

| POLICIES AND PROPOSALS OF THE STOCKTON-ON-TEES LOCAL PLAN | | | | | | | | | | | | |
|--|---------------------------|----------------|--|----------|----------|----------|----------|----------|---|---|--|-------------------------------|
| ASSESSMENT OF SUITABILITY FOR SAVED POLICIES / PROPOSALS | | | | | | | | | | | | |
| SECTION: INTRODUCTION | | | Tests for Saved Policies (from PPS12 para 5.15) | | | | | | | | | |
| Policy No | Policy Title | Propose | 1 | 2 | 3 | 4 | 5 | 6 | Comments | Policy framework that will substitute for the policy if deleted. | The DPD that will contain the policy's replacement. | The DPD adoption date. |
| GP 1 | Proposals for Development | Save | Y | Y | Y | N/a | Y | Y | The policy is generic and cross-cutting. This means that it has general utility across a number of Local Plan sections. | N/a | Core Strategy DPD1 | October 2009. |

| SECTION: ENVIRONMENT | | | Tests for Saved Policies (from PPS12 para 5.15) | | | | | | | | | |
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| Policy No | Policy Title | Propose | 1 | 2 | 3 | 4 | 5 | 6 | Comments | Policy framework that will substitute for the policy if deleted | The DPD that will contain the policy's replacement. | The DPD adoption date. |
| EN 1 | Sites of Special Scientific Interest | Save | Y | Y | Y | N/a | Y | Y | Continuing protection of the local SSSI not within a designated European site | N/a | Environment DPD4 | October 2010 |
| EN 2 | Local Nature Reserves (LNR) | Save | Y | Y | Y | N/a | Y | Y | Continued protection of the LNR from inappropriate development. | N/a | Environment DPD4 | October 2010 |
| EN 4 | Sites of Nature Conservation Importance (SNCI) | Save | Y | Y | Y | N/a | Y | Y | Criteria based policy for locally designated sites not covered in national planning policy. | N/a | Environment DPD4 | October 2010 |
| EN 5 | Land Adjoining North Tees Works | Save | Y | Y | Y | N/a | Y | Y | Offers protection to the SNCI from development relating to policies IN 5 & IN 6 | N/a | Environment DPD4 | October 2010 |
| EN 7 | Special Landscape Areas | Save | Y | Y | Y | N/a | Y | Y | The policy is locally specific, and offers protection to local special landscape areas. | N/a | Environment DPD4 | October 2010 |

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| EN 8 | Ancient Woodland | Save | Y | Y | Y | N/a | Y | N | This policy has a central strategy of protecting the Borough's ancient woodland, has regard to the community strategy in improving the environment, and is consistent with the RSS, though there is some repetition of policy (esp. PPS9). | N/a | Environment DPD4 | October 2010 |
| EN 9 | Wynyard Park/ Historic Parks | Save | Y | Y | Y | N/a | Y | Y | Policy also applies to Ropner Park, policy in line with national guidance and has an SPD link as well. | N/a | Environment DPD4 | October 2010 |
| EN 11 | Cleveland Community Forest (now Tees Forest) | Save | Y | Y | Y | N/a | Y | Y | Policy enables enhancement of the community forest through appropriate use of S106 agreements. | N/a | Environment DPD4 | October 2010 |
| EN 12 | International Nature Reserve | Save | Y | Y | Y | N/a | Y | Y | Policy linked to EN 1(a) concerning the SSSI area of an International Nature Reserve | N/a | Environment DPD4 | October 2010 |
| EN 13 | Limits to Development | Save | Y | Y | Y | N/a | Y | Y | Policy integral to the control of development within the Borough | N/a | Environment DPD4 | October 2010 |
| EN 14 | Green Wedges | Save | Y | Y | Y | N/a | Y | Y | Important policy that maintains the separation of communities within the built up area and improve the appearance of the Borough. | N/a | Environment DPD4 | October 2010 |

