

Newcastle-Under-Lyme Borough Council

**Proposal to Save Local Plan Policies beyond
September 27th 2007**

March 2007

'Saved' Policies Proposal

TABLE OF EXISTING SAVED LOCAL PLAN POLICIES AND CONSIDERATION OF WHETHER ANY POLICIES SHOULD BE SAVED BEYOND THE THREE YEAR PERIOD (SEPTEMBER 2007)

Newcastle under Lyme Borough Council LOCAL PLAN 2011

| Policy Number | Policy Name (and purpose). | Request to save Policy beyond Sept 2007. YES/NO | If "YES" state how the Policy meets the criteria* in para 5.15 of PPS12. And other reasons why the policy should be retained. | If "YES" what will replace the saved Policy after Sept 2007. |
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| S3 | Development in the Green Belt | Yes | Required for continued protection of the green belt from inappropriate development. This policy refers to detailed green belt areas so needs to be saved. | Generic Development Control Policies DPD |
| H1 | Residential Development: Sustainable Location and Protection of The Countryside | Yes | Important policy used to protect the open countryside from inappropriate development. The policy is locally specific and should be saved to ensure appropriate residential development in the defined areas. Frequently used DC policy. Has regard to the community strategy and will help to realise its aspirations for sustainable development in the countryside. | Core Strategy |

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| H3 | Residential Development - Priority to Brownfield Sites | Yes | Some repetition of RSS. Repeats guidance of PPS3. However, although the Structure Plan details are no longer relevant, the thrust of the policy remains important. The RSS sets a target for the proportion of brownfield development but in the borough this should be easily exceeded. Unless the new RSS increases housing allowances too much there should be no need to allow development on Greenfield sites. Has regard to the community strategy and will help to realise its aspirations by supporting brownfield sites. | Core Strategy |
| H4 | Housing Development and Retention of Parking Facilities | Yes | In general conformity with RSS and national policy. Doesn't repeat guidance, therefore should be saved. Policy protects the parking provision in the interests of highway safety. | Generic Development Control Policies DPD |
| H6 | Encouragement of The Provision of Living Accommodation By The Conversion of Existing Non-Residential Urban Buildings | Yes | In conformity with RSS policies on re-use of previously developed sites and buildings. Repeats some national policy – PPS3 (Para 16) states that development should be easily accessible.....well laid out so that all space is used efficiently is safe, accessible and user-friendly. Also, is well integrated with, and complements, the neighbouring buildings and the local area in terms of scale, density, layout and access. However this is not specifically related to the conversion of existing non-residential urban buildings. This policy is encouraged by Para 31 of PPS3 | Generic Development Control Policies DPD |
| H7 | Protection of Areas of Special Character | Yes | This policy is locally specific and offers protection to areas of special local character. It seeks to preserve the unique character of specific housing areas and is therefore needed to promote local distinctiveness and ensure housing choice which is integral to the uplift of the housing market in North Staffordshire. | Core Strategy and Design SPD |

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| H8 | Large Residential Buildings | Yes | In the spirit of PPS3, but it does not repeat it because the policy aims to protect the character of specific areas where the existence of a large house is important to protecting local character and ensuring a wide choice of housing in support of the housing market. Retention of policy is important to ensure a mix of large houses is available in the borough. | Generic Development Control Policies DPD and Design SPD |
| H9 | Conversion of Rural Buildings For Living accommodation | Yes | Important policy, criteria are frequently used and highly important in determining these types of proposals. The policy helps to interpret and apply the provision of PPS7. | Generic Development Control Policies DPD |
| H10 | Renewal of Existing Permissions for Residential Development | Yes | Talke Road and Fanny Deakin, Chesterton are completed. However the site at Wolstanton has not commenced. As the policy is locally specific and because the development has not started, the policy will remain relevant. | This policy will not need to be superseded, policy will expire once the development is complete |
| H11 | Affordable Housing - General Policy | Yes | Within the community strategy there is a clear central strategy of meeting the need for affordable housing. Important material consideration in planning application decisions. Conflicts with criterion 6 – PPS3 (Para 9) clearly states that provision of affordable housing meets the needs of the current and future occupiers. It also sets out the range of circumstances in which affordable housing will be required. But the policy is needed to maintain the relevance of the affordable housing SPG. | Core Strategy and Developer Contributions SPD |

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| H12 | Affordable Housing in Rural Areas | Yes | Rural exclusion sites are still encouraged by PPS3; the policy conforms to and interprets PPS3. This is specifically targeted at local needs and local occupancy to promote rural renaissance. Supports the community strategy which seeks to ensure sufficient affordable housing is available in rural areas. This policy is needed to maintain the relevance of the affordable housing SPG. | Core Strategy |
| H13 | Supported Housing | Yes | Special needs housing is a broad policy area, and the flexibility is an advantage. This is not an area dealt with in any significant detail in PPS3. It reflects the aspiration of the community strategy by ensuring accommodation with support is available for those that are in need. | Generic Development Control Policies DPD |
| H15 | Small additional Dwelling Units Within The Curtilages of Existing Dwellings | Yes | This policy acts to help in re-provision of housing for all needs. It is specifically targeted at dependent relatives. Frequently used in development control. This is an area not sufficiently covered by PPS3. It reflects the aspiration of the community strategy by ensuring accommodation with support is available for those that are in need. | Generic Development Control Policies DPD |
| H18 | Design of Residential Extensions, Where Subject to Planning Control | Yes | Policy QE9 of the RSS promotes the creation of high quality built environments. Guidance on design in PPS1 (Para 33) promotes high quality design principles. But the policy is specific to extensions and there is no reference in PPS1 to the need for “subordination”. | Generic Development Control Policies DPD and Design SPD |
| H20 | Planning applications for Gypsy Sites | Yes | Needs assessment is being undertaken. Until such time that the core strategy is in place, this policy will need to be saved to ensure gypsy site applications can be dealt with. | Core Strategy |

