Lake	910	1438	Berwick Hills	718	Teessmouth and Cleveland Coast	718	Teessmouth and Cleveland Coast	6132	Stainsby Beck Mercia	- Close proximity to areas of open space
CEN11	No proposed allocation	282-290 Linthorpe Road	11	Parks and public gardens	Ayresome Gardens	12	Ayresome Gardens	1359	938	Linthorpe Cemetery	1414	Teessmouth and Cleveland Coast	1414	Teessmouth and Cleveland Coast	5434	Stainsby Beck Mercia	- Close proximity to areas of open space
CEN12	No proposed allocation	7-13 Waterloo Road	23	Parks and public gardens	Ayresome Gardens	12	Ayresome Gardens	1266	1056	Linthorpe Cemetery	1337	Teessmouth and Cleveland Coast	1337	Teessmouth and Cleveland Coast	5555	Stainsby Beck Mercia	- Close proximity to areas of open space
CEN14	No proposed allocation	1-29 Station Street	38	Parks and public gardens	Transporter Urban Park	38	Transporter Urban Park	1259	1829	Linthorpe Cemetery	656	Teessmouth and Cleveland Coast	656	Teessmouth and Cleveland Coast	6559	Stainsby Beck Mercia	N Not in close proximity to wildlife sites or areas of open space
CEN15	No proposed allocation	Vancouver House	13	Parks and public gardens	Central Gardens - The Lake	16	Central Gardens - The Lake	911	1595	Berwick Hills	490	Teessmouth and Cleveland Coast	490	Teessmouth and Cleveland Coast	6445	Stainsby Beck Mercia	- Close proximity to areas of open space
CEN17	No proposed allocation	45-49 Albert Road	25	Parks and public gardens	Central Gardens - The Lake	16	Central Gardens - The Lake	1064	1737	Berwick Hills	624	Teessmouth and Cleveland Coast	624	Teessmouth and Cleveland Coast	6441	Stainsby Beck Mercia	- Close proximity to areas of open space
CEN18	No proposed allocation	4-6 Park Road North	52	Parks and public gardens	Ayresome Gardens	12	Ayresome Gardens	1428	875	Linthorpe Cemetery	1449	Teessmouth and Cleveland Coast	1449	Teessmouth and Cleveland Coast	5338	Stainsby Beck Mercia	- Close proximity to areas of open space

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																	open space	
CEN2	No proposed allocation	15-25 Albert Road	29	Parks and public gardens	Central Gardens - The Lake	16	Central Gardens - The Lake	1077	Lower Ormesby Beck	1773	Berwick Hills	598	Teessmouth and Cleveland Coast	598	Teessmouth and Cleveland Coast	6498	Stainsby Beck Mercia	- Close proximity to areas of open space
CEN20	No proposed allocation	Land adjacent 234 Linthorpe Road	22	Parks and public gardens	King Edwards Square	31	King Edwards Square	1274	Lower Ormesby Beck	1077	Linthorpe Cemetery	1291	Teessmouth and Cleveland Coast	1291	Teessmouth and Cleveland Coast	5618	Stainsby Beck Mercia	N Not in close proximity to wildlife sites or areas of open space
CEN21	No proposed allocation	Church House	16	Parks and public gardens	King Edwards Square	31	King Edwards Square	1052	Lower Ormesby Beck	1477	Linthorpe Cemetery	832	Teessmouth and Cleveland Coast	832	Teessmouth and Cleveland Coast	6107	Stainsby Beck Mercia	N Not in close proximity to wildlife sites or areas of open space
CEN24	No proposed allocation	304 Linthorpe Road & 5 Albert Terrace	60	Parks and public gardens	Ayresome Gardens	12	Ayresome Gardens	1400	Lower Ormesby Beck	896	Linthorpe Cemetery	1422	Teessmouth and Cleveland Coast	1422	Teessmouth and Cleveland Coast	5379	Stainsby Beck Mercia	- Close proximity to areas of open space
CEN28	No proposed allocation	Jayden House (2-4 Granville Road)	16	Parks and public gardens	Ayresome Gardens	12	Ayresome Gardens	1328	Lower Ormesby Beck	987	Linthorpe Cemetery	1410	Teessmouth and Cleveland Coast	1410	Teessmouth and Cleveland Coast	5485	Stainsby Beck Mercia	- Close proximity to areas of open space
CEN30	No proposed allocation	35-37 Albert Road	27	Parks and public gardens	Central Gardens - The Lake	16	Central Gardens - The Lake	1070	Lower Ormesby Beck	1755	Berwick Hills	615	Teessmouth and Cleveland Coast	615	Teessmouth and Cleveland Coast	6469	Stainsby Beck Mercia	- Close proximity to areas of open space
CEN31	No proposed allocation	87-89 Linthorpe Road	26	Parks and public gardens	King Edwards Square	31	King Edwards Square	1173	Lower Ormesby Beck	1495	Linthorpe Cemetery	865	Teessmouth and Cleveland Coast	865	Teessmouth and Cleveland Coast	6166	Stainsby Beck Mercia	N Not in close proximity to wildlife sites or areas of

Ref Number	Housing Allocation	Site Name	Nearest open space (metres)		Nearest Park (metres)		Distance to LWS	LWS Name	Distance to LNR	LNR Name	Distance to SSSI	SSSI Name	Distance to SPA	SPA Name	Distance to Geological Sites	Geological Sites Name	SA Assessment	
																	open space	
CEN32	No proposed allocation	Middlehaven	0	Parks and public gardens	Transporter Urban Park	387	Transporter Urban Park	341	Lower Ormesby Beck	1283	Berwick Hills	0	Teessmouth and Cleveland Coast	0	Teessmouth and Cleveland Coast	6571	Stainsby Beck Mercia	- Within 50m of designated wildlife site
CEN37	No proposed allocation	107 - 109 Linthorpe Road	178	Parks and public gardens	King Edwards Square	313	King Edwards Square	1175	Lower Ormesby Beck	1428	Linthorpe Cemetery	924	Teessmouth and Cleveland Coast	924	Teessmouth and Cleveland Coast	6082	Stainsby Beck Mercia	N Not in close proximity to wildlife sites or areas of open space
CEN4	No proposed allocation	Centre North East	194	Parks and public gardens	Central Gardens - The Lake	16	Central Gardens - The Lake	1050	Lower Ormesby Beck	1678	Berwick Hills	663	Teessmouth and Cleveland Coast	663	Teessmouth and Cleveland Coast	6344	Stainsby Beck Mercia	- Close proximity to areas of open space
CEN46	No proposed allocation	48-52 Albert Road	210	Parks and public gardens	Central Gardens - The Lake	16	Central Gardens - The Lake	1017	Lower Ormesby Beck	1694	Berwick Hills	585	Teessmouth and Cleveland Coast	585	Teessmouth and Cleveland Coast	6448	Stainsby Beck Mercia	- Close proximity to areas of open space
CEN49	No proposed allocation	124-130 Linthorpe Road	96	Parks and public gardens	King Edwards Square	313	King Edwards Square	1143	Lower Ormesby Beck	1386	Linthorpe Cemetery	943	Teessmouth and Cleveland Coast	943	Teessmouth and Cleveland Coast	6019	Stainsby Beck Mercia	N Not in close proximity to wildlife sites or areas of open space
CEN5	No proposed allocation	Site of former Douglas House	65	Parks and public gardens	St. Johns Gate Park	317	St. Johns Gate Park	359	Lower Ormesby Beck	819	Berwick Hills	623	Teessmouth and Cleveland Coast	623	Teessmouth and Cleveland Coast	6226	Stainsby Beck Mercia	- Within 400m of designated wildlife site
CEN50	No proposed allocation	Harrison House	169	Parks and public gardens	Central Gardens - The Lake	16	Central Gardens - The Lake	785	Lower Ormesby Beck	1263	Berwick Hills	777	Teessmouth and Cleveland Coast	777	Teessmouth and Cleveland Coast	6087	Stainsby Beck Mercia	- Close proximity to areas of open space

