

Regional Planning Guidance for the North East to 2016 (2002)

DP1 – The Sequential Approach to Development

Development Plans should adopt a sequential approach to the identification of land for development to give priority to previously-developed land and buildings in the most sustainable locations. Locations should be selected in the following priority order:

- suitable previously-developed sites and buildings within urban areas;
- other suitable locations within urban areas not identified as land to be protected for nature or heritage conservation or recreational purposes;
- suitable sites in locations adjoining urban areas, particularly where this involves the use of previously-developed land and buildings; and
- suitable sites in settlements outside urban areas, particularly where this involves the use of previously-developed land and buildings.

All sites should be in locations that are, or will be, well related to homes, jobs and services by all modes of transport, in particular public transport, walking and cycling.

DP2 Sustainability Criteria

The following criteria should be taken into account in assessing the suitability of land for development in accordance with the sequential approach set out in DP1:

- the nature of the development and its locational requirements;
- the availability and location of previously-developed land and buildings; Strategy – A better future for the North East
- the accessibility of development sites to homes, jobs and services by all modes of transport, in particular public transport, walking and cycling, and the potential to improve such accessibility;
- the capacity of existing infrastructure including public transport, the highway network, utilities and social infrastructure to accommodate such development;
- physical constraints on the development of land including the level of contamination, flood risk and land stability;
- the impact that the development of sites will have on the region's natural resources, environmental and cultural assets, and the health of local people;
- the economic viability of the development of the site;
- the suitability of sites for mixed use development; and
- the contribution that development might make to the strengthening of local communities.

W1 – Waste Sites & Facilities

Development Plans and other strategies should:

- identify sufficient sites or areas of search to fulfil the requirements of a sustainable waste strategy for the region based on the Best Practicable Environmental Option (BPEO) and informed by options towards the top of the waste hierarchy, whilst having regard to the proximity principle;

- provide for an appropriate range of waste management facilities, including wherever possible those for materials and energy recovery, and the provision of sites for integrated waste management solutions;
- contain criteria-based policies for assessing proposals for large scale waste management facilities including the potential issues of visual intrusion, noise, odours, impact on health, and traffic generation; and
- recognise that the priorities set by the waste hierarchy will not always hold true for all types of waste and the BPEO needs to be established in each case.

EN1 – Energy

Development Plans and other strategies should:

- consider the relationship between planning, energy and the environment;
- support action to meet Government targets for CO2 reduction, greater use of renewable sources, improvements in energy efficiency and conservation, and installation of combined heat and power and community heating; and
- recognise that opportunities for action vary across the region and between urban and rural areas, but an important underlying theme should be local energy generation and conservation.

EN7 – Energy Efficiency in Buildings

Development Plans and other strategies should seek to maximise energy efficiency in all new development, and in existing building stock.

ENV1 – Air Quality

Development Plans and other strategies should:

- ensure that the land use planning system makes an appropriate contribution to the achievement of national air quality objectives;
- be closely linked and complementary to any relevant Air Quality Action Plans;
- assist in the improvement of air quality through the decisions made on the location of development, transport infrastructure and traffic management;
- play a part in promoting policies to reduce emissions from industry and facilitating new higher-quality development; and
- ensure that, particularly where Air Quality Management Areas have been designated, air quality is properly considered alongside other material considerations in the planning process.

ENV2 – Water Resource Management

Development Plans and other strategies should:

- protect the availability and quality of the region's water supply;
- encourage water conservation measures;
- ensure the timely and sustainable provision of any infrastructure required for water treatment and storage;
- ensure that any future scheme involving the exportation of water from Kielder Water should pay particular consideration to its environmental impact; and

- promote the use of sustainable drainage systems and the scope to reduce the need for hard infrastructure.

ENV3 – Water Quality

Development Plans and other strategies should:

- pay careful attention to water quality and, wherever possible, development should lead to positive improvements;
- ensure that natural systems within the water environment are thoroughly examined at all stages of planning and design, to help minimise the potential impact of flooding, erosion, and point and diffuse pollution;
- ensure timely and sustainable provision of infrastructure for sewage treatment and discharge systems, in particular for new development; and
- include policies that ensure that ground water supplies (aquifers) are given adequate protection and conservation, as they can be adversely affected by activities such as tipping and waste disposal.

