

Appendix – Main Modifications

The modifications below are expressed either in the conventional form of ~~strikethrough~~ for deletions and underlining for additions of text, or by specifying the modification in words in *italics*.

The page numbers and paragraph numbering below refer to the submission local plan, and do not take account of the deletion or addition of text.

Ref	Page	Policy/ Paragraph	Main Modification
MM1	14	H1	<p>Insert new paragraph at end of criterion a to read:</p> <p><u>All housing requirements and housing allocations in the Core Strategy and Housing DPD are minimum figures unless otherwise stated. Proposals for fewer than the minimum or more than the maximum dwelling requirements for a site will only be considered where it can be clearly demonstrated through a design led approach and having regard to the characteristics of the surrounding area and any site specific policy requirements that an alternative capacity is more appropriate.</u></p> <p>Amend text in relation to Land at Nunthorpe as follows: Land at Nunthorpe (approximately a maximum of 600 dwellings)</p>
MM2		H1, H3, H4, H5, H6, H7, H8, H9, H10, H19, H20, H22, H30, H32, H33, H34, H35, H36	Remove references to 'approximately' from the Policies
MM3		H17, H28	Remove references to 'up to' from the Policies
MM4		H21, H26	Delete reference to 'The following quantum of development will be considered appropriate'.
MM5	66	H23	Delete reference to "the following uses, or mix of uses and quantum of development, will be considered appropriate within Hemlington Grange".
MM6		H28, H30, H34	Amend wording of policy to make reference to all housing figures being maximum requirements.
MM7		H3, H4, H5, H6, H7, H8, H9, H10, H17, H18, H19, H20, H21, H22, H23, H26,	Amend wording of policy to remove all references to phasing and delete phasing tables.

Ref	Page	Policy/ Paragraph	Main Modification
		H27, H28, H29, H30, H33, H35	
MM8	23	H9	Amend policy wording to read: The Council aspires to see predominantly higher value, aspirational family housing <u>three and four bedroom detached and semi-detached dwellings</u> in this area.
MM9	23	H10	Amend policy wording to read: The Council will work closely with partner organisations to ensure that residential schemes reflect the high quality, high value executive and executive style type of housing <u>three and four bedroom detached and semi-detached dwellings</u> that exists within the surrounding area.
MM10	56	H20	Amend policy wording to read: Planning permission has been granted (and commenced) at Scholars Rise (former Marton College site) for a residential development with access from Marton Road to provide 145 (end total 287 units) high quality family sized residential units <u>predominantly three and four bedroom detached and semi-detached dwellings.</u> h) 80 high quality well designed family residential units <u>three and four bedroom detached and semi-detached dwellings</u> l) approximately a maximum of 50 high quality, well designed mixed detached and semi-detached family housing <u>three and four bedroom detached and semi-detached dwellings</u>
MM11	60	H21	Amend policy wording to read: b) provides a mix of dwelling types and sizes, including higher value family and executive style housing <u>three and four bedroom detached and semi-detached dwellings.</u>
MM12	63	H22	Amend policy wording to read: Land is allocated at Ladgate Lane for a high quality, high value executive style residential development <u>of three and four bedroom detached and semi-detached dwellings</u> to provide... a) Provide a residential development that reflects the executive style <u>three and four bedroom detached and semi-detached dwellings housing types</u> within neighbouring areas;
MM13	66	H23	Amend policy wording to read: a) Residential development will provide a mixture of housing types on the site including medium to low-density family housing and executive style housing <u>three and four bedroom detached and semi-detached dwellings;</u> f) Neighbourhoods on the southern boundary of the site should be developed for higher value family and executive style housing <u>three</u>

