

Foreword

Background

The 2004 planning reform introduced a new planning policy framework across the country. Furthermore Local Government reorganisation has resulted in the amalgamation of the 7 former Durham District and Borough Authorities with Durham County Council. As a result the new unitary council, Durham County Council as sole Local Planning Authority for County Durham, is preparing a new plan for the district known as the Local Development Framework. This new plan will transitionally replace the existing 9 adopted Local Plans. The new planning system made provision for the existing Local Plans to be 'saved' for an initial three year period. This is to ensure that they remained a material consideration for the determination of planning applications and to safeguard against a policy vacuum. This initial three year period ended on 27th September 2007. As the former Council's of County Durham were still in the early stages of preparing the new plan for their respective areas an application was made directly to the Secretary of State for Communities and Local Government to 'save' the Local Plan policies still considered necessary for a further three years. Each former Council's application was successful as a result directions were served on each Council confirming all policies to be saved and extending their life for a further three years. These policies can therefore continue to be used in the determination of planning applications. The remaining policies expired on 27th September 2007; they were effectively deleted on this date.

To make the application to the Secretary of State for Communities and Local Government, the Councils had to follow a strict protocol. The key considerations included whether the policies repeated or were contrary to national or regional planning policy, whether they contributed towards the overall development strategy for their areas and their contribution towards their respective Sustainable Community Plans. Any policies which did not meet the criteria could not be 'saved' beyond 27th September 2007.

To guide interested parties through the changes resulting from the direction and subsequent amalgamation of the former Councils of County Durham, the Council has prepared this simple, easy to use guide.

How to use this guide

This guide, together with the Adopted Proposals Map (Adopted Proposals Maps can be viewed at www.durham.gov.uk), should be used as the starting point to identify which policies are relevant to planning proposals and applications for a given geographical area within the County. For ease the chapters and policies identified in this document are in the same order as they appear in the relevant Local Plan. Next to each policy reference and title the status of that policy is clearly set out; colours have been used to differentiate between those policies which are 'saved' (Green) and those which have 'expired' (Pink).

For 'saved' policies:

- The full policy wording is identified;
- Readers are directed to the relevant page number of the Local Plan where the full policy justification can be viewed; and
- Where appropriate, key sections of national or regional policy have been identified to be used in conjunction with the policy.

For 'expired' policies:

- The appropriate action has been clearly identified. This usually directs the reader to a key piece of national or regional planning policy which has superseded the policy.

In addition to the above the following should be considered:

- Given the age of the Local Plans all 'saved' policies should be read in the context of national and regional planning policies, many of which post date the Local Plans. For a number of the 'saved' policies key sections of national and regional policy have been identified for the reader; it is important to note however that these references are intended as a starting point, additional national and regional policy may also be relevant; and
- It is also important to consider that new evidence (such as local housing need or play and recreation standards) has emerged since the Local Plan was adopted, considerable weight during the determination of planning applications.

Chester Le Street District Local Plan To 2006 (2003)

Chapter	Section	Pages
1	Natural Environment	3-9
2	Built Environment	10-14
3	Housing and Population	15 -21
4	Retailing	22-29
5	Chester Le Street Town Centre	30
6	Industry	31 -36
7	Recreation and Leisure	37-40
8	Tourism	41-44
9	Agriculture	45-49
10	Transport	50-53
11	Public Utilities	54 -56

CHESTER LE STREET

The Natural Environment

Ref	Local Plan Policy	Status
NE1	General Policy POLICY: Chester-le-Street District Council will seek to implement sustainable development, which is both environmentally friendly and meets the social and economic needs of the District. All development proposals must reflect the need to maintain and enhance the quality of life for all residents by balancing new development needs with the protection of valued and important aspects of the natural and built environments. The impact of development proposals will be considered against the need to respect the long term welfare of the environment by:- i) making the most efficient use of land, energy and other resources; ii) reducing the reliance on the use of the private motor car; iii) avoiding the risk of serious environmental damage, especially damage which may be irreversible or very difficult to undo. ACTION: Refer to Policy 2 of the North East of England Regional Spatial Strategy 2008 .	EXPIRED
NE2	Development Beyond Settlement Boundaries POLICY: Outside the settlement boundaries as defined on the Proposals Map, development will be strictly controlled. Permission for new dwellings will be granted only where there is a need to support existing agricultural or forestry activities, in the circumstances set out in Policy AG9. Where planning permission is required, development should:- i) Protect or enhance the character and quality of the countryside; ii) Be consistent with maintaining the economic sustainability of agriculture and other rural businesses; iii) Comply with the criteria of other relevant policies of the Local Plan. ALSO: Refer to page 16 of the Chester-le-Street Local Plan (2003) for full policy justification.	SAVED
NE3	Implementation of the North Durham Green Belt POLICY: As shown on the Proposals Map, Chester-le-Street District Council will implement and maintain a North Durham Green Belt from the north of Chester-le-Street town and the C2C cycle path to the County boundary, in the Lambton Park area and the River Wear Valley, south of Lambton Park, including the A167 and East Coast Main Line railway which will:- i) Check the unrestricted sprawl of the Tyne and Wear Conurbation ii) Prevent Chester-le-Street town and its surrounding villages from merging into each other, and prevent the merging of: a) Chester-le-Street town and Ouston/Urpeth Grange with the Tyneside conurbation; b) Chester-le-Street town, Chester Moor, Plawsworth, Nettleworth, Kimblesworth and Great Lumley with Durham City; and c) Chester-le-Street town, Bournmoor and Fencehouses with the Wearside conurbation iii) Assist in safeguarding the District's countryside from encroachment; and iv) Assist in the regeneration of the District's built up areas by recycling brownfield sites and other urban land. ALSO: Refer to page 18 of the Chester-le-Street Local Plan (2003) for full policy justification.	SAVED

NE4	Appropriate Development in the Green Belt	SAVED
<p>POLICY: Within the Green Belt, planning permission will only be granted for the construction of new buildings for the following purposes:-</p> <ul style="list-style-type: none"> i) agriculture and forestry unless permitted development rights have been withdrawn; ii) essential facilities for outdoor sport and recreation, for cemeteries and other uses of land that preserve the openness of the Green Belt; iii) proposals for the limited extension, alteration or replacement of existing dwellings, subject to policies in the Housing, Agriculture and Built Environment Chapters being satisfied; iv) the re-use or conversion of an existing building providing it conforms to the requirements of Policies AG6, AG7 and AG8 and it does not have a materially greater impact on the openness of the Green Belt; v) the extraction of minerals provided that high environmental standards are maintained and the site is restored to the satisfaction of the Minerals Planning Authority and to a use which preserves the openness of the Green Belt. <p>It is recognised that farmers in the Green Belt may need to introduce new non-agricultural enterprises in order to maintain and enhance their economic prospects. Their establishment will be permitted provided the proposals conform to Policy NE4.</p> <p>ALSO: Refer to page 21 of the Chester-le-Street Local Plan (2003) for full policy justification.</p>		
NE5	New Dwellings in the Green Belt	SAVED
<p>POLICY: There will be a presumption against the construction of new dwellings in the Green Belt. Planning applications in the Green Belt for:-</p> <ul style="list-style-type: none"> i) converting or extending an existing dwelling to provide an additional dwelling; or ii) siting or replacing a residential caravan or chalet will be treated in the same way as proposals for one or more new dwellings in the Green Belt. <p>ALSO: Refer to page 22 of the Chester-le-Street Local Plan (2003) for full policy justification.</p>		
NE6	Development Affecting the Visual Amenity of the Green Belt	SAVED
<p>POLICY: Development within, or conspicuous from, the Green Belt will not be granted where the proposal by virtue of its scale, siting, materials or design is detrimental to the visual amenity of the Green Belt.</p> <p>ALSO: Refer to page 22 of the Chester-le-Street Local Plan (2003) for full policy justification.</p>		
NE7	Sites of Special Scientific Interest (SSSI)	EXPIRED
<p>POLICY: Proposals for development in or likely to affect existing or proposed Sites of Special Scientific Interest (SSSI) will be subject to special scrutiny. Chester-le-Street District Council will not permit development which might destroy or could have an adverse impact, either directly or indirectly on the conservation value of a designated or future SSSI unless it can be proven that the development is of overriding national importance and no alternative site is available.</p> <p>In the exceptional case or circumstance where development is to be permitted which could adversely affect any such site, Chester-le-Street District Council will consider the use of planning conditions or seek to enter into Section 106 planning obligations with the developer to include measures to conserve and enhance the nature conservation interest in an appropriate location and where practical to provide replacement habitats and features where damage is unavoidable.</p>		

ACTION: This policy is no longer required as it repeats the guidance in **Planning Policy Statement 9: Biodiversity and Geological Conservation** and **North East of England Regional Spatial Strategy to 2021 (Adopted 2008) policies 8: Protecting and Enhancing the Environment** and **33: Biodiversity and Geo-diversity**.

