

Proposed Main Modifications – 12th October 2017

The modifications below are expressed either in the form of ~~strikethrough~~ for deletions and underlining for additions of text or through a *description* if more appropriate. The page numbers and paragraph numbering below refer to the Local Plan Publication Version (2016) as originally submitted to the Secretary of State and do not take account of the subsequent changes caused by the potential deletion or addition of text through any proposed modification. All paragraphs, policies, figures, tables, appendices and cross-referencing throughout the plan will be renumbered to take account of modifications set out in the Proposed Main Modifications and Additional Modifications schedules.

Exam Mod Ref	Page No.	Policy/Site/Para/Fig	Text with Proposed Modification	Reason for change
MM/CHP01/01	1	1.3	The Local Development Framework will comprise documents known as Development Plan Documents (DPD`s) <u>(which includes neighbourhood plans)</u> and Supplementary Planning Documents (SPD`s) (see Chart 1).	To provide clarity with regards to the status of neighbourhood plans
MM/CHP01/02	2	Chart 1	<u>Amend chart – move neighbourhood plans to DPD list</u>	To provide clarity with regards to the status of neighbourhood plans
MM/CHP01/03	2	1.6	The Local Plan is the key Development Plan Document within the Local Development Framework. <u>The Local Plan sets setting</u> out the spatial vision <u>and</u> strategic objectives and strategic policies for the Borough for the next 15 years. <u>The plan contains a suite of policies to assist in delivering the spatial vision and objectives, all of the policies contained within the plan are considered to be strategic policies.</u> It has been produced following earlier consultation on the Issues and Options Discussion Paper in 2014. Chart 2 illustrates the delivery stages of the Local Plan through to adoption and is based on the timetable in the Local Development Scheme November 2016.	To provide clarity with regard to the status of the plan policies, this is of particular importance as a neighbourhood plan has to be in general conformity with the strategic policies in a local plan.
MM/CHP01/04	2	New paragraph 1.7	<u>Several Neighbourhood Development Plans are currently being progressed for different neighbourhood planning areas within the borough (the Rural Neighbourhood Plan, the Headland Neighbourhood Plan and the Wynyard Neighbourhood Plan). Neighbourhood plans must be in general conformity with the strategic policies of the Local Plan. All of the policies in the Local Plan are strategic policies. A neighbourhood plan attains the same legal status as the Local Plan once it has been approved at a referendum. At this point it comes into force as part of the statutory development plan. Applications for planning permission must be determined in accordance with the development plan, unless material</u>	To provide clarity on the role of Neighbourhood Plans.

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			<p><u>considerations indicate otherwise.</u></p> <p>Paragraphs 1.7 – 1.13 will require renumbering to 1.8 – 1.14.</p>	
MM/CHP01/05	24	KEY DRAGRAM	<p>Insert Key Diagram setting out broad areas of growth within the borough before Policy LS1.</p>	To provide clarity to the reader.
MM/CHP06/01	23	Para 6.26	<p>The Borough Council will look to protect, manage and actively enhance the biodiversity, geodiversity, landscape character and green Infrastructure assets of the Borough. <u>Recreational disturbance can result from new housing, but also from new leisure and tourism opportunities. Mitigation, for the recreational disturbance of European site birds needs to be effective and should be chosen from a range of diverse and flexible measures. These include, but are not limited to, Sustainable Alternative Natural Green Space (SANGS), a financial contribution to the management of coastal issues and information packs. In delivering development, applicants should be required to demonstrate how this type of mitigation will be detailed, how costs have been identified for delivery and should also demonstrate a level of comfort that such initiatives can be delivered effectively and that a suitable delivery method has been identified. Mitigation will be delivered through established frameworks. For example, financial contributions will be used to implement the Durham Heritage Coast Management Plan (2017-2025) management actions. Information and interpretation panels relating to the Teesmouth and Cleveland Coast SPA and Ramsar will be delivered as part of a refreshed European Marine Site Management Plan which INCA will initially co-ordinate.</u></p>	In response to comments from RSPB regarding seeking of mitigation via the HRA process at detailed development control application stage. As part of the ongoing work to support the plan the Council has agreed to produce a framework where financial contributions can be directed.
MM/CHP06/01	24	Policy LS1	<p><u>Between 2016 and 2031 provision will be made through granting planning permissions and the allocations of sites for 6,199 new dwellings and 906 hectares of employment land to support 4350 net additional jobs and 1950m² retail / community floorspace.</u></p> <p>....New housing development</p>	Additional paragraph to be included in Policy LS1 to ensure the growth strategy for the town is clear.
MM/CHP07/01	31	Policy CC1	<p>6) Encouraging the re-use, adaptation and repair of existing buildings and vacant floors wherever possible <u>along with supporting energy efficiency</u></p>	To better align policy with the NPPF and to reaffirm the council's

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			improvements on exciting buildings wherever possible.	commitment to supporting energy efficiency measures.
MM/CHP07/02	31	Policy CC1	Bullet point 9 <u>* Major development is defined within the glossary in appendix 1</u>	To provide clarity to the policy.
MM/CHP08/01	44	Policy INF1 preamble	<i>Insert following new paragraph after 8.5:</i> <u>The Tees Valley Combined Authority’s transport vision for the Tees Valley is ‘to provide a high quality, quick, affordable, reliable and safe transport network for people and freight to move within, to and from the Tees Valley’.</u> <u>The Combined Authority is currently developing a Strategic Transport Plan, due for publication in summer 2017. To facilitate the public consultation, ‘Connecting the Tees Valley’ has been developed, which sets out the sub-region’s transport priorities up to 2026 and explain how the Tees Valley Combined Authority wants to improve the Tees Valley’s local transport system. This document sets out the framework for the Strategic Transport Plan and invites stakeholders, interest groups and the public to help shape the final Strategic Transport Plan. In producing the Strategic Transport Plan, the Combined Authority aims to:</u> <ul style="list-style-type: none"> • <u>Improve local railways by having more, faster and better trains and stations, so that journeys by rail are quicker and more comfortable;</u> • <u>Maintain and improve roads so that they are safe and less congested;</u> • <u>Provide better bus services that are punctual and reliable, with improved passenger information and facilities, which provide access to where people want to go, when they want to go;</u> • <u>Provide safe walking and cycling routes to make it easier to travel on foot and by bike; and</u> • <u>Make it easier and safer to transport freight by road, rail, sea and air.</u> <i>Insert following footnote at page 44:</i> <u>Connecting the Tees Valley, Tees Valley Combined Authority, November 2016</u>	To update reference to Tees Valley Combined Authority work with respect to strategic transport and infrastructure.

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			<p><i>Insert the following reference in Appendix 3: List of Regional Plans, Policies, Guidance and Strategies:</i></p> <p>Connecting the Tees Valley – Tees Valley Combined Authority – 2016</p>	
MM/CHP08/02	45	Para 8.11	<p>Highways England (HE) has undertaken a modelling exercise to assess the implications of the development proposals in the Local Plan on the strategic road network (SRN) and its junctions, namely the A19(T) and its various access points. With regard to the likely impact of the key housing allocation in the Local Plan on the strategic network - High Tunstall - the conclusion of the HE modelling was that the development would create “greater than 30 twoway trips – further assessment of potential impacts required”. The impact of the High Tunstall development will be mitigated by the provision of an improved link to the A19(T) at Elwick, including a bypass to the north of Elwick village and a grade separated junction on the A19(T) itself at the northern Elwick access (see policy INF1 ‘Sustainable Transport Network’ and the Local Infrastructure Plan). In relation to housing development at Wynyard, the A689 committed scheme complements the Highways England Pinch Point Programme scheme at the A689/A19 junction, allowing a number of residential schemes at Wynyard to be implemented without further highway capacity improvements however further capacity improvements will be required to enable further development at Wynyard to be acceptable in highway terms and deliverable over the local plan period.</p>	In response to comments from Wynyard Park
MM/CHP08/03	49	Policy INF2	<p><i>Recommended to insert following text after ‘All schemes identified in the Local infrasturcture Plan will be delivered to conform to policy LS1’:</i></p> <p>Development proposals which would require the upgrading of the Church Street level crossing in order to achieve pedestrian and/or vehicular access will be expected to contribute accordingly.</p>	In view of Network Rail comments to ensure consideration is given to the upgrade of the Church Street level crossing.
MM/CHP08/04	50	Para 8.22	<p>Based on current pupil projections the Local Education Authority is confident that the existing secondary school sites can cater for the expected growth from new housing development over the plan period. However some developments may be required to contribute towards school enhancements or extra provision (such as</p>	In response to comments from the Education Funding Agency to clarify how the level of need may be met.

