

AGENDA ITEM

**REPORT TO PLANNING
COMMITTEE**

15 OCTOBER 2008

**CORPORATE DIRECTOR OF
DEVELOPMENT AND
NEIGHBOURHOOD SERVICES**

**STOCKTON-ON-TEES LOCAL PLAN ALTERATION NUMBER ONE: EXTENSION OF SAVED
POLICIES**

SUMMARY

1. This report informs Members on the Stockton-on-Tees Local Plan Alteration Number One saved policies exercise.

RECOMMENDATION

2. Members are recommended to: -
 - i) Endorse the recommendations of the report that Stockton-on-Tees Local Plan Alteration Number One policies EN32a, EN32b, EN32c, S3, S12, S19, S20 and S21 are deleted;
 - ii) Endorse the recommendations of the report that Stockton-on-Tees Local Plan Alteration Number One policies S1, S2, S4, S5, S6, S7, S8, S9, S10, S11, S13, S14, S15, S16, S17 and S18 are saved;
 - iii) Delegate authority to officers to negotiate with Government Office for the North East about the schedule of saved and deleted policies prior to submission to the Secretary of State;
 - iv) Advise of any amendments prior to submission to Cabinet.

SAVED POLICIES PROTOCOL

3. The Stockton-on-Tees Local Plan Alteration Number One was adopted in March 2006. By virtue of the Planning and Compulsory Act 2004 policies under the Local Plan system are saved for three years pending the adoption of replacement policy document through the Local Development Framework.
4. This means the Alteration Number One policies are due to expire in March 2009. To retain the policies beyond this three year period the Secretary of State must agree to issue a direction to this effect. To do this we need to write to Government Office for the North East six months before the expiration of the three year period.
5. In June 2008 the Government published the new Planning Policy Statement 12. Section 9 sets out criteria which policies should comply with in order to be saved:
 - “where appropriate, there is a clear central strategy;
 - policies have regard to any sustainable community strategy for the area;
 - policies are in general conformity with the regional spatial strategy or spatial development strategy;
 - policies are in conformity with the core strategy development plan document (where the core strategy has been adopted);

- there are effective policies for any parts of the authority's area where significant change in the use of development of land or conservation of the area is envisaged; and
 - policies are necessary and do not repeat national or regional policy.
6. The Government will have particular regard to:
- policies that support the delivery of housing, including unimplemented site allocations, up-to-date affordable housing policies and policies relating to the infrastructure necessary to support housing;
 - policies on Green Belt general extent in structure plans and detailed boundaries in local plans or unitary development plans;
 - policies that support economic development and regeneration, including policies for retailing and town centres;
 - policies for waste management, including unimplemented site allocations; and
 - policies that promote renewable energy, reduce impact on climate change or safeguard water resources.”

ALTERATION NUMBER ONE

7. The policies in the Alteration Number One have been assessed against these criteria and the proposed schedule of policies to be saved and deleted with written justification has been produced and is attached as Appendix A.
8. The policies in Alteration Number One are divided into two chapters; one on the environment, which is concerned with flooding policies and the other on the economy, which deals with retailing policies.
9. It is considered that the environment policies EN32a, EN32b and EN32c are unnecessary as they repeat Government policy and therefore they are recommended for deletion.
10. Policies S3, S12, S19, S20 and S21 in the retail chapter are also recommended for deletion because they are considered to be no longer necessary. However, the rest of the policies in this chapter; S1, S2, S4, S5, S6, S7, S8, S9, S10, S11, S13, S14, S15, S16, S17 and S18 are recommended to be saved because they are in conformity with national and regional policy and adapt it to the locally specific circumstances of the Stockton Borough. It is considered important to save these policies to avoid a local retailing policy vacuum pending their replacement by the Local Development Framework.
11. A provisional schedule has been submitted to Government Office for the North East in order to comply with the regulations in PPS12.

THE NEXT STEPS

12. Following consideration by Planning Committee it is anticipated that the final Schedule will be referred to Cabinet on 6 November 2008 for endorsement by Members to submit the schedule to the Secretary of State.

RECOMMENDATION

13. Members are recommended to:-

- i) Endorse the recommendations of the report that Stockton-on-Tees Local Plan Alteration Number One policies EN32a, EN32b, EN32c, S3, S12, S19, S20 and S21 are deleted;
- ii) Endorse the recommendations of the report that Stockton-on-Tees Local Plan Alteration Number One policies S1, S2, S4, S5, S6, S7, S8, S9, S10, S11, S13, S14, S15, S16, S17 and S18 are saved;
- iii) Delegate authority to officers to negotiate with Government Office for the North East about the schedule of saved and deleted policies prior to submission to the Secretary of State;
- iv) Advise of any amendments prior to submission to Cabinet.

Corporate Director of Development and Neighbourhood Services

Name of Contact Officer: Laura Edwards
Post Title: Planning Officer
Telephone No.: 01642 524814
Email Address: laura.edwards@stockton.gov.uk

Background Papers - Stockton-on-Tees Local Plan Alteration Number One, March 2006

Financial Implications - None

Environmental Implications – None.

Community Safety Implications – None

Human rights Implications – The provision of the European Convention of Human Rights 1950 has been taken into account in the preparation of this report.

Ward and Ward Councillors – N/A.