NE8

Sites of Nature Conservation Importance and Local Nature Reserves

SAVED

POLICY: Local Nature Reserves, Sites of Nature Conservation Importance and other similar sites of nature conservation interest, which may be designated during the Plan period, will be protected according to their significance to nature conservation. Planning permission will be granted only for development proposals which:-

- i) Enhance the designated site; or
- ii) Do not harm the nature conservation interest of the site; or
- iii) Minimise damage to the designated site and compensate fully for the damage by habitat creation or enhancement elsewhere within the site or local area.

Where necessary, appropriate compensatory measures will be sought through the use of planning conditions and/or Section 106 planning obligations.

The designated sites are shown on the Proposals Map and include the following:-

Local Nature Reserves at:-

- 1) Congburn Wood

SNCIs of County Importance in wildlife terms at:-

- 1) Walters Wood, Ouston
- 2) Whitehill Hall Wood
- 3) Congburn Wood
- 4) East Farm Pond
- 5) Sacriston Wood
- 6) Lumley Woods
- 7) Forgebank Woods
- 8) Pelaw Hill Railway
- 9) Chester Dene
- 10) Brough's Gill Wood
- 11) Twizell Wood
- 12) River Team Woodlands
- 13) Waldrige Pit Heap Pond
- 14) Pockerly Hill Wood
- 15) Morton Hill Wood
- 16) Howlmire Gill
- 17) Hermitage Woods/Southburn Dene

SNCIs of County importance in geological terms at:-

- 1) Land adjacent to and encompassing part of Sacriston Wood
- 2) Land from Waldrige Fell through to Hermitage Woods/Southburn Dene
- 3) Land adjacent to A167 through to Blackdene Wood

SNCIs of District importance in wildlife terms at:-

- 1) Woodland adjacent to Blackburn Bank, Sacriston
- 2) Land adjacent to C2C cycle route, North Lodge, Chester-le-Street
- 3) Land to north of Southburn Dene, Chester-le-Street
- 4) Pelton Fell Banks, north of Pelton Fell
- 5) Harbour House Woods, Plawsworth

ALSO: Refer to page 24 of the **Chester-le-Street Local Plan (2003)** for full policy justification.

NE9	Wildlife Corridors	EXPIRED
<p>POLICY: Development which would harm the continuity or integrity of the wildlife habitat value of a Wildlife Corridor, as defined on the Proposals Map, will not be permitted. Harm will be assessed according to the impact of development on the value of the feature in terms of its continuity and ecological structure and diversity. The landscaping of new development within or adjacent to wildlife corridors will be required to make a positive contribution to their wildlife value.</p> <p>ACTION: Refer to Paragraph 12 of Planning Policy Statement 9: Biodiversity and Geological Conservation.</p>		
NE10	Ancient Woodlands	EXPIRED
<p>POLICY: Proposals which are detrimental to the nature conservation value and landscape quality of ancient woodlands, as defined on the Proposals Map, will not be permitted unless it can be clearly demonstrated that there are reasons for the proposal which clearly outweigh the need to safeguard the intrinsic nature conservation value and landscape importance of the woodland. In reaching such decisions, Chester-le-Street District Council will have full regard to the irreplaceability of these habitats.</p> <p>Where development is permitted, Chester-le-Street District Council will consider the use of planning conditions and Section 106 Obligations to ensure the protection and enhancement of the site's nature conservation interest.</p> <p>ACTION: Refer to Paragraph 10 of Planning Policy Statement 9: Biodiversity and Geological Conservation.</p>		
NE11	Tree Preservation and Planting	SAVED
<p>POLICY: Consent will only be granted for the cutting down, lopping, topping or uprooting of any tree protected by a Tree Preservation Order if the proposed work is necessary because:-</p> <ul style="list-style-type: none"> i) the survival or growth prospects of other protected trees is threatened; or ii) it can be proven that the tree is causing structural damage and no remedial action to the tree is possible; or iii) the tree is a danger to life or limb. <p>ALSO: Refer to page 27 of the Chester-le-Street Local Plan (2003) for full policy justification.</p>		
NE12	Trees and Hedgerows	EXPIRED
<p>POLICY: Development proposals will be required to take full account of trees, woodlands and hedgerows on, or adjacent to the site. If possible, development should avoid the need to remove trees and hedgerows. If removal is necessary, replanting of species appropriate to the existing nature conservation interest at a scale to be negotiated with Chester-le-Street District Council will be required on or adjacent to the site.</p> <p>ACTION: Refer to Hedgerow Legislation 1997 and High Hedge Regulation 2004.</p>		
NE13	Protected Species and Habitats	EXPIRED
<p>POLICY: Chester-le-Street District Council will not permit development which would adversely affect protected species or their habitats, unless it can be shown that the reasons for the proposed development outweigh any adverse affect on the species or their habitat. Where development is to be permitted, Chester-le-Street District Council will consider the use of planning condition and/or seek Section 106 Planning Obligations requiring the developer to implement measures necessary for species protection and/or habitat replacement.</p>		

	ACTION: Refer to Paragraphs 15 and 16 of Planning Policy Statement 9: Biodiversity and Geological Conservation	
NE14	Surface Water Quality	EXPIRED
	<p>POLICY: Chester-le-Street District Council will seek to protect and enhance the quality of surface water and groundwater by:-</p> <ul style="list-style-type: none"> i) preventing development in areas liable to flooding; ii) restricting development on unsuitable land unless it can be demonstrated that the development will not lead to the pollution of controlled waters; iii) preventing development which would damage surface and groundwater resources and their uses; iv) resisting development which would damage historic watercourses or compromise water quality. <p>ACTION: Refer to North East of England Regional Spatial Strategy 2008 Policy 34 (Aquatic and Marine Environment).</p>	
NE15	Areas of High Landscape Value	SAVED
	<p>POLICY: Chester-le-Street District Council will give special attention to maintaining and enhancing the landscape character and quality within the Beamish/Causey Arch and Wear Valley Areas of High Landscape Value, as defined on the Proposals Map. Proposals for development either within or on the edges of built up areas adjacent to AHLVs will only be permitted where they:-</p> <ul style="list-style-type: none"> i) are of a high standard of design; ii) reflect the scale and character of buildings in the area; and iii) do not detract from the high landscape quality. <p>ALSO: Refer to page 30 of the Chester-le-Street Local Plan (2003) for full policy justification.</p>	
NE16	Protection of Significant Views	EXPIRED
	<p>POLICY: The following significant views will be protected from inappropriate development:-</p> <ul style="list-style-type: none"> 1 of Lumley Castle from the Riverside and vice versa; 2 of Waldridge Fell and the Congburn Local Nature Reserve; 3 of the skyline of Chester-le-Street Town Centre including the Spire of St Mary's and St Cuthbert's Church. <p>Proposals for development within these vistas will be considered against the following criteria:-</p> <ul style="list-style-type: none"> i) the scale, height, siting or design of proposals; ii) the incorporation of features that enhance the character of the existing vistas through mitigating the effects of the development; and iii) the relevant policies of the Natural, Built Environment, Housing and Agriculture Chapters are satisfied. <p>ACTION: This policy is not longer required as it is covered by policies NE6 & NE15 of the Chester-le-Street District Local Plan (2003).</p>	
NE17	The District and Main Transport Corridors	EXPIRED
	<p>POLICY: The appearance of the District from the A1(M), A167, A693, the East Coast Main Line Railway and Leamside Railway Line will be maintained and, where necessary, enhanced by:-</p>	

- i) Appraisals of the routes to identify constraints and opportunities;
- ii) Encouraging, assisting and carrying out improvements to unsightly land and buildings as shown on the Proposals Map;
- iii) Requiring new development which complies with the relevant policies of the Local Plan, to respect its setting, and not detract from its surroundings through its design and landscaping.

ACTION: Refer to Policy 2 of the **Local Transport Plan 2 (2006-2011)**

NE18 Environmental Action Areas

EXPIRED

POLICY: Opportunities will be sought for the improvement of poor areas of degraded wildlife and landscape character by:-

- i) reclamation of land that becomes derelict and its subsequent improvement and management through tree planting, landscape and wildlife habitat creation;
- ii) the promotion of 'Action Areas', in order to identify at an early stage land that is in need of enhancement and management. Where such improvements are carried out, due regard will be given to existing nature conservation interest which may have developed since the land was abandoned;
- iii) promotion of suitable wildlife habitat creation in conjunction with Great North Forest programmes and Policies IN3, IN4, IN5, IN6, IN7, IN8, IN9 and TM2. Heathland establishment, a habitat type particularly characteristic of the District, will be especially favoured.

The identification of the area around Chester-le-Street Railway Station, the East Coast Main Line north of Chester-le-Street, land north of Fencehouses and west of the Leamside railway line as 'Action Areas' is a priority.

ACTION: Refer to Policy 2 of **North East of England Regional Spatial Strategy to 2021 (adopted 2008)**.

NE19 In-House Environmental Management

EXPIRED

POLICY: Chester-le-Street District Council will seek to promote in-house changes in the management of the natural environment, using best practice measures, in order to achieve techniques that are sympathetic to nature conservation.

ACTION: Policy is not relevant as it relates solely to Chester-le-Street District Council practices. Authority will cease to exist from April 2009.

