



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

## Schedule of Proposed Main Modifications



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

The schedule outlines the Council's proposed main changes to the Publication Local Plan. Main modifications are those which may have a material effect on the Local Plan, such as changes that alter policy requirements. However, in the Council's opinion, the modifications proposed do not significantly alter the overall impact of the Local Plan or change its direction.

The suggested main modifications have undergone a sustainability appraisal and this schedule should be read alongside the Sustainability Appraisal Addendum Report, April 2017.

This document is intended to assist the Inspector in understanding the Council's position. The Schedule of Proposed Main 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.

Ref	Page No.	Paragraph / Policy	Proposed Modification	Justification
MM01	38	SD2	Wherever possible, priority will be given to the development of previously developed land and the reuse of existing buildings, and limiting development in the countryside. <del>In selecting site allocations, and in considering development proposals, the following sequential approach will be applied:</del> <del>a. previously developed land and buildings within development limits;</del> <del>b. other land within development limits;</del> <del>c. previously developed land and buildings outside but adjoining development limits; and</del> <del>d. other previously developed land and buildings outside development limits.</del>	To be more consistent with the NPPF.
MM02	46	SD5	<u>Subject to economic viability</u> the Council will seek to secure developer contributions...	To ensure consistency with the NPPF and to enable flexibility to take account of changing economic conditions.
MM03	47	Para 2.36 (SD5)	<u>Policy N 4 requires all development affecting internationally important sites to take into account mitigation and strategic approaches, including those outlined in the management plan.</u> The Council are working with partners....Developments identified, through an appropriate assessment, as leading to recreational disturbance of the SPA and Ramsar site may also be required to contribute to any appropriate mitigation identified through the management plan.	For clarity, to strengthen link between forthcoming management plan and Local Plan, in response to Natural England.
MM04	50	Para. 2.48 (SD6)	...Design considerations include scale, layout and simplicity to create a proposal which does not conflict with landscape character, <u>heritage assets and their settings</u> , focal points and indicators of scale...	To improve clarity, in response to comments by Historic England and previous changes to the Policy.
MM05	94-95	ED6	<u>To ensure a flexible and attractive supply of employment land is available to deliver our strategy for economic growth, approximately 2500ha of currently occupied and available employment land has been identified as being of particular importance and value to the economy.</u> Land and buildings within <u>existing industrial estates and business parks, as shown on the Policies Map,</u>	To improve clarity of strategic approach to employment within the Local Plan.

will continue to be developed and safeguarded for ~~general industrial and business employment~~ uses (B1, B2 & B8 uses).

Heavy industry and logistics sectors will be focused in the  
~~The following areas, will be developed and safeguarded, with 447.94 ha available for heavy industry and logistics sectors over the plan period:~~

- a. ~~Wilton International;~~
- b. ~~Land at South Tees, including Teesport and land along the River Tees; and~~
- c. ~~Land at Skinningrove.~~

<u>Ref.</u>	<u>Site</u>	<u>Location</u>	<u>Total Available (ha)</u>
<u>ED6.1</u>	<u>Wilton International<sup>1</sup></u>	<u>South Tees</u>	<u>263.72</u>
<u>ED6.2</u>	<u>Land at South Tees<sup>2</sup></u>	<u>South Tees</u>	<u>184.22</u>
<u>ED6.3</u>	<u>Skinningrove</u>	<u>East Cleveland</u>	<u>0</u>

1. Includes Main Complex and land to the West of A1053

2. Includes Teesport Estate, Teesport Commerce Park and land along the River Tees

General employment uses will be focused in the ~~The following areas land will be developed and safeguarded, with 33.71ha available over the plan period:~~

- d. ~~South Tees Industrial Estates and Business Parks, South Tees;~~
- e. ~~Skippers Lane Industrial Estate, South Bank;~~
- f. ~~Kirkleatham Business Park, Redcar;~~
- g. ~~Tees Offshore Base, South Bank;~~
- h. ~~Warrenby Industrial Estate, Redcar;~~
- i. ~~North Liverton Industrial Estate, Liverton Mines;~~
- j. ~~Barnet Industrial Estate, Lingdale;~~
- k. ~~Longbeck Industrial Estate, Marske;~~

~~l. Cleveland Gate Business Park and Morgan Drive, Guisborough; and  
m. Dormanstown Industrial Estate, Redcar.~~

<u>Ref.</u>	<u>Site</u>	<u>Location</u>	<u>Total Available (ha)</u>
<u>ED6.4</u>	<u>South Tees Industrial Estates and Business Parks<sup>2</sup></u>	<u>South Tees</u>	<u>3.47</u>
<u>ED6.5</u>	<u>Skippers Lane Industrial Estate</u>	<u>South Tees</u>	<u>0.79</u>
<u>ED6.6</u>	<u>Kirkleatham Business Park</u>	<u>Redcar</u>	<u>22.22</u>
<u>ED6.7</u>	<u>Warrenby Industrial Estate</u>	<u>Redcar</u>	<u>0.25</u>
<u>ED6.8</u>	<u>Trunk Road Industrial Estate</u>	<u>Redcar</u>	<u>2.51</u>
<u>ED6.9</u>	<u>Longbeck Industrial Estate</u>	<u>Marske</u>	<u>0</u>
<u>ED6.10</u>	<u>North Liverton Industrial Estate</u>	<u>Liverton Mines, East Cleveland</u>	<u>1.93</u>
<u>ED6.11</u>	<u>Barmet Industrial Estate</u>	<u>Lingdale, East Cleveland</u>	<u>0.80</u>
<u>ED6.12</u>	<u>Cleveland Gate Business Park and Morgan Drive</u>	<u>Guisborough</u>	<u>1.74</u>

3. Includes South Tees Freight Park, South Tees Imperial Park, Nelson Street Industrial Estate and Bolckow Industrial Estate

The mixed-use site at Skelton allocated under Policy REG3, and mixed-use commercial development at Cleveland Gate allocated under Policy ED7, will also contribute towards meeting employment needs over the plan period.

			<p>Proposals for alternative uses on <u>developed and safeguarded</u> employment land will only be acceptable if it is considered that the land is no longer required for <del>industrial development employment uses</del>, and its release for an alternative use would not adversely impact upon the supply of employment land in the future <u>and is consistent with other Local Plan policies</u>.</p> <p>High tech and knowledge driven development should be focused at Kirkleatham Business Park and Cleveland Gate Business Park.</p> <p>Some of the above general employment sites lie adjacent to, or are within, the proximity of protected landscapes and nature conservations sites. Where appropriate, proposals will need to demonstrate that there will be no adverse effects on the integrity of the Teesmouth and Cleveland Coast SPA and Ramsar site, or other European designated nature conservation sites either alone or in combination with other plans and programmes. Any proposals for development within the Warrenby Industrial Estate adjacent to Coatham Marsh should include a buffer of undeveloped land and a suitable boundary treatment during both construction and operation, such that direct effects on land within and immediately adjacent to the proposed extension to the Teesmouth and Cleveland Coast SPA are avoided. Any necessary mitigation measures must be secured in advance of the development in order to meet the requirements of the Habitat Regulations.</p> <p>Proposals will be encouraged to improve the quality of the environment, signage, security and accessibility of the sites.</p> <p>Existing employment sites and buildings located outside the employment areas will be safeguarded where they are important to sustaining the local economy and meeting the Council's <del>regeneration</del> <u>growth</u> objectives.</p>	
<b>MM06</b>	<b>95</b>	<b>New paragraph after Para.</b>	<u>The South Tees Development Corporation (STDC) is being established to drive forward opportunities on a 1,740ha area, which includes the site of the former SSI steelworks in Redcar. This substantial area of economic</u>	To provide additional clarity of emerging South Tees Development

		<b>5.26</b>	<u>opportunity has access to a deep water port, excellent road and rail links, access to energy and utilities, and to a highly skilled and committed work force. It ranks amongst the best sites in Europe for export-orientated industrial production. Land at South Tees, Bolckow Industrial Estate and South Tees Freight Park fall within the proposed STDC boundaries. ED6 will be kept under review, and may require update, as the STDC progresses.</u>	Corporation proposals
<b>MM07</b>	<b>95</b>	<b>Para. 5.27 (ED6)</b>	... It is, therefore, important that employment areas are safeguarded to meet identified needs and allow the local economy to grow, strengthening and diversifying our business base in accordance with the Council's Growth Strategy. <u>Employment uses are defined as including B1, B2 and B8 uses. Suitable employment related sui generis uses will also generally be supported in these areas...</u>	To improve clarity of strategic approach to employment within the Local Plan.
<b>MM08</b>	<b>96</b>	<b>Para. 5.29 (ED7)</b>	Wilton International is a world class chemicals and energy complex with large multinational operators such as Sabic, Lotte and Huntsman currently operating from the site. The site is operated by Sembcorp who provide a range of utilities to meet the needs of operators. These sectors are a significant employer within the borough, and with potential for growth and investment over future years. <u>Approximately 70ha of available land within the Wilton site, included in ED6.1, would be unsuitable for heavy industry due to relative proximity to residential areas. Light industrial uses, storage or offices associated with the chemicals and energy sector could be acceptable in these areas.</u>	To improve clarity of strategic approach to employment within the Local Plan.
<b>MM09</b>	<b>96</b>	<b>Para. 5.31</b>	Despite the cessation of steel making at SSI in Redcar, the steel sector continues to be an important part of the local economy, and it is one which the Council wishes to support, <u>alongside other employment opportunities</u> , through safeguarding land at South Tees, <del>including land along the river</del> , and Skinningrove for employment purposes.	To reflect emerging South Tees Development Corporation proposals.
<b>MM10</b>	<b>101</b>	<b>ED9</b>	Development proposals for leisure and tourism uses will be <del>expected to follow the sequential approach</del> <u>considered in the context of the locational strategy</u> set out in Policy SD2.	To reflect changes to SD2.

