



Redcar & Cleveland Submission Local Plan April 2017

Sustainability Appraisal Addendum Report: Sustainability Appraisal of the Suggested Main Modifications to the Publication Local Plan, Nov 2016



1. Introduction

- 1.1. The Sustainability Appraisal of the Local Plan Suggested Main Modifications has been carried out following consultation on the Redcar & Cleveland Publication Local Plan (Nov 2016) which took place between 6 December 2016 and 31 January 2017.
- 1.2. Redcar & Cleveland Borough Council has undertaken Sustainability Appraisal (including Strategic Environmental Assessment) throughout the development of the Local Plan. The progress to date is summarised as follows:

Local Plan Stage	SA Report
Scoping Report Nov 2012	SA Scoping Report 2012
Draft Local Plan Oct 2013	SA of the Draft Local Plan 2013
Local Plan Process Restarted	
Scoping Report July 2015	Local Plan SA Scoping Report
Draft Local Plan Feb 2016	SA of the Draft Local Plan
Publication Local Plan Nov 2016	SA of the Publication Local Plan

- 1.3. This addendum report assesses the Main Modifications suggested by the Council following the consultation on the Publication Local Plan and submitted to the Secretary of State for consideration alongside the Plan. The addendum should be read alongside:
 - Schedule of Proposed Main Modifications, April 2017
 - Sustainability Appraisal incorporating Strategic Environmental Assessment of the Redcar & Cleveland Publication Local Plan 2016.

2. Methodology

- 2.1. The approach for the SA of the Local Plan has previously been reported within the Sustainability Appraisal incorporating Strategic Environmental Assessment of the Redcar & Cleveland Publication Local Plan 2016. This report included the scoping of the SA Framework and outlined how it developed and how it has been used during the appraisal of the Plan. The SA Framework, which was consulted on alongside the Local Plan Scoping Report in July 2015, has also formed the basis for this Sustainability Appraisal Addendum Report.
- 2.2. This SA Addendum has been prepared in order to assess any changes that may arise from the proposed Main Modifications should they be incorporated into the Redcar & Cleveland Local Plan. The modifications included in the Schedule of Additional Modifications is not assessed as these relate to changes to update the document, improve clarity or presentation and are not intended to alter the impact of the Local Plan.
- 2.3. The Main Modifications have undergone a screening process to determine whether they had been assessed in previous Sustainability Appraisals (i.e. as a discounted option) and whether they were likely to have a significant impact upon sustainability.

- 2.4. Following the screening process, any modification identified as having a potential for impact upon sustainability and not having previously been appraised has been taken through a full sustainability appraisal following the same methodology and using the same objectives derived from the Sustainability Framework and baseline, as outlined within the Sustainability Appraisal incorporating Strategic Environmental Assessment of the Redcar & Cleveland Publication Local Plan 2016.

3. Screening of Proposed Main Modifications

Ref.	Page No.	Paragraph / Policy	Proposed Change	SA Screening Opinion
MM 01	38	SD2	<p>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. In selecting site allocations, and in considering development proposals, the following sequential approach will be applied:</p> <ul style="list-style-type: none"> a. previously developed land and buildings within development limits; b. other land within development limits; c. previously developed land and buildings outside but adjoining development limits; and d. other previously developed land and buildings outside development limits. 	<p>This policy change removes a sequential test prioritising previously developed land (pdl) over greenfield land. The policy will still seek the use of pdl to be prioritised over greenfield land but the removal of the sequential test will give greater flexibility to how this is achieved.</p> <p>The SA Report 2016 considered that utilising pdl will help protect greenfield land from development, which can be beneficial in retaining biodiversity and landscape assets, although pdl can also be of biodiversity or other environmental benefit.</p> <p>While the main thrust of the policy remains the same, the removal of the sequential test has the potential to allow more development on greenfield land. The effects of</p>

				the change will be considered further through an appraisal of the sustainability impacts.
MM 02	46	SD5	<u>Subject to economic viability</u> the Council will seek to secure developer contributions...	<p>The text has been included to acknowledge the need to be flexible in light of changing market circumstances. This requirement is already within the NPPF and the modification will not, therefore, result in changes to the delivery of affordable housing.</p> <p>No further SA work is necessary.</p>
MM 03	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.	<p>The modification is intended to strengthen the link between the forthcoming management plan and the Local Plan. Policy N4 already included a requirement to take into account the potential impacts of a proposal upon the Teesmouth and Cleveland Coast SPA and Ramsar site.</p> <p>It is not considered that further SA work is needed.</p>
MM 04	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.	The modification provides additional text within the justification of the policy. The requirement to consider the impact upon heritage assets

