



# Redcar & Cleveland Submission Local Plan April 2017 (updated May 2017)

## Schedule of Proposed Additional Modifications



## **Schedule of Proposed Additional Modifications to the Publication Local Plan**

The schedule outlines the Council's proposed Additional Modifications to the Publication Local Plan. The suggested amendments seek to update the document, improve clarity and presentation. Minor changes are generally regarded as textual and grammar corrections; re-phrasing or limited new text to add clarity; or updates to figures and references which are necessary due to alterations which have been made elsewhere or for which new information has come to light.

In the Council's opinion they do not alter the overall impact of the Local Plan or change its direction, or affect the substance or soundness of the document.

The Council has considered the proposed additional modifications and concluded that further Sustainability Appraisal of the proposed changes is not required.

This document is intended to assist the Inspector in understanding the Council's position. The Schedule of Proposed Additional Modifications is part of the Council's evidence and will be available as a Core Document to the Examination.

The schedule gives each change a reference number and includes the:

- Page number
- Policy or paragraph number
- Proposed Change with proposed new text underlined and deleted text with a ~~strikethrough~~;
- Justification that outlines the reason for the amendment.

**Table 1: Publication Local Plan Additional Modifications**

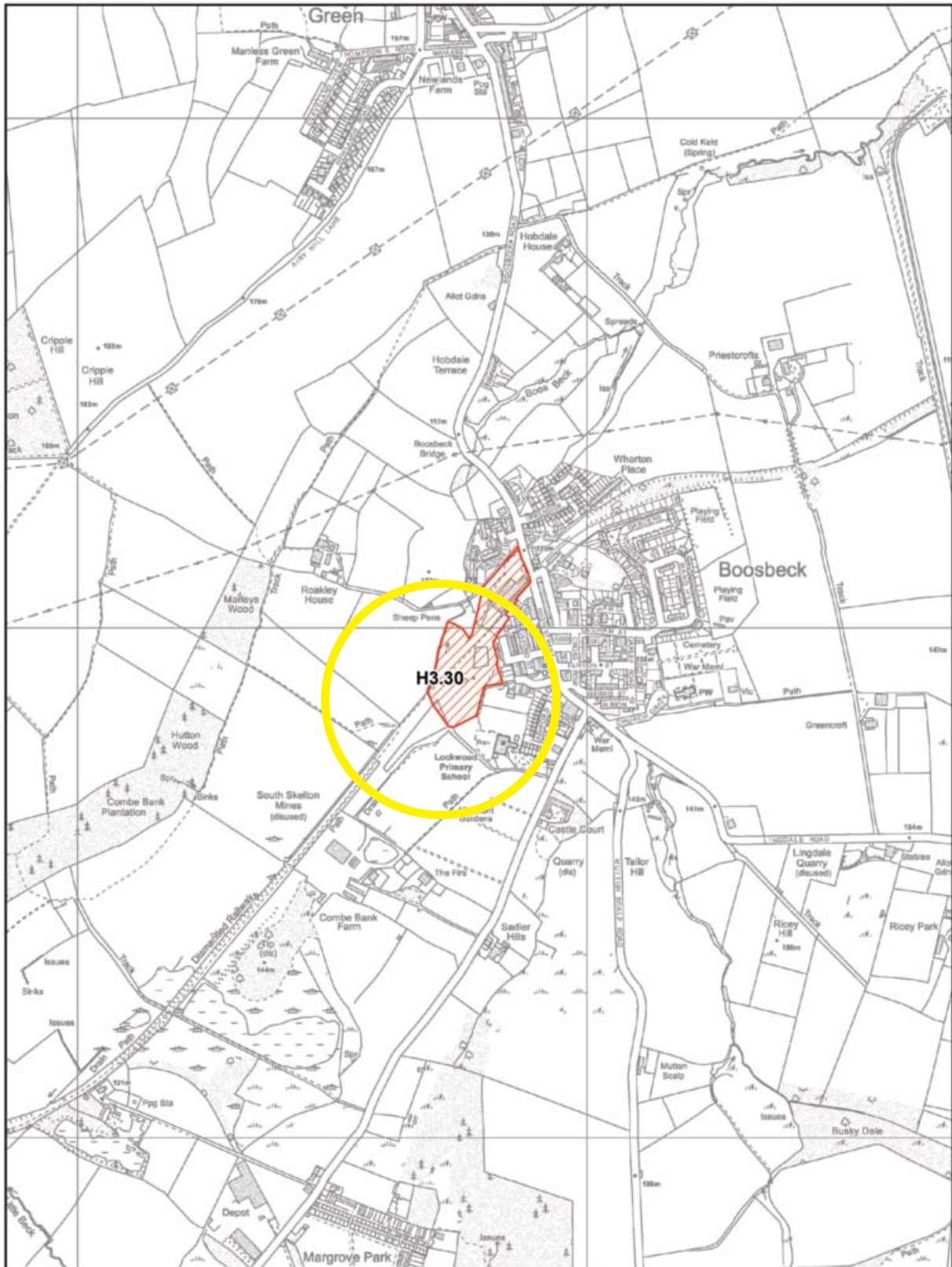
Ref.	Page No.	Paragraph / Policy	Proposed Change	Justification
AM 01	14	Para 1.47	In recognition of the strengthened governance system, Government have <del>committed to devolved the powers through</del> the Tees Valley Combined Authority (Functions) Order 2017 <del>set out in the Tees Valley Devolution Agreement</del> . A directly elected Mayor of Tees Valley (to be elected in May 2017) will act as Chair to the Tees Valley Combined Authority and will exercise the following devolved functions: <ul style="list-style-type: none"> <li>• Responsibility for a consolidated transport budget; and</li> <li>• Creation of new Mayoral Development Corporations, <u>including the South Tees Development Corporation</u>, and leadership of a land commission to examine what publicly owned land and other key strategic sites should be vested in the development corporation.</li> </ul>	Factual update
AM 02	16	Vision	We will <del>maximise</del> <u>encourage</u> the re-use of previously developed land...	To provide additional clarification.
AM 03	38	SD2	Overall this policy will aim to: <p>e.a. achieve a minimum of 60% of all new development taking place in the urban and coastal areas;</p> <p>f.b. deliver rural development that is of an appropriate scale to the settlement in which it takes place; and</p> <p>g.c. restrict development in the countryside to that which meets rural and other exceptional needs.</p>	Format changes to reflect other change to Policy SD2 (MM01)
AM 04	49	SD6	<del>Development proposals for the generation of renewable energy will not be granted if there would be any adverse impacts on airport radar, unless mitigation is possible and a scheme for its provision is agreed with the airport affected.</del> <p>Sites being brought forward for wind turbine deployment should be subject to survey to assess their use by the bird species that are qualifying interests of the North York Moors SPA and the Teesmouth</p>	Reorder final paragraphs of policy wording to increase clarity.