MM11	103	<p><b>New paragraphs after Para.5.55</b></p>	<p><u>5.56 An adequate supply of accommodation, such as hotels and guest houses, is essential to support the growth of the tourist and visitor economy within the Borough and the Redcar &amp; Cleveland Visitor Destination Plan (2014) considers that a low overnight visitor market and limited tourism accommodation offer are weaknesses within the Borough. The Council will, therefore, seek to restrict the loss of existing tourist accommodation where possible.</u></p> <p><u>5.57 The Council will support applications for change of use of resulting in a loss of tourist accommodation where there is no longer a need for the facility or where there is strong evidence that the business is no longer viable. This evidence may include, but is not necessarily restricted to, the business being closed down and not trading for 12 months. The Council should be satisfied that that the business or property has been advertised on the open market for a minimum period of 12 months, at a value that reflects its use and that no reasonable offer has been refused.</u></p>	<p>To provide additional clarification of policy requirements.</p>
MM12	112	<p><b>Para 6.14</b></p>	<p><del>If it becomes apparent at any point that a five-year supply cannot be evidenced, we will work with developers and land owners to bring forward additional sites, provided that it can be demonstrated that development would make a significant contribution to reducing the supply deficit and that delivery on other sites would not be compromised as a result.</del></p> <p><u>If it becomes apparent at any point that a five-year supply cannot be evidenced we will seek to address the shortfall using appropriate mechanisms which, depending on the scale and nature of potential under-delivery, could include:</u></p> <ul style="list-style-type: none"> <li>• <u>in the first instance, giving consideration to delivery constraints and whether and how housing delivery can be accelerated on existing developments, permission sites and allocations;</u></li> <li>• <u>drawing on the Strategic Housing Land Availability Assessment and any other evidence to identify additional allocations where justified;</u></li> <li>• <u>preparation of new development plan documents, development briefs and use of the Council's powers to support delivery, such as through Compulsory Purchase Orders; and / or</u></li> </ul>	<p>In response to the representation from the Home Builders Federation (PLP_096) regarding mechanisms for addressing any housing delivery shortfall</p>



			<ul style="list-style-type: none"> <li>• <u>undertaking a partial review of the Local Plan, if necessary.</u></li> </ul> <p><u>Where appropriate, we will work with developers and land owners to bring forward additional sites, provided that it can be demonstrated that development would make a significant contribution to reducing the supply deficit and that delivery on other sites would not be compromised as a result.</u></p>																												
<b>MM13</b>	<b>113</b>	<b>H2</b>	f. <del>promote</del> <u>encourage</u> self-building and custom housebuilding <u>where economically viable</u> and where there is an identified need, and	To take into account economic viability. In response to PLP_147																											
<b>MM14</b>	<b>113</b>	<b>H2</b>	e. <del>achieve an appropriate</del> density <u>appropriate to the proposed housing type and mix</u> which promotes the sustainable use of land for development.	To clarify that a range of densities is appropriate. In response to PLP_177.																											
<b>MM15</b>	<b>116-117</b>	<b>H3</b>	<table border="1"> <thead> <tr> <th rowspan="2">Policy</th> <th rowspan="2">Site</th> <th rowspan="2">Location</th> <th colspan="2">Anticipated Housing Units</th> </tr> <tr> <th>By 2032</th> <th>After 2032</th> </tr> </thead> <tbody> <tr> <td>H3.1</td> <td>Low Grange Farm Strategic Site</td> <td>South Bank</td> <td>200</td> <td>1,050</td> </tr> <tr> <td>H3.2</td> <td>Swan's Corner</td> <td>Nunthorpe</td> <td>428</td> <td>0</td> </tr> <tr> <td>H3.3</td> <td>Gypsy Lane</td> <td>Nunthorpe</td> <td>10</td> <td>0</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Policy	Site	Location	Anticipated Housing Units		By 2032	After 2032	H3.1	Low Grange Farm Strategic Site	South Bank	200	1,050	H3.2	Swan's Corner	Nunthorpe	428	0	H3.3	Gypsy Lane	Nunthorpe	10	0						To reflect changed site circumstances.
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MM18	123	H3.2	<p><b>Policy H 3.2</b></p> <p><b>Swan's Corner, Nunthorpe</b></p> <p>Land at Swan's Corner, Nunthorpe (7.7ha) is allocated for the development of up to 128 'executive style' dwellings at an overall net density of up to 20 dwellings per hectare, to be delivered within the plan period.</p> <p>Development as proposed should achieve the following:</p> <p>a. a high quality housing scheme entirely comprising larger detached 'executive style' dwellings to be developed in accordance with Policy H2;</p>	Site development commenced at Swan's Corner in early 2017.												

			<ul style="list-style-type: none"> <li>b. <del>off-site affordable housing contribution in accordance with Policy H4;</del></li> <li>c. <del>on-site usable public green space within the site to be provided in accordance with Policy N3;</del></li> <li>d. <del>an appropriate landscaping scheme throughout the site;</del></li> <li>e. <del>dedicated vehicular access from the A171 to the east;</del></li> <li>f. <del>provision of an acceptable surface water drainage scheme;</del></li> <li>g. <del>appropriate mitigation for the loss of wildlife habitat;</del></li> <li>h. <del>establishing a footpath link across the site to connect with Flatts Lane Country Park; and</del></li> <li>i. <del>contributions towards enhancing educational provision and the local highway network.</del></li> </ul>	
<b>MM19</b>	<b>123-124</b>	<b>6.43-6.46</b>	<p><del>6.43 This greenfield site is bordered by developments on three sides and enclosed by the A171 to the east. As such, development would round-off rather than extend the built-up area. The site is underused urban land in an established residential neighbourhood and a highly sustainable location which is:</del></p> <p><del>opposite primary and secondary schools and sixth form college; within 250m of shops and other facilities at Nunthorpe local centre and station on the Middlesbrough-Whitby line; and adjacent to main bus routes linking to central Middlesbrough and Guisborough.</del></p> <p><del>6.44 In October 2016, detailed planning consent was granted, subject to a Section 106 agreement, for the development of 128 larger detached dwellings to be developed at relatively low density, together with formal open space and a surface water drainage attenuation area (application ref. R/2016/0142/FFM). The proposed development is appropriate to this site for the following reasons:</del></p> <p><del>the Strategic Housing Market Assessment has identified a need for larger properties in this locality;</del></p>	<p>Site development commenced at Swan's Corner in early 2017.</p>

			<p>it will help to improve the residential offer in Redcar and Cleveland by increasing the stock of higher value detached dwellings, thereby promoting the retention and in-migration of more mobile households; and to reflect the character of the adjacent residential area.</p> <p>6.45—The planning consent is subject to a range of conditions including provision of the following:</p> <p>off-site financial contributions towards affordable housing, educational requirements and highway improvements; achieving an acceptable surface water drainage scheme on the site; and appropriate ecological mitigation measures as identified in the ecological audit accompanying the application.</p> <p>6.46—As the density and nature of the development would be in conformity with the Council's existing and emerging policy guidance on 'executive-style' and affordable housing, an off-site financial contribution towards meeting affordable housing needs would be permissible.</p>	
<b>MM20</b>	<b>125</b>	<b>H3.3</b>	<p>g. <del>off-site public open space requirements in accordance with Policy N3 and the Developer Contributions SPD;</del></p>	<p>It is proposed that the policy criterion should be removed as the outline planning consent granted in November 2016 does not require an open space contribution.</p>
<b>MM21</b>	<b>125</b>	<b>6.48</b>	<p><del>Outline planning consent for 10 dwellings was granted in March 2014 (application ref. 2013/0765/OOM) on part of this site over 0.5ha. This has been superseded by a further outline application for 10 detached dwellings (application ref. 2016/0489/OOM). The current application site occupies extended area which incorporates drainage infrastructure and a revised highway layout.</del></p> <p><u>Outline planning consent for 10 dwellings was granted in November 2016 (application ref. 2016/0489/OOM).</u></p>	<p>To reflect recent planning approval.</p>

<b>MM22</b>	<b>126</b>	<b>6.51</b>	Due to the small size of the site, it is expected that public open space obligations would be delivered off-site via a financial contribution.	To reflect outline planning consent granted in November 2016.
<b>MM23</b>	<b>131</b>	<b>Para. 6.72</b>	<p>Detailed planning permission was granted in June 2013 (application reference R/2011/0589/FFM) for 41 dwellings on the front part of the site, which largely comprises farm buildings and residential dwellings. That permission included the clearance of the existing 21 residential properties and incorporating affordable housing requirements. That permission expired in June 2016 and has been superseded by an outline application for 41 dwellings, which is awaiting determination (application ref. 2016/0410/OOM).</p> <p><u>In December 2016, outline planning permission for 41 dwellings was granted for the redevelopment of the front part of the site, which largely comprises farm buildings and residential properties, (application ref. 2016/0410/OOM).</u></p>	To reflect changed planning status.
<b>MM24</b>	<b>150</b>	<b>H3.17</b>	<p>e. implementation of a travel plan to encourage more sustainable travel modes, having regard to Policy TA2;</p> <p>f. <del>on-site provision of neighbourhood shopping facilities;</del></p> <p>g-f. <del>establishing a deep landscaping buffer to the west of the site to separate the development from nearby business uses, and high quality peripheral landscaping as appropriate;</del></p>	To reflect planning consent granted in April 2017.
<b>MM25</b>	<b>151</b>	<b>6.127</b>	Bearing in mind the large scale of the prospective development and to support the sustainability credentials of the site, proposals should incorporate small scale neighbourhood shopping facilities to help meet local day-to-day needs.	To reflect recent planning approval.
<b>MM26</b>	<b>151</b>	<b>6.130</b>	As the site is greater than 1ha in area, a site-specific flood risk assessment must be undertaken to ensure that the residential properties are adequately protected, and that business users and existing residents in the local area are not put at additional risk of flooding as a result of the development.	A flood risk assessment was submitted as part of the outline application approved in April 2017.

<b>M27</b>	<b>151</b>	<b>New Para. after 6.129</b>	<u>In April 2017, outline consent was granted for the development of up to 550 dwellings subject to meeting a range of conditions (application ref. R/2016/0663/OOM). All matters apart from access are to be determined via a reserved matters application.</u>	To reflect recent planning approval.
<b>MM28</b>	<b>153</b>	<b>H 3.19</b>	<ul style="list-style-type: none"> <li>a. achieving an appropriate mix of housing which reflects local need and demand, having regard to supporting evidence, including the Redcar &amp; Cleveland Strategic Housing Market Assessment or successor documents;</li> <li>b. <u>affordable housing contribution in accordance with the requirements of Policy H4;</u></li> <li>b. c. <u>an appropriate landscaping scheme throughout the site;</u></li> </ul>	To align with policy H4 as outline planning consent expired in March 2017.
<b>MM29</b>	<b>153</b>	<b>6.134</b>	Detailed planning permission <del>was granted</del> for 14 dwellings <u>expired</u> in March <del>2014</del> <u>2017</u> (application reference 2013/0858).	To reflect changed planning status.
<b>MM30</b>	<b>153</b>	<b>6.135</b>	The planning consent <del>is</del> <u>was</u> subject to meeting several conditions, including ground investigation and remediation requirements and incorporating a sustainable drainage system within the development.	To reflect changed planning status.
<b>MM31</b>	<b>154</b>	<b>H3.20</b>	<ul style="list-style-type: none"> <li>e. ground investigation and prior completion of any necessary remediation works; <del>and</del></li> <li>f. <u>taking account of the location of the site in proximity to the Guisborough Conservation Area; and</u></li> <li>f.g. contributions, as necessary at the time of application, towards other infrastructure enhancements as required, including local educational and healthcare provision and other community facilities.</li> </ul>	To take account of the findings of the Heritage Assessment
<b>MM32</b>	<b>155</b>	<b>H3.21</b>	<del>Policy H 3.21</del>	Since the Publication

			<p>Cleveland Gate, Guisborough</p> <p>Land at Cleveland Gate, Guisborough (4.9ha) is allocated for the development of up to 135 dwellings. The scheme should be delivered within the plan period and proposals will be subject to the following:</p> <ul style="list-style-type: none"> <li>a. achieving adequate separation and compatibility between the housing and adjacent commercial uses;</li> <li>b. the provision of separate access to serve the residential development and distinguish it from the nearby commercial development, together with any required off-site highway infrastructure contributions as identified through a transport assessment;</li> <li>c. an appropriate mix of housing types, including bungalows, which reflects local needs and market demand, having regard to supporting evidence including the Redcar &amp; Cleveland Strategic Housing Market Assessment or successor documents;</li> <li>d. on-site affordable housing provision in accordance with the requirements of Policy H4;</li> <li>e. flood risk assessment and surface water management scheme;</li> <li>f. within the residential area, on-site public green space provision in accordance with Policy N3;</li> <li>g. establishing a footpath link through the site to the Guisborough Branch Walkway;</li> <li>h. an appropriate landscape enhancement scheme throughout the site; and</li> <li>i. contributions towards other infrastructure enhancements as required including local educational and healthcare provision and other community facilities.</li> </ul>	<p>Local Plan was issued, planning consent has been granted for 134 dwellings at Cleveland Gate and development has recently commenced.</p>
MM33	155-156	6.140-6.144	<p>This is a substantial area of vacant land within the urban core of Guisborough in a highly sustainable location being adjacent to food retail stores and Guisborough Health Centre, and within 500m of the town centre which contains a range of shops and local businesses and frequent</p>	<p>Since the Publication Local Plan was issued, planning consent has been granted for 134</p>