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| EN 15 | Urban Open Space | Save | Y | Y | Y | N/a | Y | Y | Policy offers protection, and possibly enhancement, of open space within the Borough. It reflects both 'improving the environment' and people's 'quality of life' themes in the community strategy | N/a | Environment DPD4 | October 2010 |
| EN 16 | Land allocation (Crosby Sarek) | Save | Y | N | N | N/a | Y | Y | Although this policy does not meet all the tests, it is purely a land allocation, and since there is no planning permission granted as yet, the policy should be retained. | N/a | Regeneration DPD2 | April 2010 |
| EN 17 | Site Allocations (Mixed Use) | Save | Y | Y | Y | N/a | Y | Y | Parts (a) and (d) – development not started. Part (c) – linked to an SPD Parts (b) and (f) – partially developed. | N/a | N/a | N/a |
| EN 20 | Reuse of rural buildings | Save | Y | Y | Y | N/a | Y | Y | Policy outlines in detail how the Borough's rural buildings should be converted, adapted, or reused. | N/a | Environment DPD4 | October 2010 |
| EN 22 | Conservation Area boundary reviews | Save | Y | Y | Y | N/a | Y | Y | All conservation area policies to be retained as they are soon to be supported by an SPD. | N/a | N/a | N/a |

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| EN 23 | Conservation Area appraisals and management plans | Save | Y | Y | Y | N/a | Y | Y | All conservation area policies to be retained as they are soon to be supported by an SPD. | N/a | N/a | N/a |
| EN 24 | New development in Conservation Areas | Save | Y | Y | Y | N/a | Y | Y | All conservation area policies to be retained as they are soon to be supported by an SPD. | N/a | N/a | N/a |
| EN 25 | New development in Conservation Areas | Save | Y | Y | Y | N/a | Y | Y | All conservation area policies to be retained as they are soon to be supported by an SPD. | N/a | Environment DPD4 | October 2010 |
| EN 26 | Listed Buildings | Save | Y | Y | Y | N/a | Y | Y | All conservation area policies to be retained as they are soon to be supported by an SPD. | N/a | Environment DPD4 | October 2010 |
| EN 27 | Listed Buildings | Save | Y | Y | Y | N/a | Y | Y | All conservation area policies to be retained as they are soon to be supported by an SPD. | N/a | Environment DPD4 | October 2010 |
| EN 28 | Listed Buildings | Save | Y | Y | Y | N/a | Y | Y | All conservation area policies to be retained as they are soon to be supported by an SPD. | N/a | Environment DPD4 | October 2010 |
| EN 29 | Sites of Archaeological Interest | Save | Y | Y | Y | N/a | Y | Y | All conservation area policies to be retained as they are soon to be supported by an SPD. | N/a | Environment DPD4 | October 2010 |

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| EN 30 | Sites of Archaeological Interest | Save | Y | Y | Y | N/a | Y | Y | All conservation area policies to be retained as they are soon to be supported by an SPD. | N/a | Environment DPD4 | October 2010 |
| EN 36 | New Hazardous Development | Save | Y | Y | Y | N/a | Y | Y | Criteria (i) is signposted by IN6 and IND7 but Development Control officers state that criteria (ii) and (iii) have significant continuing utility and that there is not an alternative policy framework that could substitute for it. | N/a | N/a | N/a |
| EN 37 | Expansion of hazardous installations | Save | Y | Y | Y | N/a | Y | Y | Development Control officers state that the policy has significant continuing utility and that there is not an alternative policy framework that could substitute for it. | N/a | N/a | N/a |
| EN 38 | Residential development near a hazardous installation | Save | Y | Y | Y | N/a | N | N | As above. | PPS 23 | N/a | N/a |
| EN 39 | Industrial or commercial development near a hazardous installation | Save | Y | Y | Y | N/a | N | N | As above. | PPS 23 PPG 4 | N/a | N/a |