ENV4 – Flooding

Development Plans and other strategies should:

- protect flood plains and existing or proposed flood defences;
- avoid development in areas identified as being at risk or likely to be at medium to high risk in future from flooding, as defined in PPG25, where alternative sites are available; and
- ensure that where other considerations in favour of the development outweigh the flooding issues in identified flood risk areas, development will only be permitted where it has been established, following consultation with the Environment Agency and other relevant organisations, that any necessary protection or management measures will be provided and are environmentally acceptable.

ENV5 – Biodiversity

Development Plans and other strategies should:

- aim to maintain and increase biodiversity within the region, and recognise the nature conservation value of non-designated habitats;
- contain policies against which development proposals which will affect sites of nature conservation importance and protected species can be assessed;
- promote relevant local biodiversity action plans (baps), both in protecting the nature conservation value of designated habitats and the wider countryside, and in assessing the possible contribution of development and regeneration proposals to enhancing biodiversity (and vice versa); and
- consider adopting local baps as supplementary planning guidance.

ENV6 – Landscape Character

Development Plans and other strategies should:

- seek to maintain and enhance the quality, diversity and local distinctiveness of landscape character throughout the North East; and
- have regard to the Countryside Agency's landscape character approach.

ENV7 – National Designations

Development Plans and other strategies should:

- seek to protect the special qualities of the environment in nationally designated areas, and uphold their statutory purposes, while recognising their role as a living, working and vibrant countryside; and
- only permit major developments in the Northumberland National Park and the region's two AONBs, the Northumberland Coast and the North Pennines, and in the three areas of Heritage Coast, North Northumberland, Durham and East Cleveland, in the most exceptional circumstances.

ENV8 – Local Designations

Development Plans and other strategies should:

- review existing landscape designations, with regard to the Landscape Character approach, co-operating with other planning authorities and agencies, where necessary, to identify and protect areas of particular character; and
- not restrict development unreasonably in these areas, but aim to ensure that where development is permitted, its final form does not detract from the character and local distinctiveness of the landscape.

Regional Spatial Strategy

The Secretary of State's Proposed Changes to the Draft Revision submitted by the North East Assembly

May 2007

POLICY 3 – The Sequential Approach to Development

Local Development Frameworks should adopt a sequential approach to the identification of land for development to give priority to previously developed land and buildings in the most sustainable locations. All sites should be in locations that avoid areas at the highest risk from flooding, having particular regard to the vulnerability of the proposed development to flooding. [PC20 E] Locations should be selected in the following priority order:

1. Suitable previously-developed sites and buildings within urban areas, particularly around public transport nodes;
2. Other suitable locations within urban areas not identified as land to be protected for nature or heritage conservation or recreational purposes;
3. Suitable sites in locations adjoining urban areas, particularly those that involve the use of previously developed land and buildings; and
4. Suitable sites in settlements outside urban areas, particularly those that involve the use of previously developed land and buildings.

For the purposes of this policy, urban areas are defined as the Conurbations, Main Settlements, Regeneration Towns and Rural Service Centres, as defined in this RSS, and other settlements identified in Local Development Frameworks as providing a significant opportunity in terms of previously developed land and buildings. [PC20 E] All sites should be in locations that are, or will be, well related to homes, jobs and services by all modes of transport, particularly public transport, walking and cycling.

POLICY 5 – Locational Strategy

Plans, strategies and programmes should support and incorporate the locational strategy to maximise the major assets and opportunities available in the North East and to regenerate those areas affected by social, economic and environmental problems. This will be done by the following means, which should also be delivered by planning proposals: [PC10 P]:

- a) supporting the polycentric development and redevelopment of the Tyne & Wear City Region and the Tees Valley City Region by concentrating the majority of new development in the two Conurbations, particularly within the core areas, and the Main Settlements; [PC29 E]
- b) allowing development appropriate in scale within the Regeneration Towns [PC27 E] and Rural Service Centres to meet local needs and achieve a balance between housing, economic development, infrastructure and services [PC29 E];
- c) maintaining vibrant rural areas with a diversified economy and sustainable market towns, service centres and villages whilst preserving their historic fabric and character;
- d) conserving and enhancing biodiversity, geodiversity, heritage resources, tranquillity [PC30 D/R] and the high quality landscapes, including the Northumberland National Park, the North Pennines and Northumberland Coast AONBs and the Durham, Northumberland and North Yorkshire and Cleveland heritage coasts and protecting them from development that would endanger these qualities; and
- e) improving sustainable internal and external connectivity and accessibility, including sustainable accessibility from Other Regeneration Areas to the Conurbations and the Main Settlements. [PC31 D/R]