				<p>was included as a policy requirement within the Publication Local Plan.</p> <p>It is not considered that further SA work is required.</p>
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MM 05	94-95	ED6	<p><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. Land and buildings within existing industrial estates and business parks, as shown on the Policies Map, will continue to be developed and safeguarded for general industrial and business employment uses (B1, B2 & B8 uses).</u></p> <p><u>Heavy industry and logistics sectors will be focused in the</u> The following areas, will be developed and safeguarded, with 447.94 ha available for heavy industry and logistics sectors over the plan period:</p> <p>a. Wilton International; b. Land at South Tees, including Teesport and land along the River Tees; and c. Land at Skinningrove.</p> <table border="1" data-bbox="524 746 1480 1007"> <thead> <tr> <th><u>Ref.</u></th> <th><u>Site</u></th> <th><u>Location</u></th> <th><u>Total Available (ha)</u></th> </tr> </thead> <tbody> <tr> <td><u>ED6.1</u></td> <td><u>Wilton International¹</u></td> <td><u>South Tees</u></td> <td><u>263.72</u></td> </tr> <tr> <td><u>ED6.2</u></td> <td><u>Land at South Tees²</u></td> <td><u>South Tees</u></td> <td><u>184.22</u></td> </tr> <tr> <td><u>ED6.3</u></td> <td><u>Skinningrove</u></td> <td><u>East Cleveland</u></td> <td><u>0</u></td> </tr> </tbody> </table> <p><u>1. Includes Main Complex and land to the West of A1053</u> <u>2. Includes Teesport Estate, Teesport Commerce Park and land along the River Tees</u></p> <p><u>General employment uses will be focused in the</u> The following areas land will be developed and safeguarded, with 33.71ha available over the plan period:</p> <p>d. South Tees Industrial Estates and Business Parks, South Tees; e. Skippers Lane Industrial Estate, South Bank; f. Kirkleatham Business Park, Redcar;</p>	<u>Ref.</u>	<u>Site</u>	<u>Location</u>	<u>Total Available (ha)</u>	<u>ED6.1</u>	<u>Wilton International¹</u>	<u>South Tees</u>	<u>263.72</u>	<u>ED6.2</u>	<u>Land at South Tees²</u>	<u>South Tees</u>	<u>184.22</u>	<u>ED6.3</u>	<u>Skinningrove</u>	<u>East Cleveland</u>	<u>0</u>	<p>The modifications are to add additional information to make the strategic approach clearer and do not alter the thrust of the policy or any land allocations included within it.</p> <p>The change to focussing specific uses in identified areas, from safeguarding for those uses, will allow some flexibility and more variety in the uses on those industrial sites. This is unlikely to alter the impact of the policy upon the SA Objectives as the policy will still protect employment land and focus employment development into the same areas.</p> <p>It is not considered that further SA work is necessary.</p>
<u>Ref.</u>	<u>Site</u>	<u>Location</u>	<u>Total Available (ha)</u>																	
<u>ED6.1</u>	<u>Wilton International¹</u>	<u>South Tees</u>	<u>263.72</u>																	
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<u>ED6.3</u>	<u>Skinningrove</u>	<u>East Cleveland</u>	<u>0</u>																	

g. Tees Offshore Base, South Bank;
h. Warrenby Industrial Estate, Redcar;
i. North Liverton Industrial Estate, Liverton Mines;
j. Barmet 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 Parks²</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.

Proposals for alternative uses on developed and safeguarded employment land will only be acceptable if it is considered that the land is no longer required for ~~industrial development~~ employment uses, and its release for an alternative use would not adversely impact upon the supply of employment land in the future and is consistent with other Local Plan policies.

High tech and knowledge driven development should be focused at Kirkleatham Business Park and Cleveland Gate Business Park.

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.

Proposals will be encouraged to improve the quality of the environment, signage, security and accessibility of the sites.

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 regeneration growth objectives.

MM 06	95	New paragraph after Para. 5.26	<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 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>	<p>The modification is included to provide additional information in relation to the emerging South Tees Development Corporation proposals. There is no change to the requirements of the policy.</p> <p>It is not considered that further SA work is necessary.</p>
MM 07	95	Para. 5.27 (ED6)	... 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>	<p>The additional text is to provide clarification of the approach within the policy and does not change its requirements.</p> <p>No further SA work is necessary.</p>
MM 08	96	Para. 5.29	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>	<p>The modification is to provide clarity of strategic approach to employment and does not alter the thrust of the policy.</p> <p>No further SA work is considered necessary.</p>
MM 09	96	Para. 5.31	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, including land along the river , and Skinningrove for employment purposes.	<p>The additional text is to reflect emerging proposals of the South Tees Development Corporation.</p> <p>It is not considered that further SA work is necessary.</p>

MM 10	101	ED9	Development proposals for leisure and tourism uses will be expected to follow the sequential approach considered in the context of the locational strategy set out in Policy SD2.	<p>The modification has been made to reflect the change made to Policy SD2 under MM01. The impacts on sustainability as a result of this change have been assessed in relation to that policy.</p> <p>No further SA work is required as a result of the change to ED9.</p>
MM 11	103	New paragraphs after Para.5.55	<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 & 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>The modification is the addition of further text to provide advice on how the policy requirements could be met.</p> <p>There is no change to the policy and further SA work is not required.</p>
MM 12	112	Para 6.14	<p>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.</p> <p>If it becomes apparent at any point that a five-year supply cannot be evidenced we</p>	<p>The modification is intended to provide clarification on the mechanisms the Council will adopt to address any shortfall in housing delivery.</p> <p>There is no change to the</p>