			and Cleveland SPA and Ramsar Site. Where the presence of the relevant species is confirmed, an assessment of the impacts of the development on the relevant bird species, including assessment of the risk of mortality from turbine blade strikes, shall be undertaken.  <u>Development proposals for the generation of renewable energy will not be granted if there would be any adverse impacts on airport radar, unless mitigation is possible and a scheme for its provision is agreed with the airport affected.</u>	
<b>AM 05</b>	<b>51</b>	<b>Para. 2.51(SD6)</b>	Move para. 2.51 to follow para. 2.41.	To improve clarity and interpretation of policy.
<b>AM 06</b>	<b>51</b>	<b>Para. 2.52 (SD6)</b>	Move para. 2.52 to follow para. 2.43.	To improve clarity and interpretation of policy.
<b>AM 07</b>	<b>67</b>	<b>LS4</b>	m. support development related to the <del>proposed York Potash</del> <u>Sirius Minerals' North Yorkshire Polyhalite project.</u>	Factual Correction - name of project.
<b>AM 08</b>	<b>69</b>	<b>3.27</b>	Planning permission has been granted for the <del>York Potash</del> <u>Sirius Minerals' North Yorkshire Polyhalite project</u> , which proposes to transport mined ore from a new mine in the North York Moors National Park via a tunnel conveyor to a new minerals handling facility at Wilton International.	Factual Correction - name of project.
<b>AM 09</b>	<b>80</b>	<b>4.25 (REG3)</b>	<del>The site comprises Skelton Industrial Estate, which is currently safeguarded for industrial and business use through LDF Policy CS9, and an area of agricultural land which was identified as a future extension to Skelton Industrial Estate under former Local Plan Policy IND3.</del>	To inform consultation, no longer needed on adoption.
<b>AM 10</b>	<b>80</b>	<b>4.29 (REG3)</b>	...The LDO is time-limited and is due to expire on 31 <sup>st</sup> March 2017 2018. <del>Depending on its success, The LDO will be reviewed and the Council may choose to extend its the lifetime of the LDO.</del> However, its content and objectives may need to be redefined to more closely align with Policy REG3.	To reflect extension to lifetime of Skelton LDO.
<b>AM 11</b>	<b>86</b>	<b>ED1</b>	The vitality and viability of the town and district centres will be maintained and, where appropriate, enhanced. Measures will include:  d. safeguarding the retail character and function of the area. Within	For Clarification.

			Redcar Primary Shopping Area, <u>as shown on the Policies Map</u> , at least 75% of the units will be retained for A1 use. Within Guisborough Primary Shopping Area, <u>as shown on the Policies Map</u> , at least 55% of the units will be retained for A1 use. No A5 uses will be permitted within the primary shopping areas;	
AM 12	91	ED3	Proposals for hot food takeaways <sup>(12)</sup> in town, district and local centres will only be permitted where the proposed use would not: <ul style="list-style-type: none"> <li>a. result in the proportion of commercial units in the centre in hot food takeaway uses exceeding 5%; or</li> <li>b. result in more than two adjacent hot food takeaway uses; or</li> <li>c. be located within a designated Primary Shopping Area, <u>as shown on the Policies Map</u>.</li> </ul>	For Clarification.
AM 13	95	ED6	<del>Any necessary mitigation measures...</del>	Correction – deletion of underscore.
AM 14	95	Para. 5.26 (ED6)	... The area of <del>land</del> safeguarded <u>land identified</u> for general industrial employment uses through the policy is higher than the <u>quantitative</u> projected need of up to <del>2611.2ha</del> over the plan period, <u>and 26ha based on pre-recession data</u> , as identified in the ELR. <del>However,</del> It is considered that following de-allocation of a number of sites, justification exists for protecting the remaining sites in order to meet local needs. <u>Land availability as included in the policy is based on data in the ELR 2016.</u>	To improve clarity of strategic approach to employment within the Local Plan.
AM 15	97	Para. 5.35 (ED6)	<del>... There has been suggestion of a deficiency of quality employment land in the South Tees area. Should further evidence emerge this will be addressed in a future review of the Local Plan.</del>	Paragraph included to inform consultation and is no longer needed on adoption of plan.
AM 16	98	Para 5.39 (ED7)	<del>The Redcar &amp; Cleveland Employment Land Review update (2016) has identified that there is a quantitative oversupply of general employment land in Guisborough.</del> The proposed development seeks to move away from historic employment uses and promote employment units which can be used by starter companies/entrepreneurs and smaller local businesses, for which there is local demand. This employment development will be supported by the retail element of the scheme which is in a sequentially preferable location with links to Guisborough District Centre.	Sentence was included to inform consultation and is no longer needed on adoption of the Local Plan and de-allocation of employment land at Guisborough.
AM 17	98	Para 5.40 (ED7)	In accordance with the <del>submitted</del> approved scheme, R/2016/0485/RSM...	To reflect approval of planning permission.