Ref Number	Housing Allocation	Site Name	Nearest open space (metres)	Nearest Park (metres)	Distance to LWS	LWS Name	Distance to LNR	LNR Name	Distance to SSSI	SSSI Name	Distance to SPA	SPA Name	Distance to Geological Sites	Geological Sites Name	SA Assessment			
CEN51	No proposed allocation	242 Marton Road	21 1 Amenity and natural green spaces	Park Vale Road	50	Saltwells Road	536	Berwick Hills & Ormesby Beck	523	Berwick Hills	1094	Teessmouth and Cleveland Coast	1094	Teessmouth and Cleveland Coast	5961	Stainsby Beck Mercia	N	Not in close proximity to wildlife sites or areas of open space
CEN7	No proposed allocation	Site of former Odeon cinema	12 4 Parks and public gardens	Central Gardens - The Lake	16	Central Gardens - The Lake	768	Lower Ormesby Beck	1478	Berwick Hills	392	Teessmouth and Cleveland Coast	392	Teessmouth and Cleveland Coast	6497	Stainsby Beck Mercia	-	Within 400m of SSSI
CEN8	No proposed allocation	2 Longlands Road	24 8 Amenity and natural green spaces	Brinewells Gardens	50	Saltwells Road	445	Berwick Hills & Ormesby Beck	428	Berwick Hills	1219	Teessmouth and Cleveland Coast	1219	Teessmouth and Cleveland Coast	5916	Stainsby Beck Mercia	N	Not in close proximity to wildlife sites or areas of open space
CEN9	No proposed allocation	Site of former CSI	86 Parks and public gardens	Central Gardens - The Lake	16	Central Gardens - The Lake	708	Lower Ormesby Beck	1404	Berwick Hills	397	Teessmouth and Cleveland Coast	397	Teessmouth and Cleveland Coast	6479	Stainsby Beck Mercia	-	Within 400m of SSSI
KAD1	No proposed allocation	Coulby Manor Cottage	22 Amenity and natural green spaces	Walkway & Cycleway West of Golf Course	28	Hemlington Rec Ground	119	Marton West Beck & Newham Beck	1967	Stainton Woods	4424	Teessmouth and Cleveland Coast	4424	Teessmouth and Cleveland Coast	3192	Stainsby Beck Mercia	-	Within 400m of designated wildlife site
LAD1	No proposed allocation	Ladgate Woods	0 The Beck Valleys	Newham Beck	54	Stewart Park	36	Marton West Beck & Newham Beck	2171	Stainton Woods	4432	Teessmouth and Cleveland Coast	4432	Teessmouth and Cleveland Coast	3505	Stainsby Beck Mercia	--	Within 50m of designated wildlife site
LAD2	No proposed allocation	Land adjacent Ladgate Lane	71 Amenity and natural green spaces	Buckthorn Grove	14	Brabourne Gardens	182	Marton West Beck & Newham Beck	2416	Stainton Woods	4390	Teessmouth and Cleveland Coast	4390	Teessmouth and Cleveland Coast	3654	Stainsby Beck Mercia	-	Within 400m of designated wildlife site
LIN2	No proposed allocation	1 Burlam Road	49 Local Nature Reserves	Linthorpe Cemetery	53	St Barnabas Rec Ground	1045	Whinney Banks Reedbed	49	Linthorpe Cemetery	1279	Teessmouth and Cleveland Coast	1279	Teessmouth and Cleveland Coast	4346	Stainsby Beck Mercia	--	Within 50m of designated wildlife site

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LIN4	No proposed allocation	Dorman's Club Field	32	Parks and public gardens	65	Westbourne Park	915	Whinney Banks Reedbed	396	Linthorpe Cemetery	1548	Teessmouth and Cleveland Coast	1548	Teessmouth and Cleveland Coast	3755	Stainsby Beck Mercia	- Within 400m of designated wildlife site
LIN6	No proposed allocation	115 Burlam Road	12	Local Nature Reserves	65	Westbourne Park	526	Whinney Banks Reedbed	11	Linthorpe Cemetery	1055	Teessmouth and Cleveland Coast	1055	Teessmouth and Cleveland Coast	4006	Stainsby Beck Mercia	-- Within 50m of designated wildlife site
LON3	No proposed allocation	Land at rear of 50 - 60 Hutton Road	16	The Beck Valleys	22	Longlands Doorstep Green	20	Berwick Hills & Ormesby Beck	17	Berwick Hills	1516	Teessmouth and Cleveland Coast	1516	Teessmouth and Cleveland Coast	5994	Stainsby Beck Mercia	-- Within 50m of designated wildlife site
LON6	No proposed allocation	Acklam Iron & Steelworks Club	5	Amenity and natural green spaces	11	Albert Park	750	Berwick Hills & Ormesby Beck	747	Berwick Hills	1666	Teessmouth and Cleveland Coast	1666	Teessmouth and Cleveland Coast	5198	Stainsby Beck Mercia	- Close proximity to areas of open space
LON8	No proposed allocation	Farndale Road	0	Parks and public gardens	22	Longlands Doorstep Green	210	Berwick Hills & Ormesby Beck	245	Berwick Hills	1991	Teessmouth and Cleveland Coast	1991	Teessmouth and Cleveland Coast	5415	Stainsby Beck Mercia	- Within 400m of designated wildlife site
MAE1	No proposed allocation	Bracken Grange	26	Amenity and natural green spaces	54	Stewart Park	251	Berwick Hills & Ormesby Beck	1027	Berwick Hills	3100	Teessmouth and Cleveland Coast	3100	Teessmouth and Cleveland Coast	5109	Stainsby Beck Mercia	- Within 400m of designated wildlife site
MAE4	No proposed allocation	Rowan Park	0	Amenity and natural green spaces	54	Stewart Park	14	Berwick Hills & Ormesby Beck	1422	Berwick Hills	3292	Teessmouth and Cleveland Coast	3292	Teessmouth and Cleveland Coast	5425	Stainsby Beck Mercia	-- Within 50m of designated wildlife site
MAE5	No proposed allocation	Land East of Roseland Drive/ The Grove	0	The Beck Valleys	54	Stewart Park	473	Berwick Hills & Ormesby Beck	2378	Berwick Hills	4107	Teessmouth and Cleveland Coast	4107	Teessmouth and Cleveland Coast	5849	Stainsby Beck Mercia	- Close proximity to areas of open space
MAE6	No proposed allocation	43 The Grove	87	The Beck Valleys	54	Stewart Park	746	Berwick Hills & Ormesby Beck	2629	Berwick Hills	4434	Teessmouth and Cleveland Coast	4434	Teessmouth and Cleveland Coast	5734	Stainsby Beck Mercia	N Not in close proximity to wildlife

Ref Number	Housing Allocation	Site Name	Nearest open space (metres)		Nearest Park (metres)		Distance to LWS	LWS Name	Distance to LNR	LNR Name	Distance to SSSI	SSSI Name	Distance to SPA	SPA Name	Distance to Geological Sites	Geological Sites Name	SA Assessment
																	sites or areas of open space
MAW4	No proposed allocation	Middlesbrough Golf Club	182	The Beck Valleys	Marton West Beck (South of Stainton Way)	13	Bonnygrove Park	0	4167	Stainton Woods	2885	Langbaugh Ridge	6020	North York Moors	6275	Stainsby Beck Dyke	- Within 50m of designated wildlife site
NEW1	No proposed allocation	303-307 Linthorpe Road	75	Parks and public gardens	Ayresome Gardens	12	Ayresome Gardens	1428	891	Linthorpe Cemetery	1377	Teessmouth and Cleveland Coast	1377	Teessmouth and Cleveland Coast	5397	Stainsby Beck Mercia	- Close proximity to areas of open space
NEW2	No proposed allocation	Union Village	63	Parks and public gardens	King Edwards Square	313	King Edwards Square	1215	846	Linthorpe Cemetery	956	Teessmouth and Cleveland Coast	956	Teessmouth and Cleveland Coast	5523	Stainsby Beck Mercia	N Not in close proximity to wildlife sites or areas of open space
NEW3	No proposed allocation	Land adjacent Ayresome Gardens	0	Parks and public gardens	Ayresome Gardens	12	Ayresome Gardens	1622	638	Linthorpe Cemetery	1282	Teessmouth and Cleveland Coast	1282	Teessmouth and Cleveland Coast	5146	Stainsby Beck Mercia	- Close proximity to areas of open space
NEW4	No proposed allocation	The Junction, 2 Union Street	64	Parks and public gardens	Eshwood Square	461	Eshwood Square	1389	1174	Linthorpe Cemetery	1163	Teessmouth and Cleveland Coast	1163	Teessmouth and Cleveland Coast	5871	Stainsby Beck Mercia	N Not in close proximity to wildlife sites or areas of open space
NOR1	No proposed allocation	44 Westbourne Grove	221	Amenity and natural green spaces	Brinewells Gardens	50	Saltwells Road	379	374	Berwick Hills & Ormesby Beck	1007	Teessmouth and Cleveland Coast	1007	Teessmouth and Cleveland Coast	6570	Stainsby Beck Mercia	- Within 400m of designated wildlife site
NOR3	No proposed allocation	Former Crystal Galleries site	201	Amenity and natural	Brinewells Gardens	50	Saltwells Road	383	377	Berwick Hills & Ormesby Beck	985	Teessmouth and Cleveland Coast	985	Teessmouth and Cleveland Coast	6561	Stainsby Beck Mercia	- Within 400m of designated