			<p><u>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"> • <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> • <u>drawing on the Strategic Housing Land Availability Assessment and any other evidence to identify additional allocations where justified;</u> • <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> • <u>undertaking a partial review of the Local Plan, if necessary.</u> <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>	<p>policy and no further SA work is required.</p>
MM 13	113	H2	<p>f. promote <u>encourage</u> self-building and custom housebuilding <u>where economically viable</u> and where there is an identified need, and</p>	<p>The text has been included to acknowledge the need to be flexible in light of changing market circumstances. This requirement is already within the NPPF and the modification will not, therefore, result in changes to the delivery of affordable housing.</p> <p>No further SA work is necessary.</p>

MM 14	113	H2	e. achieve an appropriate density <u>appropriate to the proposed housing type and mix</u> which promotes the sustainable use of land for development.	<p>The modification has been included to provide further clarification with regards to the appropriate density. The main thrust of the policy is unchanged.</p> <p>No further SA work is required.</p>
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MM 15	116- 117	H3				<p>The changes to Policy H3 have been made to reflect the removal of two housing allocations from this policy. The impacts from these losses, and minor amendments to the capacity of site H3.30, will be screened in relation to the modifications made to the individual policies, albeit these are not considered to be significantly material to trigger further SA work for these sites.</p> <p>No further SA work is required as a result of the changes to H3.</p>		
			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
			H3.20	Park Lane	Guisborough		40	0
			H3.21	Cleveland Gate	Guisborough		435	0
H3.30	Abattoir Site and Adjacent Land	Boosbeck	70 <u>69</u>	0				
	Total Supply		2810 <u>2,746</u>	1,050				

MM 16	118	Para.6. 30	Of the 30 <u>28</u> sites shown above, 13 have a planning permission in place and from the remaining 47 <u>15</u> sites, 6 <u>5</u> are greenfield allocations outside current development limits which account for less than 15% of the projected supply over the plan period.	The modification has been proposed in order to reflect the changes made elsewhere with regards to housing site allocations. No sustainability impacts will result from the modifications. No further SA work is necessary.
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MM 17	118- 119	6.32 Table 3	<table border="1"> <thead> <tr> <th>Site</th> <th>Location</th> <th>Remaining Completions (as at 31/03/2016)</th> </tr> </thead> <tbody> <tr> <td><u>Swans Corner</u></td> <td><u>Nunthorpe</u></td> <td><u>128</u></td> </tr> <tr> <td>Barnaby House</td> <td>Eston</td> <td>51</td> </tr> <tr> <td><u>Cleveland Gate</u></td> <td><u>Guisborough</u></td> <td>134</td> </tr> <tr> <td>Annandale Park</td> <td>Skelton</td> <td>209</td> </tr> <tr> <td colspan="2">Smaller sites and conversions with permission (and including 10% lapse allowance)</td> <td>185</td> </tr> <tr> <td colspan="2">Total Supply</td> <td><u>2,179</u></td> </tr> </tbody> </table>	Site	Location	Remaining Completions (as at 31/03/2016)	<u>Swans Corner</u>	<u>Nunthorpe</u>	<u>128</u>	Barnaby House	Eston	51	<u>Cleveland Gate</u>	<u>Guisborough</u>	134	Annandale Park	Skelton	209	Smaller sites and conversions with permission (and including 10% lapse allowance)		185	Total Supply		<u>2,179</u>	<p>The modification has been proposed in response to the start of construction of the sites and the removal of the policy allocations.</p> <p>It is not considered that further SA work is necessary.</p>
			Site	Location	Remaining Completions (as at 31/03/2016)																				
			<u>Swans Corner</u>	<u>Nunthorpe</u>	<u>128</u>																				
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			Total Supply		<u>2,179</u>																				
			MM 18	123- 124	H3.2	<p>Policy H 3.2</p> <p>Swan's Corner, Nunthorpe</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>Policy H 3.2 has been removed as development has commenced on this housing site and policy allocations are no longer necessary.</p> <p>As the removal of the policy does not affect the development, it is not considered that further SA work is necessary.</p>																		

			<ul style="list-style-type: none"> a. a high quality housing scheme entirely comprising larger detached 'executive-style' dwellings to be developed in accordance with Policy H2; b. off-site affordable housing contribution in accordance with Policy H4; c. on-site usable public green space within the site to be provided in accordance with Policy N3; d. an appropriate landscaping scheme throughout the site; e. dedicated vehicular access from the A171 to the east; f. provision of an acceptable surface water drainage scheme; g. appropriate mitigation for the loss of wildlife habitat; h. establishing a footpath link across the site to connect with Flatts Lane Country Park; and i. contributions towards enhancing educational provision and the local highway network. 	
MM 19	123- 124	H3.2	<p>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:</p> <p>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.</p> <p>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:</p> <p>the Strategic Housing Market Assessment has identified a need for larger</p>	<p>Policy H 3.2 has been removed as development has commenced on this housing site and policy allocations are no longer necessary.</p> <p>As the removal of the policy does not affect the development, it is not considered that further SA work is necessary.</p>