NE20 Great North Forest

EXPIRED

POLICY: Chester-le-Street District Council will support the long term strategy for the implementation of a Community Forest in the North East. Development that is permitted within the Great North Forest, as defined on the Proposals Map, will be required to support the long term Forest Plan strategy and objectives of, where appropriate : -

- i) Providing for the retention and restoration of existing trees, hedges and woodland;
- ii) Providing for the integration of woodland planting into the development;
- iii) Protecting high quality landscape and improving the landscape of the area;
- iv) Protecting sites of ecological value and creating new opportunities for nature conservation;
- v) Providing opportunities for the diversification of farm business;
- vi) Increasing opportunities for employment, access, leisure, recreation, artistic, cultural and educational activities compatible with the Great North Forest objectives set out at Appendix VI and other relevant policies of the Local Plan.

Where relevant, in its consideration of applications within the Great North Forest, Chester-le-Street District Council will require proposals to be accompanied by appropriate

	<p>landscaping and planting details.</p> <p>ACTION: Refer to Policy 8 (Protecting and Enhancing the Environment) of North East of England Regional Spatial Strategy to 2021 (Adopted 2008).</p>
NE21	<p>Important Open Areas EXPIRED</p> <p>POLICY: In the important open areas separating Chester-le-Street town/Pelton Fell and Sacriston/Witton Gilbert, as shown on the Proposals Map, development will only be permitted provided that it does not detract from the objective of maintaining their open characters.</p> <p>ACTION: This policy is not longer required as it is covered by policies NE2 HP15 & HP16 of the Chester-le-Street District Local Plan (2003).</p>

The Built Environment

Ref	Local Plan Policy	Status
BE1	Heritage of the District	EXPIRED
	<p>POLICY: Chester-le-Street District Council will seek to conserve the historic heritage of the District by the promotion, maintenance, enhancement and protection of sites and features with particular archaeological, architectural or historic importance.</p> <p>ACTION: This was a statement of intent rather than a policy that could be used to assess planning applications. Refer to Ancient Monuments and Archaeological Areas Act 1979.</p>	
BE2	Public Art	SAVED
	<p>POLICY:Where development costs total £500,000 or more, Chester-le-Street District Council will encourage developers to devote at least 1% of those costs to the provision of works of art in new building and landscaping projects accessible to the general or client public. In determining planning applications, due regard will be given to the contribution made by any such works to the appearance of the scheme and the amenities of the area.</p> <p>ALSO: Refer to page 31 of the Chester le Street Local Plan (2003) for full policy justification.</p>	
BE3	Designation and Review of Conservation Areas	EXPIRED
	<p>POLICY: New Conservation Areas will be identified to cover areas of special architectural or historic interest by reference to some or all of the following elements:-</p> <ul style="list-style-type: none"> i) architectural and historic quality, character and coherence; ii) historic elements of topography, property boundaries and thoroughfares; iii) use and characteristic of traditional materials and detailing; iv) character and quality of open spaces, trees, vegetation, hedgerows and their relationship with each other and with buildings; v) archaeological interest and potential; vi) significant historic associations with people or events; vii) architectural style, details of layout or other features reflecting aspects of the historic evolution of the area; and viii) landmarks, vistas and panoramas. <p>The existing Conservation Area at Plawsworth will be kept under review and where necessary the boundaries will be amended.</p> <p>ACTION: None – it was a statement of intent rather than a policy that could be used to assess planning applications.</p>	
BE4	Development in Conservation Areas	SAVED
	<p>POLICY: Chester-le-Street District Council will allow new development and alterations within and/or adjoining Conservation Areas providing that:-</p> <ul style="list-style-type: none"> i) the proposed design, layout, massing, materials and scale respects the character of the Area; ii) materials, features and relief for building and hard landscaping must be appropriate to and sympathetic with the characteristic of the Area; iii) the proposal does not generate excessive traffic, parking, noise or other environmental problems which would be detrimental to the character and appearance of the Conservation Area; iv) the proposals meet the requirements of other relevant policies of the Local Plan; and 	

	<p>v) hard and soft landscaping and street furniture are appropriate to, and sympathetic with, the characteristics of the Area.</p> <p>Proposals which adversely affect the setting of a Conservation Area or the views into or out of the Area will not be permitted.</p> <p>ALSO: Refer to page 33 of the Chester le Street Local Plan (2003) for full policy justification.</p> <p>AND: Refer to Paragraphs 4.21 to 4.24 of Planning Policy Guidance 15: Planning and the Historic Environment.</p>	
BE5	Demolition in Conservation Areas	SAVED
	<p>POLICY: Conservation Area Consent for the demolition of buildings in a Conservation Area will only be granted where detailed plans can demonstrate:-</p> <ul style="list-style-type: none"> i) the demolition or replacement of the structure will not be detrimental to, and will positively enhance, the character or appearance of the area; ii) any proposals for replacement buildings accord with the special visual and architectural qualities of the area; iii) the letting of a contract for an approved redevelopment of the site has been secured. <p>ALSO: Refer to page 33 of the Chester le Street Local Plan (2003) for full policy justification.</p> <p>AND: Refer to Paragraphs 4.25 and 4.29 (in particular 4.27) of Planning policy Guidance 15: Planning and the Historic Environment.</p>	
BE6	Article 4 Directions (Restriction of Permitted Development Rights)	EXPIRED
	<p>POLICY: Where Chester-le-Street District Council considers there to be a real and specific planning threat to the character and appearance of a Conservation Area and that further protection is required, the permitted development rights will be withdrawn under Article 4 of the Town and Country Planning (General Permitted Development) Order 1995.</p> <p>ACTION: None – it was a statement of intent rather than a policy that could be used to assess planning applications.</p>	
BE7	Planting in Conservation Areas	EXPIRED
	<p>POLICY: The planting of native species of trees within Conservation Areas will be encouraged where consistent with the character and appearance of the Area, providing that they:-</p> <ul style="list-style-type: none"> i) do not adversely affect the quality of the area; ii) do not interfere with vehicular or pedestrian safety; or iii) do not adversely affect the sites of known or potential archaeological interest (NE11, BE10, BE12). <p>ACTION: None – it was a statement of intent rather than a policy that could be used to assess planning applications.</p>	
BE8	Advertisements in Conservation Areas	SAVED
	<p>POLICY: Within the Conservation Area, advertisements and signs will be approved where:-</p> <ul style="list-style-type: none"> i) they are related in size, scale, materials and character to the building on which they are mounted, or if free standing, to that of adjacent buildings; ii) the cumulative amount and scale of advertising will not detract from the appearance of 	

	<p>buildings;</p> <p>iii) they will not create a hazard or endanger pedestrian and highway traffic in the vicinity.</p> <p>Full internal illumination of signs will be resisted. External illuminated signs will be encouraged. (R12)</p> <p>ALSO: Refer to page 35 of the Chester le Street Local Plan (2003) for full policy justification.</p> <p>AND: Refer to Paragraphs 22 and 23 of Planning Policy Guidance 19: Outdoor Advertisement Control and Paragraphs 4.31 to 4.37 of Planning Policy Guidance 15: Planning and the Historic Environment.</p>	
BE9	Historic Parks and Gardens	SAVED
	<p>POLICY: Development within the designated Historic Parks and Gardens of Lumley Castle and Lambton Castle, as defined on the Proposals Map, or with future designations will only be permitted where it can be demonstrated that the proposal would conserve or enhance the special historic and landscape qualities of the designated area.</p> <p>ALSO: Refer to page 35 of the Chester le Street Local Plan (2003) for full policy justification.</p>	
BE10	Scheduled Ancient Monuments	SAVED
	<p>POLICY: As shown on the Proposals Map, there will be a presumption in favour of the preservation of scheduled ancient monuments and other nationally important monuments and their settings. Planning permission for development which would have an adverse affect on their site or setting will not be permitted.</p> <p>ALSO: Refer to page 36 of the Chester le Street Local Plan (2003) for full policy justification.</p>	
BE11	Sites of Archaeological Interest	EXPIRED
	<p>POLICY: Where important sites of archaeological interest are likely to be affected by development, their preservation in situ will be required. On those sites where preservation in situ is not feasible Chester-le-Street District Council will require the developer to make suitable arrangements to a brief prepared by the County Archaeological Officer, for the excavation and recording and publishing of the remains.</p> <p>ACTION: Refer to Planning Policy Guidance 16, section B.</p>	
BE12	Assessment of Sites of Archaeological Interest	EXPIRED
	<p>POLICY: Where development proposals affect sites of known or potential archaeological interest, Chester-le-Street District Council will require an archaeological assessment/evaluation to be submitted as part of the planning application. Planning permission will not be granted without adequate assessment of the nature, extent and significance of the remains present and the degree to which the proposed development is likely to affect them.</p> <p>ACTION: Refer to Planning Policy Guidance 16: Archaeology and Planning section B.</p>	
BE13	Archaeology and Tourism	EXPIRED
	<p>POLICY: Chester-le-Street District Council will seek to develop the educational and tourist potential of archaeological sites through their promotion, management and interpretation, providing that this does not adversely affect the archaeological features of the site in question.</p> <p>ACTION: None – it was a statement of intent rather than a policy that could be used to assess planning applications.</p>	