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			additional classrooms) <u>at these sites</u> on the basis of the cumulative impact that the development may have on schools in that locality.	
MM/CHP08/05	50	Para 8.23	With regard to primary school provision there are concerns over the capacity of existing provision, particularly in the north west of the town. A new, oneform-entry primary school will therefore be required as <u>a</u> result of the proposed housing development at High Tunstall. Elsewhere, a one-form-entry <u>new</u> primary school is <u>also</u> to be provided as part of the approved South West Extension development on an site that has sufficient land for it to be expanded into a two-form-entry primary school in the future. At Wynyard, a temporary primary schools is currently sited within Hartlepool however a one-form-entry <u>new two-form entry</u> primary school is to be constructed <u>to the south of the A689</u> , within Stockton-on-Tees. <u>As Wynyard develops out, there will also be a need for an additional new primary school to the north of the A689, within Hartlepool. The scale of new primary school provision, whether these are to be one-form or two-form entry, will be determined based on need and whether these are delivered by the Council or the Education Funding Agency (EFA).</u> In other areas of the town, where housing developments are assessed to have an impact on a local school, whether primary or secondary, in line with the Planning Obligations Supplementary Planning Document, contributions may be required to increase the capacity of existing schools.	In response to comments from the Education Funding agency, to remove direct reference to the size of specific future primary school provision as this is yet to be agreed. Correction of typographical errors.
MM/CHP09/01	64	Policy QP3	<i>Recommended inserting the following text after point 6:</i> <u>7) Recognise the wider benefits that safety improvements at level crossings can bring about</u>	In line with comments from Network Rail.
MM/CHP09/02	72	Policy QP6	... Where appropriate all proposals must ensure that the following matters are investigated and satisfactorily addressed: 1) The status of any agricultural land and its importance to the Borough; 2) Development should take account of previously contaminated land including from historic landfill sites; 3) Any matters regarding flood risk, both on and off site, throughout the design life of the site;	In line with Historic England comments.

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			<p>4) The presence of any landscape features and in particular protected trees;</p> <p>5) The presence of any heritage assets, <u>including any impact upon their significance</u> and the setting;</p> <p>6) The location of any high voltage overhead cables and gas, oil, water and other high pressure pipelines;</p> <p>7) The operation of air traffic and radar systems;</p> <p>8) The effects on, or impact of, general disturbance including noise, vibration, dust, fumes, smell and air quality;</p> <p>9) The water supply system is adequate, surface and foul main drainage is dealt with in a sustainable manner;</p> <p>10) The effects on wildlife and habitat; and</p> <p>11) The requirement to satisfy the relevant planning requirements of statutory consultees.</p>	
MM/CHP09/03	75	Policy QP7	<p>If by virtue of the nature of the development it is not possible to satisfy the above criteria then <u>the Borough Council would encourage</u> an attempt must to be made to improve the fabric of the building 10% above what is required by the most up to date Building Regulations (Not the Building Regulations applicable at the time of submitting the initial building notice).</p>	<p>In view of comments from the Home Builders Federation, Gladman Developments and Persimmon Homes, it is agreed this aspect of the policy should not be a requirement.</p>
MM/CHP09/04	65	Policy QP3	<p>To maintain traffic flows and safety on the primary road network no additional access points or intensification of use of existing access points, other than new accesses associated with development allocated within this Local Plan, will be permitted on the following roads – A19(T), A689, A179. And A178 (south of Seaton Carew to Brenda Road/Tees Road roundabout) unless these have the approval of Highways England and/or the highways authority. This should be in conjunction with the proportionate provision of sustainable travel modes. <u>All roads to which this policy relates are shown on the proposals map.</u></p>	<p>To provide visual clarity with regards to where the roads mentioned in the policy are located.</p>
MM/CHP09/05	72	Policy QP6	<p>The effects on, or impact of, general disturbance including noise, vibration and dust, fumes, smell, and air and water quality.</p>	<p>Clarity within policy.</p>
MM/CHP09/06	60	Policy QP1	<p>The Borough Council will seek planning obligations where viable and deemed to be</p>	<p>Agreed policy wording update on</p>

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			<p>required to address the impacts arising from a development. Planning obligation requirements are set out in the Planning Obligations Supplementary Planning Document. Planning obligations may be required for the following:</p> <ul style="list-style-type: none"> • Affordable Housing; • Children’s Play / Play Facilities; • Playing pitches & Outdoor Sports / Exercise Provision; • Built Sport Facilities; • Highway and Rail Infrastructure and Sustainable Transport Measures; • Education Provision; • Community Facilities; • Green Infrastructure; • Training and Employment; • Heritage (protection / preservation / interpretation); • Maintenance; • Housing Market Renewal; • Flood Protection; • Renewable Energy & Energy Efficiency Measures; • Ecological Mitigation & Networks; • Suitable Alternative Natural Green Space and • Mitigation for recreational disturbance on the Teesmouth and Cleveland Coast SPA/ Ramsar. <p><u>The detail on the planning obligation requirements is set out in the Planning Obligations Supplementary Planning Document.</u></p> <p>This list is not exhaustive and other mitigation / contributions may be required to make the development acceptable in planning terms. In addition priorities set out in any made Neighbourhood Plan will be taken into account.</p> <p>In certain circumstances, if it is illustrated that the development is providing a significant regeneration benefit, such as the clearance of a problem building or renovation of a heritage asset, there may be an opportunity to reduce the developer contributions associated with that development, e.g. through the Vacant Building Credit.</p>	<p>policy following Matter 15 hearing session.</p>

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			<p>The sub-division of sites to avoid planning obligations is not acceptable. Where it is considered sub-division has taken place to avoid reaching thresholds within the Planning Obligations SPD the <u>wider contiguous</u> development will be viewed as a whole.</p> <p>Any contributions will be secured by relevant parties entering into a legal agreement with the Borough Council or through unilateral undertakings.</p>	
MM/CHP10/01	85	Policy HSG1	<p>The Borough Council will seek to ensure that new housing provision in the borough is delivered through housing sites that have already been permitted, newly identified sites both within the urban areas and on the edge of the urban area, villages in the rural area and sites elsewhere in the borough to, as a minimum, meet the housing need <u>requirement set below</u>.</p>	<p>To clarify that the Council has a flexible approach to the housing requirement and does not intend to apply it as a rigid ceiling for sites that are consistent with the Locational Strategy and which will deliver sustainable development.</p>
MM/CHP10/02	90	Diagram 1	<p><i>(see Appendix A below)</i></p> <p><i>Agree to amend Diagram 1 to show school land under Policy INF4 (Community Facilities).</i></p> <p><i>Also agree to amend the key on Diagram 1 to read:</i> <u>Indicative route of land</u> safeguarded land for <u>the</u> future road.</p>	<p>In view of comments from Persimmon Homes, the Council agree to amend Diagram 1 accordingly.</p>
MM/CHP10/03	91	Policy HSG4	<p>4) An access road through the site connecting the A689 and Brierton Lane with appropriate vehicular, pedestrian and cycle linkages to the adjoining urban area will be provided.</p>	<p>In response to comments from Persimmon Homes.</p>
MM/CHP10/04	96	Policy HSG5	<p>The Local Infrastructure Plan gives further detail on the infrastructure requirements linked to the site and Legal agreements will ensure the LGF (or alternative) funding for the road improvements linking to the A19(T) and associated Elwick grade separated junction is paid back by each of the phases <u>of the High Tunstall development, along with contributions from Quarry</u></p>	<p>Considered appropriate to reference Quarry Farm 2, Elwick Housing Site and Briarfields in policy wording for clarification.</p>