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| E2 | Chatterley Valley | Yes | Policy covers the Borough's employment allocations and therefore remains relevant beyond the plan period. This site is still not completely developed. | This policy will not need to be superseded; policy will expire once the development is complete. |
| E3 | Lymedale Park Extension | Yes | Policy covers the Borough's employment allocations and therefore remains relevant beyond the plan period. This site is at present not developed. This policy is needed to maintain the relevance of the Lymedale West Design Brief SPG. | This policy will not need to be superseded; policy will expire once the development is complete. |
| E4 | London Road, Chesterton | Yes | Policy covers the Borough's employment allocations and therefore remains relevant. | This policy will not need to be superseded; policy will expire once the development is complete. |
| E5 | Church Lane, Knutton | Yes | Policy covers the Borough's employment allocations and therefore remains relevant beyond the plan period. This site is partially developed but will need to retain its status to provide clarity for future developments. | This policy will not need to be superseded; policy will expire once the development is complete. |
| E6 | Chemical Lane | Yes | Policy covers the Borough's employment allocations and therefore remains relevant beyond the plan period. | This policy will not need to be superseded; policy will expire once the development is complete. |
| E7 | Kidsgrove Station Yard | Yes | Policy covers the Borough's employment allocations and therefore remains relevant beyond the plan period. | This policy will not need to be superseded; policy will expire once the development is complete. |

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| E8 | Keele University and Keele Science Park | Yes | Policy covers the Borough's employment allocations and therefore remains relevant beyond the plan period. Status needs to be retained. | Site Allocations |
| E9 | Renewal of Planning Permissions for Employment Development | Yes | Policy covers the Borough's employment allocations and therefore remains relevant beyond the plan period. Need to retain the status for these areas. | This policy will not need to be superseded; policy will expire once the development is complete. |
| E11 | Development of Employment Land for Other Uses | Yes | Repetition of RSS guidance. Repeats the guidance contained with PPS1 (Para 27) which has an extensive list of details that aim to deliver sustainable development for a number of uses. PPG4 also covers this policy area. However, it is a valuable local argument in the context of PPS3 and needs to be saved. Conforms to the community strategy, and will help to realise its aspirations. This policy needs to be retained to maintain the relevance of the hot food takeaways SPG. | Core Strategy |
| E12 | The Conversion of Rural Buildings | Yes | Some repetition of policy in the RSS. This policy complements H9 and interprets and applies the provision of PPS7. This policy needs to be retained to maintain the relevance of the hot food takeaways SPG. | Generic Development Control Policies DPD |
| R1 | Major Retail and Leisure Development - The Sequential approach | Yes | This policy applies the provision of PPS6 plans for town centre development which encourages development to take place in existing centres through the sequential approach and identifies the centres by name and on the proposals map. Conforms to the central strategy – making sure new development takes place as much as possible within existing urban areas. Supports the community strategy stance of improving the quality and range of retail outlets in the town centres and increasing investment in the town centres and villages. | Core Strategy |

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| R12 | Development in Kidsgrove Town Centre | Yes | These policies apply and interpret the provisions of PPS6 by identifying and defining the locations concerned. | Kidsgrove Town Centre and Galleys Bank AAP |
| R13 | Non- Retail Uses in Kidsgrove Town Centre | Yes | | Kidsgrove Town Centre and Galleys Bank AAP |
| R14 | Development in District Centres | Yes | | Generic Development Control Policies DPD, Chesterton AAP |
| R15 | Non- Retail Uses in District Centres and Other Groups of Shops | Yes | | Core Strategy |
| T9 | Rail Freight | Yes | Conforms to guidance of PPG13. As the policy contains site specific information that is important to the rail connections in the borough, the policy needs to be saved. Conforms to the key theme in the central strategy of “encouraging greater use of public transport”. | Core Strategy |
| T10 | Taxi and Private Hire Bases | Yes | Complies with the principles of PPG13. Also supported by PPS1 (Para 16) which states that planning should ensure that the impact of development on the social fabric of communities is considered and taken into account. Para 26 (viii) recognises that the impact of proposed development may adversely affect people who do not benefit directly. This policy gives more guidance on taxis than is in national guidance. The number and distribution of taxi ranks is a particular issue in the Borough. | Core Strategy And Town Centre Area Action Plan |

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| T11 | Canals | Yes | Some repetition of policy QE4 in RSS. In general conformity with PPG13 and PPS23. This policy is locally specific to the borough and therefore needs to be saved to ensure proposals exploit the canals in a sustainable manner. There is little specific guidance on canal development in current national/ regional policy. | Core Strategy |
| T12 | M6 Corridor | Yes | Some of the RSS principles are repeated in this policy. Will remain effective, taking into account the proposals to widen the M6 through the borough. Repetition of some of the policy of PPG13 guidance and sustainable development principles in PPS1. However, the policy remains relevant as it is specific to the M6 and sets out the council's approach to its future. | Core Strategy |
| T16 | Development - General Parking Requirements | Yes | Consistent with PPG13 guidelines, but policy provides details on parking standards so needs to be saved. Para 49 – parking, contains a number of details on parking standards. The policy conforms to the guidelines but is more detailed. This policy is needed to maintain the relevance of the Lymedale West Design Brief SPG. | Generic Development Control Policies DPD |
| T17 | Parking in Town and District Centres | Yes | Policy to be saved, though its application to Newcastle Town Centre will be superseded by the Town Centre Area Action Plan. | Newcastle Town Centre Area Action Plan |
| T18 | Development – Servicing Requirements | Yes | Conforms to national and regional planning policy. PPG13 covers the main principle of this policy but is not specific enough about servicing requirements. Conforms to the central strategy - reducing noise pollution and the impact of heavy goods vehicles. | Generic Development Control Policies DPD |