			<p>properties in this locality;</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>	
MM 20	125	H3.3	<p>g.—— off-site public open space requirements in accordance with Policy N3 and the Developer Contributions SPD;</p>	<p>The criterion has been removed as a planning permission has been granted for the site which does not include open space contributions.</p> <p>The criterion stated that any application would need to comply with Policy N3 and the Developer Contributions SPD. These requirements will still apply to any future application for the site</p>

				<p>regardless of the presence of the specific criterion and should the Local Plan be adopted.</p> <p>It is not considered that there will be any consequences for sustainability from the removal of the criterion and no further SA work is necessary.</p>
MM 21	125	6.48	<p>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.</p> <p><u>Outline planning consent for 10 dwellings was granted in November 2016 (application ref. 2016/0489/OOM).</u></p>	<p>The modification has been made to reflect recent planning approval. No sustainability impacts will result from the modification.</p> <p>No further SA work is necessary.</p>
MM 22	126	6.51	<p>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.</p>	<p>This change has been made to reflect the circumstances of the outline planning consent granted in November 2016.</p> <p>The policy still requires compliance with Policy N3 for any new planning permission on the site and removal of this text is not expected to alter the outcomes of the policy.</p> <p>No further SA work is required</p>

MM 23	131	Para. 6.72	<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>	<p>The modification has been made to reflect recent planning approval. No sustainability impacts will result from the modification.</p> <p>No further SA work is necessary.</p>
MM 24	150	H3.17	<p>e. implementation of a travel plan to encourage more sustainable travel modes, having regard to Policy TA2;</p> <p>f. on-site provision of neighbourhood shopping facilities;</p> <p>g.f. 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;</p>	<p>The change has been made to reflect the planning consent granted in April 2017. The provision of neighbourhood shopping facilities was not considered necessary and the sustainability of the scheme has been considered through the development management process.</p> <p>No further SA work is necessary.</p>
MM 25	151	6.127	<p>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.</p>	<p>The change has been made to reflect the planning consent granted in April 2017. The provision of neighbourhood shopping facilities was not considered necessary and the sustainability of the scheme has been considered through the development</p>

				<p>management process.</p> <p>No further SA work is necessary.</p>
MM 26	151	6.130	<p>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.</p>	<p>A flood risk assessment was submitted as part of the outline application approved in April 2017. This demonstrated that the site could be developed without increasing the risk of flooding.</p> <p>No further SA work is necessary</p>
MM 27	151	New Para. after 6.129	<p><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></p>	<p>The change is made to reflect a recent planning approval. The text provides an update on the planning situation and no sustainability impacts will result.</p> <p>Further SA work is not necessary.</p>
MM 28	153	H 3.19	<p>a. achieving an appropriate mix of housing which reflects local need and demand, having regard to supporting evidence, including the Redcar & Cleveland Strategic Housing Market Assessment or successor documents;</p> <p>b. <u>affordable housing contribution in accordance with the requirements of Policy H4;</u></p> <p>b. <u>c.</u> an appropriate landscaping scheme throughout the site;</p>	<p>The modification has been made to reflect the requirements of Policy H4 as outline planning consent expired in Mach 2017. The potential impacts of Policy H\$ have been considered with the SA.</p> <p>No further SA work is required.</p>

MM 29	153	6.134	Detailed planning permission was granted for 14 dwellings <u>expired</u> in March 2014 <u>2017</u> (application reference 2013/0858).	<p>The modification has been made to reflect recent planning approval. No sustainability impacts will result from the modification.</p> <p>No further SA work is necessary.</p>
MM 30	153	6.135	The planning consent is <u>was</u> subject to meeting several conditions, including ground investigation and remediation requirements and incorporating a sustainable drainage system within the development.	<p>The modification has been made to reflect recent planning approval. No sustainability impacts will result from the modification.</p> <p>No further SA work is necessary.</p>
MM 31	154	H3.20	<p>e. ground investigation and prior completion of any necessary remediation works; and</p> <p>f. <u>taking account of the location of the site in proximity to the Guisborough Conservation Area; and</u></p> <p>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.</p>	<p>The change has been made in response to the recommendation made by the Local Plan Heritage Assessment.</p> <p>The modification may have a minor positive impact in relation to the consideration of the historic environment. However, the assessment had found that development of the site was unlikely to lead to significant impacts on heritage assets. In addition, Policy HE2 would apply to any development of the site.</p> <p>The additional requirement</p>

				does not lead to any significant impact and further SA work is not considered necessary.
MM 32	155	H3.21	<p>Policy H 3.21</p> <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> <p>a. achieving adequate separation and compatibility between the housing and adjacent commercial uses;</p> <p>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;</p> <p>c. an appropriate mix of housing types, including bungalows, which reflects local needs and market demand, having regard to supporting evidence including the Redcar & Cleveland Strategic Housing Market Assessment or successor documents;</p> <p>d. on-site affordable housing provision in accordance with the requirements of Policy H4;</p> <p>e. flood risk assessment and surface water management scheme;</p> <p>f. within the residential area, on-site public green space provision in accordance with Policy N3;</p> <p>g. establishing a footpath link through the site to the Guisborough Branch Walkway;</p> <p>h. an appropriate landscape enhancement scheme throughout the site; and</p> <p>i. contributions towards other infrastructure enhancements as required including local educational and healthcare provision and other community facilities.</p>	<p>Policy H 3.21 has been removed as development has commenced on this housing site and policy allocations are no longer necessary.</p> <p>As the removal of the policy does not affect the development, it is not considered that further SA work is necessary.</p>