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			<u>Farm 2 (HSG5a), Elwick Village (HSG7) and Briarfields (HSG3(3))</u> , on a pro rata basis.	
MM/CHP10/05	98	Policy HSG6	1) No more than 6.7ha of land will be developed for new executive housing and associated infrastructure at the North Pentagon. Densities within this area will be restricted to a maximum of 15 dwellings per hectare. The development will incorporate a minimum of approximately 2.12ha of green infrastructure, informal open space and recreational and leisure land including the provision of a skate park <u>or suitable alternative play provision</u> on land adjacent to the play area associated with the southern pentagon area;	In response to comments from Wynyard Park to ensure the policy allows for an appropriate degree of flexibility.
MM/CHP10/06	102	Policy HSG7	<i>Recommended to insert after criterion 5:</i> <u>6) The development will be expected to contribute, on a pro-rata basis with High Tunstall (HSG5), Quarry Farm 2 (HSG5a) and Briarfields (HSG3(3)), to the provision of the grade separated junction and bypass to the north of Elwick Village.</u>	In view of comments from Cecil M Yuill Ltd, it is agreed that reference to the proposed bypass of Elwick village would be appropriate in policy HSG7.
MM/CHP10/07	98	Policy HSG6	<i>Recommended reword:</i> Reserved matters <u>Planning</u> applications will be determined in strict accordance with the following criteria:	Reworded following agreed changes at hearing session.
MM/CHP10/08	99	Policy HSG6	<i>Recommended reword:</i> In order to ensure that necessary utilities infrastructure is delivered in a timely manner a phasing plan should be submitted as part of the <u>any</u> initial planning applications.	Reworded following agreed changes at hearing session.
MM/CHP10/09	102	Policy HSG7	<i>Recommended reword:</i> The following site at Elwick Village is allocated for a total of approximately 35 dwellings as illustrated on the proposals map: <ul style="list-style-type: none"> • Potters Farm / North Farm – 2.07ha - approximately 35 dwellings. 	Reworded following agreed changes at hearing session.

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			<p>The development will be phased over the plan period, with applications being determined in strict accordance with the following criteria:</p> <ol style="list-style-type: none"> 1) No more than 1.67ha of land will be developed for new housing. The development will incorporate a minimum of 0.40ha of green infrastructure, informal open space and recreational and leisure land; 2) The site will be accessed via Elwick Road at the North Farm access. No access will be permitted from the new bypass or via the village green 3) A landscape buffer, as illustrated on the proposals map, will be created between the site and the bypass to the north. No built incursion into the landscape buffer will be permitted other than for uses intrinsically linked to its use as a landscape buffer. 4) Development proposals for the site will be expected to take account of, respect and <u>conserve the significance and setting of</u> protect the adjacent heritage assets. 5) Appropriate pedestrian and cycle linkages to the adjoining areas of countryside and linking to Hartlepool along Elwick Road will be required as part of the residential development, along with a contribution towards a subsidised bus service to help maximise the sustainability of the site. <p>Specific site requirements, including design, access arrangements and development phasing will be secured through planning conditions and planning obligations secured through legal agreements where appropriate.</p>	
MM/CHP10/10	104	Policy HSG8	<p><i>Recommended reword:</i></p> <p>The two developments will be phased over the plan period, with applications being determined in strict accordance with the following criteria:</p>	Reworded following agreed changes at hearing session.

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			<p>.....</p> <p>1) A landscape buffer, as defined by the site boundaries and illustrated on the proposals map will be created between the Glebe Farm site and the bypass to the south. No built incursion into the landscape buffer will be permitted other than for uses intrinsically linked to its use as a landscape buffer. <u>A further landscape buffer will be provided to the north of the Nine Acres site to ensure a buffer between development and the open countryside.</u></p> <p>3) An area of land to the east <u>within the eastern area</u> of the Nine Acres site will be developed as a formal area of green infrastructure and designated under Policy NE2 to protect it from development in the future. Housing proposals for the overall site will be expected to be designed so that they overlook the green space to increase security. Planning permission will only be given for developments which relate to the use of land as protected green space or other amenity, recreational or landscaped open space.</p> <p>.....</p>	
MM/CHP10/11	112	Policy HSG13	<p><i>Reword policy to the following:</i></p> <p>Proposals for the provision of Gypsy and Travellers and Travelling Showpeople sites will be approved where the <u>following criteria are met: there is no significant detrimental effect on the amenity of the occupiers of adjoining or nearby land uses. It would be required that:</u></p> <ol style="list-style-type: none"> 1) There is adequate access to the site and provision for parking, turning and servicing within the site. 2) The site is accessible to education, health, welfare and employment infrastructure. 	Change to policy updated following hearing session on Matter 16.

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			<p>3) The site is neither subject to unacceptable pollution by reason of noise, dust, fumes or smell, nor to potential nuisance or hazard created by existing or approved commercial or industrial activities.</p> <p>4) The site is adequately screened and landscaped to ensure the development does not have a detrimental impact on the visual amenity of the area, including any natural and historic assets or features, and provides sufficient privacy and security while not isolating the community from the rest of the settled community.</p> <p>5) If required, the size of the site is large enough to accommodate mixed or separate residential and business uses and additional parking space for extra caravans, cars and lorries.</p> <p>6) Adequate space is available within the site to accommodate grazing animals to minimize any impact on neighbouring sites.</p> <p><u>7) There is no negative impact upon the relationship with existing and proposed neighbouring land uses and the amenity of occupiers of adjoining or nearby properties.</u></p>													
MM/CHP10/12	85	Policy HSG 1	<p>The Borough Council will seek to ensure that new housing provision in the borough is delivered through housing sites that have already been permitted, newly identified sites both within the urban areas and on the edge of the urban area, villages in the rural area and sites elsewhere in the borough to, as a minimum, meet the <u>net</u> housing need <u>requirement identified below</u>. All sites are suitable, available and deliverable and are illustrated below:</p> <table border="1" data-bbox="786 979 1626 1230"> <thead> <tr> <th data-bbox="786 979 1400 1114">Existing Urban Area</th> <th data-bbox="1400 979 1626 1114">Approximate Dwelling Provision</th> </tr> </thead> <tbody> <tr> <td data-bbox="786 1114 1400 1153">Extant Residential Planning Permissions</td> <td data-bbox="1400 1114 1626 1153">1,283</td> </tr> <tr> <td data-bbox="786 1153 1400 1193">Urban Local Plan Sites</td> <td data-bbox="1400 1153 1626 1193">169</td> </tr> <tr> <td data-bbox="786 1193 1400 1230">Total Urban Area Provision</td> <td data-bbox="1400 1193 1626 1230">1,452</td> </tr> </tbody> </table> <table border="1" data-bbox="786 1265 1626 1358"> <thead> <tr> <th data-bbox="786 1265 1400 1358">Urban Edge and Village Sites</th> <th data-bbox="1400 1265 1626 1358">Approximate Dwelling Provision</th> </tr> </thead> <tbody> <tr> <td data-bbox="786 1265 1400 1358"></td> <td data-bbox="1400 1265 1626 1358"></td> </tr> </tbody> </table>	Existing Urban Area	Approximate Dwelling Provision	Extant Residential Planning Permissions	1,283	Urban Local Plan Sites	169	Total Urban Area Provision	1,452	Urban Edge and Village Sites	Approximate Dwelling Provision			To ensure clarity that figures are net totals.
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			<table border="1"> <tr> <td data-bbox="786 268 1397 300">Extant Planning Permissions</td> <td data-bbox="1404 268 1630 300">2,510</td> </tr> <tr> <td data-bbox="786 304 1397 336">High Tunstall</td> <td data-bbox="1404 304 1630 336">1,200</td> </tr> <tr> <td data-bbox="786 341 1397 373">Wynyard Park</td> <td data-bbox="1404 341 1630 373">732</td> </tr> <tr> <td data-bbox="786 378 1397 410">Quarry Farm</td> <td data-bbox="1404 378 1630 410">220</td> </tr> <tr> <td data-bbox="786 414 1397 446">Elwick Village</td> <td data-bbox="1404 414 1630 446">35</td> </tr> <tr> <td data-bbox="786 451 1397 483">Hart Village</td> <td data-bbox="1404 451 1630 483">50</td> </tr> <tr> <td data-bbox="786 488 1397 520">Total Rural Provision</td> <td data-bbox="1404 488 1630 520">4,747</td> </tr> <tr> <td data-bbox="1144 525 1397 582">Overall <u>Net Housing Requirement</u> Total</td> <td data-bbox="1404 525 1630 582">6,199</td> </tr> </table>	Extant Planning Permissions	2,510	High Tunstall	1,200	Wynyard Park	732	Quarry Farm	220	Elwick Village	35	Hart Village	50	Total Rural Provision	4,747	Overall <u>Net Housing Requirement</u> Total	6,199	
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MM/CHP10/13	83	New Paragraph 10.19 – 10.22	<p data-bbox="750 598 1413 624"><i>New Section Title and following new paragraphs to be added.</i></p> <p data-bbox="750 662 1279 687"><i><u>The five year supply of deliverable housing sites</u></i></p> <p data-bbox="750 726 1630 815"><u>10.19</u> Table 7 shows how the Council has projected housing delivery over the plan period. The following different sources of housing supply are listed within Table 7:</p> <ul data-bbox="869 826 1630 1023" style="list-style-type: none"> • <u>Planning permissions</u> • <u>Sites which the Council has resolved to grant planning permission for subject to the signing of a Section 106 Agreement.</u> • <u>Urban Local Plan Sites</u> • <u>Rural Local Plan Sites</u> • <u>Specific Sites</u> <p data-bbox="750 1061 1675 1374"><u>10.20</u> Table 7 also shows how the five year supply of deliverable housing sites has been calculated for each of the five year periods covered by the plan and the current five year plan period (2017 to 2022). When the objectively assessment of housing need (OAN) was undertaken a ‘strategic’ backlog of housing under-delivery of 705 dwellings (net figure) was identified. Since the plan period began further under-delivery of 307 dwellings (net figure) has occurred. The strategic housing backlog was included in the OAN and spread across the plan period (the ‘Liverpool’ method) and therefore forms part of the baseline housing requirement for the plan period. The additional backlog has been added to the baseline housing requirement</p>	To provide further clarity on the five year supply of deliverable housing sites.																