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| T19 | Telecommunications Development – General Concerns | Yes | It is accepted that this repeats national policy contained in PPG8 (Paras 1, 14-20 and 24). However these two policies were the result of an extensive and detailed examination of national guidance and helps clarify the council's position on a very controversial issue. | Generic Development Control Policies DPD |
| T20 | Telecommunications Development – required information | Yes | | Generic Development Control Policies DPD |
| C2 | Retention of Allotment Gardens | Yes | Some repetition of national policy, PPG17 (Para 14) states that parks, recreation grounds, playing fields and allotments must not be regarded as 'previously developed land'. Even where land does fall within the definition of 'previously developed', its existing use and potential for recreation and other purposes should be properly assessed before development is considered. | Core Strategy |
| C3 | Publicly Accessible Open Space, Poolfields, Newcastle | Yes | Policy is site-specific therefore national and regional policy will not be sufficient to ensure its continued protection. Conforms to criteria 1, the central strategy states that policy should promote sustainable development whilst conserving that which we value. The community strategy states that planning should sustain and maintain the natural environment. | Core Strategy |
| C4 | Open Space in New Housing Areas | Yes | Conforms to the RSS, which outlines the need to "significantly improve the overall quality of public space, especially in city and town centres". In general conformity with the principles of PPG17 and PPS3. Policy is far more detailed than any relevant national, regional policy and gives specific guidance which reflects the green space strategy and leisure strategy. | Core Strategy, Generic Development Control Policies DPD Developer Contributions SPD |

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| C8 | Country Parks | Yes | As this is a site-specific policy relating to areas on the local plan proposals map, it will need to be saved to help identify the strategic importance of the areas. | Site Allocations |
| C9 | Countryside Parks | Yes | As this is a site-specific policy relating to areas on the local plan proposals map, it will need to be saved to help identify the strategic importance of the areas. | Site Allocations |
| C11 | New Footpaths, Horse Routes and Cycleways | Yes | This is a local, site specific policy. It therefore needs to be saved to allow associated development to continue on the proposed sites. | Site Allocations |
| C13 | Additional Facilities at Apedale Community Country Park | Yes | As policy C8: Country Parks is to be saved, this policy remains relevant. The policy is site specific to Apedale Community Country Park. | Site Allocations |
| C14 | Extension of The Keele Conference Centre at The Hawthorns | Yes | Presently the proposed site extension at keele conference centre has not been completed. Therefore the policy remains relevant. | Site Allocations |
| C16 | Restrictions On Self-Catering Holiday Accommodation | Yes | PPG21 outlined it is reasonable to grant permission for self – catering accommodation but specifying that the accommodation is for holiday use only and LA’s should prevent them becoming permanent residences. However, since PPG21 (tourism) has been deleted, this policy gap has not been plugged therefore the policy remains relevant. | Generic Development Control Policies DPD |
| C17 | Camping and Caravan Sites | Yes | With the withdrawal of PPG21 – tourism, there is at present insufficient national policy to cover this area. | Generic Development Control Policies DPD |

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| C19 | Burial Ground Bradwell | Yes | The site proposal in question has not been completed yet, the policy will need to be saved in the event that the burial facilities need to be extended. | Site Allocations |
| C20 | Madeley Village Hall | Yes | The policy is site-specific; the proposal is yet to be completed and needs to be saved to prevent inappropriate use of the land. | Site Allocations |
| C21 | White Rock – Apedale Road | Yes | The policy is site-specific to the area of land on Apedale Road. This policy will need to be saved to prevent inappropriate use of the land. | Site Allocations |
| C22 | Protection of Community Facilities | Yes | Repeats national policy in PPG17 (Para 23) – local authorities should ensure that provision is made for local sports and recreational facilities (either through an increase in the number of facilities or through improvements to existing facilities) where planning permission is granted for new developments. However the second point regarding commercial viability is not covered by national, regional policy. Policy conforms to the principles within priority 4 of the community strategy. | Core Strategy |
| N2 | Development and Nature Conservation - Site Surveys | Yes | Policy complements but does not repeat regional and national planning guidance. | Generic Development Control Policies DPD |
| N3 | Development and Nature Conservation - Protection and Enhancement Measures | Yes | Some repetition of PPS9 policies, however the council has used further details than PPS9 – in particular the mention of replacement habitats/ features. | Generic Development Control Policies DPD |

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| N4 | Development and Nature Conservation – Use of Local Species | Yes | Conforms to RSS guidance and national policy in PPS9; plus the policy is more specific about the use of native species characteristic of the locality. This policy is needed to maintain the relevance of the Silverdale enterprise park design brief SPG. | Generic Development Control Policies DPD |
| N7 | Protection of Local Sites | Yes | Conforms to the guidance set out in PPS9 (Para 9) but is more specific about the protection of local sites. | Core Strategy |
| N8 | Protection of Key Habitats | Yes | Conforms to RSS and PPS9 but policy refers to targets detailed in the Staffordshire Biodiversity Action Plan, it is therefore locally specific and important to the local area. | Core Strategy |
| N9 | Community Woodland Zones | Yes | Conforms to the community strategy and regional and national policy in the RSS and PPS9 but is locally specific. | Generic Development Control Policies DPD |
| N10 | New Woodland – Considerations | Yes | Conforms to relevant woodland policy guidance in RSS. Some repetition of Policy QE8 (RSS) part A, but the Council list is more comprehensive. | Generic Development Control Policies DPD |
| N12 | Development and The Protection of Trees | Yes | Regional and planning guidance is very limited and brief with regards to tree protection. This policy covers that information gap and therefore remains relevant. | Generic Development Control Policies DPD |
| N13 | Felling and Pruning of Trees | Yes | Conforms to RSS guidance “increase overall stock of urban trees”. No specific, relevant mention of the felling and pruning of trees in any national or regional planning guidance. | Generic Development Control Policies DPD |