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| EN 40 | Storage and use of hazardous substances | Save | Y | Y | Y | N/a | N | N | As above. | PPS 10 | N/a | N/a |
| EN 42 | Wind Turbines in the open countryside | Save | Y | Y | Y | N/a | Y | Y | Retain this policy as it promotes renewable energy, supporting the government's current emphasis on this type of development. | N/a | Environment DPD4 | October 2010 |

| SECTION: INDUSTRY | | | Tests for Saved Policies (from PPS12 para 5.15) | | | | | | | | | |
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| Policy No | Policy Title | Propose | 1 | 2 | 3 | 4 | 5 | 6 | Comments | Policy framework that will substitute for the policy if deleted. | The DPD that will contain the policy's replacement. | The DPD adoption date. |
| IN1 | Business & General Industry. | Save | Y | Y | Y | N/a | Y | Y | Policies cover the Borough's employment allocations & are therefore not a repetition of policy. Strategy involves maintaining supply of land to encourage investment. This strategy accords with draft RSS and the community strategy. | N/a | Regeneration DPD 2. | April 2010 |
| IN2 | Allocations for general industry storage and distribution. | Save | Y | Y | Y | N/a | Y | Y | | N/a | Regeneration DPD 2. | April 2010 |
| IN3 | Port Related | Save | Y | Y | Y | N/a | Y | Y | | N/a | Regeneration DPD 2. | April 2010 |
| IN4 | Prestige Sites | Save | Y | Y | Y | N/a | Y | Y | | N/a | Regeneration DPD 2. | April 2010 |
| IN5 | Potentially Polluting or Hazardous Industrial Uses | Save | Y | Y | Y | N/a | Y | Y | | N/a | Regeneration DPD 2. | April 2010 |
| IN6 | Hazardous Installations | Save | Y | Y | Y | N/a | Y | Y | | N/a | Regeneration DPD 2. | April 2010 |
| IN7 | ICI Process Plant. | Save | Y | Y | Y | N/a | Y | Y | | N/a | Regeneration DPD 2. | April 2010 |

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| IN10 | Alternative uses within existing / proposed industrial land. | Save | N/a | N/a | N/a | N/a | N/a | Y | Policy interprets guidance and provides criteria as to when other uses are appropriate. Links all other tests are tenuous. | N/a | N/a | N/a |
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| SECTION: HOUSING | | | Tests for Saved Policies (from PPS12 para 5.15) | | | | | | | | | |
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| Policy No | Policy Title | Propose | 1 | 2 | 3 | 4 | 5 | 6 | Comments | Policy framework that will substitute for the policy if deleted. | The DPD that will contain the policy's replacement. | The DPD adoption date. |
| HO 1 | Housing Allocations | Save | Y | N | Y | N/a | Y | Y | This policy supports the delivery of housing in accordance with existing Local Plan and RRS housing policies and may be needed to support the preparation of a Supplementary Planning Document prior to the adoption of the Regeneration Development Plan Document. | N/a | Regeneration DPD2 | April 2010 |
| HO 3 | Development on Unallocated Sites | Save | Y | N | N | N/a | N/a | Y | The policy passes test 1. There is a clear central strategy of guiding development to within development limits. The policy fails test 3 It is not in conformity with the priority given in Policy 3 of the emerging Regional Spatial Strategy to previously-developed sites and buildings. However, | N/a | Regeneration DPD2 | April 2010 |

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| | | | | | | | | | experience has shown that the Council's Development Control service are able to implement this policy with full regard to this aspect of more recent national guidance (PPG3) and the emerging RSS. | | | |
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| H0 3 (cont) | | | | | | | | | It is therefore, considered that it should be retained as the alternative would be a policy vacuum which would be unacceptable. | | | |
| H0 6 | Residential Conversions | Save | Y | Y | Y | N/a | Y | Y | The policy passes test 1. There is a clear central strategy of guiding development to within development limits. The policy also passes test 3 as it is in conformity with the priority given in Policy 3 of the emerging Regional Spatial Strategy to previously-developed sites and buildings. | N/a | Regeneration DPD2 | April 2010 |
| H0 8 | Housing for Special Needs | Save | Y | Y | Y | N/a | N/a | Y | The policy passes test 1. There is a clear central strategy of focussing this new care homes in | N/a | Regeneration DPD2 | April 2010 |