MM 33	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 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</p>	<p>Policy H 3.21 has been removed as development has commenced on this housing site and policy allocations are no longer necessary.</p> <p>As the removal of the policy does not affect the development, it is not considered that further SA work is necessary.</p>
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			National Park.	
MM 34	161	H3.25	<p>The development of the site would be subject to the following:</p> <ul style="list-style-type: none"> a. an appropriate mix of housing types, including bungalows, which reflects housing needs and market demand, having regard to supporting evidence, including the Redcar & Cleveland Strategic Housing Market Assessment or successor documents; b. on-site affordable housing provision in accordance with the requirements of Policy H4; c. provision of on-site usable public green space in accordance with Policy N3; 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; e. completion of a transport assessment and construction of a new junction at Kilton Lane together with any other necessary highway works; f. the preparation and implementation of a travel plan to encourage more sustainable travel modes, having regard to Policy TA2; g. completion of a flood risk assessment and drainage strategy; h. resolution of sewerage treatment capacity issues; i. resolution of archaeological matters; and j. contributions towards other infrastructure enhancements as required, including local educational and healthcare provision and other community facilities. 	<p>Northumbrian Water have confirmed that they are not aware of any specific capacity issues in relation to this site.</p> <p>Criterion h is, therefore, no longer valid.</p> <p>No further SA work is required.</p>
MM 35	166	H3.28	<ul style="list-style-type: none"> e. a well-designed scheme which complements the street scene, <u>takes account of the nearby Loftus Conservation Area</u> and respects nearby uses; 	<p>The change has been made in response to the recommendations made by the Local Plan Heritage Assessment.</p>

				<p>The modification may have a minor positive impact in relation to the consideration of the historic environment. However, the assessment had found that development of the site was unlikely to lead to significant impacts on heritage assets. In addition, Policy HE2 would apply to any development of the site.</p> <p>The additional requirement does not lead to any significant impact and further SA work is not considered necessary.</p>
MM 36	170	H3.30	Land at Boosbeck (2.9 ha. <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 70 <u>69</u> dwellings.	<p>The change has been made to reflect recent planning approvals on the site and further SA work is not necessary.</p>
MM 37	171	New paragraph after 6.186	<u>In February 2017, outline consent was granted for the development of 69 dwellings including associated public open space (application ref.2016/0759/OOM).</u>	<p>The modification has been made to reflect recent planning approval. No sustainability impacts will result from the modification.</p> <p>No further SA work is necessary.</p>
MM 38	172	H4	<u>Subject to economic viability, o</u> On all appropriate housing developments of 15 or more dwellings (gross).....	<p>The text has been included to acknowledge the need to be flexible in light of changing market circumstances. This requirement is already within</p>

				<p>the NPPF and the modification will not, therefore, result in changes to the delivery of affordable housing.</p> <p>No further SA work is necessary.</p>
MM 39	172	H4	<p>Developments of 10 or fewer dwellings will not generally be required to make an affordable contribution, unless they form part of a rural exceptions site.</p>	<p>The modification has been made for clarification as there are no circumstances, other than on rural exceptions sites, that would result in minor housing developments being required to make an affordable contribution.</p> <p>The modification will not affect affordable housing delivery and there are no sustainability impacts.</p> <p>No further SA work is required.</p>
MM 40	172	H4	<p>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></p>	<p>The text has been included to acknowledge the need to be flexible in light of changing market circumstances. This requirement is already within the NPPF and the modification will not result in changes to the delivery of affordable housing.</p> <p>No further SA work is</p>

				necessary.
MM 41	174	New Paragraphs after 6.190	<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.</u></p>	<p>The additional text acknowledges proposals for future amendments to the NPPF and changes affecting the delivery of affordable housing.</p> <p>The modification does not result in a change to the policy or any sustainability impacts and further SA work is not considered necessary.</p>
MM 42	175	H5	<p><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:</p> <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 also 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</p>	<p>This change is necessary as it was considered that the application of criteria b and c to applications for conversions within the countryside would prevent all proposed developments. This is because they were likely to be isolated properties, not surrounded by existing residential dwellings.</p> <p>The SA Report 2016 considered that the policy seeks to ensure that development is of a good quality and does not harm the</p>