		<p>bus connections to Middlesbrough and Redcar. There is a primary school 500m to the south and a secondary school and colleges located 1km to the north-east.</p> <p>In the interests of residential amenity and unhindered commercial operations, the site layout should achieve adequate physical separation between housing and nearby commercial uses, including dedicated separate access roads and appropriate landscaping buffers.</p> <p>An adequate landscaping buffer should be provided between residential development and the adjacent employment allocation and the former Esco foundry site, which was recently granted planning permission for the development of A1 and A3 retail and B2 or B8 warehouse units, all of which would be serviced by an access from Rectory Lane (application reference: R/2016/0021/FFM). Subject to highway and traffic implications, consideration will be given to proposals which would effectively incorporate the employment allocation within the Esco site by extending the proposed access road eastwards. Alternatively, the employment land would be accessed off Spring Wood Road. In either case, the residential development should be served separately, from Spring Wood Road.</p> <p>Given that the land slopes down from the south, there are drains crossing the site and part of the land is at risk of surface water flooding, proposals should incorporate a sustainable drainage scheme to manage existing accumulations and the implications of increased run-off arising from any future development.</p> <p>The Guisborough Branch Walkway, which borders the southern boundary, is a footpath and cycle route crossing the urban area and linking residential areas and green spaces, and provides footpath and cycle connections into the North York Moors National Park. Opening the site up for development provides an opportunity to extend this network to improve linkages between central Guisborough, including the subject site, and southern parts of the town and the National Park.</p>	<p> dwellings at Cleveland Gate and development has recently commenced.</p>
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<b>MM34</b>	<b>161</b>	<b>H3.25</b>	<p>The development of the site would be subject to the following:</p> <ul style="list-style-type: none"> <li>a. an appropriate mix of housing types, including bungalows, which reflects housing needs and market demand, having regard to supporting evidence, including the Redcar &amp; Cleveland Strategic Housing Market Assessment or successor documents;</li> <li>b. on-site affordable housing provision in accordance with the requirements of Policy H4;</li> <li>c. provision of on-site usable public green space in accordance with Policy N3;</li> <li>d. an appropriate landscaping scheme which respects the locational and topographical characteristics of the site and incorporates a planting buffer between the A174 Skelton and Brotton bypass and the proposed development;</li> <li>e. completion of a transport assessment and construction of a new junction at Kilton Lane together with any other necessary highway works;</li> <li>f. the preparation and implementation of a travel plan to encourage more sustainable travel modes, having regard to Policy TA2;</li> <li>g. completion of a flood risk assessment and drainage strategy;</li> <li><del>h. resolution of sewerage treatment capacity issues;</del></li> <li><del>i. resolution of archaeological matters; and</del></li> <li><del>j. contributions towards other infrastructure enhancements as required, including local educational and healthcare provision and other community facilities.</del></li> </ul>	It is proposed that policy criterion h, in relation to sewage treatment capacity issues, is removed in response to the representation from the statutory undertaker, Northumbrian Water (ref.PLP_075).
<b>MM35</b>	<b>166</b>	<b>H3.28</b>	e. a well-designed scheme which complements the street scene, <u>takes account of the nearby Loftus Conservation Area</u> and respects nearby uses;	To reflect the findings of the Heritage Assessment.
<b>MM36</b>	<b>170</b>	<b>H3.30</b>	Land at Boosbeck ( <del>2.9 ha.</del> ) ( <u>4.3 ha.</u> ), comprising a former abattoir site and adjacent land, as shown on the policies map, is allocated for the development of approximately <del>70</del> <u>69</u> dwellings.	To reflect recent planning approval.
<b>MM37</b>	<b>171</b>	<b>New</b>	<u>In February 2017, outline consent was granted for the development of 69</u>	To reflect recent planning

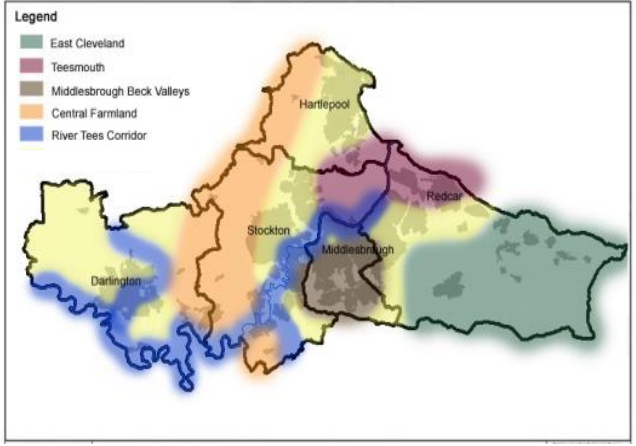
		<b>paragraph after 6.186</b>	<u> dwellings including associated public open space (application ref.2016/0759/OOM).</u>	approval.
<b>MM38</b>	<b>172</b>	<b>H4</b>	<u>Subject to economic viability,</u> On all appropriate housing developments of 15 or more dwellings (gross).....	To ensure consistency with the NPPF and to enable flexibility to take account of changing economic conditions.
<b>MM39</b>	<b>172</b>	<b>H4</b>	Developments of 10 or fewer dwellings will not <del>generally</del> be required to make an affordable contribution, unless they form part of a rural exceptions site.	Clarification – In response to PLP_097.
<b>MM40</b>	<b>172</b>	<b>H4</b>	A minimum of 70% of the affordable housing requirement shall be provided on-site as social rented or affordable rented housing. The remaining proportion may be provided as intermediate housing. <u>In exceptional circumstances, and where clear viability evidence can be provided, the Council will adopt a flexible approach to the tenure mix of affordable housing provision.</u>	To ensure consistency with the NPPF and to enable flexibility to take account of changing economic conditions.
<b>MM41</b>	<b>174</b>	<b>New Paragraphs after 6.190</b>	<p><u>6.191 The Council recognises proposals to include Starter Homes and Private Affordable Rent in the affordable housing definition, as outlined in the Government’s white paper, “Fixing our broken market” published March 2017. Whilst the consultation paper confirms there is no statutory requirement for Starter Homes at the present time, the Council acknowledges proposals to amend the NPPF to introduce an expectation to deliver a minimum of 10% affordable home ownership units on large housing sites.</u></p> <p><u>6.192 In accordance with the general duty of all local planning authorities to promote and deliver a range of affordable housing that meets local needs, the Council has sought to ensure this policy is sufficiently flexible to enable future delivery of affordable homes, as defined by current Government policy and advice, including the provision of Starter Homes and Private Affordable Rent, should such changes be confirmed. At this present time, however, the Council has no evidence of there being a need for such products in the borough.</u></p>	To provide necessary context on starter homes.
<b>MM42</b>	<b>175</b>	<b>H5</b>	<u>Within development limits,</u> The sub-division or conversion of buildings to residential uses will normally be permitted provided that the following criteria are met:	H5 has been amended as the application of criteria b and c to all

			<p>a. the building is capable of providing the number of units or use proposed to an acceptable standard of accommodation;</p> <p>b. the building is located in an area with a mix of dwelling or residential types;</p> <p>c. the proposed development would not exacerbate any shortage or oversupply of particular sizes and types of dwellings in the local housing stock; and</p> <p>d. the proposal would not give rise to conditions prejudicial to highway safety by reason of additional traffic generation.</p> <p>Where a proposal is for the conversion or reuse of a building outside of development limits, the following criteria should <del>also</del> be met:</p> <p>e. the building is of a form, character and general design in keeping with its rural surroundings;</p> <p>f. the building is structurally sound and capable of re-use without fundamental rebuilding; and</p> <p>g. the building is large enough to be converted without the need for additional buildings, substantial new extensions or significant alteration</p>	<p>proposals would have prevented the sub-division and conversion of buildings outside of development limits, which is not the intention of the Policy.</p>
<b>MM43</b>	<b>177</b>	<b>H6</b>	<p>Planning permission for a change of use to a house in multiple occupation will be granted provided:</p> <p><del>a. the site is not located in an area of predominantly single family dwellings;</del></p> <p><del>b. a. the property, by reason of its size or location, no longer lends itself to use as a single family dwelling;</del></p> <p><del>c. b. the development will not give rise to conditions prejudicial to local amenity;</del></p> <p><del>d. c. that the development will not give rise to conditions prejudicial to highway safety by reason of additional traffic generation; and</del></p> <p><del>e. d. the development will not give rise to an over concentration or properties in multiple occupation in the locality.</del></p>	<p>To remove a contradiction in the policy that would have prevented all such developments.</p>

<b>MM44</b>	<b>179</b>	<b>H7</b>	All proposals will be considered within the context of the locational policy (SD2). <del>The sequential approach will be applied and preference will be given to the location of new sites on previously developed land within the conurbation.</del>	To reflect proposed changes to SD2.
<b>MM45</b>	<b>182</b>	<b>N1</b>	Particular priority will be given to protecting and enhancing the landscape character and natural beauty of the North Yorkshire and Cleveland Heritage Coast. This will be achieved by permitting development only where it is: a. essential development which for operational reasons cannot be located outside the Heritage Coast; or b. small-scale leisure or tourism development consistent with the conservation of the special qualities of the Heritage Coast; <u>or</u> c. <u>suitably scaled extensions and alterations to existing buildings.</u>	To allow suitably scaled extensions and alterations to existing buildings. This would take into account needs of small communities on the coast in accordance with the purposes of the Heritage Coast.
<b>MM46</b>	<b>187</b>	<b>N2</b>	Where appropriate, <u>and economically viable</u> , the Council will seek developer contributions towards the provision and maintenance of green infrastructure. Where there is a loss of green infrastructure resource a principle of 'net gain' should apply where possible.	Clarification that contributions will be sought where economically viable.
<b>MM47</b>	<b>190</b>	<b>N3</b>	Redevelopment of open space, sport and recreational buildings and land will only be allowed where:  a. there is a proven excess of such provision and the proposed loss will not result in a current or likely shortfall in the plan period; <u>or</u> b. <del>the loss of amenity open space would not harm the character of the surrounding area</del> <u>recreational facilities within the site will be enhanced by the proposed development on an appropriate portion of the site; or</u> c. <del>recreational facilities within the open space will be enhanced by the proposed development on an appropriate portion of the open space</del> <u>the community would gain greater or equivalent benefit from the developer providing suitable alternative provision in a suitable location; or and</u> d. <del>the community would gain greater benefit from the developer providing a suitable alternative recreational or amenity open space nearby</del> <u>the loss of amenity open space would not harm the character of the surrounding area.</u>  As part of residential developments, we will seek a contribution, <u>where</u>	Clarification – in response to Taylor Wimpey and Storey Homes representation and to ensure consistency with the NPPF and to enable flexibility to take account of changing economic conditions.