Ref Number	Housing Allocation	Site Name	Nearest open space (metres)	Nearest Park (metres)	Distance to LWS	LWS Name	Distance to LNR	LNR Name	Distance to SSSI	SSSI Name	Distance to SPA	SPA Name	Distance to Geological Sites	Geological Sites Name	SA Assessment			
			green spaces												nd wildlife site			
NUN1	No proposed allocation	Grey Towers Village	0	Amenity and natural green spaces	13	Greytowers Village Green	52	Bonnygrove	4255	Stainton Woods	2264	Langbaugh Ridge	5125	North York Moors	6280	Stainsby Beck Mercia	- Within 400m of designated wildlife site	
NUN4	No proposed allocation	Nunthorpe Hall Farm buildings	518	Amenity and natural green spaces	60	Collingham Drive	682	The Avenue	no data	5513	Stainton Woods	1564	Langbaugh Ridge	4662	North York Moors	7630	Stainsby Beck Dyke	N Not in close proximity to wildlife sites or areas of open space
NUN5	No proposed allocation	Brethren Meeting Hall	0	The Beck Valleys	60	Low Gill	382	The Avenue	no data	3547	Berwick Hills	3973	Langbaugh Ridge	5127	Teesmouth and Cleveland Coast	6551	Stainsby Beck Mercia	- Within 400m of designated wildlife site
NUN6	No proposed allocation	Land south west of Grey Towers Farm	76	Amenity and natural green spaces	60	Ayton Meadows	395	The Avenue	no data	4965	Stainton Woods	2274	Langbaugh Ridge	5214	North York Moors	7039	Stainsby Beck Dyke	- Within 400m of designated wildlife site
NUN7	No proposed allocation	Muirfield	0	Amenity and natural green spaces	60	Muirfield	808	The Avenue	no data	4512	Berwick Hills	3039	Langbaugh Ridge	5580	North York Moors	6913	Stainsby Beck Mercia	- Close proximity to areas of open space
PAR1	No proposed allocation	91-97 St Barnabas Road	78	Parks and public gardens	53	St Barnabas Rec Ground	1191	Whinney Banks Reedbed	115	1189	Linthorpe Cemetery	1189	Teesmouth and Cleveland Coast	1189	Teesmouth and Cleveland Coast	4610	Stainsby Beck Mercia	- Within 400m of designated wildlife site
PAR2	No proposed allocation	Land to rear of Rochester, Eastbourne and Mulgrave Roads	249	Parks and public gardens	363	James Cook Park	1353	James Cook Park	826	2018	Linthorpe Cemetery	2018	Teesmouth and Cleveland Coast	2018	Teesmouth and Cleveland Coast	4571	Stainsby Beck Mercia	N Not in close proximity to wildlife sites or areas of open space

Ref Number	Housing Allocation	Site Name	Nearest open space (metres)	Nearest Park (metres)	Distance to LWS	LWS Name	Distance to LNR	LNR Name	Distance to SSSI	SSSI Name	Distance to SPA	SPA Name	Distance to Geological Sites	Geological Sites Name	SA Assessment			
PAR3	No proposed allocation	Dorman House	43	Parks and public gardens	Albert Park	11	Albert Park	1639	Berwick Hills & Ormesby Beck	567	Linthorpe Cemetery	1476	Teessmouth and Cleveland Coast	1476	Teessmouth and Cleveland Coast	4938	Stainsby Beck Mercia	- Close proximity to areas of open space
PAR4	No proposed allocation	Former Church Hall, Linthorpe Road	97	Parks and public gardens	Albert Park	11	Albert Park	1574	Whinney Banks Reedbed	493	Linthorpe Cemetery	1436	Teessmouth and Cleveland Coast	1436	Teessmouth and Cleveland Coast	4872	Stainsby Beck Mercia	- Close proximity to areas of open space
PAR5	No proposed allocation	406 Linthorpe Road (Albert Park Hotel)	95	Parks and public gardens	Albert Park	11	Albert Park	1586	Whinney Banks Reedbed	495	Linthorpe Cemetery	1527	Teessmouth and Cleveland Coast	1527	Teessmouth and Cleveland Coast	4804	Stainsby Beck Mercia	- Close proximity to areas of open space
PEB1	No proposed allocation	56 Cargo Fleet Lane	154	The Beck Valleys	Middlebeck	24	Sandringham Road	160	Middle Beck	2043	Berwick Hills	3005	Teessmouth and Cleveland Coast	3005	Teessmouth and Cleveland Coast	7074	Stainsby Beck Mercia	- Within 400m of designated wildlife site
PEB2	No proposed allocation	Land adjacent Vaughan Shopping Centre	130	Play areas	Netherfields Community Centre	61	Thorntree Park	528	Middle Beck	2314	Berwick Hills	3017	Teessmouth and Cleveland Coast	3017	Teessmouth and Cleveland Coast	7444	Stainsby Beck Mercia	N Not in close proximity to wildlife sites or areas of open space
PEB3	No proposed allocation	Former Park End Pub site	224	Amenity and natural green spaces	Southmead Avenue	24	Sandringham Road	522	Berwick Hills & Ormesby Beck	1698	Berwick Hills	3205	Teessmouth and Cleveland Coast	3205	Teessmouth and Cleveland Coast	6297	Stainsby Beck Mercia	N Not in close proximity to wildlife sites or areas of open space
PEB4	No proposed allocation	Former Wee Willie Pub site	0	The Beck Valleys	Ormesby Beck	24	Sandringham Road	54	Berwick Hills & Ormesby Beck	1377	Berwick Hills	3196	Teessmouth and Cleveland Coast	3196	Teessmouth and Cleveland Coast	5748	Stainsby Beck Mercia	- Within 400m of designated wildlife site
STA10	No proposed allocation	Grange Farm	45	Amenity and natural	Fordyce Road	28	Hemlington Rec Ground	578	Hemlington Lake	67	Stainton Woods	5564	Teessmouth and	5564	Teessmouth and	2219	Stainsby Beck Dyke	- Within 400m of designate

Ref Number	Housing Allocation	Site Name	Nearest open space (metres)		Nearest Park (metres)		Distance to LWS	LWS Name	Distance to LNR	LNR Name	Distance to SSSI	SSSI Name	Distance to SPA	SPA Name	Distance to Geological Sites	Geological Sites Name	SA Assessment	
			0	green spaces								Cleveland Coast		Cleveland Coast			Within 50m of designated wildlife site	
STA11	No proposed allocation	Field east of Maltby Road and west of Thornton	0	Local Wildlife sites	Maltby Beck and Throstle Nest	97	Kellgate Green	0	Maltby Beck	427	Stainton Woods	5331	Teessmouth and Cleveland Coast	5331	Teessmouth and Cleveland Coast	1271	Stainsby Beck Dyke	Within 50m of designated wildlife site
STA17	No proposed allocation	Glebe Field - West of Thornton Road	7	Parks and public gardens	Kellgate Green	97	Kellgate Green	587	Maltby Beck	170	Stainton Woods	5144	Teessmouth and Cleveland Coast	5144	Teessmouth and Cleveland Coast	1461	Stainsby Beck Dyke	Within 400m of designated wildlife site
STA2	No proposed allocation	Upper Farm	10	Local Wildlife sites	Maltby Beck and Throstle Nest	97	Kellgate Green	10	Maltby Beck	453	Stainton Woods	4793	Teessmouth and Cleveland Coast	4793	Teessmouth and Cleveland Coast	728	Stainsby Beck Dyke	Within 50m of designated wildlife site
STA4	No proposed allocation	Land East of Thornton and West of Stainton Beck	0	Parks and public gardens	Kellgate Green	97	Kellgate Green	430	Maltby Beck	1	Stainton Woods	5295	Teessmouth and Cleveland Coast	5295	Teessmouth and Cleveland Coast	1580	Stainsby Beck Dyke	Within 50m of designated wildlife site
STA9	No proposed allocation	Strait Lane (south of Montpellier Manor)	72	Amenity and natural green spaces	Stainton Low Wood	97	Kellgate Green	784	Plum Tree Pasture	642	Stainton Woods	4620	Teessmouth and Cleveland Coast	4620	Teessmouth and Cleveland Coast	1182	Stainsby Beck Dyke	Not in close proximity to wildlife sites or areas of open space
TRI5	No proposed allocation	Land south west of Stainsby Hall Farmstead	335	The Beck Valleys	Saffwood Beck	97	Kellgate Green	523	Stainsby Wood	1514	Stainton Woods	3849	Teessmouth and Cleveland Coast	3849	Teessmouth and Cleveland Coast	609	Stainsby Beck Mercia	Not in close proximity to wildlife sites or areas of open space
TRI6	No proposed allocation	Land south of Stainsby Hall Farmstead	275	The Beck Valleys	Saffwood Beck	97	Kellgate Green	586	Stainsby Wood	1437	Stainton Woods	3882	Teessmouth and Cleveland Coast	3882	Teessmouth and Cleveland Coast	670	Stainsby Beck Mercia	Not in close proximity to wildlife sites or areas of

Ref Number	Housing Allocation	Site Name	Nearest open space (metres)		Nearest Park (metres)		Distance to LWS	Distance to LNR	Distance to SSSI	SSSI Name	Distance to SPA	SPA Name	Distance to Geological Sites	Geological Sites Name	SA Assessment
															open space

Accessibility and sustainable places

Site analysis to review specific spatial implications of each sites overall accessibility and the functionality of areas as sustainable places to live - with a view to understanding basic access to key services and facilities, and access to bus services as the baseline public transport service.