POLICY 7 - Tees Valley City Region

Strategies, plans and programmes, and planning proposals [PC10 P], should support the polycentric development and redevelopment of the Tees Valley city region by:

7.1 Regeneration

- a) giving priority to the regeneration of core regeneration areas of the Stockton-Middlesbrough Initiative, both banks of the Tees between Stockton, Middlesbrough and Redcar; Hartlepool Quays and brownfield opportunities in Darlington [PC86 E];
- b) supporting the regeneration of the Coastal Arc from Hartlepool Headland to East Cleveland for appropriate development;
- c) supporting the regeneration of Newton Aycliffe, Spennymoor, Shildon, Bishop Auckland, Saltburn, Brotton, Skelton, and Loftus for sustainable indigenous growth to meet local needs, without adversely impacting on the regeneration initiatives within the Tees Valley conurbation;

[PC55 E]

7.2 Economic Prosperity

- a) giving priority to major new heavy industrial, chemicals and port related development at Billingham, Seal Sands, South Tees, Teesport and Wilton;
- b) supporting the expansion of the renewable energy and recycling sector and their links to sustainable regeneration;
- c) supporting the development of business and financial services and new city scale leisure, cultural and retail development in Stockton and Middlesbrough;
- d) supporting the appropriate development of Wynyard and NetPark as Prestige Employment sites as set out in Policy 19 [PC58 D]
- e) supporting the development of Darlington and Newton Aycliffe as employment locations, particularly to take advantage of their location close to the A1, A66 and East Coast Main Line;
- f) supporting the expansion of the Universities of Teesside and Durham, and the research and development capabilities of the Wilton Centre and NetPark;
- g) concentrating major new tourist developments related to the coast in Hartlepool and Redcar;
- h) focussing on the creation of local jobs and retraining and up-skilling of local workforces in the Other Regeneration Areas; [PC58 D]

7.3 Sustainable Communities

- a) locating the majority of new retail and leisure development in the sub-regional centres of Middlesbrough and Darlington, whilst additional development in other centres should be consistent with their scale and function to enhance their vitality and viability;
- b) developing housing to support the economic growth strategies in sustainable locations, mainly on previously developed land in areas where it does not undermine existing housing markets, particularly housing market restructuring areas;
- c) supporting housing market renewal programmes for the Tees Valley city region; [PC 48 D]
- d) insisting on high standards of new development and redevelopment, which improve the quality of the environment and promote sustainability;

7.4 Connectivity

- a) encouraging the growth of passenger and freight services from Durham Tees Valley Airport in linking the Region to international markets, and encouraging the development of 80 hectares of land for airport-related uses (as defined in this RSS), to enable Durham Tees Valley Airport's potential as an economic driver to be realised and cater for its anticipated passenger growth; [PC59 D]
- b) supporting the appropriate development of Teesport as a northern gateway port; [PC59 D]
- c) developing a modern integrated public transport network for the Tees Valley;
- d) exploring the need for sustainable transport infrastructure improvements to support regeneration initiatives; [PC60 D]
- e) supporting the upgrading of the East Coast Main Line, the Durham Coast Rail improvements and railfreight improvements to Teesport;
- f) improving interchange facilities at the Strategic Public Transport Hubs of Darlington and Middlesbrough [PC60 D]

g) investigating improvements to the A66 Darlington Bypass, a new crossing of the River Tees and reducing congestion on the A19; [PC60 D]

h) promoting bus-based public transport improvements between the Other Regeneration Areas and the Tees valley Conurbation and Main Settlements [PC60 D] protecting the line of the East Middlesbrough Transport Corridor, primarily for development as a public transport link. [PC56 E]

7.5 Strategic Gaps

Ensuring that strategic gaps continue to maintain the separate identity of settlements in the Tees Valley by preventing them from coalescing and by preventing urban sprawl.

Strategic gaps should be identified:

- Between the conurbation (Marske/Redcar/Eston/Middlesbrough/Thornaby/Stockton/Yarm/Billingham) and surrounding towns and villages;
- Between Hartlepool and surrounding villages;
- Between Darlington and surrounding towns and villages;
- Between Eaglescliffe and Middleton St George; and
- Between Middleton St George and Darlington. [PC63 E]

7.6 Environment

a) supporting the establishment of strategic networks of green infrastructure, including green wedges, that links existing and proposed greenspace with green corridors running through urban, suburban and urban fringe areas to the countryside and coast [PC65 E]

b) subjecting development proposals in and close to all internationally designed sites of nature conservation importance, Saltholme Nature Reserve, the Heritage Coast and the Tees Estuary to rigorous examination; and [PC61 A]

c) encouraging the development of renewable energy whilst carefully considering the local impacts of proposals.