BE14	Archaeology and Landscape Management Practices	EXPIRED
	<p>POLICY: Chester-le-Street District Council will evaluate, and where necessary, make changes to its landscape management practices, and encourage others to do the same, to help ensure that the archaeological heritage of the District is preserved.</p> <p>ACTION: None – it was a statement of intent rather than a policy that could be used to assess planning applications.</p>	
BE15	Demolition of Listed Buildings	EXPIRED
	<p>POLICY: The total or substantial demolition of a Listed Building will only be considered for approval where Chester-le-Street District Council is satisfied that all other avenues for retention have been explored and found not to be feasible, and where there are also acceptable and detailed plans for redevelopment.</p> <p>ACTION: Refer to Planning Policy Guidance 15: Planning and The Historic Environment paragraph 3.16 and referral to English Heritage.</p>	
BE16	Demolitions with the Curtilage of a Listed Building	EXPIRED
	<p>POLICY: Proposals for the demolition of structures within the curtilage of a Listed Building will only be permitted where: -</p> <ul style="list-style-type: none"> i) the structure to be demolished does not make a significant contribution to the character of the Listed Building; ii) any redevelopment proposals meet the requirements of Policy BE17; and iii) the structure is not Listed in its own right or mentioned in the Listed description. <p>ACTION: Refer to Planning Policy Guidance 15: Planning and The Historic Environment paragraph 3.16 and referral to English Heritage.</p>	
BE17	The Settings of Listed Buildings	EXPIRED
	<p>POLICY: Chester-le-Street District Council will not permit development which adversely affects the setting of a Listed Building. Proposals for development which affects the setting or is within the curtilage of a Listed Building will only be appropriate where the following criteria are met:-</p> <ul style="list-style-type: none"> i) the detailed design is in keeping with the Listed Building in terms of scale, height, massing, roofscape and alignment; ii) the works proposed make use of traditional or sympathetic building materials, features and techniques which are in keeping with those found on the Listed Building; and iii) the proposal meets the requirements of other relevant policies in the Local Plan. <p>ACTION: Refer to Planning Policy Guidance 15: Planning and The Historic Environment paragraph 3.5, criteria iii.</p>	
BE18	Alterations, Extension and Conversions of Listed Buildings	EXPIRED
	<p>POLICY: Proposals for the alteration, extension or change of use of listed buildings will be required to preserve their special architectural or historic interest and will not be permitted unless:-</p> <ul style="list-style-type: none"> i) the architectural or historic elements which are important to the character of the building, including those in the interior, are retained and unaltered; ii) any new works respect the character and scale of the building and make use of traditional and/or sympathetic building materials which match or are in keeping with those found on the listed buildings; iii) the architectural details are in keeping with the listed building; and iv) all applications are accompanied by detailed drawings clearly showing all proposed works. 	

	<p>In the case of redundant listed buildings Chester-le-Street District Council will seek to promote their sensitive conversion to appropriate uses which do not detract from the architectural character or appearance of the building or its setting and providing that they comply with the above criteria.</p> <p>ACTION: Refer to Planning Policy Guidance 15: Planning and The Historic Environment paragraphs 3.12 to 3.15</p>	
BE19	Review of Listed Buildings	EXPIRED
	<p>POLICY: Chester-le-Street District Council will continually monitor buildings within the District and will suggest buildings for listing if they are considered suitable.</p> <p>ACTION: This was a statement of intent rather than a policy that could be used to assess planning applications. Work will be completed jointly with English Heritage.</p>	
BE20	Environmental Improvements	EXPIRED
	<p>POLICY: In partnership with public and private organisations Chester-le-Street District Council will endeavour to improve the environmental quality of the main towns and settlements within the District, through the implementation of Local Plan policies.</p> <p>ACTION: None – it was a statement of intent rather than a policy that could be used to assess planning applications</p>	
BE21	Designing Out Crime	EXPIRED
	<p>POLICY: In determining planning applications, Chester-le-Street District Council will have regard to the need for the design, layout and landscaping of the proposal to incorporate measures to reduce the opportunities for crime and to reduce the fear of potential crime. Where necessary, conditions will be imposed to ensure the implementation of such measures.</p> <p>Chester-le-Street District Council will liaise with the Police Architectural Liaison Officer on proposals which could provide opportunities for crime and will have regard to the advice in the document “Secured by Design”.</p> <p>ACTION: Refer to Planning Policy Statement 1 paragraphs 35 & 37 and Planning Policy Statement 3: Housing “Safer Places – the Planning System and Crime Prevention”.</p>	
BE22	Planning Obligations	SAVED
	<p>POLICY: Wherever necessary, Chester-le-Street District Council will seek to enter into planning obligations from developers to either enhance the quality of a proposal that is acceptable in principle, or to enable a proposal to go ahead which might otherwise be refused.</p> <p>ALSO: Refer to page 39 of the Chester le Street Local Plan (2003) for full policy justification.</p>	

Housing and Population

Ref	Local Plan Policy	Status																																
HP1	New Dwelling Requirements 1991 to 2006	EXPIRED																																
	<p>POLICY: In Chester-le-Street District about 2500 new dwellings will be provided between 1st April 1991 and 31st March 2006.</p> <p>ACTION: Refer to Policy 28 of North East of England Regional Spatial Strategy (Adopted July 2008) and the Strategic Housing Market Assessment once prepared.</p>																																	
HP2	New Dwelling Requirements 1997 to 2006	EXPIRED																																
	<p>POLICY: In Chester-le-Street District about 2500 new dwellings will be provided between 1st April 1991 and 31st March 2006.</p> <p>ACTION: Refer to Policy 28 of North East of England Regional Spatial Strategy (Adopted July 2008) and the Strategic Housing Market Assessment once prepared.</p>																																	
HP3	Lapsed Residential Commitments	EXPIRED																																
	<p>POLICY: In Chester-le-Street District about 2500 new dwellings will be provided between 1st April 1991 and 31st March 2006.</p> <p>ACTION: Refer to Policy 28 of North East of England Regional Spatial Strategy (Adopted July 2008) and the Strategic Housing Market Assessment once prepared.</p>																																	
HP4	Land Allocated for Residential Development	SAVED																																
	<p>POLICY: As the Proposals Map indicates, to meet the requirements of Policies HP1 and HP2, the following sites are allocated for residential development at Chester-le-Street, Sacriston, Fencehouses and Beamish:-</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;"><u>Chester-le-Street</u></th> <th></th> <th style="text-align: center;">Area (ha)</th> <th style="text-align: center;">No Of Dwellings</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td>Land at Hermitage Comprehensive School</td> <td style="text-align: center;">2.4</td> <td style="text-align: center;">80</td> </tr> <tr> <td style="text-align: center;">2</td> <td>Picktree Lane, Sacriston</td> <td style="text-align: center;">0.4</td> <td style="text-align: center;">13</td> </tr> <tr> <td style="text-align: center;">3</td> <td>Land at Mount Pleasant</td> <td style="text-align: center;">1.0</td> <td style="text-align: center;">32</td> </tr> <tr> <td style="text-align: center;">4</td> <td>Back of Lingey House Farm</td> <td style="text-align: center;">1.0</td> <td style="text-align: center;">30</td> </tr> <tr> <td style="text-align: center;">5</td> <td>Holly Crescent <u>Ouston/Urpeth Grange</u></td> <td style="text-align: center;">2.1</td> <td style="text-align: center;">47</td> </tr> <tr> <td style="text-align: center;">6</td> <td>Land adjacent to the Brooms Public House*</td> <td style="text-align: center;">1.9</td> <td style="text-align: center;">42</td> </tr> <tr> <td style="text-align: center;">7</td> <td>Land at Pelton/Newfield**</td> <td style="text-align: center;">8.5</td> <td style="text-align: center;">178</td> </tr> </tbody> </table> <p>* Within the site boundary of the allocation adjacent to the Brooms Public House, explicit provision should be made for public open space to include an equipped children's playground and a playing pitch or kickabout area in accordance with Policies RL4 and RL5 of the Local Plan.</p> <p>** Within the site boundary of the allocation at Pelton/Newfield, appropriate landscaping should be provided on the north-eastern and south-eastern boundaries, in addition to the provision of single storey buildings in the south-eastern area of the site.</p> <p>ALSO: Refer to page 58 of the Chester Le Street District Local Plan to 2006 (2003) for full policy justification.</p>		<u>Chester-le-Street</u>		Area (ha)	No Of Dwellings	1	Land at Hermitage Comprehensive School	2.4	80	2	Picktree Lane, Sacriston	0.4	13	3	Land at Mount Pleasant	1.0	32	4	Back of Lingey House Farm	1.0	30	5	Holly Crescent <u>Ouston/Urpeth Grange</u>	2.1	47	6	Land adjacent to the Brooms Public House*	1.9	42	7	Land at Pelton/Newfield**	8.5	178
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7	Land at Pelton/Newfield**	8.5	178																															

HP5 Phasing of New Residential **EXPIRED**

POLICY: Chester-le-Street District Council will phase the release of the following residential sites allocated in Policy HP4, after 1st January 2003 in order to ensure that market demand would not exhaust the total provision for housing in the early years of the Local Plan:-

Site	Total No of Units	No of dwellings to be phased
HP4.6 Land adjacent to the Brooms Public House	42	42
HP4.7 Land at Pelton/Newfield	178	90
TOTAL	220	105

ACTION: Refer to Policy 4, Policy 5 and Policy 28 of the **North East of England Regional Spatial Strategy** (Adopted July 2008) and the **Strategic Housing Market Assessment** once prepared.