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| | | | | | | | | | residential areas that are accessible to local services. The policy passes test 2. <i>Improving housing and support for vulnerable and older people</i> is a sub-theme of the <i>Improving housing quality and choice</i> theme in the Community Strategy | | | |
| H0 8 (cont) | | | | | | | | | design in all development. The policy requires updating as special needs is a broader policy area than residential institutions. For example, the policy does not encourage developers to construct dwellings to the "Lifetime Homes" standards developed by the Joseph Rowntree Foundation Lifetime Homes Group. | | | |
| H0 11 | Design and Layout | Save | Y | Y | Y | N/a | Y | Y | The policy sets out the criteria for the design and layout of new residential development. The policy passes test 1. It relates to Objective 4 of the Local Plan (To ensure a high standard of building design in new and extended dwellings). The policy passes test 2. <i>Improve the quality of the</i> | N/a | Core Strategy DPD1 | October 2009 |

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| | | | | | | | | | <p><i>built environment</i> is a sub-theme of the <i>Sustainable Neighbourhoods</i> theme in the Community Strategy the Community Strategy. The policy passes test 3. Policy 9 – <i>Protecting and Enhancing The Environment</i> in the emerging RSS</p> | | | |
| H0 11 (cont) | | | | | | | | | <p>promotes a high quality of design in all development and redevelopment. In addition Development Control officers have identified the policy as frequently used and therefore, still highly relevant. It should be retained.</p> | | | |
| H0 12 | Extensions and Other Domestic Development | Save | Y | Y | Y | NA | Y | Y | <p>The policy passes test 1. It relates to Objective 4 of the Local Plan (To ensure a high standard of building design in new and extended dwellings). The policy passes test 2. <i>Improve the quality of the built environment</i> is a sub-theme of the <i>Sustainable Neighbourhoods</i> theme in the Community Strategy.</p> | N/a | Core Strategy DPD1 | October 2009 |

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| H0 13 | Extensions for Dependant Relatives | Save | Y | Y | Y | NA | Y | Y | The policy passes test 1. It relates to Objective 4 of the Local Plan (To ensure a high standard of building design in new and extended dwellings). | N/a | Core Strategy DPD1 | October 2009 |
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| SECTION: COMMUNITY AND EDUCATION FACILITIES | | | Tests for Saved Policies (from PPS12 para 5.15) | | | | | | | | | |
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| Policy No | Policy Title | Propose | 1 | 2 | 3 | 4 | 5 | 6 | Comments | Policy framework that will substitute for the policy if deleted. | The DPD that will contain the policy's replacement. | The DPD adoption date. |
| COMM1 | Childcare | Save | Y | Y | Y | N/a | Y | Y | Allocation of sites for childcare. Allocations (b) and (d) have still to be implemented. | N/a | N/a | N/a |
| COMM4 | Yarm Social Centre | Save | Y | Y | Y | N/a | Y | Y | Support for the replacement of Yarm Social Centre – still to be implemented. | N/a | N/a | N/a |
| ED4 | Teesdale University site | Save | Y | Y | Y | N/a | Y | Y | Allocation of site – still partially outstanding | N/a | N/a | N/a |

| SECTION: RECREATION | | | Tests for Saved Policies (from PPS12 para 5.15) | | | | | | | | | |
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| Policy No | Policy Title | Propose | 1 | 2 | 3 | 4 | 5 | 6 | Comments | Policy framework that will substitute for the policy if deleted. | The DPD that will contain the policy's replacement. | The DPD adoption date. |
| REC 1 | Outdoor playing space | Save | Y | Y | Y | N/a | Y | Y | Policy protects identified playing spaces from inappropriate development. The tests are unique to this policy and develop the advice of National Policy further by introducing these specific tests. Maintaining a local supply of playing space is essential in encouraging healthy and green local environments with a sense of place – protecting these sites is important. | N/a | Environment DPD4 | October 2010 |
| REC 8 | Tees and Leven | Save | Y | Y | Y | N/a | Y | Y | Policy designates a site for a country park to encourage leisure and | N/a | Environment DPD4 | October 2010 |

