

**Appendix 1: Proposed changes requested by Inspector to Housing Local Plan  
July 2014**

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

MM7	H3, H4, H5, H6, H7, H8, H9, H10, H17, H18, H19, H20, H21, H22, H23, H26, H27, H28, H29, H30, H33, H35	Amend wording of policy to remove all references to phasing and delete phasing tables.
MM8	H9	<p>Amend policy wording to read:</p> <p>The Council aspires to see predominantly <del>higher value, aspirational family housing</del> <u>three and four bedroom detached and semi-detached dwellings</u> in this area.</p>
MM9	H10	<p>Amend policy wording to read:</p> <p>The Council will work closely with partner organisations to ensure that residential schemes reflect the high quality, <del>high value executive and executive style type of housing</del> <u>three and four bedroom detached and semi-detached dwellings</u> that exists within the surrounding area.</p>
MM10	H20	<p>Amend policy wording to read:</p> <p>Planning permission has been granted (and commenced) at Scholars Rise (former Marton College site) for a residential development with access from Marton Road to provide 145 (end total 287 units) high quality <del>family sized residential units</del> <u>predominantly three and four bedroom detached and semi-detached dwellings</u></p> <p>h) 80 high quality well designed <del>family residential units</del> <u>three and four bedroom detached and semi-detached dwellings</u></p> <p>l) <u>approximately a maximum of 50</u> high quality, well designed <del>mixed detached and semi-detached family housing</del> <u>three and four bedroom detached and semi-detached dwellings</u></p>

MM11	H21	<p>Amend policy wording to read:</p> <p>b) provides a mix of dwelling types and sizes, including <del>higher value family and executive style housing</del> <u>three and four bedroom detached and semi-detached dwellings</u>.</p>
MM12	H22	<p>Amend policy wording to read:</p> <p>Land is allocated at Ladgate Lane for a high quality, <del>high value executive style residential development of</del> <u>three and four bedroom detached and semi-detached dwellings</u> to provide....</p> <p>a) Provide a residential development that reflects the <del>executive style</del> <u>three and four bedroom detached and semi-detached dwellings</u> housing types within neighbouring areas;</p>
MM13	H23	<p>Amend policy wording to read:</p> <p>a) Residential development will provide a mixture of housing types on the site including medium to low-density <del>family housing and executive style housing</del> <u>three and four bedroom detached and semi-detached dwellings</u>;</p> <p>f) Neighbourhoods on the southern boundary of the site should be developed for <del>higher value family and executive style housing</del> <u>three and four bedroom detached and semi-detached dwellings</u>. Apartments will not be permitted...</p>
MM14	H26	<p>Amend policy wording to read:</p> <p>b) Provides a mix of dwelling types and sizes, including bungalows, <del>higher value family housing</del> <u>three and four bedroom detached and semi-detached dwellings</u> and executive housing – land adjacent to Newham Hall shall be developed for <del>low density</del> executive dwellings (10-15 dwellings per hectare)</p>
MM15	H27	<p>Amend policy wording to read:</p> <p>a) The Council aspires to see predominantly <del>higher value</del> 3 and 4 bed <del>aspirational family</del></p>

		<del>housing</del> <u>detached and semi-detached dwellings</u> within the site;
MM16	H29	Amend policy wording to read:  Land is allocated at Nunthorpe, South of Guisborough Road for <del>an executive style residential development to provide</del> a maximum of 250 <u>executive dwellings</u> , and associated access arrangements  <del>k) 15% of dwellings to be affordable, provided as 5% of the dwellings on site and a 10% off site affordable housing contribution</del> <u>provide 15% on site affordable housing or an equivalent off-site financial contribution;</u>
MM17	H32	Amend policy wording to read:  a) The Council aspires to see predominantly <del>family housing</del> <u>three and four bedroom detached and semi-detached dwellings</u> within this site.
MM18	H33	Amend policy wording to read:  a) Provide a residential development that reflects the housing types within the surrounding area, <del>which is predominantly family housing;</del>
MM19	H34	Amend policy wording to read:  a) Provide a residential development that reflects the housing types within the surrounding area, which is predominantly 3/4 beds <del>family</del> housing with a mix of semi and detached properties
MM20	H35	Amend policy wording to read:  a) Comprise <del>family housing</del> <u>three and four bedroom detached and semi-detached dwellings</u> and bungalows;