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			<p><u>and also spread across the plan period.</u></p> <p><u>10.21 Paragraph 47 of the NPPF states that local planning authorities should add a buffer of 5% or 20% to the five year housing supply requirement depending on whether or not there has been en persistent under-delivery. The Council accepts that there has been a record of persistent under-delivery (this will be kept under review through the annual monitoring process) and has therefore added a buffer of 20% to the requirement for the five year period 2017 to 2022. Also in accordance with paragraph 47 this has been moved forward from later in the plan period, rather than increasing the requirement over the whole of the plan period.</u></p> <p><u>10.22 In the interest of clarity, this buffer is completely separate from the 20% 'buffer and affordable housing allowance' identified in Table 6 and which forms part of the annual housing requirement. Also in the interests of clarity, Table 7 clearly shows that the NPPF paragraph 47 buffer has been applied to the whole of the housing requirement for the period 2017 to 2022 (including that part of the requirement comprising backlog for previous under-delivery). The Council will continue to operate this approach for the annual updates of the five year supply of deliverable housing sites.</u></p> <p><i>The subsequent paragraphs in the Housing Chapter will be renumbered accordingly.</i></p>	
MM/CHP10/14	94	Policy HSG5	<p><i>Insert new criteria to the policy</i></p> <p><u>8) Development to accord with the key principles set out in concept diagram contained in the Plan; development to accord with an approved masterplan.</u></p> <p><u>9) Landscape and Visual Impact Assessment (LVIA) to be provided given edge of settlement location.</u></p>	Wording agreed at Matter 8 Hearing session.
MM/CHP10/15	95	Policy HSG5a	<p><i>Insertion of additional detail on Criterion 4 of the policy:</i></p>	Wording agreed at Matter 8 Hearing session.

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			4) Approximately 3ha of multifunctional green infrastructure will be provided, <u>which will accommodate the provision of the required level of SANGS</u> . This will include formal and informal leisure and recreational facilities which will be allocated, developed and managed as amenity open space and green corridors in accordance with policy NE2. Planning Permission will only be given for developments which relate to the use of the land as parkland or other amenity, recreational or play space, landscaped open space, or for allotments or wildlife purposes.	
MM/CHP10/16	99	Policy HSG6	<i>Insert new criteria to the policy</i> <u>9) Development to accord with the key principles set out in concept diagram contained in the Plan; development to accord with an approved masterplan.</u>	Wording agreed at Matter 9 Hearing session.
MM/CHP10/17	91	Policy HSG4	<i>Recommended reword:</i> The South West Extension benefits from full permission for 144 dwellings and outline permission for 1116 dwellings (subject to completion of S106 Legal Agreement) and covers approximately 97.25 hectares. The development will be phased over the plan period, with applications being determined in strict accordance with the following criteria:	Wording agreed at Matter 10 Hearing session.
MM/CHP10/18	TBC	New Policy HSG1a	<i>To be inserted after MM/CHP10/13</i> <u>HSG1a: Ensuring a Sufficient Supply of Housing Land</u> <u>A sufficient supply of housing land will be maintained over the plan period in order to ensure the delivery of the overall housing requirement as outlined in Policy HSG1. The rate of housing delivery and supply will be assessed through the annual monitoring process, with performance being measured against the housing trajectory (Table 7). If monitoring demonstrates that the number of completed dwellings falls below the cumulative target over the appropriate 12-month monitoring period (1 April to 31 March), the Council will prioritise the delivery of housing in the subsequent monitoring periods. This will be ensured through appropriate mechanisms which, depending on the scale and nature of potential</u>	Requirement of new policy agreed at hearing session.

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			<p><u>under-delivery, will include:</u></p> <ul style="list-style-type: none"> • <u>Preparation of an interim position statement and drawing on evidence from the Housing and Economic Land Availability Assessment (HELAA), which will be undertaken and updated as required, to identify additional housing land;</u> • <u>Preparation of development briefs and use of the Council’s powers to support delivery, such as Compulsory Purchase Orders and, where appropriate, working in partnership with landowners and developers to support delivery. and/or</u> • <u>A partial review of the Local Plan, including options for safeguarded land including allocated employment land will be undertaken if exceptional circumstances prevail.</u> <p><u>The Plan contains a range of proposals relating to housing, including the South West Extension, Quarry Farm and High Tunstall sites that are crucial to the delivery of the overall locational strategy and the Wynyard Park sites that are crucial to the shared ambition of Hartlepool and Stockton on Tees Borough Councils to see the Wynyard settlement developed as a sustainable community. The Council will work with developers and other stakeholders to ensure the timely development of these strategic proposals, including the associated key infrastructure requirements. Any material delay in the implementation of infrastructure necessary to sustain housing delivery, which would lead to under-delivery of supply, will inform whether the range of measures set out above are triggered. This process will ensure that plan-led corrective measures are put in place at the appropriate time.</u></p>	
MM/CHP10/19	TBC	New Policy HSG1a supporting working.	<p><i>Additional supporting wording to support new policy HSG1a.</i></p> <p><u>10.23 The Government has consulted on a proposed housing delivery test and the council will ensure that the operation of Policy HSG1a is consistent with whatever final form this takes.</u></p> <p><i>The subsequent paragraphs in the Housing Chapter will be renumbered accordingly.</i></p>	Requirement of new policy agreed at hearing session.
MM/CHP11/01	125	Para 11.36	In the south east of the Borough some of the specialist industrial land is located	In response to RSPB comments.