			<p><u>economically viable</u>, towards open space, sport and recreational facilities to serve and support the site. Where possible, provision should be made on-site, in accordance with the Developer Contributions SPD, unless:</p> <ul style="list-style-type: none"> <li>e. the size of the development means that the limited provision required would be too small to create spaces and facilities of a useful size; or</li> <li>f. the development would be better served by improvements to existing provision; or</li> <li>g. the size of the site means that it is unable to accommodate the type of provision required; or</li> <li>h. there is sufficient provision to meet both current needs and those expected to arise from the new development in terms of access and quantity.</li> </ul> <p>Where open space is not provided within the site, the Council will seek an <u>appropriate</u> financial contribution, <u>where economically viable</u>, equivalent to the development cost of on-site provision, towards the off-site provision or improvement of open space or facilities.</p> <p>Where minimum quantity and accessibility standards are shown to be met through existing provision contributions will support improvements or enhancements to existing spaces.</p> <p>An appropriate financial contribution, <u>where economically viable</u>, will be required to fund the on-going maintenance of any open spaces provided or improved as part of development over a suitable time period.</p>	
<b>MM48</b>	<b>193</b>	<b>N4</b>	<p>We will protect and enhance the borough's biodiversity and geological resources. Support will be given to high quality schemes that enhance nature conservation and management, preserve the character of the natural environment and maximise opportunities for biodiversity and geological conservation, particularly in, <u>or adjacent to, Biodiversity Opportunity Areas</u> in <u>the wider River Tees Corridor, Teesmouth, East Cleveland and Middlesbrough Beck Valleys opportunity areas</u>. We will protect and preserve local, national and international priority species and habitats and promote their restoration, re-creation and recovery.</p>	<p>To provide clarification and reflect ongoing work and terminology used by the Tees Valley Nature Partnership</p>
<b>MM49</b>	<b>194</b>	<b>N4</b>	<p>a. it can be determined through Appropriate Assessment at the design stage</p>	<p>For clarity, to strengthen</p>

			that, taking into account mitigation <u>and relevant strategic approaches</u> , the proposal would not result in adverse effects on the site's integrity, either alone or in combination with other plans or projects. Where appropriate a management plan will need to be prepared that sets out how the proposed mitigation measures will be delivered; or...	link between forthcoming management plan and Local Plan, in response to Natural England.
<b>MM50</b>	<b>194</b>	<b>7.34 (N4)</b>	It is important to consider biodiversity at the design stage, including where development is on brownfield land. <u>Areas of biodiversity on brownfield land should be retained and enhanced alongside any remediation of contamination, where possible.</u>	To provide additional clarification as recommended by the Tees Valley Nature Partnership (TVNP).
<b>MM51</b>	<b>194-195</b>	<b>7.36(N4)</b>	<p><del>The Tees Valley Nature Partnership has produced preliminary results through the Tees Valley Natural Network and Opportunity Mapping programme. This has identified four opportunity areas within the borough, the Tees Corridor, Teesmouth, East Cleveland and Middlesbrough Beck Valleys. We will support any future opportunities identified to improve biodiversity and geodiversity in these areas.</del></p> <p><u>The Tees Valley Nature Partnership have identified five broad landscape types within the Tees Valley, four of which are present in Redcar and Cleveland, as illustrated on the diagram. Biodiversity Opportunity Areas (BOAs) comprise the key areas for potential biodiversity enhancement within these larger areas where targeted maintenance, restoration, creation, mitigation and offsetting measures should be adopted to enhance biodiversity, and in turn help to deliver a wide range of ecosystem services. Collectively the BOAs form a strategic network, representing a significant environmental asset for the Tees Valley.</u></p>	Update to reflect continued work by TVNP, as recommended by TVNP.

			 <p>Legend</p> <ul style="list-style-type: none"> <li>East Cleveland</li> <li>Teesmouth</li> <li>Middlesbrough Beck Valleys</li> <li>Central Farmland</li> <li>River Tees Corridor</li> </ul> <p>TVNP priorities are to:</p> <p><u>1: Protect and enhance the geodiversity and biodiversity of the Tees Valley ensuring the conservation, restoration and creation of key landscapes and habitats, including mitigating and adapting to the impacts of climate change.</u></p> <p><u>2: Work at a landscape scale to restore and deliver robust ecological networks that demonstrate a wide range of environmental, social and economic outcomes.</u></p>	
MM52	195	7.37 (N4)	<p>The preservation, restoration, re-creation and recovery of local <u>and</u> national priority species and habitats will <del>also</del> be promoted, <u>including the creation or improvement of habitats to meet the objectives of the TVNP.</u></p>	To provide additional clarification as recommended by the TVNP.
MM53	200	New Paragraph between 8.5 and 8.6	<p><u>8.6 The Local Plan Heritage Assessment has considered how the development of the Council's allocated sites may affect the significance of any heritage assets and their settings. The assessment has provided recommendations for the mitigation of any potential negative impacts and will be used in the consideration of development proposals on the sites.</u></p> <p>8.67 We will seek opportunities to improve the historic environment, heritage assets and their settings, including the use of S106 agreements where</p>	To include reference to the Local Plan Heritage Assessment.

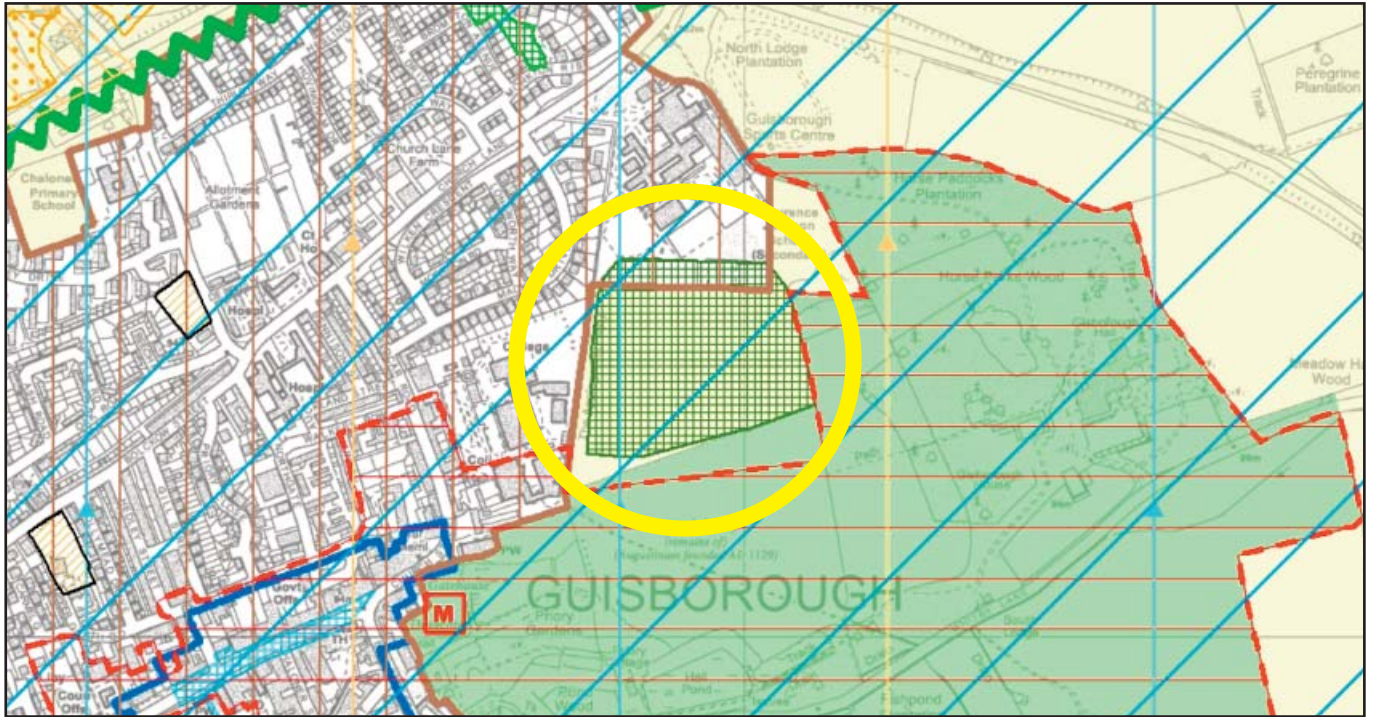


			appropriate. Development proposals which affect the historic environment will need to sustain the borough's local distinctiveness and character by safeguarding, conserving and enhancing designated and undesignated heritage assets and their settings.	
<b>MM54</b>	<b>201</b>	<b>HE1</b>	<p>Development involving the demolition of buildings or structures in a conservation area will only be permitted if:</p> <p>d. It is demonstrated that the structural condition of the building or structure prevents its repair;</p> <p>e. the building or structure makes no significant positive contribution to the architectural or historic character of the conservation area; <del>and/or</del></p> <p>f. <del>there are approved detailed plans for the redevelopment of the site and a contract has been entered into for the implementation of that redevelopment.</del> <u>the removal is necessary to deliver a public benefit which outweighs its removal.</u></p> <p><u>In the exceptional circumstances where any demolition is granted, the Council will require that detailed proposals for the satisfactory re-development or after treatment of the site are secured before demolition takes place. Where the site is to be re-developed, a contract must be entered into for the implementation of that re-development.</u></p>	To give greater flexibility to allow the demolition of buildings that make no contribution, or a negative contribution, to the conservation area or in circumstances where greater public benefit can be achieved. In response to PLP_ 148.
<b>MM55</b>	<b>202</b>	<b>HE1</b>	<p>h. they include sufficient detail to allow a proper assessment of the proposal on any heritage assets affected.</p> <p><u>A Heritage Assessment will be required to support any applications for major developments in Conservation Areas.</u></p>	For clarification
<b>MM56</b>	<b>205</b>	<b>HE2</b>	b. protects existing <u>historically significant</u> hard and soft landscaping including trees, hedges, walls, fences and surfaces;	For clarification.
<b>MM57</b>	<b>205</b>	<b>HE2</b>	f. protects its immediate setting including the space(s) around the building and the <u>historically significant</u> hard and soft landscaping, including trees, hedges, walls, fences and surfacing; and	For clarification
<b>MM58</b>	<b>283-287</b>	<b>Appendix 4</b>	See separate Table at Figure 1.	