HP6 Residential within Settlement Boundaries **SAVED**

POLICY: Proposals for residential development not allocated in the Local Plan will only be permitted within the defined settlement boundaries of the following settlements as shown on the proposals Map:

Chester-le-Street;
Great Lumley;
Sacriston;
Pelton/Newfield/Pelton Lane Ends;
Bournmoor;
Fencehouses;
Ouston/Urpeth Grange;
Nettlesworth and Kimblesworth;

Provided that:

- i) the site is classified as previously developed land
- ii) the proposal fulfils the general criterion of Policy HP9, Appendix I and other relevant policies of the Local Plan

ALSO: Refer to page 62 of the **Chester Le Street District Local Plan to 2006 (2003)** for full policy justification.

HP7 Boundary Changes and Limited Infill within Settlement Boundaries **SAVED**

POLICY: As shown on the Proposals Map, the boundaries of the following settlements will be amended to reflect administrative boundary changes and / or historic alterations to the settlement fabric:-

High Handenhold and Plawsworth

As shown on the Proposals Map, residential development will be permitted within the respective settlement boundaries of these settlements provided :

- i) The site is classed as previously developed land;
- ii) The site is accessible by public transport, walking and cycling or the proposal can enhance such provision;
- iii) The site is readily accessible to employment, educational retail community and other facilities by modes of travel other than the car;
- iv) The site can be sustained by the capacity of existing or potential infrastructure, including public transport, physical infrastructure and social infrastructure (such as schools) or can facilitate their continued level of provision;

- v) The proposal is appropriate in scale, character and location and fulfils Policies HP9, HP10, Appendix I and other relevant policies of the Local Plan
- vi) New residential development within Plawsworth, must also comply with Policies BE4 to BE8 reflecting the settlement's Conservation Area status.

ALSO: Refer to page 62 of the **Chester Le Street District Local Plan to 2006 (2003)** for full policy justification.

AND: refer to **Planning Policy Statement 3: Housing.**

HP8 Infill within Settlement Boundaries **SAVED**

POLICY: No outward expansion and, therefore, no change in settlement boundaries are proposed although, as shown on the Proposals Map, small scale residential development will be permitted within the defined settlement boundaries of the following settlements : -

- Beamish
- Chester Moor
- Grange Villa
- Pelton Fell
- Pelton Fell North
- Perkinsville
- Picketree
- Waldridge
- West Pelton
- Edmondsley

Provided that :

- i) The site is classed as previously developed land;
- ii) The site is accessible by public transport, walking and cycling or the proposal can enhance such provision;
- iii) The site is readily accessible to employment, educational retail community and other facilities by modes of travel other than the car;
- iv) The site can be sustained by the capacity of existing or potential infrastructure, including public transport, physical infrastructure and social infrastructure (such as schools) or can facilitate their continued level of provision;
- v) The proposal is appropriate in scale, character and location and fulfils Policies HP9, HP10, Appendix I and other relevant policies of the Local Plan.

ALSO: Refer to page 62 of the **Chester Le Street District Local Plan to 2006 (2003)** for full policy justification.

AND: refer to **Planning Policy Statement 3: Housing.**

HP9 Residential Design Criteria - General **SAVED**

POLICY: Within the boundaries of those settlements listed in Policies HP6, HP7 and HP8, as defined on the Proposals Map, residential development will only be acceptable where the proposal fulfils the following criteria:-

- i) Relates well to the surrounding area, respects its predominant character, street pattern, setting and density, and avoids damage to the amenities of adjoining properties;
- ii) Provides an attractive, efficient and safe residential environment;
- iii) Provides adequate privacy in the rooms, gardens and other outdoor areas of the proposed dwellings and adjacent properties;
- iv) Provides adequate daylight entering the principal rooms of the proposed dwellings and existing adjacent properties;

	<ul style="list-style-type: none"> v) Provides adequate garaging or car parking in accordance with Appendix X; vi) Provides adequate open space for children's play areas and landscaping; vii) Provides adequate open private amenity space within individual dwelling plots; viii) Provides convenient and safe pedestrian and cycle access to recreational facilities, e.g. children's play areas and playing fields, and other local services, e.g. shops and public transport; ix) Discourages unauthorised public access to adjoining agricultural land; x) Provides convenient and safe road access for residents, visitors and service vehicles. Where appropriate, new housing development will be required to provide traffic calming measures, or Chester-le-Street District Council may ask the developer to provide a traffic impact study to assess the need for traffic calming measures; xi) Roads are made suitable for adoption by the County Highways Authority where new development exceeds 3 dwellings; xii) Incorporates, as far as possible, existing landscape features and provisions are made for new landscaping. xiii) Regard is given to the indicative standards for residential estate design and/or household extensions in Appendix I. xiv) Achieves a minimum net density of 30 dwellings per hectare. Higher net densities will be sought on sites within walking distance of public transport and Chester-le-Street Town Centre. <p>ALSO: Refer to page 64 of the Chester Le Street District Local Plan to 2006 (2003) for full policy justification.</p> <p>AND: use in conjunction with Planning Policy Statement 3: Housing</p>	
HP10	<p>Backland Development</p> <p>POLICY: Within the settlement boundaries, as defined on the Proposals Map, backland development will only be permitted where:-</p> <ul style="list-style-type: none"> i) a separate and satisfactory vehicular access can be provided; ii) the amenity of both new and existing properties can be safeguarded; iii) the proposal is in keeping with the scale and character of existing development in the locality; and iv) the proposal conforms to the General Criteria of Policy HP9 and other relevant policies of the Local Plan. <p>Tandem development will not be permitted.</p> <p>ALSO: Refer to page 65 of the Chester Le Street District Local Plan to 2006 (2003) for full policy justification.</p> <p>AND: Refer to County Durham Local Transport Plan 2 for parking standards and Planning Policy Statement 3: Housing, Annex B for the definition of previously developed land.</p>	SAVED
HP11	<p>Residential Extensions</p> <p>POLICY: Within the settlement boundaries as defined on the Proposals Map, extensions to existing residential properties will not be acceptable where:-</p> <ul style="list-style-type: none"> i) they would have an adverse effect on the scale, form and character of the existing building, any neighbouring property, or the locality in general; ii) they would cause an unacceptable loss of light or privacy to adjacent properties, or significantly affect their amenities; iii) they would impair highway safety, or lead to inadequate car parking provision within the curtilage of the property; 	SAVED

- iv) in the case of side extensions, they would alter the character of the street by linking adjacent properties; or
- v) the extension is so large, it will seriously diminish the private space around the original dwelling.

ALSO: Refer to page 65 of the **Chester Le Street District Local Plan to 2006 (2003)** for full policy justification.

AND: Refer to **County Durham Local Transport Plan 2** for Parking Standards

HP12 Residential Subdivisions to Flats or Bedsits SAVED

POLICY: Proposals for the subdivision and conversion of existing large dwellings or other large buildings or self contained flats will only be acceptable where:-

- i) the development is well served by public transport, shopping and community facilities;
- ii) the property is suitable for conversion to the number and type of units proposed, without significant detrimental impact on the character of the area and the amenities of adjoining properties i.e. noise and privacy;
- iii) there would be no intensification of activity or an increase in traffic generation either vehicular or pedestrian, which would detract from either the character or amenity of the area;
- iv) the District Council's standards regarding satisfactory access and car/cycle parking are met in accordance with Appendix X.

ALSO: Refer to page 66 of the **Chester Le Street District Local Plan to 2006 (2003)** for full policy justification.

AND: Refer to **County Durham Local Transport Plan 2** for Parking Standards

HP13 Affordable Housing SAVED

POLICY: Chester-le-Street District Council will seek to negotiate with applicants for the provision of an element of affordable housing suitable for those who are unable to buy or to rent in the open market:-

- (i) on allocated housing sites;
- (ii) on windfall housing sites;
- (ii) on residential redevelopment schemes;

where the development site has a capacity of 15 or more dwellings (or the site exceeds 0.5 hectares regardless of the number of dwellings). Provision of affordable housing will be sought on the basis of the initial indicative target figure of 30%.

Only in exceptional circumstances may affordable housing be provided through a financial or other contribution towards the provision of affordable housing on another site in the Local Planning Authority's area.

To ensure that the housing provided under this Policy remains available to provide affordable housing for local people, the Council will impose appropriate conditions or seek planning obligations in respect of the affordable housing element of any scheme for which planning permission is to be granted. Permitted development rights will be withdrawn from such housing to prevent its enlargement or alteration in any way which would reduce its affordability.

In addition, the Council will encourage the provision of low-cost market housing through residential subdivisions subject to Policy HP12; through schemes for living over the shop under Policy HP14; and by bringing vacant housing back into use.