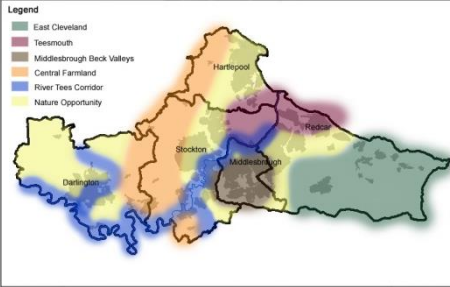
			<p>rebuilding; and</p> <p>g. the building is large enough to be converted without the need for additional buildings, substantial new extensions or significant alteration</p>	<p>character of urban or rural areas.</p> <p>Despite the changes, the main thrust of the policy is unchanged. The policy will still allow the conversion of existing buildings, which is a good use of resources, and will help to manage the delivery of these types of homes to ensure that it respects the character of the area and is of a quality that will create a good place to live.</p> <p>Further SA work is not considered necessary.</p>
MM 43	177	H6	<p>Planning permission for a change of use to a house in multiple occupation will be granted provided:</p> <p>a. the site is not located in an area of predominantly single family dwellings;</p> <p>b. <u>a.</u> the property, by reason of its size or location, no longer lends itself to use as a single family dwelling;</p> <p>c. <u>b.</u> the development will not give rise to conditions prejudicial to local amenity;</p> <p>d. <u>c.</u> that the development will not give rise to conditions prejudicial to highway safety by reason of additional traffic generation; and</p> <p>e. <u>d.</u> the development will not give rise to an over concentration or properties in multiple occupation in the locality.</p>	<p>The change seeks to remove criterion (a) as this cannot be easily applied alongside criterion (e). The aim of the policy is to prevent impacts on the character and amenity of residential areas and this is best done through preventing an over concentration of HMO properties. Meaning that criterion (e) should be retained in preference to criterion (a).</p>

				<p>The SA Report 2016 found that it is often the cumulative impact from this type of use in a concentrated area that can create the greatest potential for adverse impacts on the surrounding environment and residential amenity and that consideration should be given to the concentration of these uses in any one location. As the protection from these impacts is retained within the policy, it is considered that the main thrust of H6 remains.</p> <p>It is not considered that further SA work is necessary.</p>
MM 44	179	H7	<p>All proposals will be considered within the context of the locational policy (SD2). The sequential approach will be applied and preference will be given to the location of new sites on previously developed land within the conurbation.</p>	<p>The modification has been made to reflect the change made to Policy SD2 under MM01. The impacts on sustainability as a result of this change have been assessed in relation to that policy.</p> <p>No further SA work is required as a result of the change to H7.</p>
MM 45	182	N1	<p>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:</p>	<p>The change to Policy N1 gives greater flexibility for the Heritage Coast area and is</p>

			<p>a. essential development which for operational reasons cannot be located outside the Heritage Coast; or</p> <p>b. small-scale leisure or tourism development consistent with the conservation of the special qualities of the Heritage Coast; <u>or</u></p> <p>c. <u>suitably scaled extensions and alterations to existing buildings.</u></p>	<p>likely to allow further developments to occur in this area. However, the additional criterion restricts this to existing buildings and still allows control over these additional developments by allowing the refusal of applications not considered to be of a suitable scale.</p> <p>The restriction of scale is likely to prevent harm to the Heritage Coast arising from any developments allowed as a result of the addition of this criterion. The protection given to the character of the Heritage Coast by this policy is maintained and the changes will not result in significant sustainability impacts.</p> <p>No further SA work is considered necessary.</p>
MM 46	187	N2	<p>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.</p>	<p>The additional text acknowledges the impact of economic viability on the extent of developer contributions that can be achieved.</p> <p>The requirement to be flexible in light of changing</p>

				<p>market conditions is already within the NPPF and the change will not impact upon the implementation of the policy.</p> <p>Additional SA work is not considered necessary.</p>
MM 47	190	N3	<p>Redevelopment of open space, sport and recreational buildings and land will only be allowed where:</p> <ul style="list-style-type: none"> 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. the loss of amenity open space would not harm the character of the surrounding area <u>recreational facilities within the open space will be enhanced by the proposed development on an appropriate portion of the open space; or</u> c. recreational facilities within the open space will be enhanced by the proposed development on an appropriate portion of the open space <u>the community would gain greater benefit or equivalent benefit from the developer providing a suitable alternative provision in a suitable location; or and</u> d. the community would gain greater benefit from the developer providing a suitable alternative recreational or amenity open space nearby <u>the loss of amenity open space would not harm the character of the surrounding area.</u> <p>As part of residential developments, we will seek a contribution, <u>where 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"> 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 f. the development would be better served by improvements to existing provision; or g. the size of the site means that it is unable to accommodate the type of provision required; or 	<p>The proposed modification will ensure that the criterion which seeks to protect the character of the surrounding area applies to all application, where previously only one of the criteria needed to apply.</p> <p>The modifications to criteria a to d may have a slightly positive impact by restricting the loss of open space. However, this impact is likely to be minor as the main thrust of the policy has always been to restrict the loss of open space and recreational facilities and already has a positive relationship with the SA objectives relevant to the leisure provision.</p> <p>The inclusion of references to economic viability is to reflect the requirement to be flexible to changing market</p>