<b>AM 18</b>	<b>137</b>	<b>Para 6.93</b>	This is a partly brownfield site comprising former school buildings and playing fields which have become vacant following the amalgamation of Eston Park with Gillbrook to create the Hillsview Academy. <del>It is anticipated that the site may become entirely surplus to further educational uses and available for redevelopment.</del> <u>The site is surplus to educational requirements and available for redevelopment.</u>	To update site availability position.
<b>AM 19</b>	<b>152</b>	<b>Para. 6.132</b>	Outline planning consent was granted on appeal in December 2015 and in October 2016 a reserved matters application was approved for 116 dwellings, together with associated garaging, electricity sub-station, public open space, landscaping and ancillary works (application ref. R/2016/00154/RMM).	Text correction.
<b>AM 20</b>	<b>159</b>	<b>Para. 6.151</b>	In February 2016, detailed permission was granted for the redevelopment of the site 47 dwellings with associated landscaping, car parking and open space (application reference R/2015/04758/CAM).	Text correction..
<b>AM 21</b>	<b>176</b>	<b>Para. 6.195</b>	Applicants <u>with proposals outside of development limits or relating to a listed building</u> will need to submit a full structural survey of the building as part of their application. Any conversion of must be considered in the context of any likely impacts on protected species.	For clarification.
<b>AM 22</b>	<b>184</b>	<b>Para 7.10(N1)</b>	7.10 <u>The open countryside is also recognised as being of value to residents and visitors.</u> Under the Landscape Character Assessment, the range of landscapes across the rural parts of the borough are identified, with positive and negative attributes analysed....	Clarification – In response to CPRE.
<b>AM 23</b>	<b>196</b>	<b>7.46 (N4)</b>	...These criteria, which are based on Defra guidance, have been decided locally by the Tees Valley <del>Local Sites</del> <u>Nature</u> Partnership... The Tees Valley RIGS (Regionally Important Geological Sites) group advises the Local <del>Site</del> <u>Nature</u> Partnership...	Factual correction to reflect updated structure of TVNP.
<b>AM 24</b>	<b>196</b>	<b>7.47 (N4)</b>	The Local Plan will continue to protect these sites and encourage and support opportunities to enhance them, including working with the <u>Tees Valley</u> <del>Local Sites</del> <u>Nature</u> Partnership.	Factual correction to reflect updated structure of TVNP.
<b>AM 25</b>	<b>199</b>	<b>Para 8.3</b>	The borough contains some of the finest heritage assets: Gisborough Priory; the Heritage Coast; the iron age hill fort at Eston Nab; remains of the area's mining history within the surrounding countryside; the planned Victorian resort town of Saltburn <u>and its historic Valley Gardens</u> ; South Gare with its evidence of maritime heritage and wartime defences; Redcar beach and seafront with the petrified forest	To fully illustrate the situation regarding heritage assets

			beneath and the Zetland Lifeboat Museum; Saxon Archeology near Loftus, and Kirkleatham village and historic country houses such as Ormesby Hall and its surrounding parkland. These sites (and others) are of value locally, nationally and internationally, and have significant benefits to the borough's economy through tourism and the heritage they portray. Their maintenance, enhancement and management are critically important. This cannot be done single-handedly; they should be approached strategically, holistically and delivered jointly. Therefore, we must take a collaborative approach working with heritage owners and partners, including national agencies, to succeed	
AM 26	205	HE2	b. protects existing <u>historically significantly</u> hard and soft landscaping... f. "...and the <u>historically significantly</u> hard and soft landscaping....	For clarification.
AM 27	Appendix 1 Page 240	Trigger Point for H1	Plan, monitor and manage through AMR and SHMA/SHLAA.  If <u>there is a persistent failure to meet the housing requirement target not met, and persistent failure to identify a five-year housing supply</u> , meet with landowners/agents to discuss obstacles to progress, review options and agree an action plan to get back on track.	To clarify monitoring trigger point as recommended in representations by HBF and Story Homes.
AM 28	Appendix 1 Page 240	Remedial Actions for H1	If ongoing lack of progress, consider scope to work with other partners.  <u>Options for remedial action may include bringing forward additional sites, seeking public sector funding support, infrastructure improvements or mitigation of constraints.</u>	To clarify remedial actions as recommended in representations by Story Homes
AM 29	Appendix 3:	Proposed Site Allocations	Add maps showing ED 6 Protecting Employment Areas sites and amend H3 Housing Allocations maps	For clarification and to reflect proposed Main Modifications