This analysis informs assessment of site allocations in relation to one SA objective:

- 10. To create quality, safe and sustainable places.
- 11. To reduce the need to travel and promote the use of sustainable transport options

Ref Number	Housing Allocation	Site Name	Distance to bus stop (metres)	Distance to train station (metres)	Distance to Community Hub / Libraries (metres)	Primary School (metres)	Roman Catholic Primary School (Metres)	Nearest retail centre (metres)	Distance to Middlesbrough town centre (metres)	SA Assessment			
ACK1	No proposed allocation	Newbridge Court	35	2140	James Cook 1102	Acklam Hub 96	Newham Bridge Primary	1185 St. Edwards RC Primary	533	Saltersgill Avenue Local Centre	2266	+	Accessible to bus stop and within 400m of primary school
ACK2	No proposed allocation	Acklam Hall - lawn to north east	227	2569	James Cook 663	Acklam Hub 490	Green Lane Primary	1300 St. Edwards RC Primary	586	Acklam Road/Mandale Road Local Centre	2303	-	Site likely to require enhancement / mitigation to assist accessibility
ACK3	No proposed allocation	Acklam Hall - field to North	299	2537	James Cook 569	Acklam Hub 341	Green Lane Primary	1201 St. Edwards RC Primary	518	Acklam Road/Mandale Road Local Centre	2178	+	Within 400m of primary school and bus stop
AYR1	No proposed allocation	Acklam Gardens	91	2667	Middlesbrough 367	Acklam Green Centre 404	Whinney Banks Primary	1117 Sacred Heart R C Primary	218	Acklam Road/Cambridge Road Local Centre	1544	+	Within 400m of retail centre and close to bus stops
BER1	No proposed allocation	Former Quoit and Air Rifle Club site	89	1686	James Cook 662	North Ormesby Hub 605	Pallister Park Primary	343 St. Alphonsus RC Primary	452	Berwick Hills District Centre	1657	N	Close to bus stops but other services relatively distant

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BRA3	No proposed allocation	College Gardens	25	1691	James Cook	242	Thorntree Community Hub	156	Brambles Primary	235	Corpus Christi RC Primary	258	Beresford Buildings Local Centre	2523	++	Within 400m of primary school and retail centre
BRA4	No proposed allocation	Former St Thomas Church	142	2135	James Cook	686	Thorntree Community Hub	357	Brambles Primary	439	Corpus Christi RC Primary	90	Marshall Avenue Local Centre	2204	++	Within 400m of primary school and retail centre
BRA5	No proposed allocation	Former Milford & Portland House and Jupiter Court	0	1833	James Cook	746	Thorntree Community Hub	380	Brambles Primary	332	Corpus Christi RC Primary	133	Marshall Avenue Local Centre	1808	++	Within 400m of primary school and retail centre
BRA6	No proposed allocation	Fleet House	20	1485	James Cook	598	Thorntree Community Hub	366	Thorntree Primary	716	Corpus Christi RC Primary	323	Shelton Court Local Centre	2931	++	Within 400m of primary school and retail centre
BRA7	No proposed allocation	Thorntree House	3	1585	James Cook	435	Thorntree Community Hub	395	Brambles Primary	425	Corpus Christi RC Primary	467	Beresford Buildings Local Centre	2696	+	Accessible to bus stop and within 400m of primary school
CEN1	No proposed allocation	277 Marton Road	37	1484	Middlesbrough	707	International Centre	254	Breckon Hill Primary	375	St. Josephs RC Primary	633	North Ormesby District Centre	796	+	Accessible to bus stop and within 400m of primary school
CEN10	No proposed allocation	Site of former Dunning Street Police Station	69	561	Middlesbrough	37	Central Library	427	Abingdon Primary	1181	St. Josephs RC Primary	0	Middlesbrough town centre	0	++	Close proximity to Middlesbrough town centre
CEN11	No proposed allocation	282-290 Linthorpe Road	24	1240	Middlesbrough	609	Newport Community Hub	301	Ayresome Primary	548	Sacred Heart R C Primary	0	Middlesbrough town centre	0	++	Close proximity to Middlesbrough town centre
CEN12	No proposed allocation	7-13 Waterloo Road	107	1145	Middlesbrough	624	Newport Community Hub	398	Ayresome Primary	666	Sacred Heart R C Primary	5	Middlesbrough town centre	5	++	Close proximity to Middlesbrough town centre
CEN14	No proposed allocation	1-29 Station Street	126	92	Middlesbrough	505	Myplace	1006	Newport Primary	1622	Sacred Heart R C Primary	0	Middlesbrough town centre	0	++	Close proximity to Middlesbrough town centre
CEN15	No proposed allocation	Vancouver House	9	289	Middlesbrough	223	Central Library	644	Abingdon Primary	1464	St. Josephs RC Primary	0	Middlesbrough town centre	0	++	Close proximity to Middlesbrough town centre

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CEN17	No proposed allocation	45-49 Albert Road	80	215	Middlesbrough	280	Central Library	764	Abingdon Primary	1490	Sacred Heart R C Primary	0	Middlesbrough town centre	0	++	Close proximity to Middlesbrough town centre
CEN18	No proposed allocation	4-6 Park Road North	32	1357	Middlesbrough	684	Newport Community Hub	307	Ayresome Primary	495	Sacred Heart R C Primary	0	Middlesbrough town centre	0	++	Close proximity to Middlesbrough town centre
CEN2	No proposed allocation	15-25 Albert Road	20	153	Middlesbrough	338	Central Library	811	Abingdon Primary	1546	Sacred Heart R C Primary	0	Middlesbrough town centre	0	++	Close proximity to Middlesbrough town centre
CEN20	No proposed allocation	Land adjacent 234 Linthorpe Road	28	1062	Middlesbrough	546	Newport Community Hub	403	Ayresome Primary	697	Sacred Heart R C Primary	0	Middlesbrough town centre	0	++	Close proximity to Middlesbrough town centre
CEN21	No proposed allocation	Church House	3	542	Middlesbrough	137	Central Library	572	Abingdon Primary	1161	Sacred Heart R C Primary	0	Middlesbrough town centre	0	++	Close proximity to Middlesbrough town centre
CEN24	No proposed allocation	304 Linthorpe Road & 5 Albert Terrace	7	1309	Middlesbrough	646	Newport Community Hub	288	Ayresome Primary	509	Sacred Heart R C Primary	0	Middlesbrough town centre	0	++	Close proximity to Middlesbrough town centre
CEN28	No proposed allocation	Jayden House (2-4 Granville Road)	45	1208	Middlesbrough	612	Newport Community Hub	340	Ayresome Primary	597	Sacred Heart R C Primary	0	Middlesbrough town centre	0	++	Close proximity to Middlesbrough town centre
CEN30	No proposed allocation	35-37 Albert Road	71	204	Middlesbrough	308	Central Library	787	Abingdon Primary	1518	Sacred Heart R C Primary	0	Middlesbrough town centre	0	++	Close proximity to Middlesbrough town centre
CEN31	No proposed allocation	87-89 Linthorpe Road	74	476	Middlesbrough	242	Central Library	723	Newport Primary	1214	Sacred Heart R C Primary	0	Middlesbrough town centre	0	++	Close proximity to Middlesbrough town centre
CEN32	No proposed allocation	Middlehaven	0	66	Middlesbrough	0	Myplace	700	Abingdon Primary	1264	St. Alphonsus RC Primary	0	Middlesbrough town centre	0	++	Close proximity to Middlesbrough town centre
CEN37	No proposed allocation	107 - 109 Linthorpe Road	56	569	Middlesbrough	252	Central Library	677	Newport Primary	1131	Sacred Heart R C Primary	0	Middlesbrough town centre	0	++	Close proximity to Middlesbrough town centre