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| | country park | | | | | | | | recreation and access to open space and the countryside and the river. It has not been implemented yet and should be retained to encourage such development. | | | |
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| REC 11 | Designated footpaths | Save | Y | Y | Y | N/a | Y | Y | The policy identifies a number of key footpath routes across the Borough and sets out the commitment to improve these routes. The footpath routes provide opportunities for a healthy lifestyle, access to the countryside and the river, and for leisure and recreation. Although many improvements have been made, there is always scope for further improvements and therefore the policy should be retained | N/a | Environment DPD4 | October 2010 |
| REC 13 | Cable ski course | Save | Y | Y | Y | N/a | Y | Y | The policy identifies a site for a cable ski course. This has not been implemented, but will provide access to the river and promote the use of the river as a tourist attraction and access to leisure and recreation. | N/a | N/a | N/a |
| REC 16 | Marina | Save | Y | Y | Y | N/a | Y | Y | Policy identifies a site for a marina which will assist in regenerating riverside sites, and also in promoting the river as a place for recreation | N/a | N/a | N/a |

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| | | | | | | | | | and leisure. Marina has not been implemented yet, so Policy should remain. | | | |
| REC 17 | Public landing points | Save | Y | Y | Y | N/a | Y | Y | Policy identifies sites for landing points which will assist in regenerating riverside sites, and also in promoting the river as a place for recreation and leisure. | N/a | N/a | N/a |

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| REC 17 (cont) | | | | | | | | | Some sites have been completed, but sites (a), (c), (e), (g) (h).have not yet been implemented. | | | |
| REC 18 | Slipways | Save | Y | Y | N/a | Y | Y | Y | Policy identifies sites for slipways which will assist in regenerating riverside sites, and also in promoting the river as a place for recreation and leisure. Site (a) remains to be implemented. | N/a | N/a | N/a |
| REC 19 | New slipways | Save | Y | Y | Y | N/a | Y | N | Policy sets the tests for new slipways and encourages regeneration of riverside sites and use of the river for leisure and recreation. Test (i) repeats Policy GP1, but the remaining tests are unique to this policy and should be retained. | This edited policy should be used in conjunction with Policy GP1. | Environment DPD4 | October 2010 |
| REC 20 | New footpaths and cycle routes | Save | Y | Y | Y | N/a | Y | Y | Policy allocates new cycle routes promoting sustainable travel and recreation routes. Some work has begun on these routes but work has yet to be completed, and therefore | N/a | N/a | N/a |

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| | | | | | | | | | the commitment should remain in the Local Plan. | | | |
| REC 21 | New bridges | Save | Y | Y | Y | N/a | Y | Y | This policy allocates sites for new bridges. None have been implemented but will improve access to the river, promote walking and cycling when they are implemented. | N/a | N/a | N/a |
| SECTION: TRANSPORT | | | Tests for Saved Policies (from PPS12 para 5.15) | | | | | | | | | |
| Policy No | Policy Title | Propose | 1 | 2 | 3 | 4 | 5 | 6 | Comments | Policy framework that will substitute for the policy if deleted. | The DPD that will contain the policy's replacement. | The DPD adoption date. |
| TR1 | Pedestrian bridges | Save | Y | Y | Y | N/a | Y | Y | The policy identifies two sites for pedestrian bridges to promote sustainable traffic between key regeneration sites. Teesdale Bridge (b) has an extant planning permission and has still to be implemented. | N/a | Regeneration DPD2 | June 2009 |
| TR4 | New cycle routes | Save | | | | N/a | | | The policy identifies new cycle and footpath routes, some of which remain to be have implemented. | N/a | N/a | N/a |
| TR8 | Light rail or bus way transport corridors | Save | Y | Y | Y | N/a | Y | Y | Policy safeguards land for public transport corridor development which will reduce the need to travel by private car and allow access to | N/a | N/a | N/a |