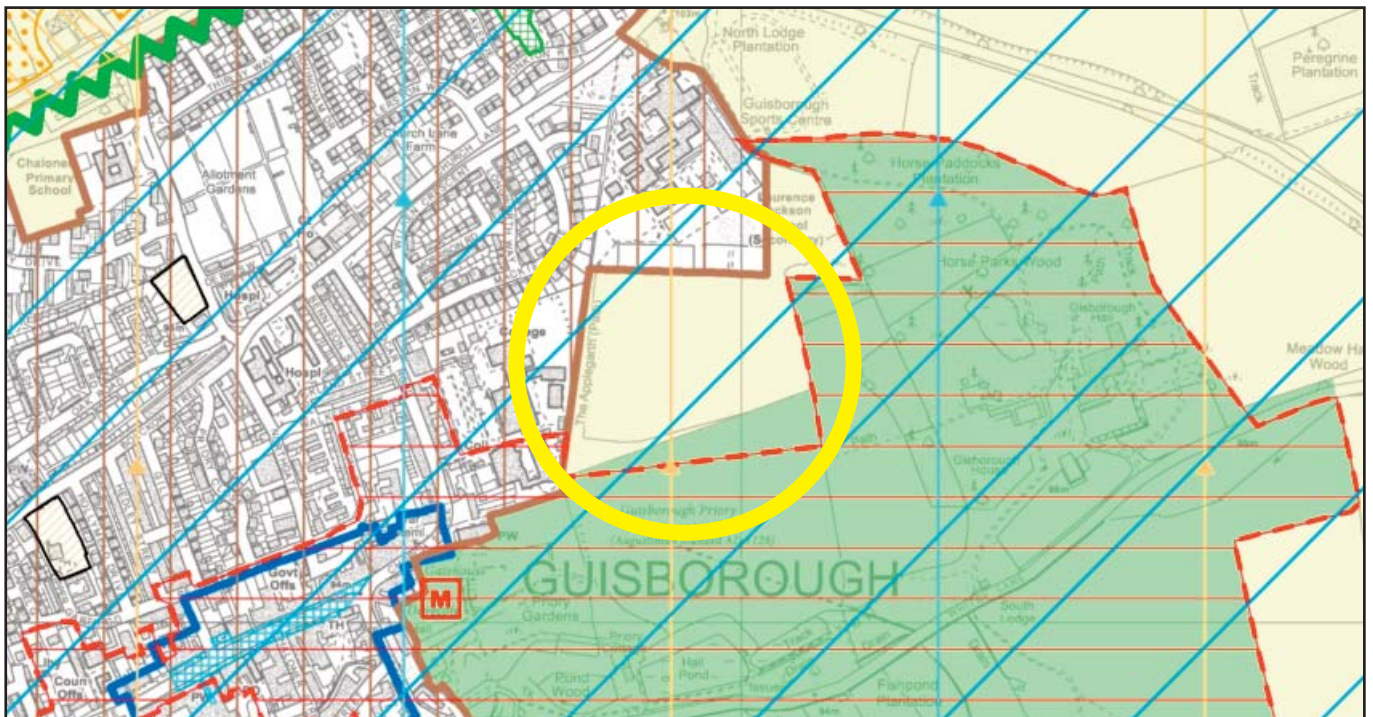
**Table 2: Publication Local Plan Policies Map Modifications**

<b>Ref.</b>	<b>Map Number</b>	<b>Proposed Change</b>	<b>Justification</b>
<b>MM59</b>	<b>3</b>	<b>N3 Secondary Open Spaces</b> - Laurence Jackson School playing fields –delete as Secondary Open Space.	Drafting error
<b>MM60</b>	<b>3</b>	<b>SD 3 Development Limits</b> - Reinstate adopted Development Limit boundary to reflect removal of Belmangate Field site as a proposed allocation.	Drafting error
<b>MM62</b>	<b>3</b>	<b>ED6 Protecting Employment Areas</b> - Remove Belmont View site from designation under ED6.	To reflect long-term use of the site as a care home, in response to representation (PLP_119).
<b>MM63</b>	<b>3/4</b>	<b>N4 Biodiversity and Geological Conservation-</b> change Lingdale Common LWS, Skelton Ellers LWS and Upleatham Bridge LWS from candidate (N4 LWS Proposed) to designated site	To reflect designation of sites by Tees Valley Nature Partnership/Redcar & Cleveland Council
<b>MM64</b>	<b>3/4</b>	<b>H3 Housing Allocations</b> – H3.30 Boosbeck site boundary adjusted	Site boundary adjusted to reflect planning permission R/2016/0759/OOM
<b>MM65</b>	<b>3/4</b>	<b>N 3 Primary Open Space</b> - remove annotation from within H3.30	To reflect planning permission R/2016/0759/OOM
<b>MM66</b>	<b>3/4</b>	<b>N 1 Restoration Landscape Areas</b> - clip to H3.30	To reflect planning permission R/2016/0759/OOM
<b>MM67</b>	<b>3/4</b>	<b>SD 3 Development Limits</b> - extended to H3.30	To reflect planning permission R/2016/0759/OOM
<b>MM68</b>	<b>2</b>	<b>H 3 Housing Allocations</b> - remove H 3.2 Swan’s Corner	Site now under construction
<b>MM69</b>	<b>3</b>	<b>H 3 Housing Allocations</b> – remove H3.21 Cleveland Gate, Guisborough	Site now under construction
<b>MM70</b>	<b>3</b>	<b>N 1 Restoration Landscape Areas</b> – reinstate after removal of Belmangate Field as proposed H 3 Allocation	Drafting error

## PUBLICATION



## SUBMISSION

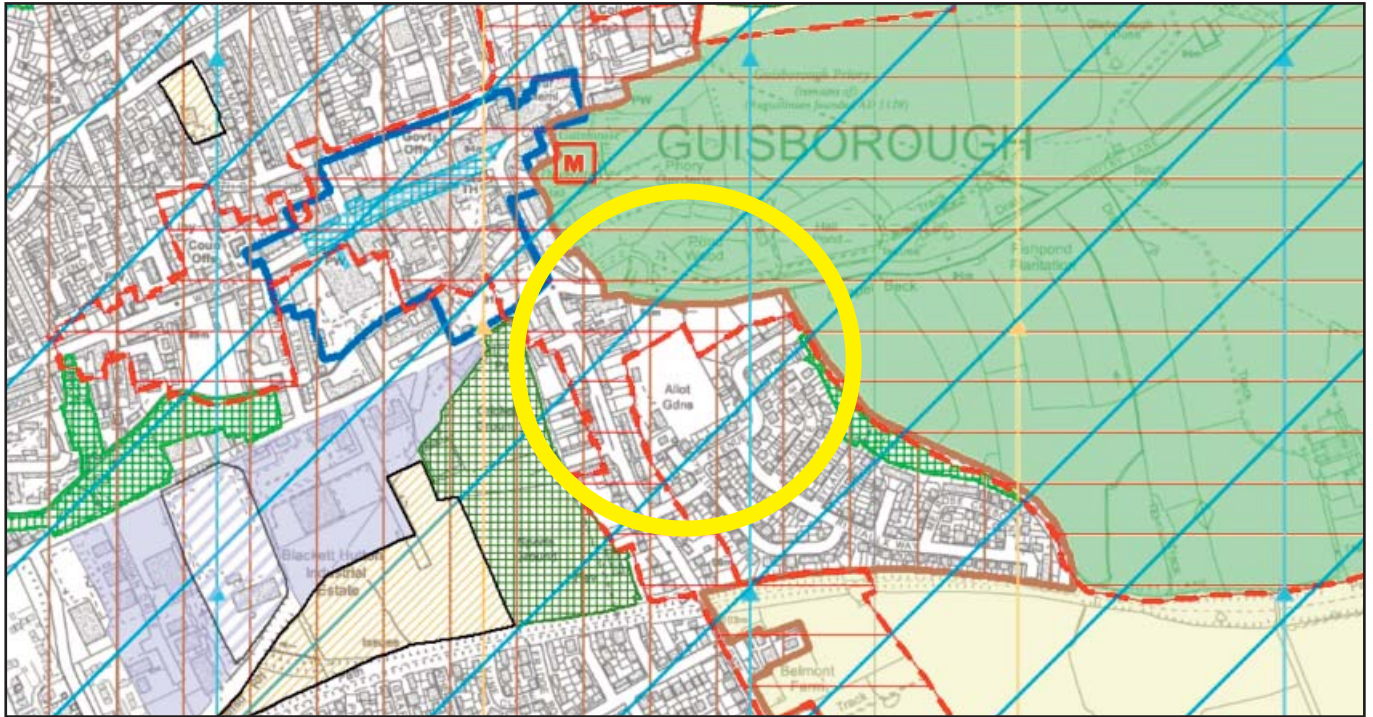


### Laurance Jackson Playing Field

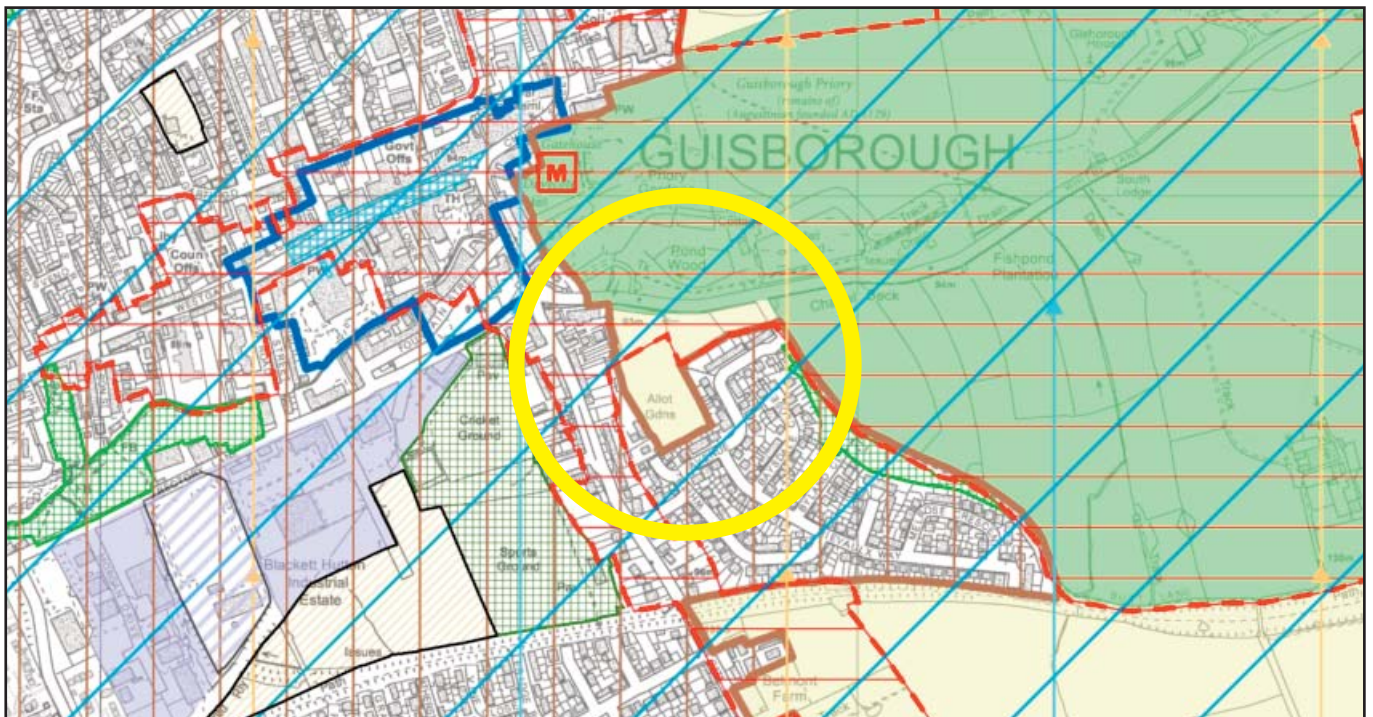
### N 3 Secondary Open Space

Action: remove Laurance Jackson Playing Field from Allocation

## PUBLICATION



## SUBMISSION



### Belmangate Field












#### SD 3 Development Limits

Action: restore after removal of Belmangate H 3 Allocation












#### N 1 Restoration Landscape Areas

Action: restore after removal of Belmangate H 3 Allocation

**PUBLICATION**

eller and Travelling Showpeople Accom		N 4 Local Wildlife Sites (LWS) Proposed
andscape - Eston Hills		N 4 Wildlife Corridors
ast		HE 1 Conservation Areas
andscape Areas		HE 3 Scheduled Monuments
Landscape Areas		TA 3 Extension to Dockside Road
ps		MWC4 Safeguarding of Minerals Resources
ges		MWC4 Safeguarding of Minerals Resources
andscape Areas		MWC4 Safeguarding of Minerals Resources
en Spaces		MWC4, MWC5 Marine dredged Sand and G
Open Spaces		MWC5 Protection of Minerals Extraction Site
ection Areas (SPA)		MWC8 General location for Large Waste Ma