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			adjacent to or close to sites of international, national or local importance for nature conservation, including the Teesmouth and Cleveland Coast Special Protection Area/Ramsar site, Teesmouth National Nature Reserve and several Sites of Special Scientific Interest. European and UK legislation require these sites to be protected from development that may have a significant impact on their nature conservation interest. Industrial development near these areas may be restricted or be required to provide appropriate mitigation and/or compensation measures in order to meet the requirements of the Habitat Regulations. <u>In order to demonstrate strategic commitment to conserving European Sites, industrial companies will be encouraged to join INCA and participate in the Tees Estuary Partnership. If EMP4 sites are developed, this is likely to adversely impact upon neighbouring pSPA and SPA land. Construction and operation will need to mitigate adverse impact on European Sites, for example through timing of works and companies should consider this in their long-term planning.</u>	
MM/CHP11/02	128	Policy EMP6	<u>In order to make any underground storage deliverable, access will need to be from the portion of Greenabella Marsh that has no Natural Environment allocation, which will avoid the need for a structure to be built on the SPA. There is such a piece of land which adjoins the A178 and the EMP6 sites.</u>	In view of RSPB comments, it is considered that this will avoid stages 3 and 4 of the Habitat Regulations.
MM/CHP11/03	126	Policy EMP4	<i>Recommended to insert the following text after criterion 2</i> 3) Development of essential infrastructure must avoid areas of high hazard unless supported by a Flood Risk Assessment that demonstrates that flood risk can be effectively managed throughout the lifetime of the development	Recommendation from the Flood Risk Exception Test (document reference EX/HBC/30)
MM/CHP11/04	127	Policy EMP5	<i>Recommended to insert the following text as the final paragraph in the policy</i> Development of essential infrastructure must avoid areas of high hazard unless supported by a Flood Risk Assessment that demonstrates that flood risk can be effectively managed throughout the lifetime of the development	Recommendation from the Flood Risk Exception Test (document reference EX/HBC/30)
MM/CHP11/05	128	Policy EMP6	<i>Recommended to insert the following text between after criterion 3 and the paragraph below</i>	Recommendation from the Flood Risk Exception Test (document reference EX/HBC/30)

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			<p><u>Proposals for the storage of toxic substances will not be allowed.</u></p> <p><u>Development of essential infrastructure must avoid areas of high hazard unless supported by a Flood Risk Assessment that demonstrates that flood risk can be effectively managed throughout the lifetime of the development.</u></p>	
MM/CHP12/01	132	Para 12.20	In the rural area outside the development limits, beyond the agricultural permitted development rights, development should only <u>may</u> be permitted where it is essential for the purposes of agriculture, forestry, public infrastructure or to meet the social needs of the local community. <u>This and</u> other development that is appropriate to a rural area and supports the rural economy, agricultural diversification, rural tourism and leisure developments may be permitted where it respects the <u>tranquillity and</u> character of the local countryside and does not have a significant impact on visual amenity in the setting of the landscape or <u>on</u> the local road network.	It is considered that reference to tranquillity should be made in view of CPRE comments.
MM/CHP12/02	135	Policy RUR2	The New Dwellings Outside of Development Limits SPD provides detailed guidance on the principle of a new dwelling in the countryside. <u>For new dwellings in the rural area, further to the criteria set out in this policy, the development must have regard to the provisions of the New Dwellings Outside of Development Limits Supplementary Planning Document</u>	To provide greater clarity with respect to the criteria set out within RUR2.
MM/CHP12/03	138	Policy RUR4	<i>Recommended to add following text after criterion 7:</i> <u>8) The proposal does not involve a significant, irreversible loss of the best and most versatile agricultural land, those areas classed as grades 1, 2 and 3a in the Agricultural Land Classification.</u>	In response to concerns from Greatham Parish Council and in line with emerging policy RUR3 (Farm Diversification).
MM/CHP13/01	147/1 48	Policy RC1	The Borough Council has identified and defined a hierarchy of retail and commercial centres that will offer a variety of sites that are economically attractive, diverse and in appropriate sustainable locations and/or locations where connectivity can easily be enhanced throughout the Borough. The defined hierarchy and sequential preference of the centres, for main town	Clarification of policy wording.

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			<p>centre uses in the Borough are identified in table 14 and on the proposals map and are detailed below:</p> <ol style="list-style-type: none"> 1) The Town Centre, then; 2) Edge of Town Centre Areas and Retail and Leisure Parks then; 3) Local Centres. <p>Proposals for main town centre uses, not located within a designated centre will be required to provide a robust sequential test. The test must consider all of the Borough’s designated centres and follow the sequential hierarchy. Where it is established that no suitable sites are available within the designated centres, an alternative acceptable location may be a location accessible by a choice of means of transport and/or which offers significant regeneration benefits.</p> <p>Proposals for main town centre uses, within a local centre, in excess of <u>with a floor area of 300m² floor space</u> or above, will be required to provide a robust sequential test. The test must consider all of the Borough’s designated centres and follow the sequential hierarchy. Where it is established that no suitable designated centres are available to accommodate the proposals, an alternative centre, accessible by a choice of transport and/or which offers significant regeneration benefits, may be acceptable.</p> <p>Proposals for main town centre uses, within an edge of centre or Retail and Leisure Park, in excess of <u>with a floor area of</u> with a floor area of 250m² floor space or above, will be required to provide a robust sequential test. The test must consider all of the Borough’s designated centres and follow the sequential hierarchy. Where it is established that no suitable designated centres are available to accommodate the proposals, an alternative centre, accessible by a choice of transport and/or which offers significant regeneration benefits, may be acceptable.</p> <p>Proposals for retail, leisure and office development located in local centres, in excess of <u>with a floor area of</u> with a floor area of 300m² floor space or above, will be required to provide a robust retail impact assessment. In some instances it may be necessary to assess the impact of the proposal on the Town Centre, other</p>	

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			<p>designated centres and village businesses and community facilities. Proposals which would undermine Town Centre vitality and viability will not be permitted.</p> <p>Proposals for retail, leisure and office development with a floor area of 200m² or above, not located in the Town Centre or a local centre, will be required to provide a robust retail impact assessment. In some instances it may be necessary to assess the impact of the proposal on the Town Centre and other designated centres. Proposals which would undermine Town Centre vitality and viability will not be permitted.</p>	
MM/CHP13/02	168	Para 13.91	<p>The Marina allocation in this Local Plan includes the water within the Marina. The water and waterfront are important features which the Borough Council seeks to ensure remain attractive features. The Borough Council wish to see the water enhanced with the provision of water based activities, connectivity infrastructure such as water taxis and the waterfront visually improved. Allowing built development on and/or over the water could hamper the opportunities to develop water based activities and the Borough Council will seek to strictly control any development on/over the water. Allowing poor design and poor connectivity along the waterfront could hamper the experience of visitors therefore any development should form a strong relationship between building/s and water's edge. <u>The Estuary Edges: Ecological Design Guidance which has been developed by the Environment Agency will be relevant for some types of development.</u></p>	Additional wording in line with comments of the Environment Agency.
MM/CHP13/03	169	Para 13.99	<p>Advertising within the Marina plays a vital role in informing visitors what is on offer within the area and assists in capturing visitors for longer stays and increasing the spend whilst in the area. Currently the adverting within the Marina is limited and outdated. The Borough Council will encourage and support applications that seek to improve the overall signage quality across the area, particularly signs that are reflective of the area's history and/or function <u>and that promote the area's internationally important birds</u>. Poor quality signage will be resisted due to the detrimental impact it has on the visual amenity of the area.</p>	This will increase public awareness of SPA birds.
MM/CHP13/04	188	Policy RC18	<p><i>Recommended that a new section 'Villages' is introduced which will read:</i></p> <p><u>A maximum of 1 hot food takeaway will be permitted within the limits to development of each of the villages in order to provide a local service to the village</u></p>	It is agreed that the policy needs to be more flexible in balancing the achievement of the policy aims with supporting rural services.