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| | | | | | | | | | services and facilities for all. Routes have not been implemented yet | | | |
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| TR11 | Safeguarding rail corridors | Save | Y | Y | Y | N/a | Y | Y | The policy requires the safeguarding of railway corridors to facilitate more sustainable transport of goods and passengers. This reduces the reliance on private cars and promotes sustainable transport. | N/a | N/a | N/a |
| TR12 | Trunk road improvements | Save | Y | Y | Y | N/a | Y | Y | The policy identifies some trunk roads that are to be improved. The Long Newton Interchange improvements have not yet been carried out. Although the use of cars should be discouraged, the improvements to the A66 Longnewton interchange are to provide a safer junction and better access to the airport for economic growth. | N/a | N/a | N/a |
| TR13 | Highway improvements | Save | Y | Y | Y | N/a | Y | Y | The policy identifies further road improvements. Two of the four schemes have been implemented but two remain outstanding. Although the use of cars should be discouraged the proposed Thornaby Bypass is an essential relief road to ease congestion on the A19 main road, and the A178 Seal Sands road is an essential freight corridor for growth of Teesport and the petrochemical industries at Seal | N/a | N/a | N/a |

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| TR15 TR15 (con't) | Highway design | Save | Y | Y | Y | N/a | Y | Y | This policy sets out the Council's standards for highway design, and underpins the Design Standards Document used in determining planning applications. It requires new roads etc to conform in order to ensure pedestrian and vehicular safety, as well as constructional standards to maintain a high quality built environment. Therefore this policy is very important and should be kept. | N/a | Regeneration DPD2 | June 2009 |
| TR16 | Private parking in Stockton town centre | Save | Y | Y | Y | N/a | Y | Y | This policy prohibits the development of private car parks in Stockton centre in order to make the best use of land, to discourage the use of the private car and to promote public transport, and also to encourage better urban realm. Therefore it is useful in creating a sense of place. | N/a | Regeneration DPD2 | June 2009 |

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| TR18 | Yarm town centre parking | Save | Y | Y | Y | N/a | Y | Y | This policy allows development in Yarm District Centre to provide sub-standard parking spaces in return for a commuted sum. This promotes more sustainable development in a busy centre, reduces the impact of numerous cars on the historic qualities of the Conservation Area, | N/a | N/a | N/a |
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| | | | | | | | | | and reduces congestion in the centre. It is an important policy and should be retained. | | | |
| TR19 | Safeguarding a rail link to Seal Sands | Save | Y | Y | Y | N/a | Y | Y | The Seal Sands rail link is intended to facilitate the growth of the port which will provide economic benefits to the Borough and indeed the region. It is essential that this line be protected. | N/a | N/a | N/a |
| TR20 | Safeguarding railway sidings | Save | Y | Y | Y | N/a | Y | Y | The policy requires the safeguarding of railway sidings to facilitate more sustainable transport of goods. This reduces the reliance on road transport and promotes sustainable transport. It also provides greater choice in choosing employment sites for investors. | N/a | Regeneration DPD2 | June 2009 |
| TR21 | Employment uses at Teesside Airport | Save | Y | Y | Y | N/a | Y | Y | The employment uses at Teesside Airport provide choice of sites for investors, allowing the airport to grow as a transport hub. However, in order to remain a sustainable development, the types of use should be limited to airport related use. While this is set out in the RSS panel report, the RSS has not itself identified this and therefore the policy should remain. | N/a | Regeneration DPD2 | June 2009 |

Note – the policy dealing with affordable housing (HO 4) was not recommended for saving as it is now out of date and superseded by PPS3 and Circular 6/98.