	<p>ALSO: Refer to page 67 of the Chester Le Street District Local Plan to 2006 (2003) for full policy justification</p> <p>AND: Use in conjunction with Planning Policy Statement 3: Housing, paragraphs 3, 9, 10,15, 22-24, 27-30 and 33 in particular and Planning Policy Statement 7: Sustainable Development in Rural Areas.</p>	
HP14	Living Over Shop	EXPIRED
	<p>POLICY: Chester-le-Street District Council will promote 'Living over the Shop' schemes in its town and village centres, and in Chester-le-Street town centre.</p> <p>ACTION: Refer to Planning Policy Statement 6: Positive Planning for Town Centres: A Plan Led Approach paragraph 2.21 and Planning Policy Statement 3: Housing, paragraph 36 in particular.</p>	
HP15	Community Provision	SAVED
	<p>POLICY: On sites of 10 or more dwellings, Chester-le-Street District Council will seek to negotiate with developers a contribution, where appropriate, to the provision and subsequent maintenance of related social, community, infrastructure and/or recreational and leisure facilities in the locality where such provisions are necessary and directly related to the development being proposed, in accordance with Policies BE2, BE22, R17, RL5 and RL6.</p> <p>ALSO: Refer to page 70 of the Chester Le Street District Local Plan to 2006 (2003) for full policy justification.</p>	
HP16	Enclosure of Open Land in Residential Areas	SAVED
	<p>POLICY: Proposals for the change of use or enclosure of public open spaces, landscaping and amenity strips of land for private residential purposes, will be expected to have regard to:-</p> <ul style="list-style-type: none"> i) the effect upon the residential amenity and character of the area, and ii) the use and location of the land in question; iii) the effect upon highway safety; and iv) the design and style of the means of enclosure. <p>ALSO: Refer to page 71 of the Chester Le Street District Local Plan to 2006 (2003) for full policy justification.</p>	
HP17	Residential Institutions and Hotels	SAVED
	<p>POLICY: Within the settlement limits as defined on the Proposal Map, hostels and homes providing group accommodation for people in need of care will only be permitted if the development:-</p> <ul style="list-style-type: none"> i) is well served by public transport, shopping and community facilities; ii) does not result in changes to the character and appearance of an existing building or its curtilage which would be significantly detrimental to visual amenity (e.g. fire escape); iii) provides amenity open space within the site to meet the needs of residents commensurate with the site and capacity of the building; iv) is compatible with other relevant policies in the Local Plan; v) where, in the case of new build, it is appropriate in scale, character and appearance to the surrounding area; or vi) where in the case of conversion, the property is suitable for conversion to the number and type of units proposed, without significant detrimental impact on the character of the area and the amenities of adjoining properties. <p>ALSO: Refer to page 72 of the Chester Le Street District Local Plan to 2006 (2003) for full policy justification.</p>	

HP18

Gypsy Sites

SAVED

POLICY:

- i) Proposals for gypsy caravan sites will be permitted which meet the following criteria:-
- ii) the site is satisfactorily assimilated into its surroundings by existing or proposed landscaping;
- iii) the site would not conflict with policies to protect the Green Belt, open countryside, buildings of historic or archaeological importance, any sites of wildlife or nature conservation interest or protected landscape areas;
- iv) the site would not give rise to unacceptable highway access or service provision problems; and
- v) the amenity of existing residents in the locality are not adversely affected by noise, disturbance or other consequences of the proposal.

ALSO: Refer to page 72 of the **Chester Le Street District Local Plan to 2006 (2003)** for full policy justification.

AND: Refer to circular 01/06 **(ODPM) Planning for Gypsy and Traveller Caravan Sites.**

Retailing

Ref	Local Plan Policy	Status
R1	Major Retail Development and other Key Town Centre Functions	SAVED
	<p>POLICY: Where a clearly-defined need for major retail development and/or other key town centre functions has been identified, the first preference for such uses will be given to sites within the defined Town Centre of Chester-le-Street.</p> <p>Where it can be demonstrated that the proposed use cannot be accommodated in the Town Centre, preference will be given to sites in the following sequence of locations:</p> <ul style="list-style-type: none"> i) next to or within 200-300 metres of the edge of Chester-le-Street Town Centre as defined in the Proposals Map; ii) within local retailing centres of Chester-le-Street town as defined on the Proposals Map; iii) elsewhere within the defined settlement boundary of Chester-le-Street <p>In all cases it will be necessary, in addition, to satisfy the requirements of Policies R2 and R10.</p> <p>ALSO: Refer to page 77 of the Chester-le-Street Local Plan (2003) for full policy justification.</p> <p>AND: Pay due consideration to the changes in Use Class resulting from the Use Class (Amendments) Order (2005)</p>	
R2	Major Retail Development and Key Town Centre Functions Beyond The Town Centre	SAVED
	<p>POLICY: Where a sequential approach has been undertaken, and planning permission is sought on a site that lies beyond the defined Town Centre boundary, prior to granting planning approval, Chester-le-Street District Council will want to be satisfied that:</p> <ul style="list-style-type: none"> i) the scale of the development, either on its own or cumulatively with other such provision for key town centre development, would neither significantly harm, nor prejudice future investment necessary to sustain the vitality and viability of existing town centres or local centres: including Chester-le-Street Town Centre and local centres within this District, and also nearby town centres and local centres outside the District; ii) the site can be safely accessed by a choice of modes of transport including cyclists, pedestrians and those with special needs; and iii) the development will not have an inflationary effect on car travel and that the site can be serviced by Public Transport; <p>Developers submitting planning applications for major retail developments will be required to submit a Retail Impact Assessment to demonstrate that the above criteria will be met.</p> <p>For 'saved' policies insert text;</p> <p>ALSO: Refer to page 77 of the Chester-le-Street Local Plan for full policy justification.</p> <p>AND: Pay due consideration to the changes in Use Class resulting from the Use Class (Amendments) Order (2005)</p>	

R3	Retail Warehouses and Bulky Goods Retailing	SAVED
<p>POLICY: Where it can be satisfactorily demonstrated that there are no suitable alternative sites within or on the edge of the defined Chester-le-Street Town Centre boundary in accordance with the 'Sequential Approach' defined in Policies R1 and R2, proposals for retail warehouses and factory outlet centres selling primarily furniture, DIY products, bulky household goods and motor accessories will only be permitted within the defined settlement boundaries of Chester-le-Street subject to the fulfilment of the criteria (i) to (iii) of Policy R2.</p> <p>(R1, R2, R10)</p> <p>ALSO: Refer to page 79 of the Chester-le-Street Local Plan (2003) for full policy justification.</p>		
R4	New Retail Opportunities	EXPIRED
<p>POLICY: As shown on the Proposal Map, redevelopment of land at the Burns in Chester-le-Street Town Centre, will be permitted for a retail food store (Class A1 use) provided the proposal complies with Policies BE17, R10 and other relevant Policies of the Local Plan.</p> <p>ACTION: None: policy is out of date.</p>		
R5	Chester-le-Street Market	EXPIRED
<p>POLICY: Chester-le-Street District Council will seek to safeguard and enhance the vitality and viability of the Chester-le-Street open market.</p> <p>ACTION: none: Marketplace has been redeveloped and will form part of the town centre masterplan.</p>		
R6	Non-Retail Uses in Primary Shopping Frontages	SAVED
<p>POLICY: Within the primary shopping frontages of the Town Centre, as defined on the Proposals Map, proposals for the change of use from retail (Class A1) at ground floor level to non-retail uses will not be permitted.</p> <p>ALSO: Refer to page 81-2 of the Chester-le-Street Local Plan (2003) for full policy justification.</p> <p>AND: Pay due consideration to the changes in Use Class resulting from the Use Class (Amendments) Order (2005)</p>		

R7	Non-Retail Uses in Secondary Shopping Frontages	SAVED
<p>POLICY: Within the following Secondary Shopping Frontages defined on the Proposals Map:-</p> <ul style="list-style-type: none"> a) Chester-le-Street Front Street b) North Burns c) South Burns d) Bridge End <p>Proposals for the change of use from Retail (Class A1), at ground floor level, to uses within Class A2 (banks, building societies, estate agents and betting offices) or A3 (restaurants, cafes, hot-food takeaways and public houses), laundrettes, community, leisure and recreational uses will be acceptable in principle, where:-</p> <ul style="list-style-type: none"> i) the proportion of non-retail uses either individually or cumulatively does not exceed 40% of the respective street-level frontage; ii) the proposal fulfils Policies R9, R10, R11, R12, R13 and R14 of this Chapter and other relevant policies of this Local Plan. <p>ALSO: Refer to pages 81-2 of the Chester-le-Street Local Plan (2004) for full policy justification.’</p> <p>AND: Pay due consideration to the changes in Use Class resulting from the Use Class (Amendments) Order (2005)</p>		
R8	Amusement Centres/Arcades	EXPIRED
<p>POLICY: Amusement centres/arcades will only be permitted in the secondary shopping frontage of the Town Centre and within the Local Centres, as defined on the Proposals Map provided that:-</p> <ul style="list-style-type: none"> i) there will be no adverse effect on the neighbourhood in terms of noise and visual disturbance; and ii) a shop type display with window displays is provided. <p>Planning permission will be subject to conditions restricting noise and hours of operation.</p> <p>ACTION: Refer to Planning Policy Statement 6: Planning for Town Centres.</p>		
R9	Provision of Window Displays	EXPIRED
<p>POLICY: Development in the primary or secondary shopping frontages of the town centre, including alterations and changes of use will be required to provide and maintain window displays.</p> <p>ACTION: Refer to PPS6. Reason for expiry: Policy considered to be not locally specific and is adequately covered in subsequent policies.</p>		
R10	Design for Retailing and Town Centre Developments: General	EXPIRED
<p>POLICY: Where proposals for either new, or the extension of existing retail or town centre uses are acceptable in principle under the relevant policies of this Chapter, Chester-le-Street District Council will need to be satisfied that:-</p> <ul style="list-style-type: none"> i) the development can be adequately and safely serviced, with provision for car and cycle parking to serve customers and employees in accordance with the parking standards set out in Appendices X; ii) the scale and character of the proposed development is in keeping with the size and role of the location and where necessary enhances local character; iii) a safe and secure pedestrian environment is created, protected from the elements 		