MM21	N/A	<p>Include the following definition of Executive Housing in a glossary:</p> <p><u>Typically of high quality detached accommodation having 4+ bedrooms, set in their own grounds of in the region of 7 dwellings per hectare. Suited to the needs and aspirations of higher income households, and likely to be in Council Tax bands of F, G&amp;H.</u></p>
MM22	2.24	<p>Amend second sentence to read:</p> <p>This results in a housing requirement for <u>a minimum of</u> 6,970 dwellings over the plan period.</p>
MM23	2.38	<p>Amend second sentence to read:</p> <p>This has the potential to accommodate <del>approximately</del> <u>a minimum of</u> 1,670 dwellings.</p>
MM24	2.41	<p>Amend first sentence to read:</p> <p>This policy sets out the development requirements for the regeneration of Greater Hemlington <del>along with their broad phasing requirements.</del></p>
MM25	2.42	<p>Amend first sentence to read:</p> <p>Hemlington Grange provides an opportunity to deliver a mix <del>of quality family and executive style housing</del> <u>three and four bedroom detached and semi-detached dwellings</u> in an attractive location.</p>
MM26	2.44	<p>Amend second sentence to read:</p> <p>This location has the potential to accommodate <del>approximately</del> <u>a minimum of</u> 1,000 dwellings....</p>
MM27	2.46	<p>Delete second sentence.</p> <p><del>Development will be phased to ensure there is not an oversupply of housing and that infrastructure is provided in a timely and co-ordinated manner.</del></p>
MM28	2.47	<p>Amend first sentence to read:</p>

		The land at Stainton creates an opportunity to deliver <del>high value, high quality family housing</del> <u>three and four bedroom detached and semi-detached dwellings</u> in an attractive location.
MM29	2.57	Amend third sentence to read:  However, the area west of the railway at Prissick has been the focus of recent private sector house building activity to provide <del>mid value family</del> <u>three and four bedroom detached and semi-detached dwellings</u> for the owner occupied market.
MM30	3.40	Amend first sentence:  The site will accommodate a range of mid to upper house types, including <del>larger family homes and executive style development</del> <u>three and four bedroom detached and semi-detached dwellings</u> set within...
MM31	3.54	Amend second sentence:  This site is suitable to accommodate a range of <del>higher value family homes</del> <u>three and four bedroom detached and semi-detached dwellings</u> and executive dwellings.
MM32	H31	Insert additional text:  The following sites are allocated for residential development within the specified phased release dates. <u>The phases below are indicative only and the Council will not seek to restrict allocated sites coming forward in earlier phases.</u>
MM33	3.75	Delete paragraph  <del>The phasing provides a broad indication of the envisaged timescales for when housing will come forward having regard to the scale of the development and any need for infrastructure provision. A degree of flexibility in the phasing will be allowed to ensure the housing market can function efficiently and effectively.</del>

MM34	H11	<p>Amend the policy to remove element of empty properties brought back into use and increase the minimum requirement for non-strategic housing allocations.</p> <table border="1" data-bbox="617 375 1535 513"> <tr> <td data-bbox="617 375 1073 444"><del>Allowance for long term empty properties brought back into use</del></td> <td data-bbox="1073 375 1184 444">60</td> <td data-bbox="1184 375 1304 444">50</td> <td data-bbox="1304 375 1423 444">50</td> <td data-bbox="1423 375 1535 444">160</td> </tr> <tr> <td data-bbox="617 444 1073 513">Minimum requirement for non-strategic housing allocations</td> <td data-bbox="1073 444 1184 513"><u>630</u></td> <td data-bbox="1184 444 1304 513"><u>15</u></td> <td data-bbox="1304 444 1423 513"><u>420</u></td> <td data-bbox="1423 444 1535 513"><u>1065</u></td> </tr> </table>	<del>Allowance for long term empty properties brought back into use</del>	60	50	50	160	Minimum requirement for non-strategic housing allocations	<u>630</u>	<u>15</u>	<u>420</u>	<u>1065</u>
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MM35	H12	<p>Add the following sentence to the end of the third paragraph:</p> <p><u>However, a minimum of 5% must be provided on site, unless otherwise indicated in specific policies.</u></p> <p>Delete the fifth paragraph:</p> <p><del>Affordable housing must achieve at least the minimum standards set out in the Housing Corporation's Design and Quality Standards (2007) or their equivalent if the Homes and Communities Agency subsequently issues revised standards.</del></p>										
MM36	H8	<p>Amend the wording of the policy to remove reference to the golf course extension:</p> <p><del>a) an extension to the golf course to create a championship standard course;</del></p>										
MM37	H26	<p>Add the following text to the first paragraph following the removal of the phasing table.</p> <p><u>The following uses are considered appropriate:</u></p> <p><u>i) Residential – 1000 dwellings of which a minimum of 500 should be completed in the plan period up to 2029.</u></p>										