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			<p><u>and where this is demonstrably supported locally</u></p> <p><i>It is also recommended that the text at ‘All other locations’ is amended to read:</i></p> <p>Hot food takeaways will not be permitted outside of any designated retail or commercial centre <u>or the limits to development of any village.</u></p>	
MM/CHP13/05	146	Para 13.21	Proposals for main town centre uses, within an edge of centre or retail and leisure parks, with a floor area of <u>below</u> 250m2 or above , will be required to provide a robust sequential test.	Change of to ensure that the justification in paragraph is aligned with the policy.
MM/CHP13/06	151	Policy RC2	Business will not be permitted to operate between the hours of 11.30pm and 7am <u>unless they are located within the late night uses area, as identified on the proposals map.</u>	For clarity with regard to the late night uses area (policy RC17).
MM/CHP13/07	Page 158	Policy RC5	<p><i>Recommended that the following text is inserted:</i></p> <p><u>‘More Vulnerable’ (See National Planning Practice Guidance flood risk vulnerability classification) development will not be allowed within Flood Zone 2 and 3a unless supported by a Flood Risk Assessment that demonstrates that flood risk can be effectively managed throughout the lifetime of the development.</u></p>	Recommendation from the Flood Risk Exception Test (document reference EX/HBC/30)
MM/CHP13/08	162	Policy RC7	<p><i>Recommended that the following text is inserted:</i></p> <p><u>‘More Vulnerable’ (See National Planning Practice Guidance flood risk vulnerability classification) development will not be allowed within Flood Zone 2 and 3a unless supported by a Flood Risk Assessment that demonstrates that flood risk can be effectively managed throughout the lifetime of the development.</u></p>	Recommendation from the Flood Risk Exception Test (document reference EX/HBC/30)
MM/CHP13/09	167	Policy RC11	<p><i>Recommended that the following text is inserted:</i></p> <p><u>‘More Vulnerable’ (See National Planning Practice Guidance flood risk vulnerability classification) development will not be allowed within Flood Zone 2 and 3a unless supported by a Flood Risk Assessment that demonstrates that flood risk can be effectively managed throughout the lifetime of the development.</u></p>	Recommendation from the Flood Risk Exception Test (document reference EX/HBC/30)

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MM/CHP13/10	171	Policy RC12	<p><i>Recommended that the following text is inserted:</i></p> <p><u>'More Vulnerable' (See National Planning Practice Guidance flood risk vulnerability classification) development will not be allowed within Flood Zone 2 and 3a unless supported by a Flood Risk Assessment that demonstrates that flood risk can be effectively managed throughout the lifetime of the development.</u></p>	Recommendation from the Flood Risk Exception Test (document reference EX/HBC/30)
MM/CHP13/11	175	Policy RC14	<p><i>Recommended that the following text is inserted:</i></p> <p><u>'More Vulnerable' (See National Planning Practice Guidance flood risk vulnerability classification) development will not be allowed within Flood Zone 2 and 3a unless supported by a Flood Risk Assessment that demonstrates that flood risk can be effectively managed throughout the lifetime of the development.</u></p>	Recommendation from the Flood Risk Exception Test (document reference EX/HBC/30)
MM/CHP13/12	180	Policy RC6	<p><i>Recommended that the following text is inserted:</i></p> <p><u>'More Vulnerable' (See National Planning Practice Guidance flood risk vulnerability classification) development will not be allowed within Flood Zone 2 and 3a unless supported by a Flood Risk Assessment that demonstrates that flood risk can be effectively managed throughout the lifetime of the development.</u></p>	Recommendation from the Flood Risk Exception Test (document reference EX/HBC/30)
MM/CHP13/13	182	Policy RC17	<p><i>Recommended that the following text is inserted:</i></p> <p><u>'More Vulnerable' (See National Planning Practice Guidance flood risk vulnerability classification) development will not be allowed within Flood Zone 2 and 3a unless supported by a Flood Risk Assessment that demonstrates that flood risk can be effectively managed throughout the lifetime of the development.</u></p>	Recommendation from the Flood Risk Exception Test (document reference EX/HBC/30)

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MM/CHP13/14	182	Policy RC18	<p>For businesses operating after 11.30pm and before 2am 7am the late night uses area identified on the proposals map will be the only appropriate location in the borough for:</p> <ul style="list-style-type: none"> • Shops (A1) • Restaurants and Cafes (A3) • Drinking Establishments (A4) • Hot Food Takeaways (A5) • Nightclubs and Theatres (Sui Generis) • Assembly & Leisure (D2) • Business (B1) <p>No businesses will be allowed to operate from 2am to 7am.</p>	<p>Restricting operational hours to 2am ensures planning policy is aligned with licensing policy. This ensures that the Council, as a whole, are working collaboratively to tackle the problems associated with the night time economy.</p> <p>A1 units have been introduced as if they did operate until 2am within this area is envisaged that there would be no likely harm. Any concerns with regard to the sale of alcohol would be managed through the licensing regime.</p> <p>The final sentence has been added for clarity that no businesses can operate past 2am or before 7am.</p>
MM/CHP13/15	182	Policy RC18	<p>In order to adequately develop the immediate Church Street area and protect and enhance the Church Street Conservation Area the above uses, and other uses, will only be permitted providing that they do not adversely affect the character, appearance, function and amenity of the ; property and the surrounding area and that they are in accordance with the Green Infrastructure and Planning Obligations SPDs.</p>	Grammatical corrections
MM/CHP13/16	186	Policy RC18	<p>Insert new sub area. 3) Museum Road/ South Lauder Street sub area - no A5 uses will be permitted</p>	Officer oversight as sub area was not show in Publication draft.
MM/CHP13/17	186	Policy RC18	<p>3) 4) Church Street east sub area - the amount of A5 floorspace should not exceed 10% 13%</p>	Mathematical re calculation
MM/CHP13/18	186	Policy RC18	<p>4) 5) Church Street West – the amount of A5 floorspace should not exceed 5%</p>	Sub area re-numbering
MM/CHP13/19	186	Policy RC18	<p>5) 6) Park Road sub area - the amount of A5 floorspace should not exceed 4% 8%</p>	Retail survey re calculation

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MM/CHP13/20	186	Policy RC18	6 7) Victoria Road sub area – the amount of floorspace should not exceed 2%	Sub area re-numbering
MM/CHP13/21	186	Policy RC18	7 8) York Road North sub area - the amount of A5 floorspace should not exceed 2% 3%	Retail survey re calculation
MM/CHP13/22	186	Policy RC18	7 9) York Road edge of centre - the amount of A5 floor space should not exceed 6% 7%	Retail survey re calculation
MM/CHP13/23	187	Policy RC18	Insert space break between local centre 5 (Stockton Road/Spring Gardens) and 6 (Brierton Lane)	To provide break between areas where no A5 uses are permitted and areas that have a threshold set.
MM/CHP13/24	187	Policy RC18	7) Belle View Way - the amount of A5 floorspace should not exceed 7% 17%	Officer typo in publication draft
MM/CHP13/25	187	Policy RC18	10) Brus Corner - the amount of A5 floorspace should not exceed 17% 10%	Retail survey re calculation
MM/CHP13/26	187	Policy RC18	9) Brenda Road/Sydenham Road - the amount of A5 floorspace should not exceed 3% 4%	Mathematical re calculation, figure has been rounded up instead of rounding down as would be the case if following the mathematical rule. Best option is to round up as floorspace cannot be rounded down if it already exists.
MM/CHP13/27	187	Policy RC18	10) Catcote Road - the amount of A5 floorspace should not exceed 15% 9%	Retail survey re calculation
MM/CHP13/28	187	Policy RC18	11) Chatham Road - the amount of A5 floorspace should not exceed 18% 17%	Retail survey re calculation
MM/CHP13/29	187	Policy RC18	13) Duke Street North - the amount of A5 floorspace should not exceed 35% 32%	Retail survey re calculation
MM/CHP13/30	187	Policy RC18	15) Fens Shops – the amount of A5 floorspace should not exceed 7% 13%	Recent application approved on appeal.
MM/CHP13/31	187	Policy RC18	18) King Oswy - the amount of A5 floorspace should not exceed 10% 9%	Retail survey re calculation
MM/CHP13/32	187	Policy RC18	20) Murray Street - the amount of A5 floorspace should not exceed 13% 10%	Retail survey re calculation
MM/CHP13/33	187	Policy RC18	22) Northgate/Durham Street - the amount of A5 floorspace should not exceed 14%-10%	Retail survey re calculation
MM/CHP13/34	187	Policy RC18	Insert 24 24) Owton Manor East - the amount of A5 floorspace should not exceed 13%	Officer omission at publication stage
MM/CHP13/35	187	Policy RC18	Insert 25 25) Owton manor West - the amount of A5 floorspace should not exceed 12%	Officer omission at publication stage
MM/CHP13/36	187/188	Policy RC18	Amend local centre number accordingly as number 24 and 25 have been added.	Local centre re-numbering
MM/CHP13/37	187/1	Policy RC18	24 26) Oxford Street - the amount of A5 floorspace should not exceed 10% 9%	Retail survey re calculation