**Publication Local Plan 2016  
H 3 Housing Allocations**

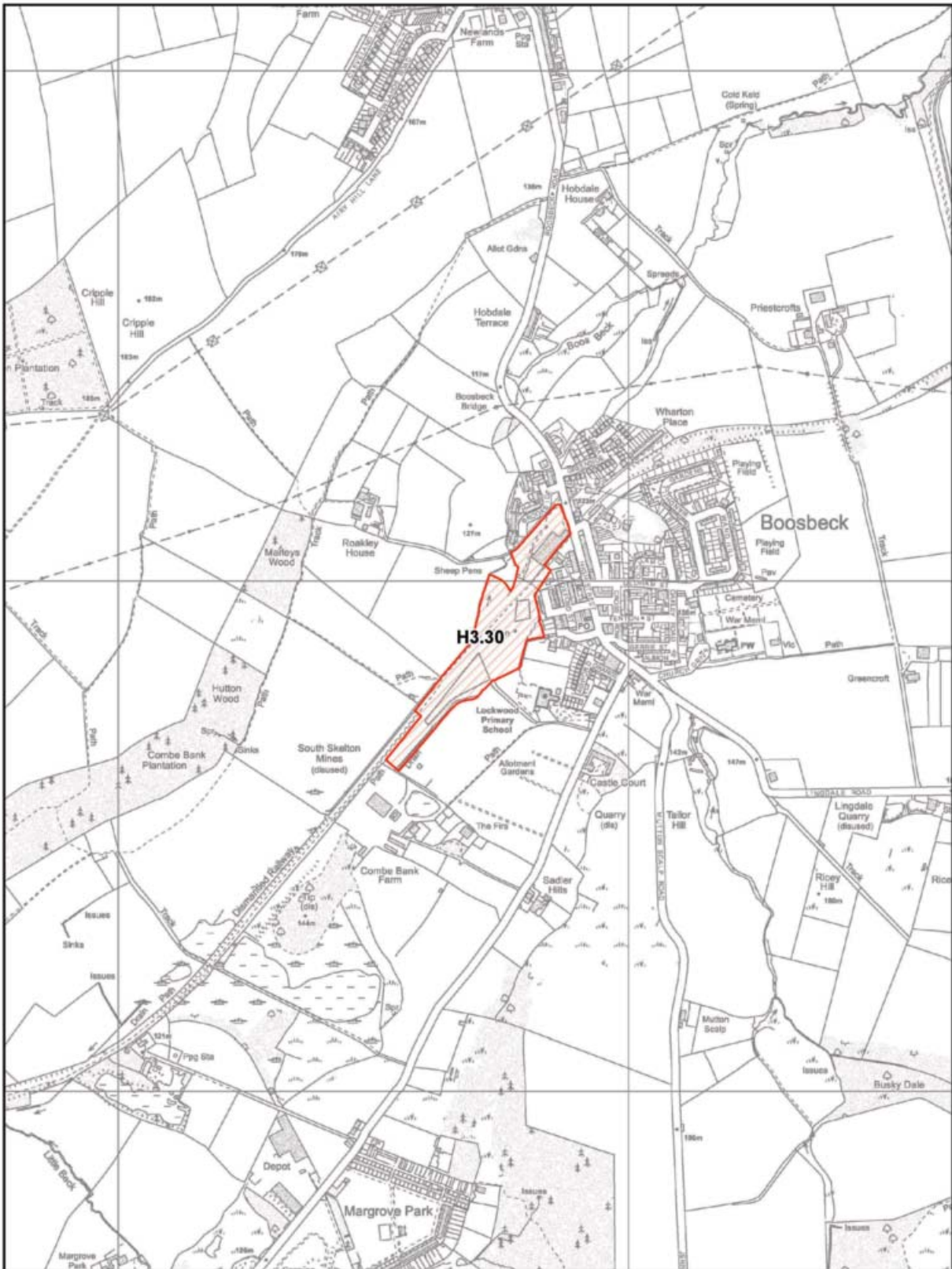


Date: 06/10/2016 Drawn by: DM  
Scale = 1:10,000 DWG No: PLNG682-08

Contains Ordnance Survey data © Crown Copyright and database rights 2016 (100019983)

**SITE BOUNDARY ADJUSTED TO REFLECT PA**



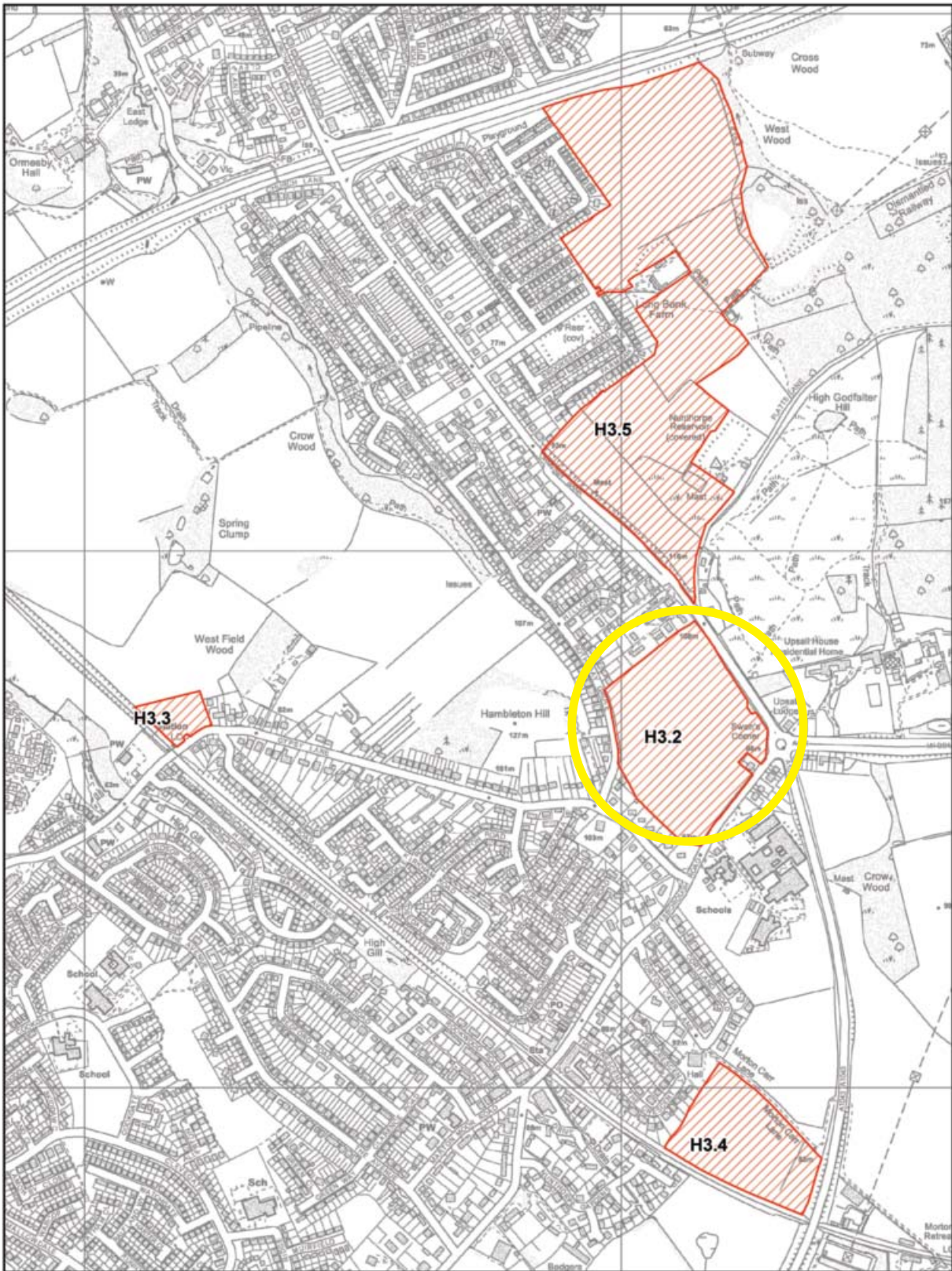


**Submission Local Plan 2017  
H 3 Housing Allocations**



Date: 31/03/2017 Drawn by: DM  
Scale = 1:10,000 DWG No: PLNG715-08

Contains Ordnance Survey data © Crown Copyright and  
database rights 2016 (100019983)