**SUBMISSION**

aveller and Travelling Showpeople Accom.		N 4 Wildlife Corridors
andscape - Eston Hills		HE 1 Conservation Areas
Coast		HE 3 Scheduled Monuments
Landscape Areas		TA 3 Extension to Dockside Road
on Landscape Areas		MWC4 Safeguarding of Minerals Resourc
Gaps		MWC4 Safeguarding of Minerals Resourc
edges		MWC4 Safeguarding of Minerals Resourc
Landscape Areas		MWC4, MWC5 Marine dredged Sand and
Open Spaces		MWC5 Protection of Minerals Extraction S
y Open Spaces		MWC8 General location for Large Waste
rotection Areas (SPA)		MWP8, MWP10(b) South Tees Eco-Park

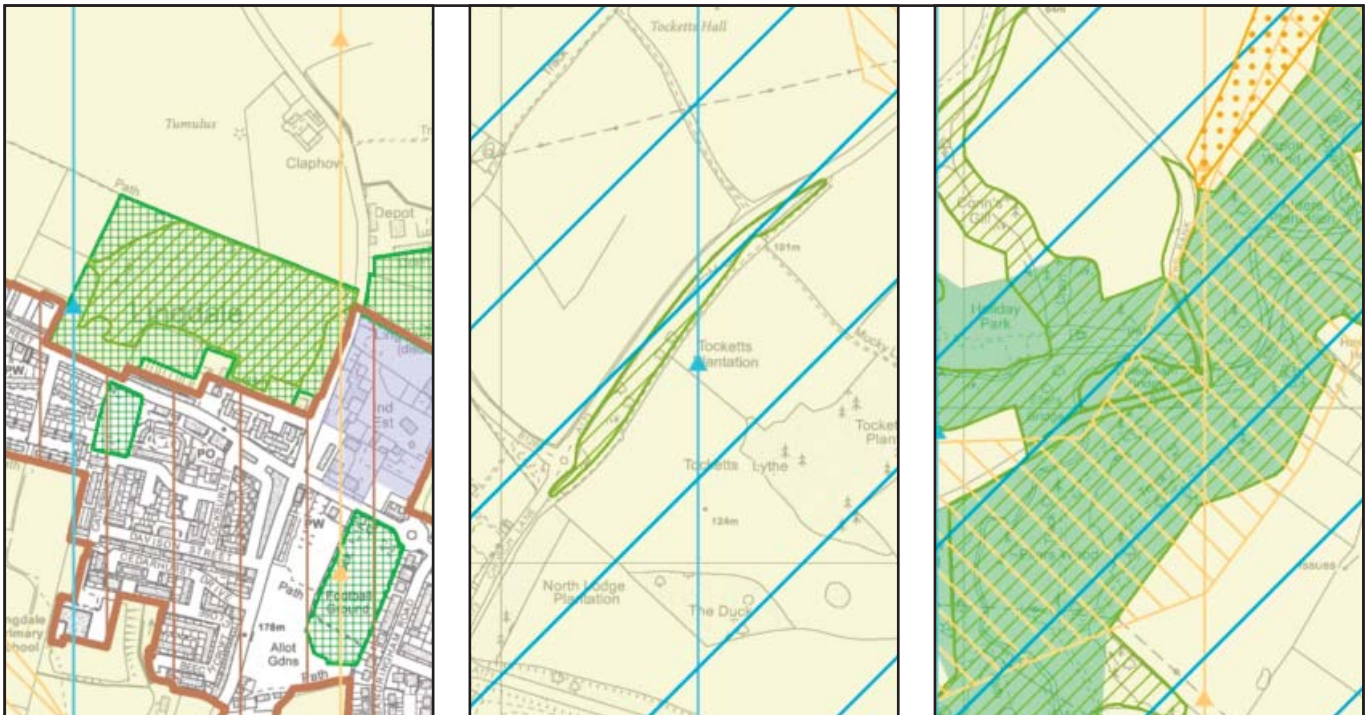
**N 4 Local Wildlife Sites Proposed**

Action: 3 Proposed sites are now designated - remove from Legend and include with N 4 Local Wildlife Sites

## PUBLICATION



## SUBMISSION



### **N 4 Local Wildlife Sites (LWS) Proposed**

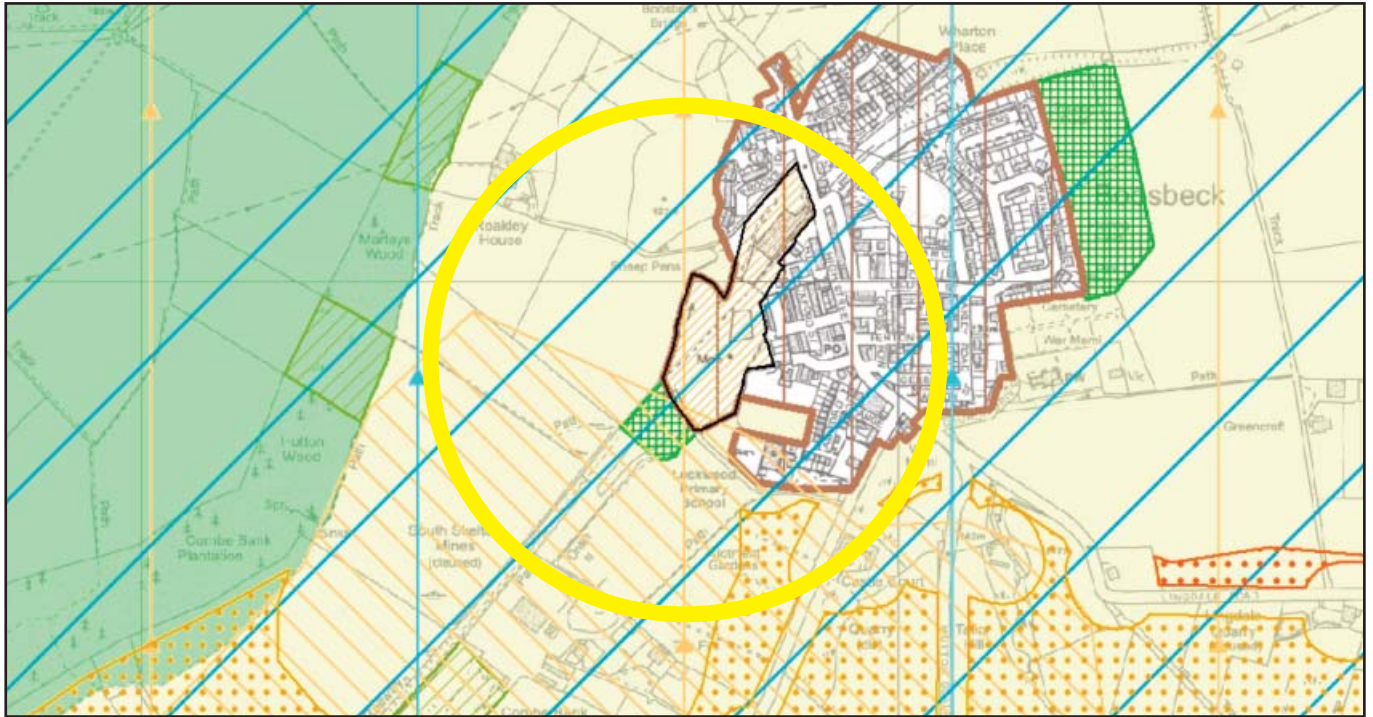
Action: Remove

### **N 4 Local Wildlife Sites**

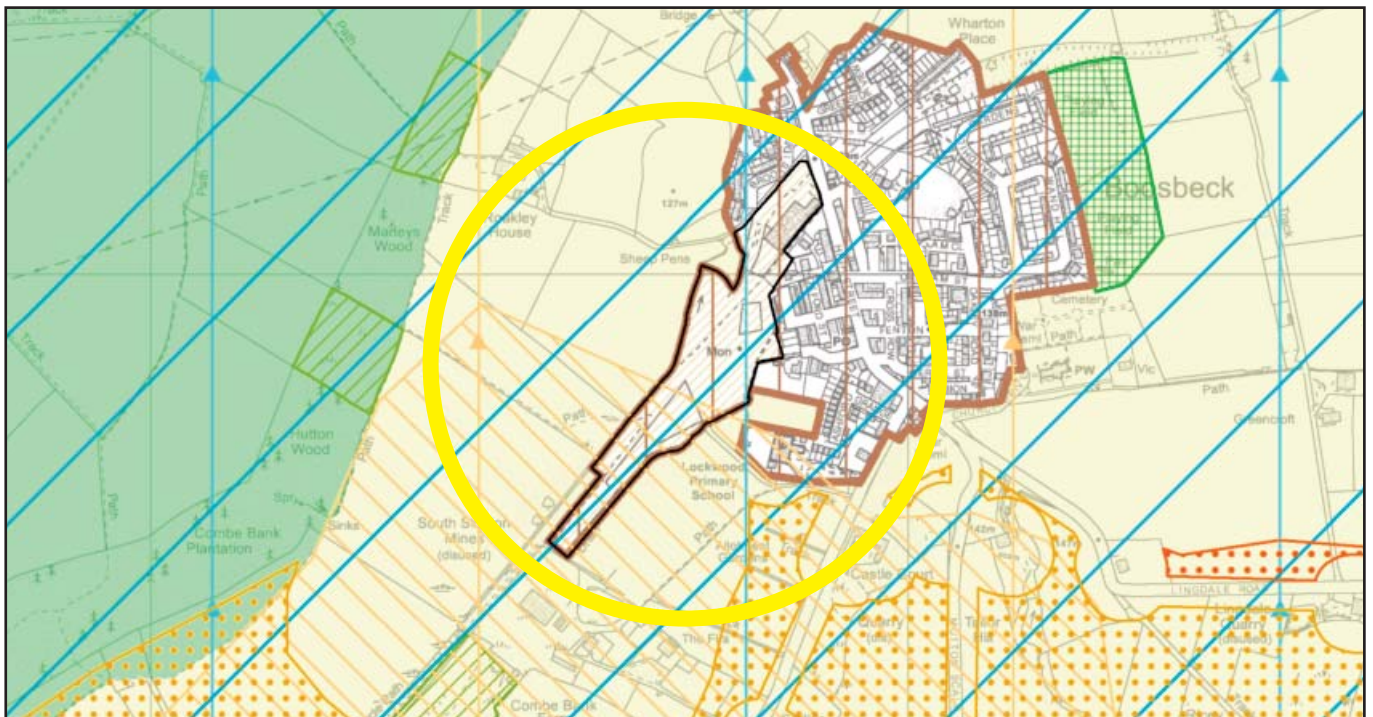
Action: 3 proposed are now designated, so are moved to this layer

- Lingdale Common LWS;
- Skelton Ellers LWS; and
- Upleatham Bridge LWS.