		<p><u>ii) Community/open space at Lingfield Farm – approximately 6ha</u></p> <p><u>iii) Primary school – to be provided either on site or of site when the need arises.</u></p> <p>Amend the wording of the policy to remove reference to the golf course extension.</p> <p><del>f) restricts parkland south of Newham Hall to golf club and open space use and retains prominent features of high archaeological importance within the design and layout of an extension to the existing golf club;</del></p> <p>Amend the policy to include the addition of a tree buffer to the north of Newham Hall.</p> <p><del>n) incorporates a structural buffer of trees alongside the B1365 and to the west of Newham Hall; and</del></p> <p><u>n) incorporates a structural tree buffer:</u></p> <p><u>i) alongside the B1365</u></p> <p><u>ii) to the east and south of the access road to Newham Hall Farm of a minimum 10 metres</u></p> <p><u>iii) to the north east of Newham Hall.</u></p> <p>Consequential changes to be made to Fig 3.3 (Indicative Site Layout) &amp; Plan 8 to delete land to the south of Newham Hall</p>
MM38	H21	<p>Add the following text to the first paragraph following the removal of the phasing table.</p> <p><u>The following uses are considered appropriate:</u></p> <p><u>i) residential – 1670 dwellings of which a minimum of 1125 to be completed within the Plan period up to 2029,</u></p> <p><u>ii) Employment (B1 use) 2ha,</u></p> <p><u>iii) Local retail centre – to be provided when need arises, and</u></p> <p><u>iv) Primary school – to be provided when need arises.</u></p>



MM39	H23	<p>Add the following text to the first paragraph following the removal of the phasing table.</p> <p><u>Land is allocated at Hemlington Grange for 1230 dwellings which a minimum of 750 should be completed within the plan period up to 2029. Land is also allocated for eight hectares of Employment use (B1, B2 and B8)</u></p>
MM40	H29	<p>In respect of the housing allocation for land south of Guisborough Road, Nunthorpe make it explicit that the development will not come forward before there is a commitment to provide either the new East Middlesbrough Link, or Park and Ride in place.</p> <p>Delete <del>it is expected</del> from the final paragraph of the policy.</p>
MM41	H30	<p>Amend wording of Policy to read:</p> <p><del>e) 15% of dwellings to be affordable, provided as 5% of the dwellings on site and a 10% off-site affordable housing contribution</del> <u>provide 15% on site affordable housing or an equivalent off-site financial contribution;</u></p>
MM42	H21, H23, H26, H27, H29 and H36.	<p>Add the following text to the Policies:</p> <p><u>Development will be required to make a contribution to the provision of the transport infrastructure requirements identified within the Infrastructure Delivery Plan.</u></p>
MM43	H35	<p>Amend wording of Policy to read:</p> <p><del>b) provide an element of affordable housing up to 15% of the total units</del></p> <p><del>d) make suitable arrangements for the re-location of allotments lost to development</del> <u>retain the existing allotments if they remain in active use at the time of development coming forward and provide improvements to the allotments;</u></p>

MM44	2.75	<p>Add the following text to the end of the paragraph:</p> <p><u>The Tees Valley GTAA sets out the need for gypsy and traveller pitches up to 2021. An early review will be required to ensure that the Council can demonstrate that a five year supply of deliverable sites is available and maintained across the timeframe of the Plan. The timing of the review will be informed by the AMR.</u></p>
MM45	H13	<p>Add the following text to the Policy:</p> <p><u>The Council will monitor the provision of pitches to ensure a five year deliverable supply is maintained. A review of the Gypsy and Traveller Accommodation Assessment will be undertaken to identify the number and location of any additional pitches required beyond 2021 to ensure a continuous supply is provided to meet needs.</u></p>