POLICY 24 – Delivering Sustainable Communities

Strategies, plans and programmes and planning proposals [PC10 P], should assess the suitability of land for development and the contribution that can be made by design in relation to the following criteria: [PC100 D]

a) the nature of the development and its locational requirements;

b) concentrating the majority of the Region's development within the defined urban areas;

c) the need to utilise previously developed land wherever possible;

d) locating development to reduce the need to travel, journey length and fuel consumption;

e) the ability for movement needs and accessibility of development sites to homes, jobs, services and facilities to be well served by all modes of transport, particularly walking, cycling and public transport;

f) linking development to appropriate provision of infrastructure including water supply and waste treatment, energy supplies; [PC101 R, A];

g) linking development to provision of educational, health and other social facilities and services [PC102 R];

- h) the impact that the development of sites and its design will have on the Region's natural resources, biodiversity, landscapes, environmental and cultural assets, and people's health; and its potential to contribute to enhancement of these; [PC103 S]
- i) physical constraints on the development of land including the level of contamination, flood risk and land stability, incorporating flood protection and alleviation mechanisms such as Sustainable Drainage Systems;
- j) the potential contribution of development to reducing health and social inequalities including fuel poverty, and to meeting the needs of an ageing population and the disabled, through design and the provision of accessible health, sports, community, recreational, and other facilities including suitable provision of play space, with new development; [PC104 R]
- k) the promotion of mixed use developments, well served by public transport, to reduce journey lengths and ensure that the best use is made of land, transport infrastructure and services;
- l) the potential contribution of development to the strengthening of local communities and their social cohesion;
- m) the potential contribution of development to secure crime prevention and community safety by design;
- n) ensuring that development has low consumption of natural resources both in construction and in operation, and incorporates embedded renewable energy generation where appropriate;
- o) the potential contribution of development to the enhancement and creation of habitats and species populations and to the promotion of biodiversity and geodiversity; and,
- p) the use of local labour markets and materials.

POLICY 25 – Urban And Rural Centres

Local Development Frameworks and planning proposals [PC10 P] should ensure that:

- a) development of retail, commerce; entertainment, leisure, community, cultural and religious facilities, recreation, education, health services, business, public services and other high trip generating uses are focused within defined urban centres commensurate with their scale, function, environmental capacity and ability to be served by transport modes other than the car;
- b) within the Tyne& Wear city Region, the majority of new retail and leisure floorspace should be located in Newcastle (Regional Centre) and Sunderland (Sub-Regional Centre). Durham City will continue to have an important role in servicing its hinterland.
- c) within the Tees Valley city Region the majority of new retail and leisure floor space should be located in Middlesbrough (Sub-Regional Centre) and Darlington (Sub-Regional Centre). Hartlepool and Stockton will continue to have an important role in servicing their hinterlands;
- d) in other centres, additional retail, commerce; entertainment, leisure, community, cultural and religious facilities, recreation, education, health services, business, public services development should be consistent with their scale and function to maintain and enhance their health and vitality; [PC107 R]
- e) where a need for retail-led regeneration has been identified for Regeneration Towns [PC108 E,D] and for Rural Service Centres, retail and leisure development may be allowed above the scale that would be required for the centre to maintain its role.;

provided that it would support the sustainable regeneration of these centres without compromising the vitality and viability of other town centres;
and.

f) the design of development in centres should contribute to the creation of sustainable communities and be in harmony with and enhance the built environment.

POLICY 33 – Landscape Character

Strategies, plans and planning proposals [PC10 P] should:

- a) promote appropriate development in the Northumberland National Park, the Region's two AONBs, the Northumberland Coast, the North Pennines and in the three areas of Heritage Coast: North Northumberland, Durham and East Cleveland; [PC47 D]
- b) contribute to the implementation of the National Park and AONBs Management Plans; [PC47 D]
- c) have regard to landscape character assessments and the content of AONBs/National Park Management Plans to justify the retention or creation of any local landscape designations, guide policy formulation and development control decisions, and assist in targeting landscape restoration and environmental improvement schemes;
- d) promote integrated management initiatives to sustain nationally, regionally and locally valued landscapes, including the Durham, North Northumberland and North Yorkshire and Cleveland Heritage Coasts and urban fringe landscapes;
- e) recognise the role that character-based planning tools such as Town Design Statements, Village Design Statements, Countryside Design Summaries and Concept Statements can play in promoting high quality development that respects local character and distinctiveness; and
- f) Incorporate the findings of Shoreline Management Plans.