			<p>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.</p> <p>Where open space is not provided within the site, the Council will seek <u>an appropriate financial contribution, 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>	<p>conditions. The change will not affect the application of the policy as it is necessary to consider viability regardless of this modification.</p> <p>Further SA work is not considered necessary.</p>
MM 48	193	N4	<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 the wider River Tees Corridor, Teesmouth, East Cleveland and Middlesbrough Beck Valleys opportunity areas. We will protect and preserve local, national and international priority species and habitats and promote their restoration, re-creation and recovery.</p>	<p>The modification has been included to provide clarification and reflect ongoing work and terminology used by the Tees Valley Nature Partnership. There are no sustainability impacts from the changes.</p> <p>Further SA work is not considered necessary.</p>
MM 49	194	N4	<p>a. it can be determined through Appropriate Assessment at the design stage 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...</p>	<p>The modification has been included to strengthen the link between forthcoming management plan and Local Plan. The policy already included requirements to take into account any impacts</p>

				from the development upon the integrity of the Teesmouth and Cleveland Coast SPA and Ramsar site. As a result, no further SA work is necessary.
MM 50	194	7.34 (N4)	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>	The modification provides additional clarification within the policy justification and does not alter the effect of the policy. No further SA work is required.
MM 51	194-195	7.36(N4)	<p>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.</p>  <p>The Tees Valley can be divided into five broad areas of landscape for the purposes of habitat conservation, enhancement and creation. <u>Biodiversity Opportunity Areas (BOAs) are the most important areas for biodiversity 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> <p><u>TVNP priorities are to:</u></p> <ul style="list-style-type: none"> • <u>1: Protect and enhance the geodiversity and biodiversity of the Tees Valley</u> 	The additional text provides an update on the work of the TVNP and does not alter the effect on the policy. No further SA work is required.

			<p><u>ensuring the conservation, restoration and creation of key landscapes and habitats, including mitigating and adapting to the impacts of climate change.</u></p> <ul style="list-style-type: none"> • <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> 	
MM 52	195	7.37 (N4)	<p>The preservation, restoration, re-creation and recovery of local <u>and national</u> priority species and habitats will also be promoted, <u>including the creation or improvement of habitats to meet the objectives of the TVNP.</u></p>	<p>The modification provides additional clarification within the policy justification and does not alter the effect of the policy.</p> <p>No further SA work is required.</p>
MM 53	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 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.</p>	<p>The additional text has been included to acknowledge the Council's Local Plan Heritage Assessment.</p> <p>The heritage assessment has been used to influence the policy requirements of individual site allocations.</p> <p>No further SA work is required.</p>
MM 54	201	HE1	<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; and/or</p> <p>f. there are approved detailed plans for the redevelopment of the site and a contract has been entered into for the implementation of that redevelopment.the</p>	<p>The additional text allows for increased flexibility to approve demolitions in conservation areas. However, this will be in circumstances where greater public benefit can be achieved or where the</p>

			<p><u>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>	<p>building makes no or contribution or even has a negative impact upon the conservation area. The policy will still prevent harm to the character of a conservation area which may be caused by the demolition of a building within the centre.</p> <p>No effects upon the SA Objectives have been identified and no further SA work is required.</p>
MM 55	202	HE1	<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>	<p>The modification may have a slightly positive impact upon by requiring an assessment of the impacts of development on the conservation areas. However, this impact is likely to be minor as the main thrust of the policy has always been to protect conservation areas and their settings.</p>
MM 56	205	HE2	<p>b. protects existing <u>historically significant</u> hard and soft landscaping including trees, hedges, walls, fences and surfaces;</p>	<p>The additional text has been added for clarification and does not alter the thrust of the policy. No further SA work is required.</p>
MM 57	205	HE2	<p>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</p>	<p>The additional text has been added for clarification and does not alter the thrust of</p>

				the policy. No further SA work is required.
MM 58	283-287	Appendix 4	Various changes to Housing Delivery Schedule to reflect changes to policies and planning approvals.	The appendix provides factual information and the proposed modifications do not alter the effect of the Local Plan. Further SA work is not considered necessary.

Publication Local Plan Policies Map Modifications

- 3.1. A number of modifications to areas denoted on the Policies Map have also been proposed. These modifications have not been identified separately within this SA Addendum Report as the Policies Map is a geographical illustration of the application of the policies included within the Local Plan, which have all undergone a sustainability appraisal, as documented in the Sustainability Appraisal incorporating Strategic Environmental Assessment of the Redcar & Cleveland Publication Local Plan 2016 and this report.

4. Detailed Analysis of Proposed Main Modifications

- 4.1. Following screening of the Proposed Main Modifications, it has been identified that only the changes to Policy SD2 have the potential to lead to sustainability impacts. The potential implications of this proposed modification have been considered in more detail below.