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			<u>and four bedroom detached and semi-detached dwellings. Apartments will not be permitted...</u>
MM14	70	H26	Amend policy wording to read: b) Provides a mix of dwelling types and sizes, including bungalows, higher value family housing <u>three and four bedroom detached and semi-detached dwellings</u> and executive housing – land adjacent to Newham Hall shall be developed for low density executive dwellings (10-15 dwellings per hectare)
MM15	73	H27	Amend policy wording to read: a) The Council aspires to see predominantly higher value 3 and 4 bed aspirational family housing <u>detached and semi-detached dwellings within the site;</u>
MM16a	76	H29	Amend policy wording to read: Land is allocated at Nunthorpe, South of Guisborough Road for an executive style residential development to provide a maximum of 250 predominantly <u>three and four bedroom detached and semi-detached dwellings</u> dwellings, and associated access arrangements k) 15% of dwellings to be affordable, provided as 5% of the dwellings on site and a 10% off site affordable housing contribution provide 15% on-site affordable housing or an equivalent off-site financial contribution;
MM17	83	H32	Amend policy wording to read: a) The Council aspires to see predominantly family housing <u>three and four bedroom detached and semi-detached dwellings</u> within this site.
MM18	84	H33	Amend policy wording to read: a) Provide a residential development that reflects the housing types within the surrounding area, which is predominantly family housing;
MM19	85	H34	Amend policy wording to read: a) Provide a residential development that reflects the housing types within the surrounding area, which is predominantly 3/4 beds family housing with a mix of semi and detached properties.
MM20	86	H35	Amend policy wording to read: a) Comprise family housing <u>three and four bedroom detached and semi-detached dwellings</u> and bungalows;
MM21		N/A	Include the following definition of Executive Housing in a glossary: <u>Typically of high quality detached accommodation having 4+ bedrooms, set in their own grounds of in the region of 7 dwellings per hectare. Suited to the needs and aspirations of higher income households, and likely to be in Council Tax bands of F, G&H.</u>
MM22	13	2.24	Amend second sentence to read: This results in a housing requirement for a <u>minimum</u> of 6,970 dwellings over the plan period.

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MM23	19	2.38	Amend second sentence to read: This has the potential to accommodate approximately a minimum of <u>1,670 dwellings.</u>
MM24	21	2.41	Amend first sentence to read: This policy sets out the development requirements for the regeneration of Greater Hemlington along with their broad phasing requirements.
MM25	21	2.42	Amend first sentence to read: Hemlington Grange provides an opportunity to deliver a mix of quality family and executive style housing <u>three and four bedroom detached and semi-detached dwellings</u> in an attractive location.
MM26	22	2.44	Amend second sentence to read: This location has the potential to accommodate approximately a <u>minimum of 1,000 dwellings....</u>
MM27	22	2.46	Delete second sentence. Development will be phased to ensure there is not an oversupply of housing and that infrastructure is provided in a timely and co-ordinated manner.
MM28	23	2.47	Amend first sentence to read: The land at Stainton creates an opportunity to deliver high value, high quality family housing <u>three and four bedroom detached and semi-detached dwellings</u> in an attractive location.
MM29	26	2.57	Amend third sentence to read: However, the area west of the railway at Prissick has been the focus of recent private sector house building activity to provide mid value family <u>three and four bedroom detached and semi-detached dwellings</u> for the owner occupied market.
MM30	59	3.40	Amend first sentence: The site will accommodate a range of mid to upper house types, including larger family homes and executive style development <u>three and four bedroom detached and semi-detached dwellings</u> set within...
MM31	70	3.54	Amend second sentence: This site is suitable to accommodate a range of higher value family homes <u>three and four bedroom detached and semi-detached dwellings</u> and executive dwellings.
MM32	81	H31	Insert additional text: The following sites are allocated for residential development within the specified phased release dates. <u>The phases below are indicative only and the Council will not seek to restrict allocated sites coming forward in earlier phases.</u>
MM33	82	3.75	Delete paragraph The phasing provides a broad indication of the envisaged timescales for when housing will come forward having regard to the scale of the development and any need for infrastructure provision. A