## PUBLICATION



## SUBMISSION



### Boosbeck

#### H 3 Housing Allocations

Action: H3.30 Site adjusted to reflect PA R/2016/0759/OOM

#### N 3 Primary Open Space

Action: remove annotation from within H3.30

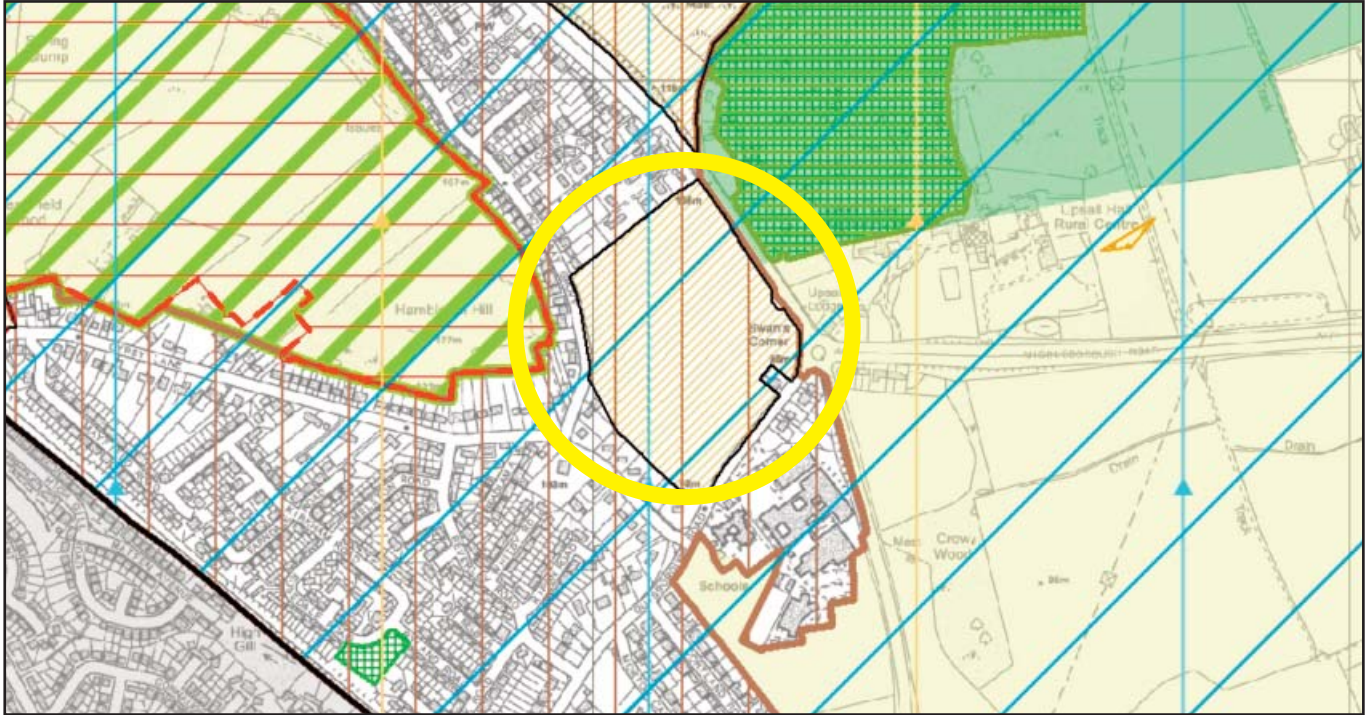
#### N 1 Restoration Landscape Areas

Action: clip to H3.30

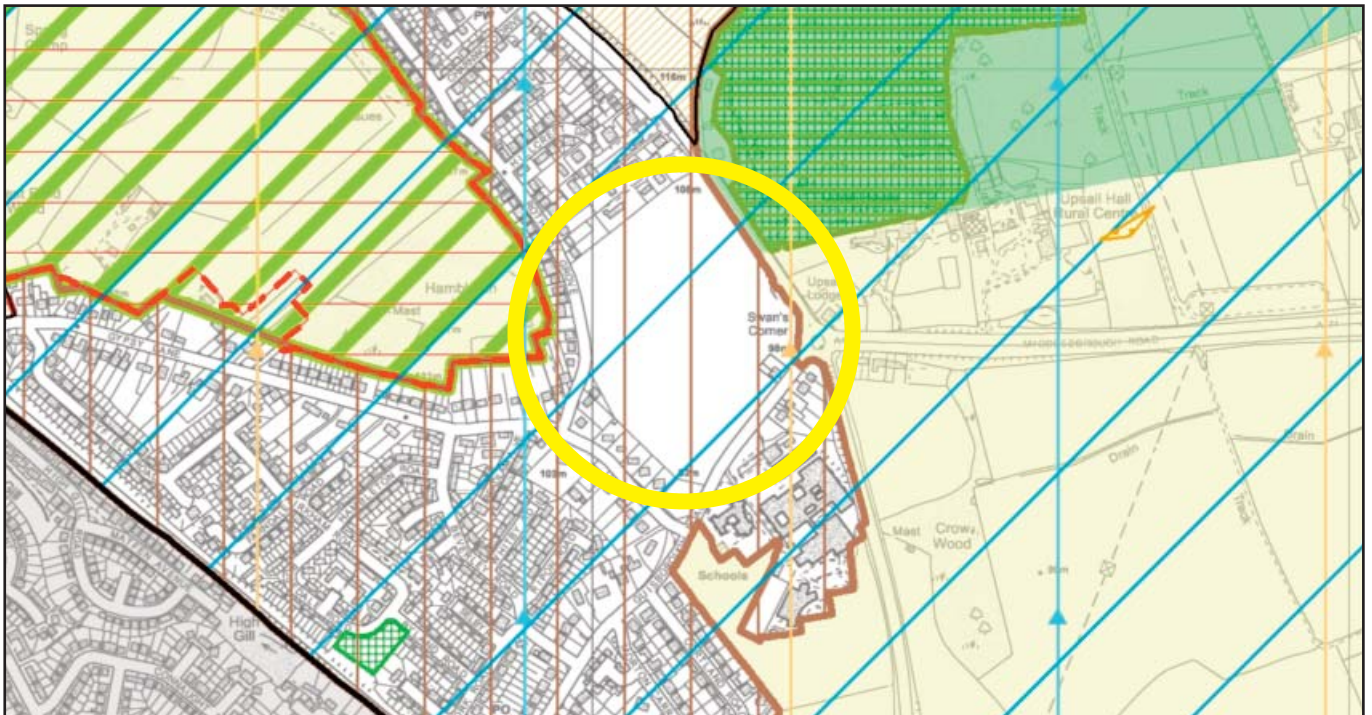
#### SD 3 Development Limits

Action: Development Limits extended to H3.30

## PUBLICATION



## SUBMISSION



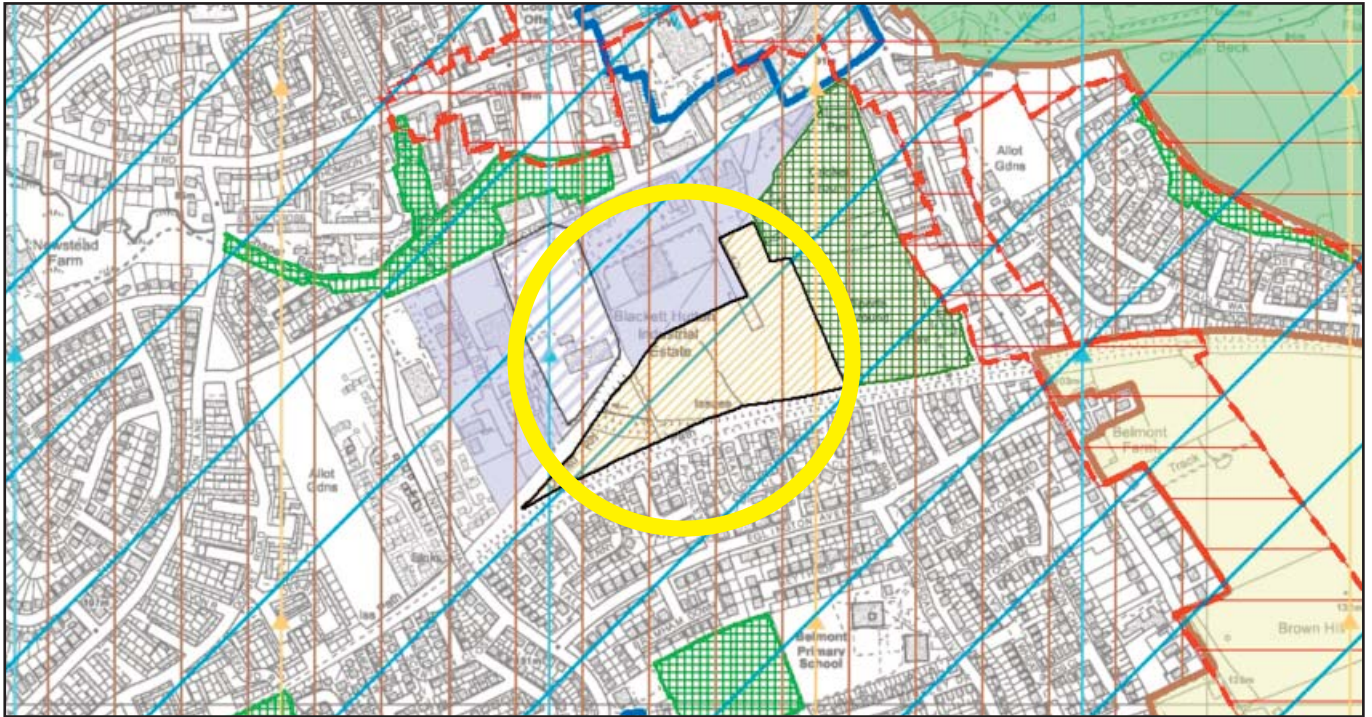
### Swan's Corner

#### H 3 Housing Allocations

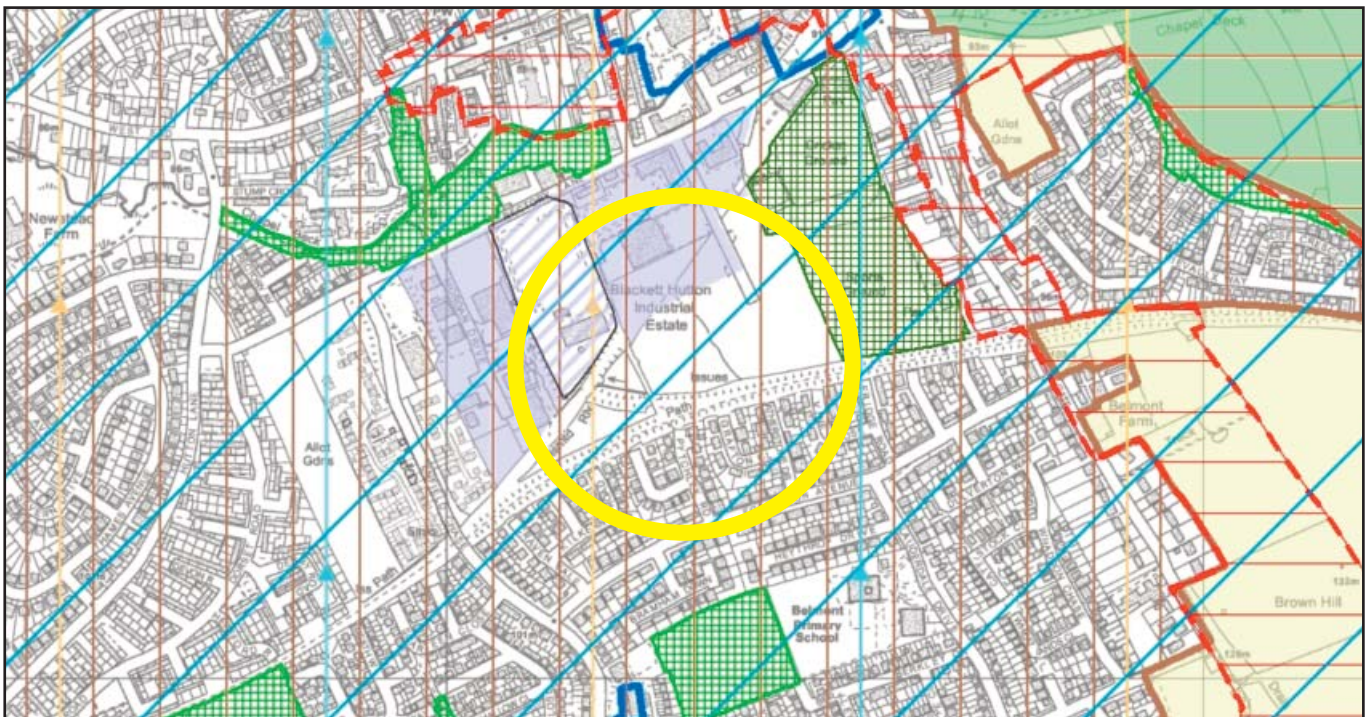
Action: Remove H 3.2 as now under development



## PUBLICATION



## SUBMISSION

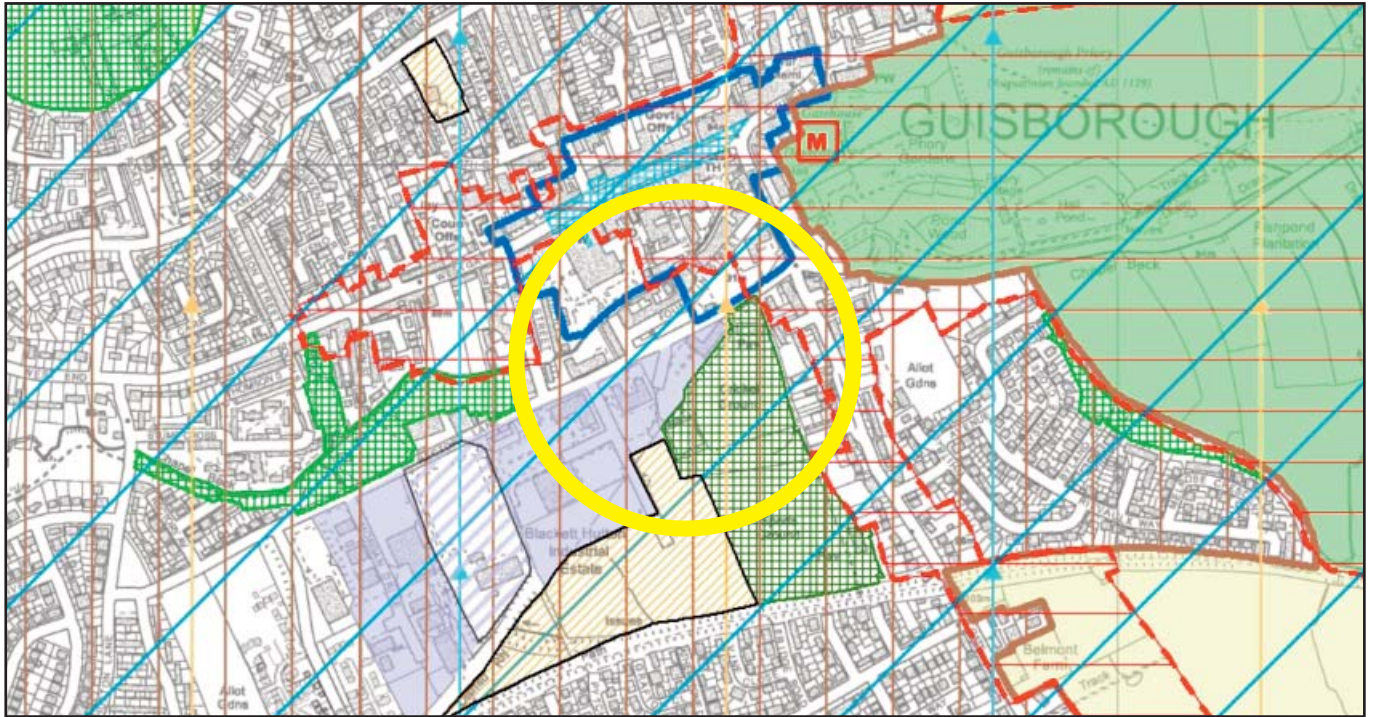


### Cleveland Gate, Guisborough

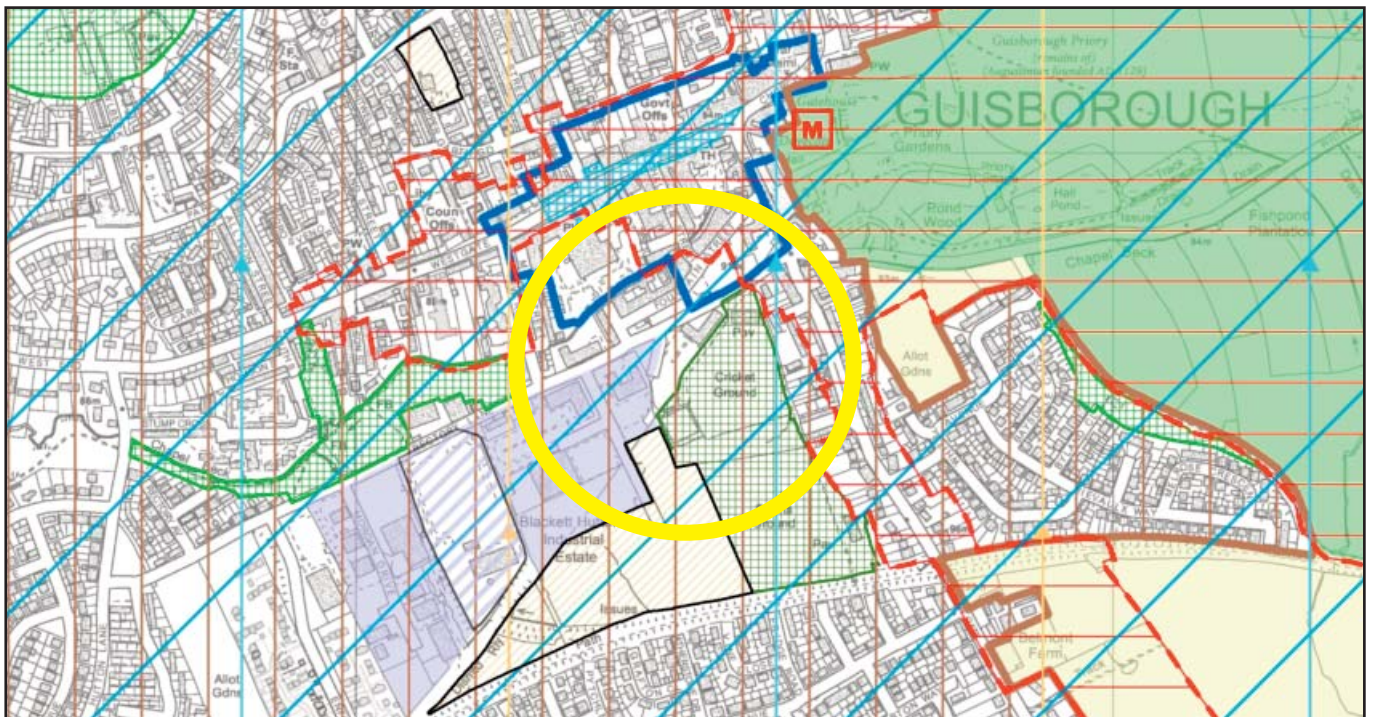
#### H 3 Housing Allocations

Action: Remove H 3.21 as now under development

## PUBLICATION



## SUBMISSION



### Cleveland Gate Business Park

### ED 6 Protecting Employment Areas

Action: Remove Residential Care Home from Allocation (Comment PLP\_119)

**Figure 1**

MM 56	Page 283-287	Appendix 4																	Justification
		Location	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	
<b>Current Developments</b>																			
<u>Swan's Corner</u>	<u>Nunthorpe</u>	<u>0</u>	<u>0</u>	<u>15</u>	<u>30</u>	<u>30</u>	<u>30</u>	<u>23</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	Development commenced early 2017.
<u>Cleveland Gate</u>	<u>Guisborough</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>14</u>	<u>30</u>	<u>30</u>	<u>30</u>	<u>30</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	Development commenced early 2017.