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| N14 | Protection of Landscape Features of Major Importance to Flora and Fauna | Yes | Conforms to principles of the community strategy which states that strategies should protect landscapes of major importance and the RSS, "Regionally important landscape features for biodiversity should inform development plan policies". Very little in terms of this policy content in current regional and national policy guidance. | Generic Development Control Policies DPD |
| N15 | Protected Species | Yes | Very brief reference of the importance of species protection in PPS9. Content of this policy is far more comprehensive. | Generic Development Control Policies DPD |
| N16 | Protection of a Green Heritage Network | Yes | This policy is site specific – the areas detailed require continued policy coverage and protection beyond the local plan period. | Core Strategy |
| N17 | Landscape Character - General Considerations | Yes | Conforms to the community strategy and principles of policy QE1 of the RSS and of PPS9. The approach in the plan was specifically endorsed by the Countryside Agency. The community strategy states that we should conserve and enhance that which we value and sustain and manage the natural environment. These are site specific policies that need to be saved to ensure the areas outlined on the proposals map remain protected | Core Strategy |
| N18 | Areas of Active Landscape Conservation | Yes | | Core Strategy |
| N19 | Landscape Maintenance Areas | Yes | | Core Strategy |
| N20 | Areas of Landscape Enhancement | Yes | | Core Strategy |

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| N21 | Areas of Landscape Restoration | Yes | See comments re N17 -20 | Core Strategy |
| N22 | Areas of Landscape Regeneration | Yes | | Core Strategy |
| N24 | Water Based Landscape Features | Yes | In general conformity with policy QE9 (the water environment) in the RSS. National policy detail on water based features is insufficient to cover this policy. | Core Strategy |
| B2 | Scheduled Ancient Monuments | Yes | Conforms to policy QE5 of the RSS (part A) development plans and other strategies should identify, protect, conserve and enhance the region's diverse historic environment and manage change in such a way that respects local character and distinctiveness. Some repetition of PPG15 (Para 2.15) however the policy helps to interpret and apply the concepts of PPG15. | Core Strategy |
| B3 | Other Archaeological Sites | Yes | Para 22 of PPG16 states that local planning authorities can expect developers to provide the results of such assessments and evaluations as part of their application for sites. The policy however, applies and interprets this stating that this will be required. | Core Strategy |
| B4 | Demolition of Listed Buildings | Yes | RSS Policy QE5 acknowledges the "historic significance" of listed buildings. Para 3.5 of PPG15 lists the issues that are relevant to the consideration of all listed building consent applications; The policy then interprets these factors and applies them. | Generic Development Control Policies DPD |
| B5 | Control of Development Affecting The Setting of a Listed Building | Yes | The section on the 'setting of listed buildings' in PPG15 outlines how local planning authorities should consider applications for development affecting the setting of a listed building. The policy interprets and applies this in a clear statement. | Core Strategy |

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| B6 | Extension Or Alteration of Listed Buildings | Yes | PPG15 (Para 3.12) could be seen to cover all the details of this policy but it is not prescriptive. The policy interprets and applies the concepts of Para 3.12. | Core Strategy |
| B7 | Listed Buildings - Change of Use | Yes | The policy helps interpret and apply the guidance that PPG15 (Para 2.18) provides. | Core Strategy |
| B8 | Other Buildings of Historic Or Architectural Interest | Yes | Conforms to guidance of RSS (policy QE5). Conforms to guidance of PPG15, which outlines that it is the choice of a local authority as to whether it creates policies that will protect locally important buildings. | Core Strategy |
| B9 | Prevention of Harm to Conservation Areas. | Yes | RSS policy QE5 notes the particular importance and historical significance of conservation areas within the West Midlands. Policy applies guidance of PPG15 (Para 1.1) which states that it is fundamental to the Government's policies for environmental stewardship that there should be effective protection for all aspects of the historic environment. | Core Strategy |
| B10 | The Requirement to Preserve Or Enhance The Character Or Appearance of a Conservation Area | Yes | General conformity with RSS policies on protection and enhancement of historic environments and conservation areas. Principles of this policy are also addressed in PPG15. However, the policy is very detailed and specific, containing far more policy guidance than any currently available national and regional planning guidance. | Generic Development Control Policies DPD |
| B11 | Demolition in Conservation Areas | Yes | Supported by the community strategy, the policy conforms to national and regional planning guidance. PPG15 (Para 4.25) outlines the method in which Local planning authorities should deal with such planning matters. The policy interprets this and applies it. | Generic Development Control Policies DPD |

