

ALTERATION NUMBER ONE TO THE ADOPTED LOCAL PLAN (MARCH 2006)

ASSESSMENT OF SUITABILITY FOR SAVED POLICIES / PROPOSALS

CHAPTER 2: ENVIRONMENT			Tests for Saved Policies (from PPS12 paragraph 9.2)									
Policy Number	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
EN32a	Development and Flood Risk	Delete	Y	Y	Y	N/A	N/A	N	While this policy has a clear central strategy to direct development away from high flood risk areas, which is underpinned by the community strategy/ RSS this policy is repeated in PPS25. Furthermore, local flood zones have been updated by the Environment Agency since the adoption of alteration number one; and there are new procedures in place to direct development	PPS25 North East RSS	Core Strategy DPD	Autumn 2009

									away from high flood risk areas with developers being required to undertake Flood Risk Assessments where necessary.			
EN32b	Controlled Waters and Surface Water Disposal	Delete	Y	Y	Y	N/A	N/A	N	This policy repeats national guidance in PPS25 which sets out in Annex F potential procedures for managing surface water. Additionally an assessment of surface water and drainage will be required as part of a Flood Risk Assessment where this is appropriate.	PPS25 North East RSS	Core Strategy DPD	Autumn 2009
EN32c	Controlled Waters and Surface Water Disposal	Delete	Y	Y	Y	N/A	N/A	N	This policy repeats the national guidance in PPS25 which promotes the use of Sustainable Urban Drainage Systems in Annex F. Sustainable Urban Drainage Systems should also be dealt with in Flood Risk Assessments. So overall it is considered unnecessary to retain this policy.	PPS25 North East RSS	Core Strategy DPD Additional guidance on SUDS to be provided in Sustainable Design Guide SPD	Autumn 2009

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CHAPTER 3: ECONOMY			Tests for Saved Policies (from PPS12 paragraph 9.2)									
Policy Number	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.
S1	Retail Hierarchy	Save	Y	Y	Y	N/A	Y	Y	There is a clear central strategy to protect the viability and vitality of town centres and this policy will support economic development and regeneration. It is supported by the community strategy and is in general conformity with the RSS. The policy is considered to necessary as the hierarchy of centres is specific to Stockton and establishing this locally	N/A	Core Strategy DPD	Autumn 2009

									specific hierarchy is advocated by PPS6 paragraph 1.6.			
S2	Major retail development and other town centre uses beyond defined retail centres	Save	Y	Y	Y	N/A	Y	Y	While this policy does repeat the sequential approach set out in PPS6 paragraph 2.44 it is considered necessary as it puts the sequential test in the context of the local hierarchy of centres in the Stockton Borough. The overall strategy is clear in seeking to maintain existing centres.	N/A	Core Strategy DPD Regeneration DPD	Autumn 2009 October 2010
S3	General design requirements for retailing and other town centre uses	Delete	Y	Y	Y	N/A	Y	N	It is supportive of maintaining the viability and vitality of town centres and promoting access by sustainable means. However, the policy is repeated by PPS6 paragraph 2.6.	PPS6	Core Strategy Joint Tees Valley Minerals and Waste Core Strategy and Site Allocations DPDs	Autumn 2009 April 2010
S4	Development and change of use within Stockton town centre's primary	Save	Y	Y	Y	N/A	Y	Y	This policy is in accordance with Government guidance which seeks to support the retail functioning of town centres. PPS6	N/A	Regeneration DPD	October 2010

	shopping frontage								paragraph 2.17 supports the designation of the primary shopping frontage. This policy sets the primary shopping frontage in the context of Stockton town centre and sets out locally specific criteria to maintain the retail functioning of it. The Council maintains a database on this percentage which is used in determining planning applications.			
S5	Development and change of use within Stockton Town Centre's secondary shopping frontages	Save	Y	Y	Y	N/A	Y	Y	This policy is in accordance with Government guidance which seeks to support the retail functioning of town centres. PPS6 paragraph 2.17 supports the designation of the secondary shopping frontage. This policy sets the secondary shopping frontage in the context of Stockton town centre and sets out locally specific criteria to provide greater opportunities for greater	N/A	Regeneration DPD	October 2010

									flexibility of uses. The Council maintains a database on this percentage which is used in determining planning applications.			
S6	Development and change of use within the wider Stockton town centre boundary	Save	Y	Y	Y	N/A	Y	Y	This policy seeks to maintain the vitality and viability of Stockton town centre. It is locally distinctive as ii) sets out criteria to prevent the grouping together of more than four units of Use Class A3, A4 and A5.	N/A	Regeneration DPD	October 2010
S7	Development and change of use within Thornaby and Billingham District Centres	Save	Y	Y	Y	N/A	Y	Y	This policy is necessary to maintain the retail functioning of the district centres in the locally specific hierarchy.	N/A	Regeneration DPD	October 2010
S8	Retail and non-retail development within Yarm district centre	Save	Y	Y	Y	N/A	Y	Y	This policy is necessary to enhance and maintain the retail functioning of the Yarm Conservation area. It sets out locally specific criteria in order to achieve such as by requiring that no more than 60% of the High	N/A	Regeneration DPD	October 2010