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MM/CHP13/27	187	Policy RC18	25) 27) Powlett Road/Lancaster Road - the amount of A5 floorspace should not exceed 44% 43%	Retail survey re calculation
MM/CHP13/38	187	Policy RC18	26) 28) Raby Road/Hart Lane Corner - the amount of A5 floorspace should not exceed 4%	Renumbering
MM/CHP13/39	187	Policy RC18	27) 29) Raby Road/ Brougham Terrace - the amount of A5 floorspace should not exceed 176%	Retail survey re calculation
MM/CHP13/40	187	Policy RC18	29) 31) Stockton Road/Cornwall Street - the amount of A5 floorspace should not exceed 186%	Retail survey re calculation
MM/CHP13/41	188	Policy RC18	retail impact assessment	Factual correction
MM/CHP13/42	188	Policy RC1	retail impact assessment	Factual correction
MM/CHP14/01	196	Policy LT1	Major leisure and tourism developments in Hartlepool which are likely to attract large numbers of visitors will be expected to locate within the Town Centre, <u>the Mill House Edge of Town Centre Area</u> or the Marina.	The Borough Council acknowledges that there is a strong case for Policy LT1 Leisure and Tourism also being applied as an overlapping designation to this area.
MM/CHP14/02	196-197	Policy LT1	Seaton Carew will be promoted and developed as a tourism destination which showcases and protects the EU designated bathing waters and Seaside Awards. Regeneration schemes which improve the vitality and viability of Seaton Carew whilst <u>protecting and</u> enhancing <u>the Conservation Area and</u> the settlement's open seaside character and protecting the Conservation Area will be promoted and actively supported by the Local Authority.	Amended to reflect Historic England advice.
MM/CHP14/03	196-197	Policy LT1	<i>Recommended that the following text is inserted:</i> <u>'More Vulnerable' (See National Planning Practice Guidance flood risk vulnerability classification) development will not be allowed within Flood Zone 2 and 3a unless supported by a Flood Risk Assessment that demonstrates that flood risk can be effectively managed throughout the lifetime of the development.</u>	Recommendation from the Flood Risk Exception Test (document reference EX/HBC/30)
MM/CHP14/04	Page 198-199	Policy LT2	<i>Recommended that the following text is inserted:</i> <u>'More Vulnerable' (See National Planning Practice Guidance flood risk vulnerability</u>	Recommendation from the Flood Risk Exception Test (document reference EX/HBC/30)

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			<u>classification) development will not be allowed within Flood Zone 2 and 3a unless supported by a Flood Risk Assessment that demonstrates that flood risk can be effectively managed throughout the lifetime of the development.</u>	
MM/CHP15/01	208	Policy HE1	The Borough Council will seek to refuse proposals which lead to substantial harm to, or result in the total loss of significance of, a designated heritage asset only in exceptional circumstances unless it is evidenced that the harm or loss is necessary to achieve substantial public benefit.	Amended wording in line with Historic England comments to ensure compliance with NPPF.
MM/CHP15/01a	208	Policy HE1	The Borough Council will seek to refuse proposals which lead to substantial harm to, or result in the total loss of significance of, a designated heritage asset unless it is evidenced that the harm or loss is necessary to achieve substantial public benefit ¹ <u>in accordance with national policy.</u>	Clarity to ensure that the policy is consistent with National Policy.
MM/CHP15/02	217	Policy HE7	In exceptional circumstances where a heritage asset is at risk and requires significant repairs to maintain or enhance its heritage value and the cost for repair and/or investigation is undeliverable by any other means, the redevelopment of the wider site may be considered. However this will only be an option when the proposed development does not create substantial harm or total loss of significance of a heritage asset. In the case of less than significant harm to the heritage asset it must be demonstrated that any loss and/or harm is necessary and outweighed by the need to achieve substantial public benefit. <u>Where is it evidenced that risk has come about as the result of deliberate neglect or damage, enablement development will not be supported.</u>	Inclusion of caveat in Policy HE7 is considered acceptable in line with Historic England comments.
MM/CHP15/03	211	Policy HE3	<i>Additional text included in second and third paragraph.</i>	Clarity following the hearing session that the paragraph also covers

¹ Public benefits may follow from many developments and could be anything that delivers economic, social or environmental progress as described in the National Planning Policy Framework ([Paragraph 7](#)). Public benefits should flow from the proposed development. They should be of a nature or scale to be of benefit to the public at large and should not just be a private benefit. However, benefits do not always have to be visible or accessible to the public in order to be genuine public benefits.

Public benefits may include heritage benefits, such as:

- sustaining or enhancing the significance of a heritage asset and the contribution of its setting
- reducing or removing risks to a heritage asset
- securing the optimum viable use of a heritage asset in support of its long term conservation