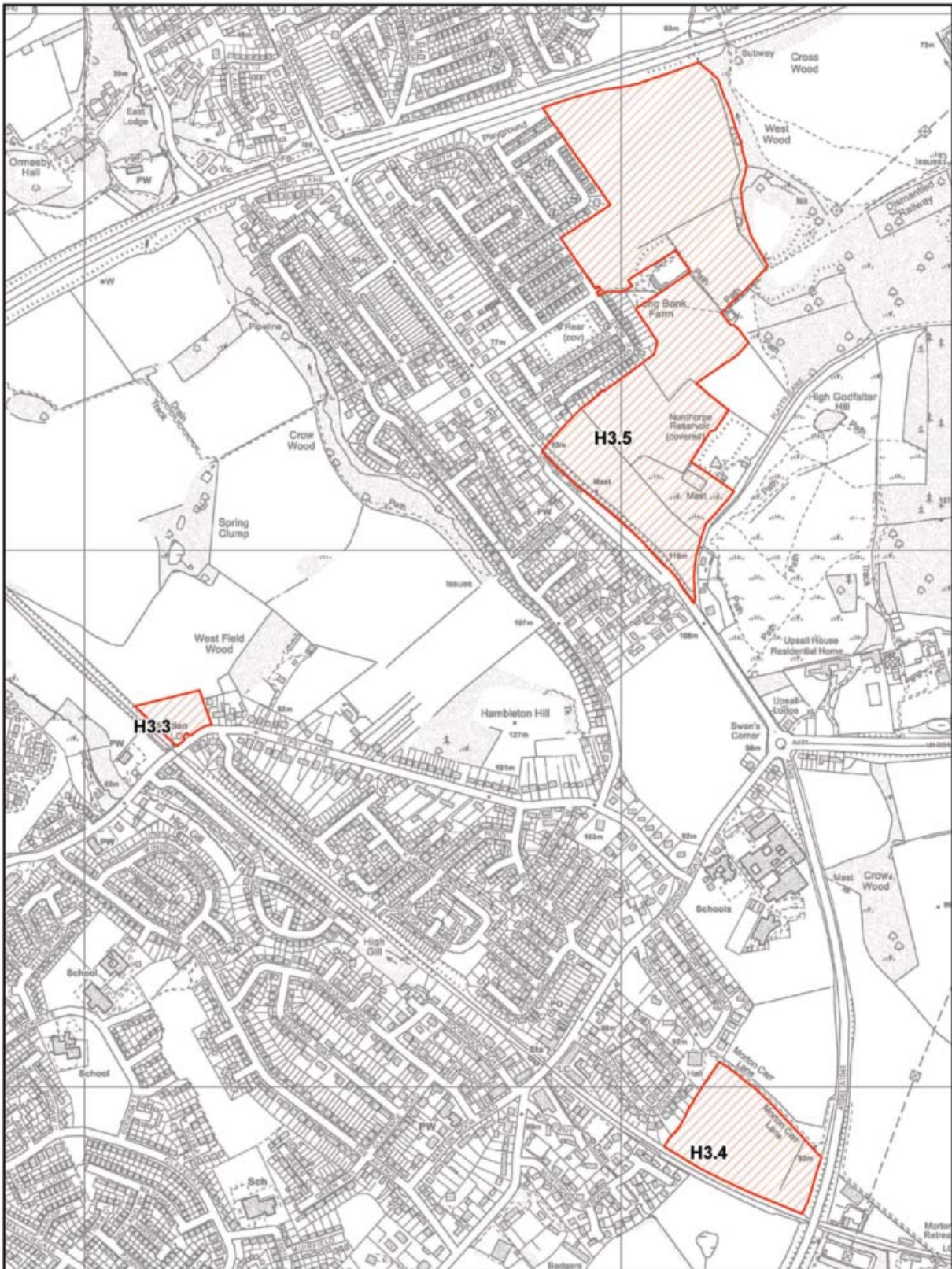
**Publication Local Plan 2016  
H 3 Housing Allocations**



Date: 06/10/2016 Drawn by: DM  
Scale = 1:9,517 DWG No: PLNG682-02

Contains Ordnance Survey data © Crown Copyright and database rights 2016 (100019983)