<b>Allocation Sites</b>																			
<u>Swan's Corner</u>	<u>Nunthorpe</u>	<u>0</u>	<u>0</u>	<u>15</u>	<u>30</u>	<u>30</u>	<u>30</u>	<u>23</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	Development commenced early 2017.
<u>Cleveland Gate</u>	<u>Guisborough</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>15</u>	<u>30</u>	<u>30</u>	<u>30</u>	<u>30</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	Development commenced early 2017.
Abattoir Site & Adjacent Land	Boosbeck	0	0	0	0	0	0	0	0	10	15	20	20	<u>54</u>	0	0	0	Yield amended to reflect recent planning approvals.	

Trend Based Allowance for small sites and conversions	30	30	30	30	30	30	30	30	30	30	30	30	30	30	30	30	30	30	In response to representation PLP_096 and to align with Para. 6.35 regarding windfall sites.
Smaller sites and conversions with permission (and including 10% lapse allowance)	<u>37</u>	<u>37</u>	<u>37</u>	<u>37</u>	<u>37</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	To align with Table 3 at Page 118/119 which sets out current developments.
Annual Estimate	<del>402</del> <u>409</u>	<del>304</del> <u>311</u>	<del>355</del> <u>362</u>	<del>390</del> <u>396</u>	<del>382</del> <u>389</u>	<del>497</del> <u>467</u>	<del>420</del> <u>390</u>	<del>424</del> <u>394</u>	<del>348</del> <u>318</u>	<del>317</del> <u>287</u>	<del>320</del> <u>290</u>	<del>301</del> <u>270</u>	<del>200</del> <u>170</u>	<del>185</del> <u>155</u>	<del>190</del> <u>160</u>	<del>187</del> <u>157</u>	<del>187</del> <u>157</u>	To reflect amended figures.	