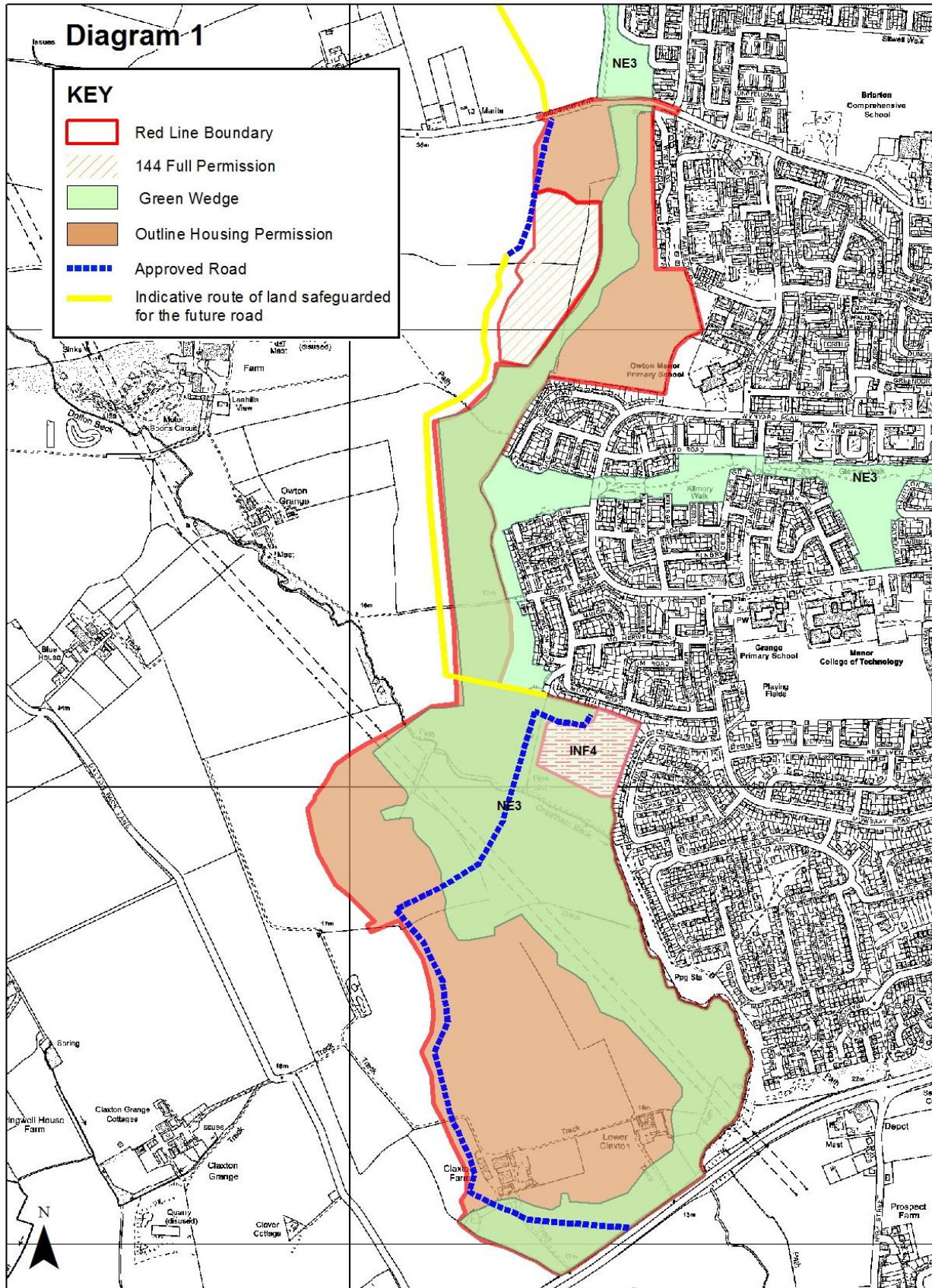
Exam Mod Ref	Page No.	Policy/Site/Para/Fig	Text with Proposed Modification	Reason for change
			<p>In determining applications within Conservation Areas <u>and within their setting</u> particular regard will be given to the following:</p> <ol style="list-style-type: none"> 1) The scale and nature of the development in terms of appropriateness to the character of the particular conservation area; 2) The design, height, orientation, massing, means of enclosure, materials, finishes and decoration to ensure development is sympathetic to and/or complementary to the character and appearance of the conservation area; 3) The retention of original features of special architectural interest such as walls, gateway entrances and architectural details; 4) Retention of existing trees, hedgerows and landscape features and appropriate landscaping improvements incorporated into design proposals; 5) The protection of important views and vistas and settings within and into / out of the conservation area; 6) Car parking, where required, should be located, designed and landscaped in such a way as to minimise impact on the character and appearance of the heritage asset, and 7) Guidance provided in relevant Conservation Area appraisals, management plans, visual assessments, design statements and supplementary planning documents. <p>Proposals for demolition within Conservation Areas will be carefully assessed, the Borough Council will only permit the demolition of buildings and other features and structures in a Conservation Area if it can be demonstrated that:</p> <ol style="list-style-type: none"> 1) The removal would help to conserve and/or enhance the character, appearance and significance of the Conservation Area, <u>and</u> 2) Its structural condition is such that it is beyond reasonable economic repair, or 3) The removal is necessary to deliver a public benefit which substantially outweighs the impact on the significance of the heritage asset. 	<p>setting of the Conservation area.</p> <p>Addition of wording to ensure clarity on how the three points in the list apply.</p>
MM/CHP16/01	218	Para 16.1	<u>In line with the Government’s emerging Natural Capital agenda,</u> the Borough	To strengthen the preamble to the

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			<p>Council recognises the important role that Hartlepool’s natural environment plays in enhancing people’s quality of life and improving quality of place. The benefits of a high quality natural environment run as a cross-cutting theme through many of the policies and proposals of the Local Plan. A high quality environment can:</p> <ul style="list-style-type: none"> • Encourage more people to live and work in Hartlepool • Complement efforts to attract new economic growth and investment • Help to increase the number of visitors and boost the tourism economy • Provide more opportunities for leisure and recreation with consequent benefits for people’s health and well-being • Support measures to adapt to and mitigate against the potential impacts of climate change 	<p>chapter to include reference to Natural Capital in view of CPRE comments.</p>
MM/CHP16/02	223-224	Para 16.23	<p>The concept of biodiversity accounting or offsetting may offer a future role in providing compensation for development which results in a loss of nature conservation value. Biodiversity accounting is a methodology offering potential to recognise and quantify the environmental impact of development, and generating extra investment for habitat creation by appropriate compensation schemes. A key principle of biodiversity accounting is that it is only after avoidance, mitigation and on-site compensation have been fully investigated that any residual environmental damage can be considered for compensation off-site. Biodiversity accounting needs to show measurable outcomes that are sustained over time. A pilot scheme has been operating with six local authorities in England and the evaluation of this pilot has provided some encouraging lessons for applying biodiversity accounting in practical situations <u>In 2012 Defra commissioned eight biodiversity offsetting pilots in six areas and these ran until 2014. Evaluation of the pilot has provided some encouraging lessons for applying biodiversity accounting in practical situations. At least one environmental consultancy is actively promoting biodiversity offsetting in the planning sector and has developed a ‘metric’ for assessing all the relevant criteria.</u></p>	<p>In response to comments from the Durham Bird Club to update reference to biodiversity offsetting.</p>
MM/CHP16/03	230	Policy NE1	<p>7) Existing woodland and trees of amenity value and nature conservation value are protected, and an increase in tree cover will be sought in appropriate locations in line with the Borough Council’s Tree Strategy. Areas of ancient woodland, including</p>	<p>In light of comments from the Woodland Trust and following advice from the Council’s</p>

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			ancient semi-natural woodland (ASNW), plantations on ancient woodland sites (PAWS), and aged <u>aged ancient</u> or veteran trees outside ancient woodland, will be protected unless there are exceptional circumstances. The Borough Council will also ensure that development does not result in the loss of or damage to ancient woodland (including ASNW and PAWS) by requiring the implementation of a buffer of at least 15 metres between development and the ancient woodland site (depending on the size of the site). <u>For ancient or veteran trees, a buffer 15 times the stem diameter or 5 metres beyond the drip line of the leaf canopy should be maintained, whichever is the greater.</u>	Arboricultural Officer.
MM/CHP16/04	245	Policy NE5	<p>3) where there is up to date, robust evidence (through for example an Open Space/Recreation Assessment <u>or the Playing Pitch Strategy</u>) that demonstrates an excess of provision of playing fields, or their re-location achieves a better dispersal of provision which meets the requirements of users and the local community, or</p> <p>4) where <u>a proposed development, including</u> school expansion or re-building, takes place and the loss of some playing fields does not adversely affect the quantity, quality or use of these playing fields <u>any playing pitches or any other sporting facilities on the site.</u></p> <p><u>5) where the provision of built sport facilities will result in the loss of playing pitches, the development is of greater benefit to sport than the playing pitches it will replace and the needs for which clearly outweigh the loss.</u></p>	In light of comments and advice from Sport England and to ensure the policy is in line with Sport England’s exception tests.
MM/APP01/01	251	Appendix 1: Glossary of Terms	<p><i>Recommended to insert:</i></p> <p><u>Constructive Conservation - Constructive Conservation is a positive, well-informed and collaborative approach to conservation. It is a flexible process of helping people understand their historic environment and using that understanding to manage change.</u></p>	In response to Historic England comments
MM/APP02/02	256	Appendix 1: Glossary of Terms	<p><i>Recommended to insert:</i></p> <p><u>Natural capital - Natural capital refers to the elements of the natural environment</u></p>	In response to CPRE comments.

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			<p><u>which provide valuable goods and services to people. The Government focus that the state of natural capital matters, not just because people enjoy the aesthetic elements of landscapes and wildlife of England, but because of the wide-ranging economic benefits that natural assets provide when managed well.</u></p>	
MM/APP12/01	295	Appendix 12	<p><i>Inclusion of Monitoring Framework as Appendix to Local Plan document</i></p>	<p>To ensure monitoring framework is included in Local Plan document in light of advice from the Planning Inspector.</p>
MM/APP13/01	296	Appendix 13	<p><i>Inclusion of Appendix document providing full list of policies within the 2006 Hartlepool Local Plan which will be superseded by this local plan.</i></p>	<p>To ensure clarity on policy position following adoption of the 2016 Local Plan.</p>

Appendix A



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