Analysis of modifications to Policy SD2

- 4.2. The proposed modification to Policy SD2 will remove a requirement for a sequential test to be carried out for selecting site allocations and in determining planning applications. The sequential test prioritised previously developed land within development limits.
- 4.3. The unmodified policy was assessed in the SA of the Publication Local Plan as shown in Table 1. In reference to SD2 and previously developed land, the SA report stated “Using previously developed land will also help protect greenfield land from development, which can be beneficial in retaining biodiversity and landscape assets, although previously developed land can also be of biodiversity or other environmental benefit”.
- 4.4. The removal of the sequential test is likely to create greater flexibility in relation to the determination of planning applications but the overall impact of the modification is not considered to be significant, as set out in Table 1.
- 4.5. The modified Policy SD2 will still include a requirement for priority to be given to the development of previously developed land and the reuse of existing buildings, and limiting development in the countryside, where possible. The requirement for greenfield land outside of development limits to be restricted to only that meeting exceptional criteria, set out elsewhere in the plan, is also retained.
- 4.6. The Council has already selected the site allocations in the Local Plan based upon the sequential test included in the unmodified version. The sustainability of the individual site allocations is assessed separately within the SA and the appraisal has informed the site selection at all stages of the process.
- 4.7. The retention of the restrictions on greenfield land outside of the development limits will work to prevent developments from being located on inaccessible sites where access to services and facilities is poor and will reduce the use of land resources.
- 4.8. It is considered that the removal of the sequential test could lead to a greater number of applications for development on greenfield site within the limits to development. However, it is not considered that this will have a more significant effect on the sustainability objectives than the unmodified version, as sites within the development limits are likely to be in accessible locations that don't encourage a reliance on car travel.

- 4.9. In addition, greenfield land, especially intensive agricultural land, private garden or maintained grassland, can often support less biodiversity than abandoned previously developed land.
- 4.10. It has been identified that a slight impact upon the objective relating to the efficient use of land is possible. It is considered that this impact is likely to be minor as only a limited number of applications are expected due to the requirements of other policies within the Local Plan. These policies place restrictions on the development of open spaces, sport and recreation facilities, other features of the green infrastructure network and the borough's best and most versatile agricultural land.
- 4.11. The impact, although expected to be minor, is identified as uncertain at this stage as the number and nature of proposed developments coming forward as a result of the removal of the sequential test cannot be predicted. Overall, the appraisal did not identify any further modifications to the policy to improve its sustainability.
- 4.12. A comparison of the relationships between Policy SD2 of the Publication Local Plan Nov 2016 and the SA Objectives and following the proposed Main Modifications is set out in Figure 1.

Figure 1: Assessment of Policy SD2 against the SA Framework, as identified within Sustainability Appraisal incorporating Strategic Environmental Assessment of the Redcar & Cleveland Publication Local Plan 2016 and following the proposed Main Modifications

Core Theme: Protecting, conserving and enhancing the borough's built, historic, cultural and natural environments.				
Objectives			Appraisal	
			Publication Nov 16	Following Modifications
BI	Biodiversity	Protect and enhance biodiversity and geodiversity	?	?
LS	Landscapes	Protect and enhance the quality, distinctiveness and setting of the area's seascapes and landscapes.	?	?
HH	Historic and Built Heritage	Protect and enhance all heritage assets or special archaeological, historical and architectural interest.	-	-
AQ	Air Quality	Protect and improve local air quality	?	?
WR	Water Resources	Protect and improve water quality and water resources.	?	?
EN	Energy	Reduce energy consumption and greenhouse gas emissions.	-	-
CR	Climate Resilience	Reduce the impact of severe weather events and increase the resilience of the borough.	-	-
WM	Waste, Minerals and Land	Minimise waste and increase the reuse, recycling and recovery of waste and use land efficiently.	-	?
DS	Design	Encourage high quality design and sustainability in development.	-	-
Core Theme: Delivering healthy, sustainable, inclusive and cohesive communities				
CO	Communities	Empowered and active communities who are proud of where they live.	?	?
HS	Housing	Improve the quality, availability and	●	●

		accessibility of housing in the borough.		
SC	Safer Communities	Create safer communities and protect people from harm.	-	-
HT	Health	Improve public health and provide opportunities for physical activity.	-	-
Core Theme: Improving Connectivity				
AC	Accessibility	Improve the accessibility and quality of key services and facilities.	?	?
TR	Transport	Increase sustainable transport options and usage.	?	?
Core Theme: Diversifying and strengthening the local economy				
EM	Improve Employment	Increase employment and improve the level of education, skills and training.	-	?
EG	Economic Growth and Industrial Excellence	Encourage sustainable growth, diversify and strengthen the local economy and encourage enterprise and encourage industrial excellence.	●	●
LT	Leisure and Tourism	Increase leisure and tourism opportunities.	-	-
Key				
?	Likely effect but too unpredictable to specify, or multiple impacts potentially both positive and negative			
-	No identifiable relationship between the topic covered in the policy and the sustainability concern			
●	Likely to contribute to the achievement of greater sustainability according to the identified objective			

5. Conclusions

- 5.1. The proposed changes to the Local Plan included within the Schedule of Proposed Main Modifications, March 2017, are unlikely to result in significant changes to the sustainability effects identified within the Sustainability Appraisal incorporating Strategic Environmental Assessment of the Redcar & Cleveland Publication Local Plan 2016.
- 5.2. Some uncertainty has been identified in relation to the effect of MM01 upon the SA Objective WM. However, while the scale of the impact cannot be fully identified at this stage, it is expected that any impact would be minor.