Ref Number	Housing Allocation	Site Name	Distance to bus stop (metres)	Distance to train station (metres)	Distance to Community Hub / Libraries (metres)	Primary School (metres)	Roman Catholic Primary School (Metres)	Nearest retail centre (metres)	Distance to Middlesbrough town centre (metres)	SA Assessment						
CEN4	No proposed allocation	Centre North East	20	311	Middlesbrough	184	Central Library	687	Abingdon Primary	1396	Sacred Heart R C Primary	0	Middlesbrough town centre	0	++	Close proximity to Middlesbrough town centre
CEN46	No proposed allocation	48-52 Albert Road	57	246	Middlesbrough	257	Central Library	727	Abingdon Primary	1499	Sacred Heart R C Primary	0	Middlesbrough town centre	0	++	Close proximity to Middlesbrough town centre
CEN49	No proposed allocation	124-130 Linthorpe Road	17	635	Middlesbrough	247	Central Library	630	Abingdon Primary	1071	Sacred Heart R C Primary	0	Middlesbrough town centre	0	++	Close proximity to Middlesbrough town centre
CEN5	No proposed allocation	Site of former Douglas House	0	998	Middlesbrough	231	International Centre	186	Abingdon Primary	799	St. Josephs RC Primary	339	Middlesbrough town centre	339	++	Close proximity to Middlesbrough town centre
CEN50	No proposed allocation	Harrison House	124	759	Middlesbrough	209	International Centre	253	Abingdon Primary	1009	St. Josephs RC Primary	120	Middlesbrough town centre	120	++	Close proximity to Middlesbrough town centre
CEN51	No proposed allocation	242 Marton Road	40	1485	Middlesbrough	702	International Centre	196	Breckon Hill Primary	403	St. Josephs RC Primary	572	North Ormesby District Centre	798	+	Accessible to bus stop and within 400m of primary school
CEN7	No proposed allocation	Site of former Odeon cinema	81	395	Middlesbrough	256	Central Library	571	Abingdon Primary	1401	St. Josephs RC Primary	0	Middlesbrough town centre	0	++	Close proximity to Middlesbrough town centre
CEN8	No proposed allocation	2 Longlands Road	53	1632	Middlesbrough	818	Grove Hill Community Hub	288	Breckon Hill Primary	325	St. Josephs RC Primary	626	North Ormesby District Centre	946	+	Accessible to bus stop and within 400m of primary school
CEN9	No proposed allocation	Site of former CSI	91	492	Middlesbrough	273	Central Library	503	Abingdon Primary	1333	St. Josephs RC Primary	0	Middlesbrough town centre	0	++	Close proximity to Middlesbrough town centre
KAD1	No proposed allocation	Coulby Manor Cottage	114	2494	Marton	942	Hemlington Community Hub	624	Sunnyside Primary	961	St. Gerards RC Primary	742	Viewly Centre Local Centre	3783	N	Close to bus stops but other services relatively distant
LAD1	No proposed allocation	Ladgate Woods	4	1622	Marton	386	Langdon Square	395	Marton Manor Primary	426	St. Thomas Mores RC Primary	708	Broughton Avenue Local Centre	3504	+	Accessible to bus stop and

Ref Number	Housing Allocation	Site Name	Distance to bus stop (metres)	Distance to train station (metres)	Distance to Community Hub / Libraries (metres)	Primary School (metres)	Roman Catholic Primary School (Metres)	Nearest retail centre (metres)	Distance to Middlesbrough town centre (metres)	SA Assessment		
						Community Centre				within 400m of primary school		
LAD2	No proposed allocation	Land adjacent Ladgate Lane	4	2092	882	Langdon Square Community Centre	809	752	1041	3580	N	Close to bus stops but other services relatively distant
LIN2	No proposed allocation	1 Burlam Road	0	2241	386	Linthorpe Community Centre	129	543	227	909	++	Within 400m of primary school and retail centre
LIN4	No proposed allocation	Dorman's Club Field	5	2728	687	Acklam Green Centre	324	829	171	1380	++	Within 400m of primary school and retail centre
LIN6	No proposed allocation	115 Burlam Road	43	2618	685	Acklam Green Centre	576	964	410	1388	N	Close to bus stops but other services relatively distant
LON3	No proposed allocation	Land at rear of 50 - 60 Hutton Road	254	1369	805	North Ormesby Hub	533	587	575	1369	-	Site likely to require enhancement / mitigation to assist accessibility
LON6	No proposed allocation	Acklam Iron & Steelworks Club	20	1612	290	Grove Hill Community Hub	794	198	398	768	+	Within 400m of retail centre and close to bus stops
LON8	No proposed allocation	Farndale Road	133	1043	368	Grove Hill Community Hub	576	583	108	1473	+	Within 400m of retail centre and close to bus stops
MAE1	No proposed allocation	Bracken Grange	117	270	461	Easterside Community Hub	712	694	368	2559	+	Within 400m of retail centre and close to bus stops
MAE4	No proposed allocation	Rowan Park	210	305	764	Easterside Community Hub	454	731	628	3141	-	Site likely to require enhancement / mitigation to assist accessibility

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MAE5	No proposed allocation	Land East of Roseland Drive/ The Grove	199	440	Marton	700	Marton Community Centre	836	Captain Cook Primary	1230	St. Bernadettes RC Primary	852	Stokesley Road/Gypsy Lane Local Centre	4087	N	Close to bus stops but other services relatively distant
MAE6	No proposed allocation	43 The Grove	205	709	Marton	597	Marton Community Centre	678	Captain Cook Primary	1256	St. Bernadettes RC Primary	703	Stokesley Road/Gypsy Lane Local Centre	4264	-	Site likely to require enhancement / mitigation to assist accessibility
MAW4	No proposed allocation	Middlesbrough Golf Club	525	1724	Nunthorpe	1881	Marton Community Centre	1218	Chandlers Ridge Primary	1415	St. Bernadettes RC Primary	1600	The Avenue Local Centre	6667	-	Site likely to require enhancement / mitigation to assist accessibility
NEW1	No proposed allocation	303-307 Linthorpe Road	33	1284	Middlesbrough	591	Newport Community Hub	255	Ayresome Primary	501	Sacred Heart R C Primary	0	Middlesbrough town centre	0	++	Close proximity to Middlesbrough town centre
NEW2	No proposed allocation	Union Village	4	718	Middlesbrough	76	Newport Community Hub	124	Newport Primary	580	Sacred Heart R C Primary	0	Middlesbrough town centre	0	++	Close proximity to Middlesbrough town centre
NEW3	No proposed allocation	Land adjacent Ayresome Gardens	38	1514	Middlesbrough	634	Linthorpe Community Centre	178	Ayresome Primary	253	Sacred Heart R C Primary	51	Linthorpe Village District Centre	153	++	Close proximity to Middlesbrough town centre
NEW4	No proposed allocation	The Junction, 2 Union Street	72	735	Middlesbrough	360	Newport Community Hub	402	Newport Primary	924	Sacred Heart R C Primary	139	Middlesbrough town centre	139	++	Close proximity to Middlesbrough town centre
NOR1	No proposed allocation	44 Westbourne Grove	96	1717	Middlesbrough	196	North Ormesby Hub	310	North Ormesby Primary	378	St. Alphonsus RC Primary	29	North Ormesby District Centre	971	++	Within 400m of primary school and retail centre
NOR3	No proposed allocation	Former Crystal Galleries site	77	1692	Middlesbrough	200	North Ormesby Hub	313	North Ormesby Primary	390	St. Alphonsus RC Primary	36	North Ormesby District Centre	947	++	Within 400m of primary school and retail centre
NUN1	No proposed allocation	Grey Towers Village	6	1057	Nunthorpe	1353	Marton Community Centre	529	Chandlers Ridge Primary	735	St. Bernadettes RC Primary	896	The Avenue Local Centre	6215	N	Close to bus stops but other services