Ref	Page	Policy/ Paragraph	Main Modification										
			degree of flexibility in the phasing will be allowed to ensure the housing market can function efficiently and effectively.										
MM34	27	H11	<p>Amend the policy to remove element of empty properties brought back into use and increase the minimum requirement for non-strategic housing allocations.</p> <table border="1"> <tr> <td>Allowance for long term empty properties brought back into use</td> <td>60</td> <td>50</td> <td>50</td> <td>160</td> </tr> <tr> <td>Minimum requirement for non-strategic housing allocations</td> <td><u>630</u></td> <td><u>15</u></td> <td><u>420</u></td> <td><u>1065</u></td> </tr> </table>	Allowance for long term empty properties brought back into use	60	50	50	160	Minimum requirement for non-strategic housing allocations	<u>630</u>	<u>15</u>	<u>420</u>	<u>1065</u>
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Minimum requirement for non-strategic housing allocations	<u>630</u>	<u>15</u>	<u>420</u>	<u>1065</u>									
MM35	31	H12	<p>Add the following sentence to the end of the third paragraph: <u>However, a minimum of 5% must be provided on site, on sites of 30 or more dwellings, unless otherwise indicated in specific policies.</u></p> <p>Delete the fifth paragraph: Affordable housing must achieve at least the minimum standards set out in the Housing Corporation's Design and Quality Standards (2007) or their equivalent if the Homes and Communities Agency subsequently issues revised standards.</p>										
MM36	22	H8	<p>Amend the wording of the policy to remove reference to the golf course extension:</p> <p>a) an extension to the golf course to create a championship standard course;</p>										
MM37	70	H26	<p>Add the following text to the first paragraph following the removal of the phasing table.</p> <p><u>The following uses are considered appropriate:</u></p> <p>i) <u>Residential – 1000 dwellings of which a minimum of 500 should be completed in the plan period up to 2029.</u></p> <p>ii) <u>Community/open space at Lingfield Farm – approximately 6ha</u></p> <p>iii) <u>Primary school – to be provided either on site or of site when the need arises.</u></p> <p>Amend the wording of the policy to remove reference to the golf course extension.</p> <p>f) restricts parkland south of Newham Hall to golf club and open space use and retains prominent features of high archaeological importance within the design and layout of an extension to the existing golf club;</p> <p>Amend the policy to include the addition of a tree buffer to the north</p>										

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			<p>of Newham Hall.</p> <p>n) incorporates a structural buffer of trees alongside the B1365 and to the west of Newham Hall; and <u>n) incorporates a structural tree buffer:</u> <u>i) alongside the B1365</u> <u>ii) to the east and south of the access road to Newham Hall Farm of a minimum 10 metres</u> <u>iii) to the north east of Newham Hall.</u></p> <p>Consequential changes to be made to Fig 3.3 (Indicative Site Layout) & Plan 8 to delete land to the south of Newham Hall</p>
MM38	60	H21	<p>Add the following text to the first paragraph following the removal of the phasing table.</p> <p><u>The following uses are considered appropriate:</u> <u>i) residential – 1670 dwellings of which a minimum of 1125 to be completed within the Plan period up to 2029,</u> <u>ii) Employment (B1 use) 2ha,</u> <u>iii) Local retail centre – to be provided when need arises, and</u> <u>iv) Primary school – to be provided when need arises.</u></p>
MM39	66	H23	<p>Add the following text to the first paragraph following the removal of the phasing table:</p> <p><u>Land is allocated at Hemlington Grange for 1230 dwellings which a minimum of 750 should be completed within the plan period up to 2029. Land is also allocated for eight hectares of Employment use (B1, B2 and B8).</u></p>
MM40	76	H29	<p>In respect of the housing allocation for land south of Guisborough Road, Nunthorpe make it explicit that the development will not come forward before there is a commitment to provide either the new East Middlesbrough Link, or Park and Ride in place.</p> <p>Delete it is expected from the final paragraph of the policy.</p>
MM41	79	H30	<p>Amend wording of Policy to read:</p> <p>e) 15% of dwellings to be affordable, provided as 5% of the dwellings on site and a 10% off site affordable housing contribution <u>provide 15% on-site affordable housing or an equivalent off-site financial contribution;</u></p>
MM42		H21, H23, H26, H27, H29, H36	<p>Add the following text to the Policies:</p> <p><u>Development will be required to make a contribution to the provision of the transport infrastructure requirements identified within the Infrastructure Delivery Plan.</u></p>
MM43	86	H35	<p>Amend wording of Policy to read:</p> <p>b) provide an element of affordable housing up to 15% of the total units</p>

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			d) make suitable arrangements for the re-location of allotments lost to development <u>retain the existing allotments if they remain in active use at the time of development coming forward and provide improvements to the allotments;</u>
MM44	32	2.75	Add the following text to the end of the paragraph: <u>The Tees Valley GTAA sets out the need for gypsy and traveller pitches up to 2021. An early review will be required to ensure that the Council can demonstrate that a five year supply of deliverable sites is available and maintained across the timeframe of the Plan. The timing of the review will be informed by the AMR.</u>
MM45	33	H13	Add the following text to the Policy: <u>The Council will monitor the provision of pitches to ensure a five year deliverable supply is maintained. A review of the Gypsy and Traveller Accommodation Assessment will be undertaken to identify the number and location of any additional pitches required beyond 2021 to ensure a continuous supply is provided to meet needs.</u>