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| B12 | Provision of Services in Conservation Areas | Yes | Conforms to national and regional planning guidance but not covered in detail. | Generic Development Control Policies DPD |
| B13 | Design and Development in Conservation Areas | Yes | Para 5 of PPS1 states that planning should facilitate and promote sustainable and inclusive patterns of urban and rural development by protecting and enhancing the natural and historic environment, the quality and character of the countryside, and existing communities. This policy applies the guidance to a practical environment. | Core Strategy |
| B14 | Development in Or Adjoining The Boundary of Conservation Areas | Yes | Conforms to PPG15 and regional policy. However, it contains a more detailed outline of requirements for planning applications within/adjoining the boundary of conservation areas; therefore it should be saved. | Generic Development Control Policies DPD |
| B15 | Trees and Landscape in Conservation Areas | Yes | Applies guidance of PPG15 (Para 4.38) Trees are valued features of our towns and countryside and make an important contribution to the character of the local environment. Local planning authorities have a power to protect trees and woodland in the interests of amenity by making tree preservation orders. In addition to this general power, authorities are under a duty to make adequate provision for the preservation and planting of trees when granting planning permission for the development of land. | Generic Development Control Policies DPD |
| B16 | Shop Fronts in Conservation Areas | Yes | Conforms to the principles of RSS. The policy applies the guidance detailed in PPS1 (Para 17) – the Government is committed to protecting and enhancing the quality of the natural and historic environment, in both rural and urban areas. Planning policies should seek to protect and enhance the quality, character and amenity value of the countryside and urban areas as a whole. | Core Strategy |

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| B17 | Awnings, Canopies and Blinds in Conservation Areas | Yes | The principle of taking into account developments, alterations that affect architectural qualities in conservation areas etc is covered by PPG15 though awnings, canopies and blinds are not specifically mentioned. | Core Strategy |
| B18 | Security Shutters in Conservation Areas | Yes | PPG 15 provides policy guidance on the use external steel roller shutters on historic shop fronts and listed buildings; however the guidance doesn't apply to all buildings in conservation areas. The policy is needed to maintain the relevance of the shutters in conservation areas SPG. | Generic Development Control Policies DPD |
| B19 | Illuminated Signs in Conservation Areas | Yes | This policy is locally specific, and therefore needs to be saved to ensure that the conservation areas detailed do not attract such developments in these locations. The guidelines of PPG19 (Para 7) endorse the council's approach. | Generic Development Control Policies DPD |
| B20 | Illuminated Fascia and Other Signs in Conservation Areas | Yes | This policy is locally specific and more detailed than national policy, so therefore needs to be saved. The guidelines of PPG19 (Para 7) endorse the council's approach. | Generic Development Control Policies DPD |
| IM1 | Provision of essential supporting infrastructure and community facilities. | Yes | The policy is covered by circular 05/05 on planning obligations. But needs to be saved to provide the policy framework for the Developer Contributions SPD. | Generic Development Control Policies DPD and Developer Contributions SPD |
| IM2 | Compliance with policy concerns | Yes | Policy sets clear guidelines for applicants where policies refer to criteria that should be satisfied. Therefore, it should be saved to retain clarity for applicants. | Generic Development Control Policies DPD |

Policies Proposed not to be 'Saved'

| Policy Number | Policy Name (and purpose). | Request to save Policy beyond Sept 2007. YES/NO | If "NO" reason why Policy is not requested to be saved. |
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| S1 | Sustainable Development | No | Some repetition of RSS policy. The requirements of this policy are covered in PPS1. PPS1 (Para 5) states that planning should facilitate and promote sustainable and inclusive patterns of urban and rural development by: contributing to sustainable economic development, protecting and enhancing the natural and historic environment, the quality and character of the countryside, and existing communities etc. |
| S2 | Renewable Energy | No | Some repetition of PPS22 and policy EN1 of RSS. PPS22 (Para 1) states that renewable energy developments should be capable of being accommodated throughout England in locations where the technology is viable and environmental, economic, and social impacts can be addressed satisfactorily. Para 1 (vi) states that the wider environmental and economic benefits of all proposals for renewable energy projects, whatever their scale, are material considerations that should be given significant weight in determining whether proposals should be granted planning permission. |
| S4 | Development and Brownfield, Derelict or Potentially Contaminated Land | No | Strong reference to preference for development on brownfield, derelict or potentially contaminated land in the Borough council community strategy. Conflicts with criteria 6 – policy not necessary as repeats national policy set out in PPS1 (Para 27 viii) and PPS3 (Para 36) in relation to housing. Contaminated land issues can be dealt with as a material consideration in considering planning applications. It is also addressed in PPS23. Strong preference for development on brownfield, derelict or potentially contaminated land outlined in the community strategy. |

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| S5 | Conservation of Agricultural Land | No | Conflicts with criterion 6 – policy not necessary as repeats national policy set out in PPS7 (Para 28). No reference to conservation of agricultural land in the community strategy. |
| S6 | Air Quality | No | Repeats national policy in PPS23 (Para 2) – any consideration of the quality of land, air or water and potential impacts arising from development, possibly leading to impacts on health, is capable of being a material consideration, in so far as it arises or may arise from or may affect any land use. Appendix A states that the possible impact of potentially polluting development (both direct and indirect) on land use, including effects on health, the natural environment or general amenity. |
| S7 | Prevention of Water Pollution | No | PPS23 (Para 11) states that pollution issues should be taken into account as appropriate in planning decisions. Repetition of policy QE9 of the RSS (the water environment) |
| S8 | Flood Defence | No | Council’s strategic flood risk assessment would require changes to policy and proposals map. Environment Agency now makes up-to-date information available. |
| S9 | Nature Conservation | No | Repetition of RSS policy QE7. Merely repeats the guidance of PPS9. Para 19 states that nature conservation objectives should be taken into account in all planning activities which affect rural and coastal use, and in urban areas where there is wildlife of local importance. |
| S10 | Quality of Life and the Public Interest | No | Reflects theme of ‘improving’ quality of life’ in the community strategy. However, PPS1 (Para 3) makes clear that sustainable development is the core principle underpinning planning and at the heart of sustainable development is the idea of ensuring a better quality of life for everyone. |
| S11 | Crime and Disorder | No | Policy frequently used as a material consideration in development control cases. PPS1 (Para 16) states that sustainable development should deliver safe, healthy and attractive places to live. Crime and disorder can be taken into account as a material consideration in planning applications. This is also covered by section 17 of the crime and disorder act. |
| S12 | Noise Nuisance | No | Repeats national policy in PPG24. Para 2 recognises that LPAs should consider whether it is practicable to control or reduce noise levels, or to mitigate the impact of noise, though the use of conditions or planning obligations. |