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										relatively distant						
NUN4	No proposed allocation	Nunthorpe Hall Farm buildings	0	1760	Nunthorpe	2849	Marton Community Centre	1661	Chandlers Ridge Primary	2106	St. Bernadettes RC Primary	2086	The Avenue Local Centre	7722	N	Close to bus stops but other services relatively distant
NUN5	No proposed allocation	Brethren Meeting Hall	261	15	Gypsy Lane	819	Marton Community Centre	398	The Avenue Primary	494	St. Bernadettes RC Primary	324	The Avenue Local Centre	5275	++	Within 400m of primary school and retail centre
NUN6	No proposed allocation	Land south west of Grey Towers Farm	230	1220	Nunthorpe	2108	Marton Community Centre	966	Chandlers Ridge Primary	1387	St. Bernadettes RC Primary	1406	The Avenue Local Centre	6982	-	Site likely to require enhancement / mitigation to assist accessibility
NUN7	No proposed allocation	Muirfield	149	387	Nunthorpe	1412	Marton Community Centre	153	Chandlers Ridge Primary	594	St. Bernadettes RC Primary	486	The Avenue Local Centre	6201	+	Within 400m of primary school and bus stop
PAR1	No proposed allocation	91-97 St Barnabas Road	136	2017	Middlesbrough	425	Linthorpe Community Centre	378	Linthorpe Primary	318	Sacred Heart R C Primary	319	Linthorpe Village District Centre	695	++	Within 400m of primary school and retail centre
PAR2	No proposed allocation	Land to rear of Rochester, Eastbourne and Mulgrave Roads	64	1948	James Cook	368	Linthorpe Community Centre	710	Linthorpe Primary	97	St. Edwards RC Primary	137	Eastbourne Road Local Centre	971	+	Within 400m of retail centre and close to bus stops
PAR3	No proposed allocation	Dorman House	29	1755	Middlesbrough	380	Linthorpe Community Centre	465	Ayresome Primary	366	Sacred Heart R C Primary	0	Linthorpe Village District Centre	370	++	Close proximity to Middlesbrough town centre
PAR4	No proposed allocation	Former Church Hall, Linthorpe Road	2	1796	Middlesbrough	332	Linthorpe Community Centre	476	Ayresome Primary	330	Sacred Heart R C Primary	0	Linthorpe Village District Centre	415	+	Within 400m of retail centre and close to bus stops
PAR5	No proposed allocation	406 Linthorpe Road (Albert Park Hotel)	39	1903	Middlesbrough	236	Linthorpe Community Centre	568	Linthorpe Primary	436	Sacred Heart R C Primary	0	Linthorpe Village District Centre	518	+	Within 400m of retail centre and close to bus stops

Ref Number	Housing Allocation	Site Name	Distance to bus stop (metres)	Distance to train station (metres)	Distance to Community Hub / Libraries (metres)	Primary School (metres)	Roman Catholic Primary School (Metres)	Nearest retail centre (metres)	Distance to Middlesbrough town centre (metres)	SA Assessment	
PEB1	No proposed allocation	56 Cargo Fleet Lane	12	1382	1242	186	1323	323	3659	++	Within 400m of primary school and retail centre
PEB2	No proposed allocation	Land adjacent Vaughan Shopping Centre	75	1728	1141	224	1537	399	3793	++	Within 400m of primary school and retail centre
PEB3	No proposed allocation	Former Park End Pub site	131	579	1411	235	888	14	3554	++	Within 400m of primary school and retail centre
PEB4	No proposed allocation	Former Wee Willie Pub site	249	531	1105	335	644	506	3128	+	Within 400m of primary school and bus stop
STA10	No proposed allocation	Grange Farm	25	4281	888	531	1024	854	5450	N	Close to bus stops but other services relatively distant
STA11	No proposed allocation	Field east of Maltby Road and west of Thornton	99	5231	1747	992	1807	1721	5732	N	Close to bus stops but other services relatively distant
STA17	No proposed allocation	Glebe Field - West of Thornton Road	100	4878	1420	627	1530	1389	5409	N	Close to bus stops but other services relatively distant
STA2	No proposed allocation	Upper Farm	203	5079	1649	849	1388	1612	5348	-	Site likely to require enhancement / mitigation to assist accessibility
STA4	No proposed allocation	Land East of Thornton and West of Stainton Beck	0	4617	1152	542	1382	1121	5516	N	Close to bus stops but other services relatively distant

Ref Number	Housing Allocation	Site Name	Distance to bus stop (metres)	Distance to train station (metres)		Distance to Community Hub / Libraries (metres)		Primary School (metres)		Roman Catholic Primary School (Metres)		Nearest retail centre (metres)		Distance to Middlesbrough town centre (metres)	SA Assessment	
STA9	No proposed allocation	Strait Lane (south of Montpellier Manor)	21	4646	James Cook	1382	Hemlington Community Hub	648	Hemlington Hall Primary	1012	St. Clares RC Primary	1326	Viewly Centre Local Centre	4934	N	Close to bus stops but other services relatively distant
TRI5	No proposed allocation	Land south west of Stainsby Hall Farmstead	541	4894	James Cook	2133	Acklam Hub	1112	Acklam Whin Primary	894	St. Clares RC Primary	1145	Trimdon Avenue Local Centre	4660	-	Site likely to require enhancement / mitigation to assist accessibility
TRI6	No proposed allocation	Land south of Stainsby Hall Farmstead	468	4817	James Cook	2045	Hemlington Community Hub	1042	Acklam Whin Primary	815	St. Clares RC Primary	1092	Trimdon Avenue Local Centre	4626	-	Site likely to require enhancement / mitigation to assist accessibility

Heritage assets

Site analysis to review proximity of sites to identified heritage assets. This assessment is not informed by a specific heritage impact assessment but takes a precautionary approach in noting potential instances where proposed site allocations are in proximity to – and therefore may have an impact on designated and non-designated heritage assets or their setting.

This analysis informs assessment of site allocations in relation to one SA objective:

- 12. To protect and enhance cultural heritage and the historic environment

Ref Number	Housing Allocation	Site Name	Conservation Area (area within HAs)		Listed building (Distance to nearest –			Scheduled Monument (Distance to nearest – metres)	Local List (Distance to nearest – metres)		SA Assessment		
ACK1	Not selected	Newbridge Court	None	None	327	Acklam Hall	I	386	Fishpond 550m east of Acklam Park	305	Newham Bridge	+	No heritage assets identified
ACK2	Not selected	Acklam Hall - lawn to north east	0.459	Acklam Hall	3	Acklam Hall	I	262	Fishpond 550m east of Acklam Park	12	St. Mary's Church	--	Site includes / adjacent to Conservation Area, Grade I listed building and within 50m of Local List Building.

Ref Number	Housing Allocation	Site Name	Conservation Area (area within HAs)		Listed building (Distance to nearest –			Scheduled Monument (Distance to nearest – metres)	Local List (Distance to nearest – metres)		SA Assessment		
ACK3	Not selected	Acklam Hall - field to North	1.982	Acklam Hall	0	Acklam Hall	I	162	Fishpond 550m east of Acklam Park	21	St. Mary's Church	--	Site includes / adjacent to Conservation Area, Grade I listed building and within 50m of Local List Building.
AYR1	Not selected	Acklam Gardens	None	None	963	Pheonix Squash Club (former Church of St. Cuthbert)	II	1402	Fishpond 550m east of Acklam Park	61	Former Roseberry PH	+	No heritage assets identified
BER1	Not selected	Former Quoit and Air Rifle Club site	None	None	808	Church of Holy Trinity	II	3180	Fishpond 550m east of Acklam Park	640	Youth and Community Centre	+	No heritage assets identified
BRA3	Not selected	College Gardens	None	None	1550	3 no. Almhouses	II	3692	Fishpond 550m east of Acklam Park	1503	Youth and Community Centre	+	No heritage assets identified
BRA4	Not selected	Former St Thomas Church	None	None	1361	Church of Holy Trinity	II	3876	Fishpond 550m east of Acklam Park	1224	Youth and Community Centre	+	No heritage assets identified
BRA5	Not selected	Former Milford & Portland House and Jupiter Court	None	None	948	Church of Holy Trinity	II	3408	Fishpond 550m east of Acklam Park	791	Youth and Community Centre	+	No heritage assets identified
BRA6	Not selected	Fleet House	None	None	1084	3 no. Almhouses	II	3645	Fishpond 550m east of Acklam Park	1076	Eastleigh & Westleigh	+	No heritage assets identified
BRA7	Not selected	Thorntree House	None	None	1345	3 no. Almhouses	II	3663	Fishpond 550m east of Acklam Park	1339	Eastleigh & Westleigh	+	No heritage assets identified
CEN1	Not selected	277 Marton Road	None	None	279	Nazareth House	II	2189	Fishpond 550m east of Acklam Park	159	Marton Road (No. 214-216)	+	No heritage assets identified
CEN10	Not selected	Site of former Dunning Street Police Station	None	None	19	Central Public Library	II	2574	Fishpond 550m east of Acklam Park	78	Gazette Offices	-	Within 50m of Grade II listed building and 100m of Local List building
CEN11	Not selected	282-290 Linthorpe Road	None	None	50	Forbes Building	II	1915	Fishpond 550m east of Acklam Park	107	The Co-op Building	-	Within 50m of Grade II listed building.
CEN12	Not selected	7-13 Waterloo Road	None	None	172	Forbes Building	II	2020	Fishpond 550m east of Acklam Park	79	The Co-op Building	+	No heritage assets identified