**REMOVE H3.2**

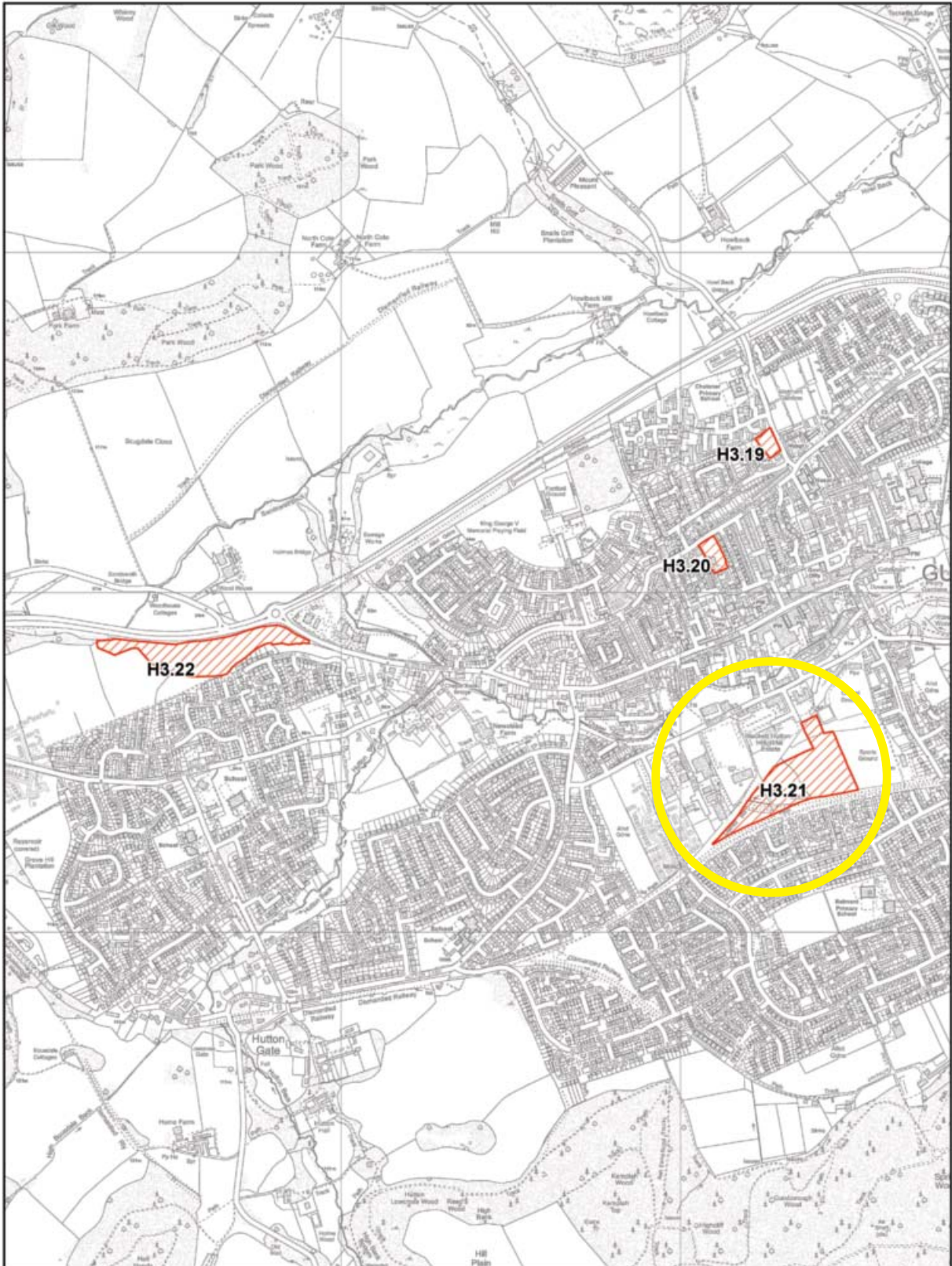


**Submission Local Plan 2017  
H 3 Housing Allocations**



Date: 31/03/2017 Drawn by: DM  
Scale = 1:9,517 DWG No: PLNG715-02

Contains Ordnance Survey data © Crown Copyright and  
database rights 2016 (100019983)



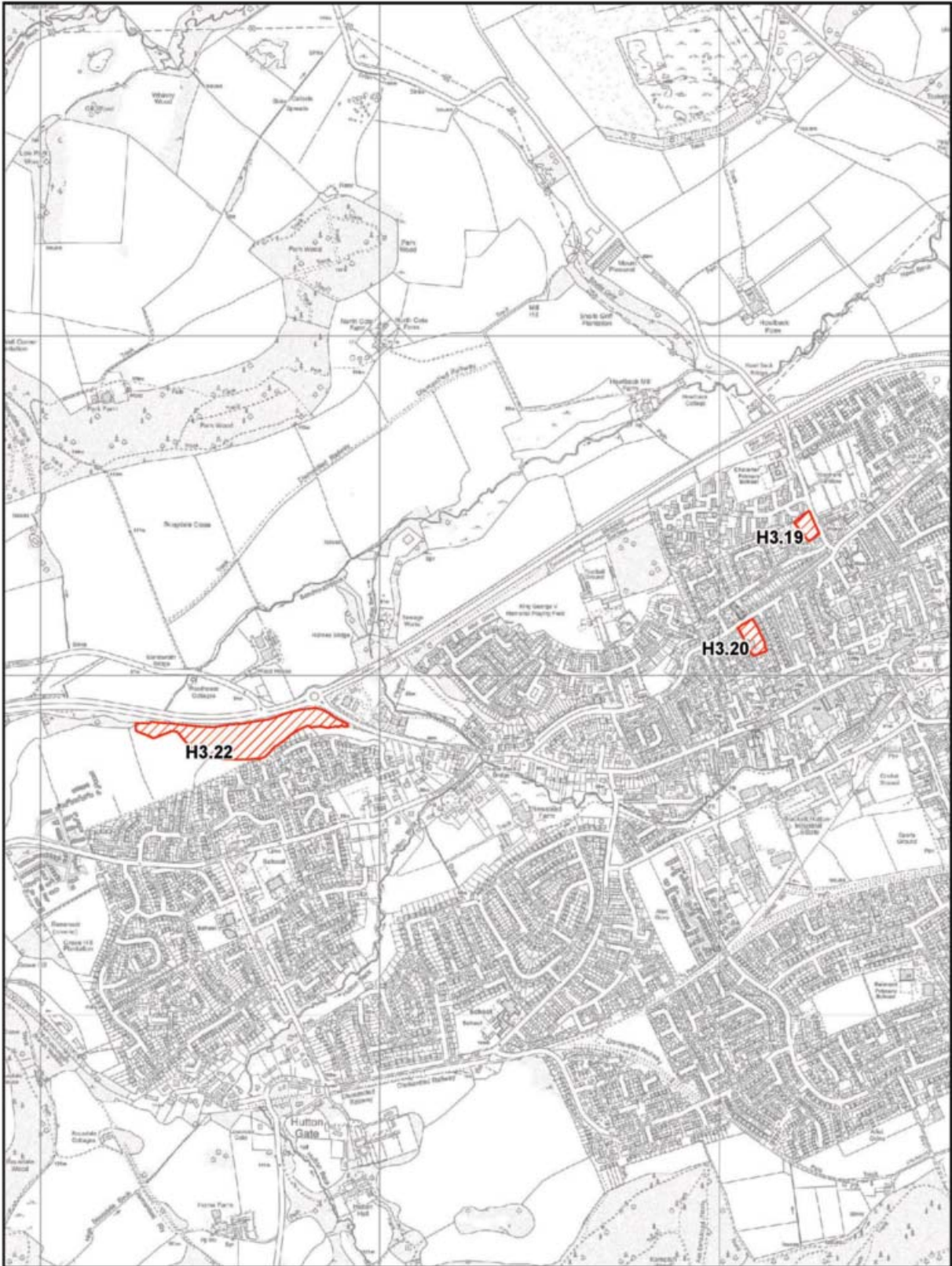
**Publication Local Plan 2016  
H 3 Housing Allocations**



Date: 06/10/2016 Drawn by: DM  
Scale = 1:15,000 DWG No: PLNG682-05

Contains Ordnance Survey data © Crown Copyright and database rights 2016 (100019983)