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| S13 | Light Spillage | No | PPS23 (appendix A) lists matters that should be considered in the preparation of DPDs and may be material in the consideration of individual planning applications. The list includes the need to limit and, where possible, reduce the adverse impact of light pollution. E.g. on local amenity, rural tranquillity and nature conservation. |
| S14 | Potential Danger to Health | No | Potential dangers to health would be a material consideration in making decisions on planning applications. PPS23 (appendix A) sets out matters that may be material considerations in determining planning applications. These include : ‘the objective perception of unacceptable risk to the health and safety of the public arising from the development’ |
| S15 | The Design of Development | No | PPS1 (Para 33) policy describes in detail criteria for the design of development. |
| S16 | Written Design Statements For ‘Significant development Proposals’ | No | Changes to the outline planning permission process (that came into force 10 August 2006) in circular 01/2006, clearly state what a written design statement is and what it should contain (Para 53 onwards) S42 of the 2004 Act and S62 of the 1990 act require statements to be submitted where appropriate. |
| S17 | Design of New Buildings and Significant Alterations to Existing Buildings | No | PPS1 and circular 01/2006 clearly sets out the details of this policy. PPS1 (Para 33) states that planning authorities should plan positively for the achievement of high quality and inclusive design for all development, including individual buildings, public and private spaces and wider area development schemes. Good design should contribute positively to making places better for people. Design which is inappropriate in its context.....should not be accepted. |
| H2 | Replacement of Dwellings in The Open Countryside | No | PPS3 covers all the details of this policy Para 48 of PPS3 states that good design is fundamental to using land efficiently. |

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| H5 | Backland and Infill Sites | No | PPS3 (Para 49) states that careful attention to design is particularly important where the chosen local strategy involves intensification of the existing urban fabric. When well designed and built in the right location, it can enhance the character and quality of the area. |
| H14 | Bedsits, Flats With Shared Facilities, Self Contained Flats, Residential Institutions And Other Dwellings in Multiple Occupation | No | Planning and Noise related issues are dealt with in PPG24 – planning and noise. Sustainability issues are covered in sufficient detail in PPS1. PPS3 (Para 10) clearly states that development should be of a high quality that is well-designed and built to a high standard. A sufficient quantity of housing taking into account need and demand and seeking to improve choice. PPS3 also states that proposed development should be easily accessible and provide or enable good access to, community and green and open amenity recreational space. |
| H16 | Density of Residential Development | No | PPS3 (Para 47) clearly states that 30 dwellings per hectare should be used as a national indicative minimum to guide policy development and decision making. |
| H17 | Residential Design and Security | No | PPS1 (Para 36) states that design should create safe and accessible environments where crime and disorder or fear of crime does not undermine quality of life or community cohesion. Residential design and security can be taken into account as a material consideration in an individual planning application. |
| H19 | The Provision of Gypsy Sites | No | Circular 01/06 (ODPM) contains detailed guidance on gypsy provision this will cover the policy area until gypsy provision is contained in the core strategy. |
| E1 | Support for New Economic Development Proposals | No | PPS1: encourages development that will maintain a high and stable level of economic growth and employment (Para 4). Planning should facilitate and promote sustainable and inclusive patterns of urban and rural development by: making suitable land available for development in line with economic, social and environmental objectives. Para 23 recognises that economic development can deliver environmental and social benefits. |

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| E10 | Unspecified Development Sites | No | Conforms to criteria contained in RSS for providing sustainable and living working environments but RSS emphasise use of designated brownfield sites. Policy not necessary as it is sufficiently covered by PPS1 policy (Para 23) on sustainable economic development which states that planning should actively promote and facilitate good quality development, which is sustainable ...etc |
| R2 | Retail Development – Impact Assessment | No | Conflicts with criteria 6 – Impact assessments are covered in detail in PPS 6 (Para 2.48) which states that where a site is proposed to be allocated in an edge-of-centre or out-of-centre location, local planning authorities should assess the impact that the potential development of the site would have on centres within the catchment of the potential development. Para 3.21 also covers this in great detail. |
| R3 | Newcastle Town Centre - Development | No | These policies are intended to be superseded by the town centre area action plan, which lists them accordingly. The town centre AAP will be submitted before September 2007. |
| R4 | St Giles and St George Primary School Site | No | |
| R5 | Newcastle Town Centre - Non-Retail Use in Primary Shopping Frontages | No | |
| R6 | Newcastle Town Centre - Non-Retail Uses Outside Primary Shopping Frontages | No | |
| R7 | Newcastle Town Centre - Use Of Upper Floors | No | |
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| R8 | Newcastle Town Centre - Residential Uses | No | See above |
| R9 | Town Centre Housing Areas | No | |
| R10 | Development of Sites Adjoining Newcastle Town Centre Ring Road. | No | |
| R11 | Development of Sites Adjoining The Ring Road - Design | No | |
| R16 | Retail Development Outside Existing Centres | No | Repeats national policy, PPS6 (Para 2.4) states that whenever possible, growth should be accommodated by more efficient use of land and buildings within existing centres. Para 2.14 recognises that new out-of-centre centres have a substantial impact over a wide area and can harm the vitality and viability of existing centres within the catchments of the proposed development. |
| R17 | Village Shops | No | PPS6 (Para 2.62) states that planning for village shops and services should ensure the importance of shops and services to the local community is taken into account and respond positively to proposals for the conversion and extension of shops which are designed to improve their viability. Point 3 of this policy is covered in detail in PPS1 sustainable development. PPS7 (vi) states that all development in rural areas should be well designed and inclusive, in keeping and scale with its location, and sensitive to the character of the countryside and local distinctiveness. |