	<p>where possible, designed to ensure ease of use throughout by people with disabilities and those with pushchairs;</p> <p>iv) provision is made for separately accessed accommodation above ground floor units where the scheme is also to meet a housing need;</p> <p>v) the proposal makes adequate provision for the disposal of litter;</p> <p>vi) there will be no adverse effect on the amenity of nearby dwellings; and</p> <p>vii) the proposal complies with Policies BE20, R11, R13 and R14 and other relevant policies of the Local Plan.</p> <p>In addition, where a new major retail development is proposed, consideration will be given to the desirability of providing:</p> <p>i) public waste recycling facilities; and</p> <p>ii) public seating and public conveniences including facilities for people with disabilities and baby changing and feeding facilities.</p> <p>ACTION: Refer to Planning Policy Statement 6: Planning for Town Centres, the Building Regulations and the Disability Discrimination Act.</p>
R11	<p>Shop Front Design: General SAVED</p> <p>POLICY: Planning permission for new shop fronts will be granted provided that they meet the following criteria:-</p> <p>i) the shop front shall be considered as an intrinsic part of the building. The shop front should be in keeping with the character of the building and surrounding area. It should be designed and sited to be in proportion with, and sympathetic to, its setting and should not detract from the building's appearance or from the visual amenity of the immediate neighbourhood (see Appendix II); and</p> <p>ii) the removal of historic shop fronts should be avoided: repair and maintenance are preferable. Existing architectural or historic features worthy of preservation are to be retained and incorporated into the new shop front design.</p> <p>For 'saved' policies insert text;</p> <p>ALSO: Refer to page 85 of the Chester-le-Street Local Plan (2003) for full policy justification.</p>
R12	<p>Shop Front Design: Advertisements EXPIRED</p> <p>POLICY: Advertisement consent for signs on shops or businesses will only be permitted if:-</p> <p>i) there is no adverse affect on amenity and highway safety;</p> <p>ii) the signs are of a compatible size and height to the unit; and</p> <p>iii) the signs are of a design which is sympathetic to both the existing unit and the surrounding area. (BE8)</p> <p>ACTION: Refer to Planning Policy Statement 6: Planning for Town Centres.</p> <p>Reason for expiry: Policy considered to be not locally specific and is adequately covered in subsequent policies.</p>

R13	Shop Front Design: Disabled Access	EXPIRED
<p>POLICY: Planning permission for the construction or conversion to new retail outlets, and the extension to existing retail outlets will only be approved where provision is made for disabled persons access, except where the applicant can demonstrate that the physical constraints of the provision prejudice the viability of the development.</p> <p>ACTION: Refer to Planning Policy Statement 6: Planning for Town Centres, the Building Regulations and the Disability Discrimination Act.</p>		
R14	Shop Front Design: Security Shutters	EXPIRED
<p>POLICY: Protective roller shutters will be approved provided that they meet the following criteria:-</p> <ul style="list-style-type: none"> i) the box is incorporated within the fascia; ii) the roller shutters are coloured to match the shop front or fascia and the colour is in keeping with the surroundings; and iii) shutters of perforated design are used <p>ACTION: Refer to Planning Policy Statement 6: Planning for Town Centres. Reason for expiry: Policy considered to be not locally specific and is adequately covered in subsequent policies.</p>		
R15	Retailing in Local Centres	SAVED
<p>POLICY: As defined on the Proposals Map, within the Local Centres of:-</p> <ul style="list-style-type: none"> 1) Sacriston; 2) Pelton; 3) Fencehouses; 4) Great Lumley; 5) Gibside, Chester-le-Street; 6) Garden Farm, Chester-le-Street, <p>new development and limited extensions for non-retail uses and other community and employment uses will be permitted provided that:-</p> <ul style="list-style-type: none"> i) the proposal does not undermine the vitality and viability of Chester-le-Street Town Centre; ii) the proportion of non-retail uses either individually or cumulatively does not exceed 60% of the respective street-level frontage; iii) the proposal will have no adverse affect on the amenity of nearby dwellings; iv) the proposal complies with the relevant criteria of Policies R9, R10, R11, R12, R13 and R14; and v) the proposal meets the requirements of other relevant policies of the Local Plan. <p>ALSO: Refer to page 87 of the Chester-le-Street Local Plan (2003) for full policy justification.</p> <p>AND: Pay due consideration to the changes in Use Class resulting from the Use Class (Amendments) Order (2005)</p>		

R16	Retailing Beyond Local Centres	SAVED
<p>POLICY: As defined on the Proposals Map, within the Settlement Boundaries of both the smaller settlements of the District, and of those settlements identified in Policy R10, new development and limited extensions for small-scale retail use will be permitted beyond the defined Local Centres, provided that the proposals:-</p> <ul style="list-style-type: none"> i) are within reasonable walking distance of residential areas; and ii) will have no adverse affect on the amenity of nearby dwellings; iii) comply with the criteria of Policies R10, R11, R12, R13, R14; and iv) meet the requirements of other relevant policies of the Local Plan; and v) are not more than 100 square metres in floor area. vi) will not adversely undermine the vitality and viability of existing Retailing Areas defined in Policies R1 and R15. <p>ALSO: Refer to page 89 of the Chester-le-Street Local Plan (2003) for full policy justification.</p>		
R17	Residential Development and Local Retail Needs	SAVED
<p>POLICY: Major new residential developments which are not within reasonable walking distance of existing shops will be required to make provision for small local shops to serve the everyday needs of their residents, which are not more than 100 square metres in floor area. Chester-le-Street District Council will need to be satisfied that proposals meet the criteria of Policy R16.</p> <p>ALSO: Refer to page 89 of the Chester-le-Street Local Plan (2003) for full policy justification.</p>		
R18	Retention of Existing Local Shops	SAVED
<p>POLICY: Chester-le-Street District Council will not permit in the following locations:-</p> <ol style="list-style-type: none"> 1) Local Retailing Centres 2) Village Shops <p>the change of use away from Retail (Class A1) uses which would result in the loss of an existing shop, which provides for the day-to-day shopping needs of the immediate vicinity, unless it can be demonstrated by the applicant that:-</p> <ul style="list-style-type: none"> i) the proposals either individually or cumulatively with other uses outside Class A1, would not affect the predominant retail function of the shopping area; or ii) alternative facilities are available within reasonable walking distance for residents who live within the pedestrian catchments area of the existing shop; or iii) a retail use is no longer economically viable or required by the local community <p>ALSO: Refer to page 90 of the Chester-le-Street Local Plan (2003) for full policy justification.</p>		
R19	Food and Drink	SAVED
<p>POLICY: Food and Drink (Class A3) uses will be considered appropriate in principle within the following locations:-</p> <ol style="list-style-type: none"> 1) the secondary shopping frontage of Chester-le-Street Town Centre subject to Policy R7 and within the wider Town Centre boundary as defined on the Proposals Map; 		

- 2) within the boundaries of **Local Retailing Centres subject to Policy R15;**
- 3) as part of local shopping provision in new housing or mixed-use development subject to Policy R17; or
- 4) as ancillary provision at tourist, leisure and recreation facilities.

When determining applications for A3 uses, Chester-le-Street District Council will only permit proposals where all the following criteria are met:-

- i) there is no detrimental impact on the amenity of the occupants of residential property from noise, fumes, smell, lighting, activity levels, or hours of operation at the site;
- ii) there are no overriding highway objections;
- iii) adequate provision is made for disposal of litter and waste materials;
- iv) there is no adverse impact on the open/rural character of the countryside and the ecology of the site and its surroundings; and
- v) the proposal satisfies the criteria of Policies R10, R11, R12, R13 and R14 and other relevant policies of the Local Plan.

ALSO: Refer to page 91 of the **Chester-le-Street Local Plan (2003)** for full policy justification.