**REMOVE H3.21**



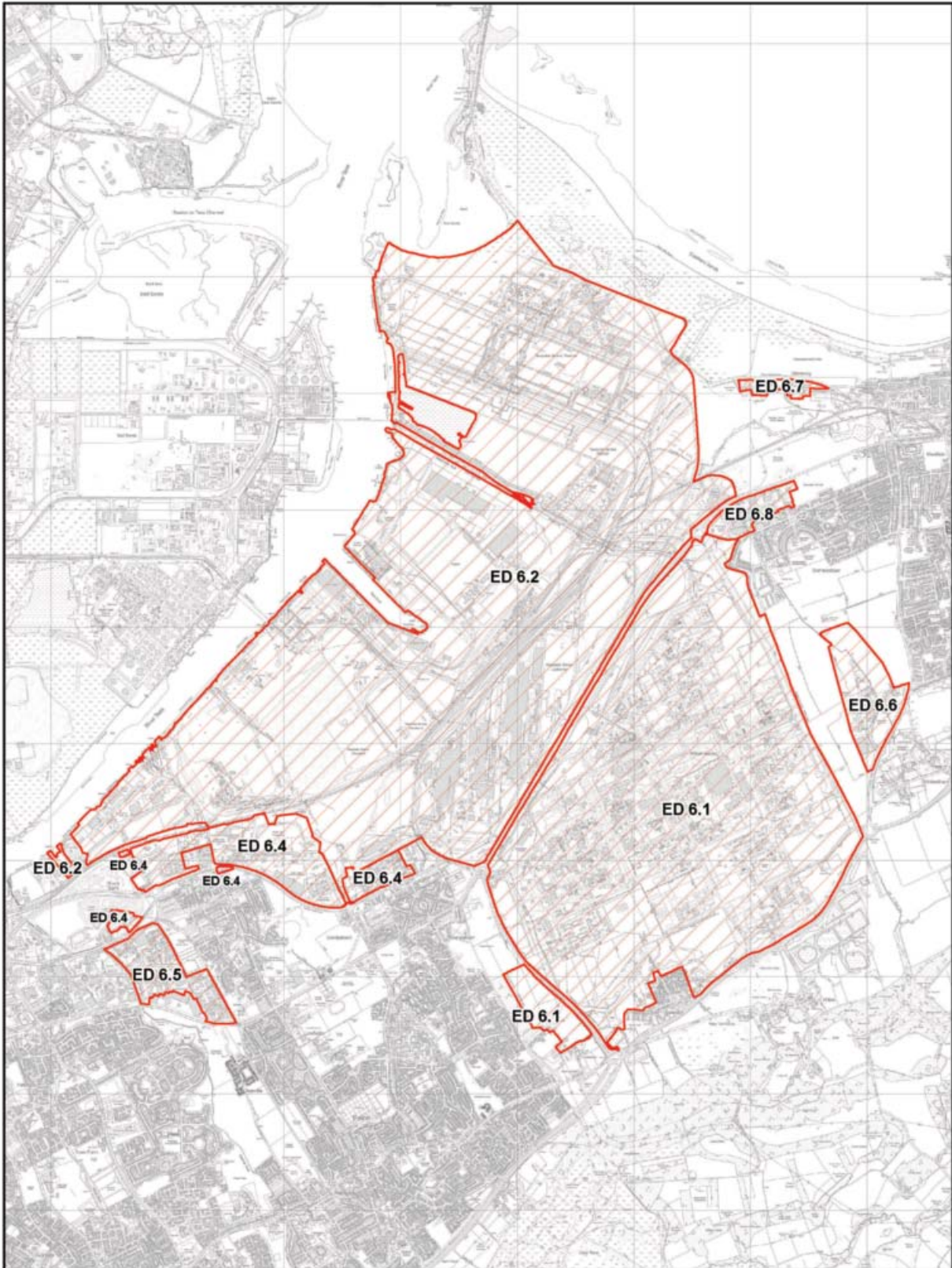
**Submission Local Plan 2017  
H 3 Housing Allocations**



Date: 10/04/2017 Drawn by: DM  
Scale = 1:15,000 DWG No: PLNG715-05

Contains Ordnance Survey data © Crown Copyright and  
database rights 2016 (100019963)