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| R18 | Farm Shops | No | Repeats national policy, PPS7 (Para 27) states that planning policy will enable farms and farmers to become more competitive, adapt to new and changing markets, diversify into new agricultural opportunities, adapt to new and changing markets etc. |
| R19 | Additional Retail in Petrol Filling Stations | No | Repeats national policy. PPS6 (Para 2.49) outlines that local authorities should have regard to whether the site is or will be accessible and well served by a choice of means and the impact on car use, traffic and congestion. Para 2.48 of PPS6 states local authorities assess the impact that the potential development of a site would have on centres within the catchments of the potential development. PPS1 also covers all the sustainable principles detailed in this policy. |
| T1 | Sustainable Development | No | Policy is very generic and cross-cutting across a number of local plan areas. Some repetition of RSS policy. Repetition of national policy in PPS1 (Para 27, (v)) which states that development should provide improved access for all to jobs, health, education etc. ensuring development is located where everyone can access the services or facilities on foot, bicycle or public transport rather than having to rely on car access. (vii) States that planning authorities should seek to reduce the need to travel and encourage accessible public transport provision to secure more sustainable patterns of transport development. Planning should actively manage patterns of urban growth to make the fullest use of public transport and focus development in existing centres and near to major public transport interchanges. Also addressed in PPG13 policies. |
| T2 | Green Travel Plans | No | Para 87 onwards of PPG13 contains extensive detail on the requirements for green travel plans. Particularly the bullet points of Para 89 e.g. the government considers that travel plans should be submitted alongside planning applications which are likely to have significant transport implications, including those for: all major developments comprising jobs, shopping, leisure and services etc. Policy T4 of the RSS (promoting travel awareness all covers this policy area. |
| T3 | Traffic Related air Pollution And Noise | No | Repeats national policy. The impact of noise can be a material consideration in the determination of planning applications. Para 2 of PPG24 states that local planning authorities should consider whether it is practicable to control or reduce noise levels, or to mitigate the impact of noise, through the use of conditions or planning obligations. PPS1 and PPG13 have extensive policy covering this policy area. |

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| T4 | Access and Facilities for Disabled People | No | <p>The underlying principle of the RSS policies on transport is to ensure access for disabled people is planned for.</p> <p>Repeats national policy in PPG13 – ensure that the needs of disabled people- as pedestrians, public transport users and motorists – are taken into account in the implementation of planning policies and traffic management schemes, and in the design of individual developments.</p> <p>It also repeats the guidelines of the disability and discrimination act 2004.</p> |
| T5 | Walking | No | <p>Repeats policy in RSS – policy T3 (walking and cycling) – ensuring that new developments and infrastructure proposals improve walking and cycling access. Developing safe, secure, direct, convenient and attractive networks which connect town centres, local facilities, educational premises, public transport interchanges, residential and employment areas etc.</p> <p>Repeats national policy in PPG13. Para 76 – pay particular attention to the design, location and access arrangements of new development to help promote walking as a prime means of access.</p> |
| T6 | Cycling | No | <p>RSS policy T3 (walking and cycling) parts (vi) expanding cycle and ride and cycle carriage on public transport and (vii) ensuring that new developments and infrastructure proposals improve walking and cycling access cover the policy areas.</p> <p>PPG13 Para 79 provides greater detail on planning for cycling.</p> |
| T7 | Safer Routes to Schools | No | <p>Repetition of policy T4 of RSS (promoting travel awareness) – Local authorities and transport operators should work together with schools, businesses and other appropriate organisations to develop travel and transport strategies and plans that increase the awareness of alternative travel choices and reduce current levels of car use.</p> <p>Repeats policy principles in PPG13 and sustainable development principles in PPS1</p> |
| T8 | Bus Services and Facilities | No | <p>Policy not necessary as it repeats PPG13 – Para 74 states that local authorities should: identify the potential for improved interchange between different transport services and between public transport and walking and cycling.</p> <p>Para 6 of PPG13 states that local authorities should locate day to day facilities which need to be near their clients in local centres so that they are accessible by walking and cycling.</p> <p>PPS1 (Para 27 (vii)) states that planning authorities should reduce the need to travel and encourage accessible public transport provision to secure more sustainable patterns of</p> |