Ref Number	Housing Allocation	Site Name	Conservation Area (area within HAs)		Listed building (Distance to nearest –			Scheduled Monument (Distance to nearest – metres)		Local List (Distance to nearest – metres)		SA Assessment	
CEN14	Not selected	1-29 Station Street	None	None	15	Railway Station, Shops, Offices & Two Bridges	II	3155	Fishpond 550m east of Acklam Park	95	Isaac Wilson P.H.	-	Within 50m of Grade II listed building and 100m of Local List building
CEN15	Not selected	Vancouver House	None	None	26	Empire Mecca Social Club	II*	2913	Fishpond 550m east of Acklam Park	42	Former Nat West Bank	-	Within 50m of Grade II listed building and Local List building
CEN17	Not selected	45-49 Albert Road	None	None	22	The Albert Public House	II	2944	Fishpond 550m east of Acklam Park	18	Former Nat West Bank	-	Within 50m of Grade II listed building and Local List building
CEN18	Not selected	4-6 Park Road North	0.025	Albert Park & Linthorpe Road	49	Forbes Building	II	1804	Fishpond 550m east of Acklam Park	116	Park Road North (No. 34)	-	Site includes / adjacent to Conservation Area, within 50m of Grade II listed building.
CEN2	Not selected	15-25 Albert Road	0.047	Middlesbrough Historic Quarter	23	Trustee Savings Bank	II	3004	Fishpond 550m east of Acklam Park	0	Albert Road (No's.13-25)	--	Site includes / adjacent to Conservation Area, Grade II listed building and Local List Building.
CEN20	Not selected	Land adjacent 234 Linthorpe Road	None	None	218	Victoria Building (Former Primary School), University of Teesside	II	2107	Fishpond 550m east of Acklam Park	41	The Co-op Building	N	Within 50m of local listed building
CEN21	Not selected	Church House	None	None	5	All Saints Church	II*	2602	Fishpond 550m east of Acklam Park	62	Methodist Church	-	Within 50m of Grade II* listed building and 100m of Local List building
CEN24	Not selected	304 Linthorpe Road & 5 Albert Terrace	0.032	Albert Park & Linthorpe Road	22	Forbes Building	II	1851	Fishpond 550m east of Acklam Park	120	Park Road North (No. 34)	-	Site includes / adjacent to Conservation Area, within 50m of Grade II listed building.

Ref Number	Housing Allocation	Site Name	Conservation Area (area within HAs)		Listed building (Distance to nearest –			Scheduled Monument (Distance to nearest – metres)	Local List (Distance to nearest – metres)		SA Assessment		
CEN28	Not selected	Jayden House (2-4 Granville Road)	None	None	101	Forbes Building	II	1959	Fishpond 550m east of Acklam Park	78	The Co-op Building	N	Listed and Local List buildings present but some distance away.
CEN30	Not selected	35-37 Albert Road	None	None	18	Trustee Savings Bank	II	2973	Fishpond 550m east of Acklam Park	18	Former Nat West Bank	-	Within 50m of Listed Building and Local List
CEN31	Not selected	87-89 Linthorpe Road	None	None	65	All Saints Church	II*	2697	Fishpond 550m east of Acklam Park	38	Peels Engravers & adjacent terrace	--	Within 50m of Locl List and 100m of II* listed building.
CEN32	Not selected	Middlehaven	1.401	Middlesbrough Historic Quarter	0	Captain Cook Public House	II	3157	Fishpond 550m east of Acklam Park	0	StorrowÇÖs Building	--	Site includes / adjacent to Conservation Area, Grade II listed building and Local List Building.
CEN37	Not selected	107 - 109 Linthorpe Road	None	None	23	All Saints Church	II*	2605	Fishpond 550m east of Acklam Park	60	Methodist Church	-	Within 50m of Grade II listed building and 100m of Local List building
CEN4	Not selected	Centre North East	None	None	22	Darlington Building Society	II	2836	Fishpond 550m east of Acklam Park	29	William Hill	-	Within 50m of Grade II listed building and Local List building
CEN46	Not selected	48-52 Albert Road	None	None	18	The Albert Public House	II	2936	Fishpond 550m east of Acklam Park	0	Former Nat West Bank	-	Within 50m of Grade II listed building and immediately adjacent to Local List building
CEN49	Not selected	124-130 Linthorpe Road	None	None	23	Midland Bank	II	2527	Fishpond 550m east of Acklam Park	0	Methodist Church	-	Within 50m of Grade II listed building and immediately adjacent to Local List building

Ref Number	Housing Allocation	Site Name	Conservation Area (area within HAs)		Listed building (Distance to nearest –			Scheduled Monument (Distance to nearest – metres)	Local List (Distance to nearest – metres)		SA Assessment		
CEN5	Not selected	Site of former Douglas House	None	None	261	Church of St. John The Evangelist Church House	II	2534	Fishpond 550m east of Acklam Park	243	Marton Road (No. 214-216)	+	No heritage assets identified
CEN50	Not selected	Harrison House	None	None	170	Constantine Building, University of Teesside	II	2482	Fishpond 550m east of Acklam Park	39	Former Southbrooke Girls School	N	Within 50m of local listed building
CEN51	Not selected	242 Marton Road	None	None	336	Nazareth House	II	2236	Fishpond 550m east of Acklam Park	142	Marton Road (No. 214-216)	+	No heritage assets identified
CEN7	Not selected	Site of former Odeon cinema	None	None	122	Empire Mecca Social Club	II*	2925	Fishpond 550m east of Acklam Park	61	Multi Media Centre / La Pharmacie	+	No heritage assets identified
CEN8	Not selected	2 Longlands Road	None	None	432	Nazareth House	II	2183	Fishpond 550m east of Acklam Park	185	Marton Road (No. 274-276)	+	No heritage assets identified
CEN9	Not selected	Site of former CSI	None	None	203	Empire Mecca Social Club	II*	2884	Fishpond 550m east of Acklam Park	7	Multi Media Centre / La Pharmacie	N	Within 50m of local listed building
KAD1	Not selected	Coulby Manor Cottage	None	None	240	Coulby Manor (Middlesbrough Motor Club)	II	1947	Fishpond 550m east of Acklam Park	401	Blue Bell Hotel	+	No heritage assets identified
LAD1	Not selected	Ladgate Woods	None	None	246	Coulby Manor (Middlesbrough Motor Club)	II	1989	Fishpond 550m east of Acklam Park	3	Slip Inn Bridge	N	Site adjacent to Local Listed building
LAD2	Not selected	Land adjacent Ladgate Lane	None	None	488	Coulby Manor (Middlesbrough Motor Club)	II	1912	Fishpond 550m east of Acklam Park	366	Slip Inn Bridge	+	No heritage assets identified
LIN2	Not selected	1 Burlam Road	None	None	433	Church of St. Barnabas	II	1085	Fishpond 550m east of Acklam Park	48	Linthorpe Cemetery	N	Within 50m of local listed building
LIN4	Not selected	Dorman's Club Field	1.772	Linthorpe	612	The Avenue Methodist Church	II	651	Fishpond 550m east of Acklam Park	24	51 Cambridge Road	-	Site adjacent to conservation area and within 50m of Local Listed building.
LIN6	Not selected	115 Burlam Road	None	None	1006	Church of St. Barnabas	II	1269	Fishpond 550m east of Acklam Park	11	Linthorpe Cemetery	N	Site within 50m of Local Listed building
LON3	Not selected	Land at rear of 50 - 60 Hutton Road	None	None	868	Nazareth House	II	2279	Fishpond 550m east of Acklam Park	452	Marton Road (No. 274-276)	+	No heritage assets identified
LON6	Not selected	Acklam Iron & Steelworks Club	None	None	439	Nazareth House Gates, Gate Piers & Walls	II	1467	Fishpond 550m east of Acklam Park	176	St Josephs R.C.Church	+	No heritage assets identified