# Additional Document Maps

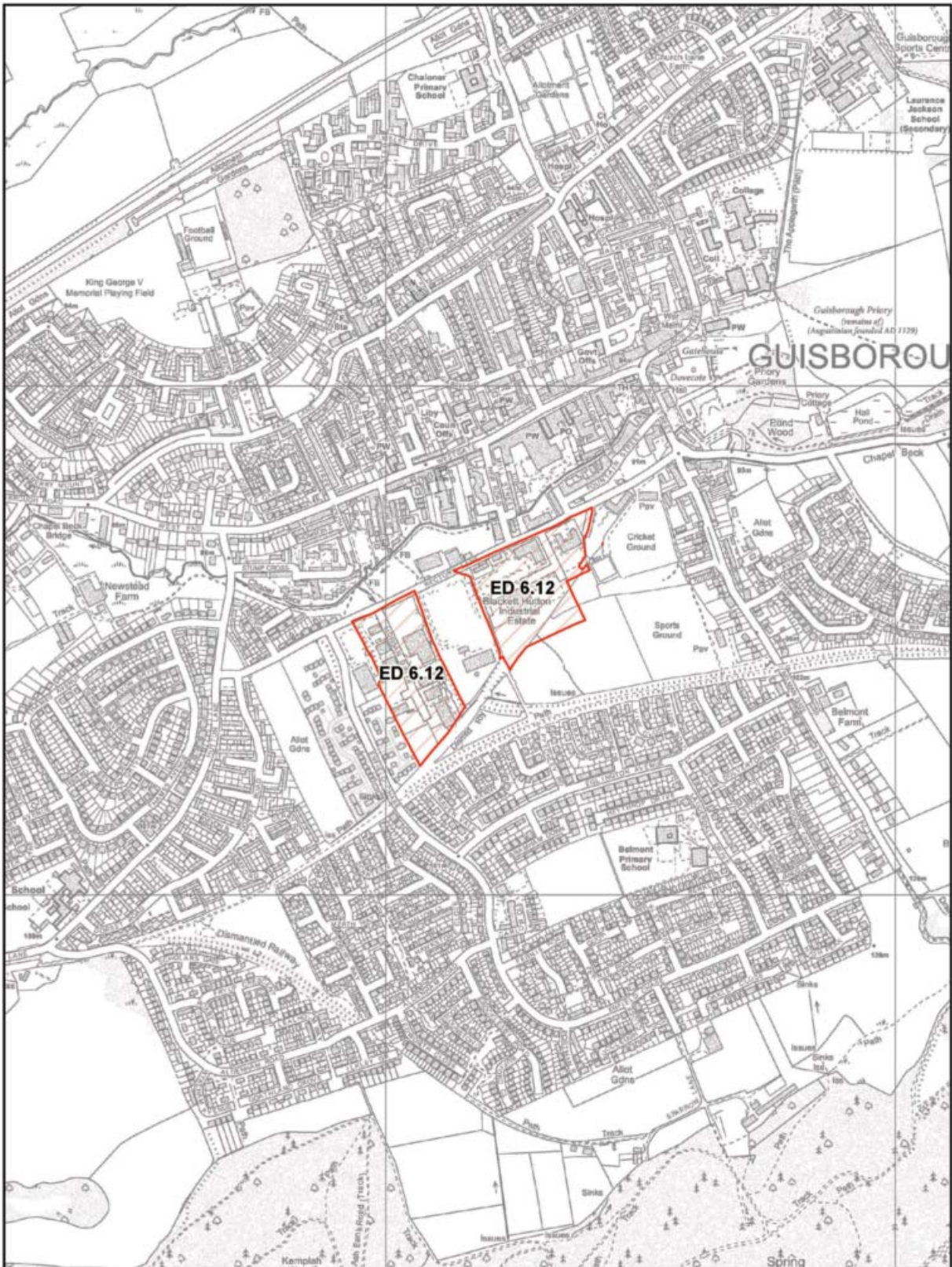


**Submission Local Plan 2017**  
**ED 6 Protecting Employment Areas**



Date: 04/04/2017 Drawn by: DM  
Scale = 1:43,748 DWG No: PLNG715-16

Contains Ordnance Survey data © Crown Copyright and  
database rights 2016 (100019983)



**Submission Local Plan 2017  
ED 6 Protecting Employment Areas**



Date: 04/04/2017 Drawn by: DM  
Scale = 1:10,000 DWG No: PLNG715-17

Contains Ordnance Survey data © Crown Copyright and database rights 2016 (100019983)



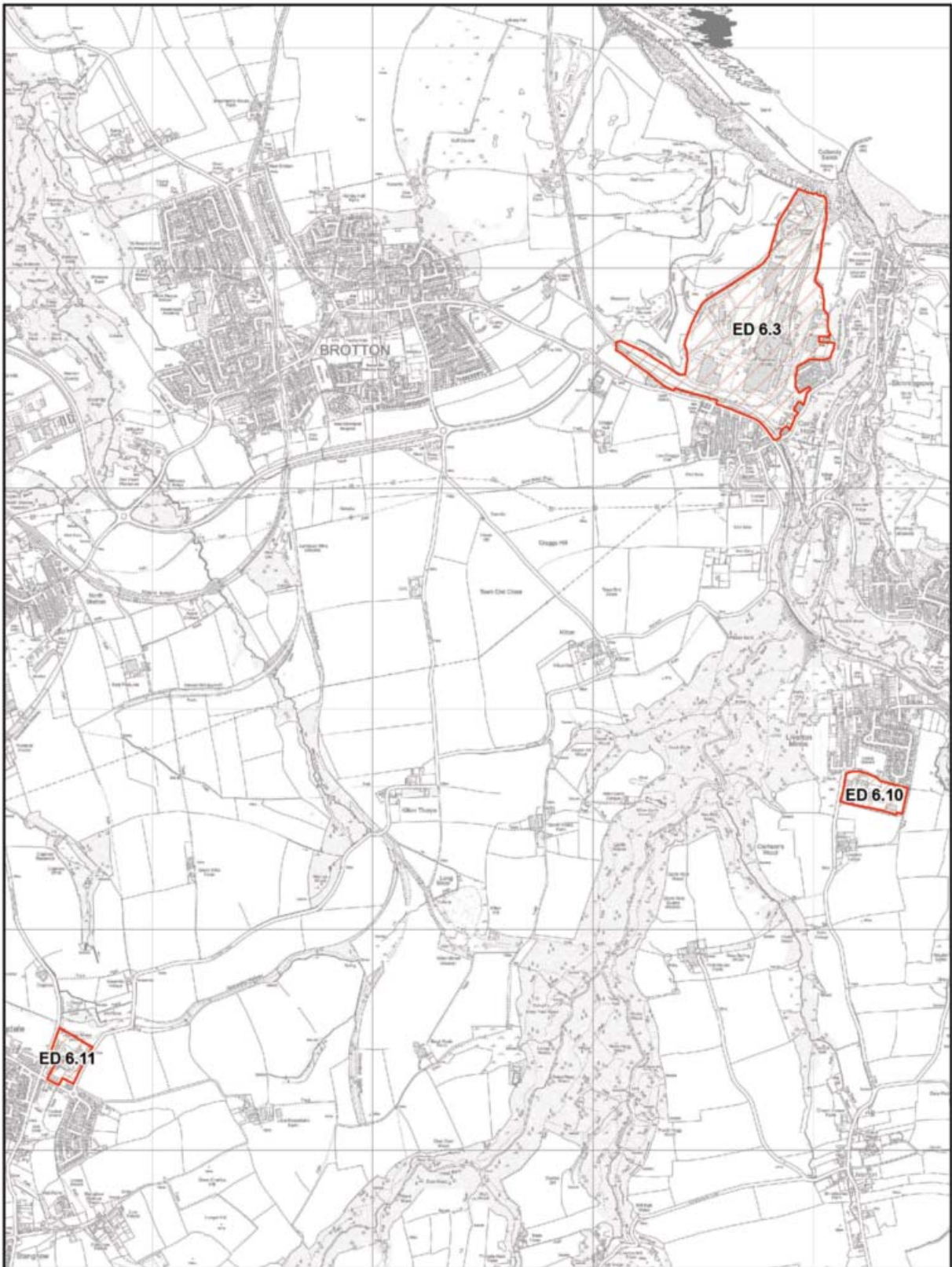
**Submission Local Plan 2017  
ED 6 Protecting Employment Areas**



Date: 04/04/2017 Drawn by: DM  
Scale = 1:10,000 DWG No: PLNG715-18

Contains Ordnance Survey data © Crown Copyright and  
database rights 2016 (100019983)





**Submission Local Plan 2017**  
**ED 6 Protecting Employment Areas**



Date: 04/04/2017 Drawn by: DM  
Scale = 1:23,105 DWG No: PLNG715-19

Contains Ordnance Survey data © Crown Copyright and  
database rights 2016 (100019983)