									Street's overall frontage will be given over to non- retail uses.			
S9	Protection of residential zones within Yarm district centre	Save	Y	Y	Y	N/A	Y	Y	This policy is necessary to maintain the mix of uses of residential and retail within Yarm district centre by specifically allocating residential dwellings where change of use away from residential will be resisted. It applies Government guidance contained in PPS6 about mixed use to the local level.	N/A	Regeneration DPD	October 2010
S10	Local and neighbourhood centres	Save	Y	Y	Y	N/A	Y	Y	This policy is supportive of the clear central strategy to maintain the viability and vitality of local and neighbourhood centres. It is an effective policy to maintain the Norton Conservation area.	N/A	Regeneration DPD	October 2010
S11	Protection of Residential Zones within Norton Local	Save	Y	Y	Y	N/A	Y	Y	This policy is necessary to maintain the mix of uses of residential and retail within Norton local	N/A	Regeneration DPD	October 2010

	Centre								centres by specifically allocating residential dwellings where change of use away from residential will be resisted. It applies Government guidance contained in PPS6 on mixed use to the local level.			
S12	Uses of upper floors within retail centres	Delete	Y	Y	Y	N/A	Y	N	Mixed use is encouraged by Government guidance. However, this policy is repeated in PPS6 paragraph 2.21.	PPS6 paragraph 2.21	Core Strategy DPD	Autumn 2009
S13	Major development opportunities within retail centres	Save	Y	Y	Y	N/A	Y	Y	The redevelopment schemes outlined in this policy have not been implemented as yet and therefore this policy should be saved. National and regional guidance and the community strategy all support mixed use redevelopment strategies. The policy supports economic development and regeneration.	N/A	Regeneration DPD	October 2010

S14	Use classes A3, A4 and A5 'Food and Drink'	Save	Y	Y	Y	N/A	Y	Y	This policy maintains the previous policy stance that promotes the vitality and viability of the defined retail centres in the hierarchy by highlighting locally specific locations where proposals for "Food and Drink" development should be directed towards. It is in general conformity with other strategies but is locally specific enough to justify retaining it.	N/A	Regeneration DPD	October 2010
S15	Small scale shopping outside retail centres	Save	Y	Y	Y	N/A	Y	Y	This policy supports the PPS6 approach to maintaining accessible shops. It is necessary as the sequential approach is adapted to promote accessibility. New development is expected to comply with this strategy where appropriate facilities are not within a reasonable walking distance.	N/A	Regeneration DPD	October 2010
S16	Shop Front Design	Save	Y	Y	Y	N/A	Y	Y	There are overarching policies on design in PPS1 and PPS6 which	N/A	Environment DPD	December 2011

									support the approach S16 takes. This policy is necessary and applies these overriding objectives to the local level in order to make sure that new shop fronts are in keeping with the character of the retail centres within the Stockton Borough.			
S17	Loss of retail units outside designated centres	Save	Y	Y	Y	N/A	N/A	Y	This policy supports the PPS6 approach to maintaining accessible shops in both urban and rural areas so that dependence on the private car is reduced. It sets this in the context of the local hierarchy and promotes specific mechanisms to ensure that the economic viability is tested.	N/A	Regeneration DPD	October 2010
S18	Farm shops and horticultural nurseries	Save	Y	Y	Y	N/A	Y	Y	Government guidance supports the need for rural diversification in both PPS6 and PPS7, and so this policy has a clear central strategy. This policy sets out criteria that farm shops and horticultural	N/A	Regeneration DPD	October 2010

									nurseries will have to conform to in order to get planning permission. While the policy contains criteria which repeats PPS6 paragraph 2.63 it also includes vi) which specifies that at least 75% of goods should be produced on site or from other local farms. This is a distinctive way to promote rural diversification at the local level.			
S19	Garden Centres	Delete	N	N	N	N/A	N/A	N	This policy is considered unnecessary as it repeats chapter 3 of PPS6 assessing proposed developments. Paragraph 3.4: need for development; the development is of an appropriate scale; that there are no more central sites for the development; that there are no unacceptable impacts on existing centre; that locations are accessible. It is unlikely to be followed up in any of the LDF documents.	PPS6	N/A	N/A

S20	Markets and car boot sales	Delete	N	N	N	N/A	N/A	N	This policy repeats chapter 3 of PPS6 assessing proposed developments and is therefore, considered to be unnecessary. It is unlikely to be followed up in any of the LDF documents.	PPS6	N/A	N/A
S21	Car showrooms and petrol filling stations	Delete	Y	N	N	N/A	N/A	N	This policy repeats chapter 3 of PPS6 assessing proposed developments and is therefore considered to be unnecessary. It is unlikely to be followed up in any of the LDF documents.	PPS6	N/A	N/A