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| | | | transport development. Planning should actively manage patterns of urban growth to make the fullest use of public transport and focus development in existing centres and near to major public transport interchanges. |
| T13 | Development in The A500 Corridor | No | Repetition of RSS policy which contains specific guidelines on the control of the A500 corridor due to its strategic importance. Para 9.70 states that the A500 through North Staffordshire and the A50 to Derby and the M1 form part of a key route between the M1 and M6. They should be managed to protect their strategic role whilst facilitating regeneration in north Staffordshire and links between areas of opportunity and need within this corridor. |
| T14 | Development and the Highway Network | No | In the RSS (9.56) onwards, national and regional transport networks details policy for development of the local highway network. PPS1 and PPG13 also cover these policy details. In particular Paragraphs 76, 79, 87 and 89 sufficiently cover the policy detail. |
| T15 | Road Freight | No | Repeats national planning policy in PPG13. Para 23 states that where developments will have significant transport implications, transport assessments should be prepared and submitted alongside the relevant planning applications for development. For major proposals, the assessment should illustrate accessibility to the site by all modes and the likely modal split of journeys to and from the site. Further extensive detail is outlined in paragraphs 24 and 25. |
| C1 | Development and Open Space | No | Some repetition of CF3 in the RSS – there should be no added pressure on urban space/ playing fields and greenspace consistent with PPG17. Policy QE4 states that Local Authorities should maintain and enhance sports, playing fields and recreation grounds. Repeats national policy in PPG17 (Para 10) - Existing open space, sports and recreational buildings and land should not be built on unless an assessment has been undertaken which has clearly shown the open space or the buildings and land to be surplus to requirements. For open space, 'surplus to requirements' should include consideration of all the functions that open space can perform. Developers will need to consult the local community and demonstrate that their proposals are widely supported by them. |

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| C5 | Area of Search for Grouped Playing Fields | No | Policy is no longer relevant. The Council's strategy has changed and this site no longer needs to be safeguarded. |
| C6 | Recreation and Leisure – Built Facilities | No | Content reproduces national policy. PPS6, the sequential approach (Para 2.44). Transport accessibility and sustainability issues are adequately covered in PPS1 (sustainable development). |
| C7 | Recreation and Leisure – Land Extensive Activities | No | The parameters for development of facilities, are sufficiently covered by PPG17 (Para 20) general principles. |
| C10 | Diversion of Public Rights of Way | No | Repeats national policy in PPG17 (Para 32) – rights of way are an important recreational facility, which local authorities should protect and enhance. Local authorities should seek opportunities to provide better facilities for walkers etc |
| C12 | Development for Tourism | No | In terms of rural areas, tourism policy is discussed in detail in PPS7 (Para 34) tourism and leisure. It is also addressed in PPS6 and transport issues are addressed in PPS1, sustainable development and PPG13, transport. |
| C15 | Hotels, Guest Houses, Public Houses, Restaurants and Self-Catering Accommodation | No | The details of this policy are sufficiently covered by the sustainable development principles of PPS1, PPS7 (Para 34) on tourism and leisure and PPS9, Nature Conservation. General conformity with policy PA10 of the RSS on tourism. |
| C18 | New Primary School at Orme Road | No | Site has now been completed; therefore the policy is no longer needed. |
| C23 | New Community Facilities | No | This is a policy area sufficiently covered by the principles of sustainable development in PPS1. It is also addressed in PPG24 – planning and noise. |

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| N1 | Creation of Habitats and The Enhancement of Biodiversity | No | Repeats regional policy in the RSS – policies: QE2 (restoring degraded areas and managing and creating high quality new environments) and QE6 (the conservation, enhancement and restoration of the region’s landscape). PPS9 (Para 1, key principles) states that planning decisions should aim to maintain, and enhance, restore or add to biodiversity and geological conservation interests. Also, plan policies should promote opportunities for the incorporation of beneficial biodiversity and geological features within the design of development. |
| N5 | Protection of International Sites | No | Both these policies are covered by PPS9. This is specifically referred to in the LDS. |
| N6 | Protection of National Sites | No | |
| N11 | Woodland Management | No | Repetition of Policy QE8 (part A (i)) of the RSS – designing new planting and woodland expansion so as to maintain and enhance the diversity and local distinctiveness of landscape character within the region, ensuring that new planting does not adversely impact on the biodiversity of a site. Also covered in PPS9 (Para 10). |
| N23 | Derelict Land Reclamation | No | Repetition of policy QE2 in the RSS which states that Local Authorities should “increase the proportion of derelict land reclaimed”. Woodland planting is covered in policy QE8. This is also addressed in part in PPG14 – Development on Unstable Land. |
| N25 | Watercourses | No | Repeats policy QE9 (the water environment) in the RSS. This is also addressed in PPS25. |
| N26 | River and Canal Corridors | No | Repeats regional policy in the RSS (policy QE9 – The Water Environment). (vii) States that LPAs should maintain and enhance river and inland waterway corridors as key strategic resources, particularly helping to secure the wider regional aims of regeneration, tourism and the conservation of the built and historic environment. This is also addressed in PPS25. |

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| B1 | Historic Heritage | No | Repeats RSS policy QE5 (protection and enhancement of the historic environment and policy QE1. PPG15 (Para 1.1) states that it is fundamental to the Government's policies for environmental stewardship that there should be effective protection for all aspects of the historic environment. The physical survivals of our past are to be valued and protected for their own sake, as a central part of our cultural heritage and our sense of national identity. A priority of the community strategy is to conserve and enhance that which we value and to preserve the character of the towns and villages. |
| B21 | Development of Historic Gardens | No | Repeats national policy in PPG15 (Para 2.24). The effect of proposed development on a registered park or garden or its setting is a material consideration in the determination of planning applications. |
| B22 | Development of Historic Battlefields | No | Repeats national policy in PPG15 (Para 2.25) - historic battlefields. |

- * The Secretary of State who will consider whether to direct that these policies should be saved for a longer period in accordance with following criteria:
- i. the saved policies are consistent with national planning policies appearing in White Papers and Planning Policy Statements that have been published since the policies were adopted and are in general conformity with the regional spatial strategy;
 - ii. the saved policies address an existing strategic policy deficit and do not duplicate national or local policy;
 - iii. the operation of policies to be saved for longer than three years is not materially changed by virtue of other policies in the old plan not being saved; and
 - iv. even where policies are non-compliant with one or more of the above, the Secretary of State considers that it is appropriate for the policies to be saved for