Ref Number	Housing Allocation	Site Name	Conservation Area (area within HAs)		Listed building (Distance to nearest –			Scheduled Monument (Distance to nearest – metres)	Local List (Distance to nearest – metres)		SA Assessment		
LON8	Not selected	Farndale Road	None	None	993	Nazareth House Gates, Gate Piers & Walls	II	1738	Fishpond 550m east of Acklam Park	484	St Josephs R.C.Church	+	No heritage assets identified
MAE1	Not selected	Bracken Grange	None	None	855	Stewart Park Depot	II	1941	Fishpond 550m east of Acklam Park	442	Stewart Park	+	No heritage assets identified
MAE4	Not selected	Rowan Park	None	None	654	Stewart Park Depot	II	2525	Fishpond 550m east of Acklam Park	222	Stewart Park	+	No heritage assets identified
MAE5	Not selected	Land East of Roseland Drive/ The Grove	0.001	Marlon Village and The Grove	284	Stewart Park Depot	II	3344	Fishpond 550m east of Acklam Park	209	Stewart Park	-	Within or immediately adjacent to a conservation area.
MAE6	Not selected	43 The Grove	0.203	Marlon Village and The Grove	305	Stewart Park Depot	II	3403	Fishpond 550m east of Acklam Park	103	Stewart Park	-	Within or immediately adjacent to a conservation area.
MAW4	Not selected	Middlesbrough Golf Club	None	None	583	Bonnygrove Farmhouse	II	1454	Earthworks south of Nunthorpe Hall	1027	Newham Hall Farm	+	No heritage assets identified
NEW1	Not selected	303-307 Linthorpe Road	0.028	Albert Park & Linthorpe Road	12	Forbes Building	II	1885	Fishpond 550m east of Acklam Park	140	The Co-op Building	-	Site includes / adjacent to Conservation Area, within 50m of Grade II listed building.
NEW2	Not selected	Union Village	None	None	42	Midland Bank	II	2156	Fishpond 550m east of Acklam Park	0	Crown P.H.	-	Within 50m of Grade II listed building and immediately adjacent to Local List building
NEW3	Not selected	Land adjacent Ayresome Gardens	0.114	Albert Park & Linthorpe Road	11	Park Methodist Church	II	1663	Fishpond 550m east of Acklam Park	148	Road surface & Scoria Setts	-	Site includes / adjacent to Conservation Area, within 50m of Grade II listed building.
NEW4	Not selected	The Junction, 2 Union Street	None	None	186	Midland Bank	II	2471	Fishpond 550m east of Acklam Park	168	Crown P.H.	+	No heritage assets identified

Ref Number	Housing Allocation	Site Name	Conservation Area (area within HAs)		Listed building (Distance to nearest –			Scheduled Monument (Distance to nearest – metres)	Local List (Distance to nearest – metres)		SA Assessment		
NOR1	Not selected	44 Westbourne Grove	None	None	242	Church of Holy Trinity	II	2837	Fishpond 550m east of Acklam Park	174	Youth and Community Centre	+	No heritage assets identified
NOR3	Not selected	Former Crystal Galleries site	None	None	232	Church of Holy Trinity	II	2827	Fishpond 550m east of Acklam Park	179	Youth and Community Centre	+	No heritage assets identified
NUN1	Not selected	Grey Towers Village	0.105	Nunthorpe and Poole	97	War Memorial	II	877	Earthworks south of Nunthorpe Hall	142	The Old School	-	Site within or adjacent to conservation area.
NUN4	Not selected	Nunthorpe Hall Farm buildings	0.411	Nunthorpe and Poole	0	Walled Garden, Nunthorpe Hall	II	171	Earthworks south of Nunthorpe Hall	0	Hall Farm	--	Site includes / adjacent to Conservation Area, Grade II listed building and Local List Building.
NUN5	Not selected	Brethren Meeting Hall	None	None	1358	Stewart Park Depot	II	2717	Earthworks south of Nunthorpe Hall	737	14-16 Rockwood Road	+	No heritage assets identified
NUN6	Not selected	Land south west of Grey Towers Farm	0.422	Nunthorpe and Poole	224	The Lodge, Poole Hospital	II	879	Earthworks south of Nunthorpe Hall	308	The Old School	-	Within or immediately adjacent to a conservation area.
NUN7	Not selected	Muirfield	None	None	827	The Vicarage, Church of St. Mary's	II	1770	Earthworks south of Nunthorpe Hall	109	Red Cottage	+	No heritage assets identified
PAR1	Not selected	91-97 St Barnabas Road	None	None	311	Church of St. Barnabas	II	1307	Fishpond 550m east of Acklam Park	158	Linthorpe Cemetery	+	No heritage assets identified
PAR2	Not selected	Land to rear of Rochester, Eastbourne and Mulgrave Roads	0	Linthorpe	221	The Avenue Methodist Church	II	867	Fishpond 550m east of Acklam Park	96	Holy Name of Mary R.C.Church	-	Within or immediately adjacent to a conservation area.
PAR3	Not selected	Dorman House	0.085	Albert Park & Linthorpe Road	18	Church of the Sacred Heart	II	1407	Fishpond 550m east of Acklam Park	19	United Reformed Church	-	Site includes / adjacent to Conservation Area, within 50m of Grade II listed building and Local List building.

Ref Number	Housing Allocation	Site Name	Conservation Area (area within HAs)		Listed building (Distance to nearest –			Scheduled Monument (Distance to nearest – metres)	Local List (Distance to nearest – metres)		SA Assessment		
PAR4	Not selected	Former Church Hall, Linthorpe Road	0.134	Albert Park & Linthorpe Road	36	Church of St. Barnabas	II	1362	Fishpond 550m east of Acklam Park	8	United Reformed Church	--	Site includes / adjacent to Conservation Area, Grade II listed building and Local List Building.
PAR5	Not selected	406 Linthorpe Road (Albert Park Hotel)	0.057	Albert Park & Linthorpe Road	33	Church of St. Barnabas	II	1265	Fishpond 550m east of Acklam Park	0	Albert Park P.H.	-	Adjacent to Conservation Area, includes or adjacent to Local List building and within 50m of Grade II listed building.
PEB1	Not selected	56 Cargo Fleet Lane	None	None	375	3 no. Almhouses	II	3902	Fishpond 550m east of Acklam Park	361	Fountain P.H.	+	No heritage assets identified
PEB2	Not selected	Land adjacent Vaughan Shopping Centre	None	None	607	13 no. Almshouses & Former School	II	4253	Fishpond 550m east of Acklam Park	574	Fountain P.H.	+	No heritage assets identified
PEB3	Not selected	Former Park End Pub site	None	None	566	3 no. Almhouses	II	3258	Fishpond 550m east of Acklam Park	450	Eastleigh & Westleigh	+	No heritage assets identified
PEB4	Not selected	Former Wee Willie Pub site	None	None	944	Stewart Park Depot	II	2674	Fishpond 550m east of Acklam Park	488	Stewart Park	+	No heritage assets identified
STA10	Not selected	Grange Farm	None	None	87	Stainton Grange & Garden Walls	II*	2599	Stainsby Medieval Village	458	14 Hemlington Road	-	Site within 100m of Grade II* listed building.
STA11	Not selected	Field east of Maltby Road and west of Thornton	None	None	88	Low Farmhouse & 2 Farm Cottages	II	1987	Stainsby Medieval Village	93	1 Thornton Road & 2-8 Maltby Road	+	No heritage assets identified
STA17	Not selected	Glebe Field - West of Thornton Road	0.666	Stainton and Thornton	21	Church of St. Peter & St. Paul Boundary Wall, Gate & Gate Piers	II	1923	Stainsby Medieval Village	56	Kell Gate Beck Bridge	-	Site includes / adjacent to Conservation Area, within 50m of Grade II listed building.
STA2	Not selected	Upper Farm	None	None	212	Walls, Gates & Gate Piers	II	1435	Stainsby Medieval Village	149	1 Thornton Road & 2-8 Maltby Road	+	No heritage assets identified

Ref Number	Housing Allocation	Site Name	Conservation Area (area within HAs)		Listed building (Distance to nearest –			Scheduled Monument (Distance to nearest – metres)		Local List (Distance to nearest – metres)		SA Assessment	
STA4	Not selected	Land East of Thornton and West of Stainton Beck	1.633	Stainton and Thornton	13	Walls, Gates & Gate Piers	II	2067	Stainsby Medieval Village	16	Kell Gate Beck Bridge	-	Site within or adjacent to conservation area.
STA9	Not selected	Strait Lane (south of Montpellier Manor)	None	None	408	Memorial Hall	II	1476	Stainsby Medieval Village	410	Methodist Chapel	+	No heritage assets identified
TRI5	Not selected	Land south west of Stainsby Hall Farmstead	None	None	424	Stainton Vale Cottage	II	508	Stainsby Medieval Village	1292	Methodist Chapel	+	No heritage assets identified
TRI6	Not selected	Land south of Stainsby Hall Farmstead	None	None	373	Stainton Vale Cottage	II	606	Stainsby Medieval Village	1209	Methodist Chapel	+	No heritage assets identified