POLICY 36 – The Aquatic & Marine Environment

Strategies, plans and programmes, and planning proposals [PC10 P] should:

- a) ensure that any schemes involving the transfer of water between catchments have consideration to the impacts on environmental and recreational assets of areas both nearby and upstream of the transfer base, particularly in relation to Kielder Water;
- b) integrate the objectives of emerging and existing plans and strategies which consider the wider management of water bodies, groundwater and coastal/marine areas;
- c) ensure that the construction and use of new development along river corridors takes account of its potential polluting effects; any opportunities for improvements and conservation of water quality; the possibility of flooding onsite and elsewhere along the watercourse; the availability of water resources; biodiversity; the impacts of climate change and the incorporation of necessary adaptation and mitigation measures, and the risk from minewater pollution; [PC151 E]
- d) ensure, where appropriate, that Sustainable Drainage System techniques are adopted;
- e) set a positive policy framework for delivering plans for Integrated Coastal Zone Management, River Basin Management, Shoreline Management and Catchment Flood Management for the Region's coastal, estuarine and nearshore zones by adopting an

ecosystem based approach to promote the recovery and conservation of marine ecosystems, including designated sites, favouring the evolution of the coast, estuaries and near-shore zones through natural processes wherever possible; [PC149 E]

f) take into account the risk of “coastal squeeze” having an impact on Internationally designated nature conservation sites, and [PC152 A]

g) promote appropriate water-based recreational and leisure opportunities, particularly at Kielder Water and along the Region’s coastline.

POLICY 37 – Flood Risk

Strategies, plans and programmes should adopt a strategic, integrated, sustainable and proactive approach to catchment management to reduce flood risk within the Region, managing the risk from:

a) tidal effects around estuaries and along the coast including the implications of the latest Government predictions for sea level rise; and [PC148 E]

b) fluvial flooding along river corridors and other significant watercourses resulting from catchments within and beyond the Region and other sources of flooding.

In developing Local Development Frameworks and considering planning proposals [PC10 P], a sequential risk-based approach to development and flooding should be adopted as set out in PPS25. This approach should be informed by Strategic Flood Risk Assessments prepared by planning authorities in liaison with the Environment Agency to inform the application of the Sequential Test and, if necessary, the Exception Test, in development allocations in their LDDs and consideration of planning proposals. [PC153 E,P]

POLICY 38A – Air Quality

Strategies, plans and programmes and planning proposals should consider the potential impacts of new developments and increased traffic levels on internationally designated nature conservation sites and adopt amelioration measures to minimise these impacts. [PC155 A/R]

POLICY 39 – Sustainable Construction

Strategies, plans and programmes, and planning proposals [PC10 P] should:

a) ensure that the layout and design of new buildings and developments minimise energy consumption; [PC156 D/E]

b) require the inclusion in new developments or in the redevelopment of existing buildings, measures to achieve high energy efficiency and minimise consumption so that they achieve BREEAM and Eco-Homes “very good” or “excellent” rating;

c) ensure all new developments meet the Energy Efficiency Best Practice Standard and conform to the Code for Sustainable Homes [PC156 D/E];

d) encourage and facilitate homeowners and businesses in improving their energy efficiency and reducing consumption; and

e) set local level size thresholds for major new development and require all relevant developments, particularly major retail, commercial and residential developments, to

have embedded within them a minimum of 10% of their energy supply from renewable sources, but seek to achieve more where appropriate. [PC156 D/E]

POLICY 40 – Renewable Energy Generation

Strategies, plans and programmes, and planning proposals [PC10 P] should:

- a) facilitate the generation of at least 10% of the Region's consumption of electricity from renewable sources within the Region by 2010 (454 MW minimum installed capacity);
- b) aspire to further increase renewable electricity generation to achieve 20% of regional consumption by 2020;
- c) facilitate the achievement of the following minimum sub regional targets to 2010:

Northumberland 212MW
Durham 82MW
Tyne & Wear 22MW
Tees Valley 138MW
Total : 454MW

POLICY 47 – Waste Management Provision

Strategies, plans and programmes should provide the management capacity for the annual tonnage of waste arisings set out in Table 3 & 3A. The type and number of facilities should reflect local circumstances within the strategic framework established by RSS policies and will be based on:

Household Waste – to increase recycling and composting to 33% by 2015

Municipal Solid Waste – to increase recovery to 72% by 2016

Commercial & Industrial – to increase recovery to 73% by 2016

Construction & Demolition – to increase recycling to 80% by 2016 [PC181 E]

Waste and Local Development Frameworks should [PC178 D/E]:

- a) allocate sites for waste management facilities and contain policies which identify specific criteria for the location of waste management facilities, having regard to the locational and planning considerations set out in national planning policy, the environmental and social-economic impacts, the suitability of the road network and the potential for access by non-road transport;
- b) encourage the provision of new waste related businesses to process recycled materials including, where appropriate, defining suitable sites and/or criteria based policies;
- c) facilitate the development of a network of small scale local waste management facilities in accessible locations, and effective methods of waste management such

- as facilities to separate or store different types of waste, including materials that are required to be separated for kerbside collection schemes;
- d) limit additional landfill sites unless it can be demonstrated that there is insufficient capacity for the deposit of residual wastes: and
 - e) assess the capacity gap for the municipal solid and commercial and industrial waste streams. [PC180 E]

Minerals and Waste Development Frameworks, Local Development Frameworks and planning proposals [PC10 P] should require the submission of a waste audit for major developments and provide details of in-house or on-site waste management facilities. [PC177 E] below:

POLICY 48 – Hazardous Waste

Waste and Local Development Frameworks should provide for a range of new facilities for the treatment and management of 567,000 tonnes of hazardous waste per annum by 2010/11, 610,000 tonnes per annum by 2015/16 and 671,000 tonnes per annum by 2021/22...

Waste and Local Development Frameworks should:

- a) identify specific sites or criteria for the location of facilities to treat and manage hazardous waste, with priority being given to appropriate industrial areas in Tyne and Wear and Tees Valley;
- b) identify criteria against which individual proposals will be assessed; and
- c) provide for the appropriate treatment of hazardous waste where this arises on a regional or sub regional scale.

Stockton on Tees Local Plan (June 1997)

IN3a Port Related

On the following sites along the north bank of the River Tees, permission will normally be granted to port related industrial uses:

- (a.) Between the Bitmac site at the former Clarence Works and the North Tees Works, Port Clarence;
- (b.) Port Clarence (west of Bitmac);
- (c.) Haverton Hill Shipyard;
- (d.) Casebourne Site, Haverton Hill Road;
- (e.) Billingham Reach, Haverton Hill Road.

Policy IN5a Potentially Polluting or Hazardous Industrial Uses

Potentially polluting or hazardous industrial uses will normally be permitted on the following sites at north tees provided that they do not significantly affect neighbouring uses or discourage the development of adjacent sites:

- (a.) North Tees Pools 135ha
- (b.) Seal Sands 150ha

Policy IN6 Hazardous Installations

Hazardous installations will normally be permitted on land at north tees to the east of seal sands branch railway, provided that they meet the criteria outlined in policies EN36 and EN37.

Policy EN36 New Hazardous Development

Any new hazardous installations will only be permitted if:

- (i.) It is on land identified in policies IN6 and IN7; and
- (ii.) Prejudice the development of adjacent land; and
- (iii.) There is no increased hazard to existing residential areas, prestige industrial sites or any site attracting large numbers of people.

Policy EN37 Expansion of Hazardous Installations

The expansion of existing installations storing or using hazardous substances will be permitted provided that:

- (i.) There is no increase in hazard to people or property in the vicinity; and
- (ii.) The development of adjacent land is not prejudiced

Alteration No. 1 to the Adopted Local Plan. **Adopted Draft March 2006**

POLICY EN32b

The Council will seek to protect and enhance the quality of surface/ground water by:-

- i) Restricting development on unsuitable land unless it can be demonstrated that the development will not lead to the pollution of waters;
- ii) Preventing development, which would damage surface and groundwater resources and their uses;
- iii) Resisting development which would damage historic watercourses or compromise surface water and groundwater quality; and
- iv) Support initiatives that would lead to improvements in surface or groundwater quality.

POLICY EN32c

Where the proposal may lead to an increase in surface water drainage, developers will be required to implement sustainable drainage systems. Where this is not practical, developers will be required to demonstrate to the satisfaction of the Council, that an alternative method of surface water disposal incorporating the necessary flow limitation is included.

In all other instances, wherever it is easily practicable and appropriate, new developments should be drained to sustainable drainage systems.