AND: Pay due consideration to the changes in Use Class resulting from the **Use Class (Amendments) Order (2005)**

R20

Motor Vehicle Sales and Petrol Filling Stations

SAVED

POLICY: Development of new petrol filling stations or the sale or display of motor vehicles will only be permitted where:-

- i) They are located within the defined settlement boundaries shown on the Proposal Map;
 - ii) There will be no adverse impact on the amenity of nearby dwellings or highway safety; and
 - iii) Where the Class A1 retail element of the petrol filling station remains ancillary to the main function of the development and that the enterprise does not undermine the vitality and viability of the retailing centres identified in Policies R1 and R15 or put at risk a nearby village shop. For the sale or display of motor vehicles, planning permission will be subject to a condition restricting the retail use of vehicle sales, parts and motoring accessories.
- iii) Where the Class A1 retail element of the petrol filling station remains ancillary to the main function of the development and that the enterprise does not undermine the vitality and viability of the retailing centres identified in Policies R1 and R15 or put at risk a nearby village shop. For the sale or display of motor vehicles, planning permission will be subject to a condition restricting the retail use of vehicle sales, parts and motoring accessories.

ALSO: Refer to page 90 of the **Chester-le-Street Local Plan (2003)** for full policy justification.

R21	Retailing from Industrial Premises	SAVED
<p>POLICY: Retailing from industrial premises will only be permitted where:-</p> <ul style="list-style-type: none"> i) the goods sold are manufactured on the premises and the retailing is ancillary to the main employment use of the site; ii) the proposal would not be detrimental to road safety or existing servicing and car park arrangements; and iii) there is unlikely to be significant adverse impact on the amenity of neighbouring occupiers by virtue of noise and general disturbance. <p>ALSO: Refer to page 93 of the Chester-le-Street Local Plan (2003) for full policy justification.</p>		
R22	Garden Centres and Nurseries	EXPIRED
<p>POLICY: Development involving new garden centres and the extension of existing centres will only be permitted where:</p> <ul style="list-style-type: none"> i) the site is within or adjoining existing settlement boundaries and outwith the Green Belt as defined on the Proposals Map; ii) the proposal would not be detrimental to road safety and satisfies the car parking standards of Appendix X; iii) the proposal through its associated infrastructure, size, layout, design, materials and positioning and the cumulative effects of all new development reflects the character and/or appearance of the area; iv) there are no unacceptable impacts on the character and/or appearance of the settlement, its setting or the surrounding countryside; v) there are no unacceptable impacts on the amenities of nearby residents or other land uses by virtue of noise, smell, dust, fumes and traffic generation; and vi) the proposal complies with other relevant policies of the Local Plan. <p>Chester-le-Street District Council will require that the enterprise does not undermine the vitality and viability of the commercial area identified in Policies R1 and R15 or put at risk a nearby village shop.</p> <p>ACTION: Refer to Planning Policy Statement 6: Planning for Town Centres.</p>		

Chester-le-Street Town Centre

Ref	Local Plan Policy	Status
TC1	Town Centre Viability and Vitality	EXPIRED
	<p>POLICY: Proposals for development within the defined Town Centre should make a positive contribution to the vitality and viability of the Town Centre. In particular, proposals should ensure that, where relevant, they:-</p> <ul style="list-style-type: none"> i) maintain, or where possible enhance, a mixture of appropriate Town Centre uses; ii) maintain or enhance the vitality and viability of the open air market; iii) conform to the relative proportions of retail and non-retail uses set for Primary and Secondary Shopping Frontages by policies R6 and R7; iv) are consistent with the environmental improvements, including new tree planting and landscaping and improved street furniture, which are made to Front Street, Cone Terrace and the Market Place, and to the proposed Civic Square, as part of the Council's comprehensive programme of Town Centre Management; and v) are consistent with the Council's proposals to enhance access to, and movement within, the Town Centre by introducing cycle links, improved signage, and new bus shelters. The Burns Area, as identified on the Proposals Map, has been allocated for a retail foodstore development in association with Policy R4. <p>ACTION: Refer to Planning Policy Statement 6: Planning for Town Centres.</p>	
TC2	Development Opportunities	EXPIRED
	<p>POLICY: The Burns Area, as identified on the Proposals Map, has been allocated for a retail foodstore development in association with Policy R4.</p> <p>ACTION: This policy is now out of date</p>	
TC3	The Former Gas Board Depot	EXPIRED
	<p>POLICY: As identified on the Proposals Map, planning permission for the Former Gas Board Depot, Pelton Fell Road will be granted for the following single and/or mixed-use developments:-</p> <ul style="list-style-type: none"> i) Residential, provided that Policy HP9 is satisfied; ii) Business (Class B1), provided that Policy IN8 is satisfied; or iii) Leisure and Community, provided that Policies R1 iv) and R2 are satisfied <p>ACTION: Refer to Planning Policy Statement 6: Planning for Town Centres.</p>	

Industry

Ref	Local Plan Policy	Status
IN1	New Development Opportunities	SAVED
	<p>POLICY:In partnership with public and private agencies, Chester-le-Street District Council will bring forward some 35 hectares of new industrial land, as shown on the Proposals Map, to help facilitate economic growth and employment generation in the District throughout the plan period.</p> <p>New industrial land allocated for the following uses at:- <u>Prestige Industrial Estate</u> 1. Drum Industrial Estate (31.5 Hectares) <u>General Industrial Estates</u> 2. Daisy Hill, Sacriston (0.9 Hectares) 3. Stella Gill Industrial Estate (1.7 Hectares) 4. Lumley Brickworks (in association with Policy HP4) (0.8 Hectares)</p> <p>ALSO: Refer to page 105 of the Chester-le-Street District Local Plan (2003) for full policy justification.</p> <p>ACTION: Refer to ‘Planning Policy Statement 1: Delivering Sustainable Development’, ‘Planning Policy Guidance 4: Industrial, Commercial Development and Small Firms’, ‘Planning Policy Guidance 13: Transport’.</p>	
IN2	Long Term Employment Needs	SAVED
	<p>POLICY: As defined on the Proposals Map, land to the east of Stella Gill Industrial Estate will be safeguarded to provide scope for future industrial development involving business (Class B1), general industrial (Class B2) and storage and distribution uses (Class B8) beyond 2006. No permanent development will be allowed on this land during the current Plan period and development which would prejudice the potential development of this land for employment uses in accordance with Policy IN5 will not be permitted.</p> <p>ALSO: Refer to page 106 of the Chester-le-Street District Local Plan (2003) for full policy justification.</p> <p>ACTION: Refer to ‘Planning Policy Statement 1: Delivering Sustainable Development’, ‘Planning Policy Guidance 4: Industrial, Commercial Development and Small Firms’, ‘Planning Policy Guidance 13: Transport’.</p>	
IN3	Prestige Industrial Estate	SAVED
	<p>POLICY: As defined on the Proposals Map, proposals which involve the conversion or extension of existing units, or the development of new premises on the Drum Industrial Estate, will only be approved for business (Class B1), general industrial (Class B2) or storage and distribution (Class B8) uses. In accordance with Appendix IV, planning permission will only be granted if:-</p> <ul style="list-style-type: none"> i) units are of good specification and appearance; ii) development along the primary site frontages formed by the site boundary of the A693 are designed to especially high standards; iii) a clean attractive environment is created; iv) high quality landscaping and aesthetic features are incorporated together with a high quality and unobtrusive means of enclosure where it is deemed necessary, and are especially provided along the outer boundaries of the eastern and western extension sites in accordance with Policy NE6 of the Local Plan; 	

	<p>v) external storage is to the rear of the buildings and is well screened;</p> <p>vi) parking provision is in accordance with adopted standards and designed to minimise its impact; and</p> <p>vii) suitable and safe highway access is provided to the site.</p> <p>Planning conditions will be attached to new development to ensure that any unused area or area for expansion on the site is appropriately landscaped.</p> <p>ALSO: Refer to page 107 of the Chester-le-Street District Local Plan (2003) for full policy justification.</p> <p>ACTION: Refer to ‘Planning Policy Statement 1: Delivering Sustainable Development’, ‘Planning Policy Guidance 4: Industrial, Commercial Development and Small Firms’, ‘Planning Policy Guidance 13: Transport’.</p>	
IN4	<p>General Industrial Estates</p> <p>POLICY: Proposals which involve the conversion or extension of existing units or the development of new premises on the following general industrial estates, as shown on the Proposals Map, will only be approved for business (Class B1), general industrial (Class B2) and storage and distribution uses (Class B8):-</p> <ol style="list-style-type: none"> 1) Stella Gill; 2) Sacriston Industrial Estate; 3) Sacriston Co-operative Units; 4) Daisy Hill Industrial Estate; 5) The Turnpark; 6) Lumley Brickworks <p>Only business uses (Class B1) will be permitted on the Lumley Brickworks site in association with policy HP4</p> <p>Planning permission will only be granted if:-</p> <ol style="list-style-type: none"> i) units are of good specification and appearance; ii) prominent and frontage plots are of a higher standard of design; iii) a clean, attractive environment is created; iv) good landscaping and screening is incorporated; v) external storage is satisfactorily screened and does not impede on surrounding land uses; vi) parking provision is in accordance with adopted standards and designed to minimise its impact; and vii) suitable and safe highway access is provided to the site. <p>ALSO: Refer to page 108 of the Chester-le-Street District Local Plan (2003) for full policy justification.</p> <p>ACTION: Refer to ‘Planning Policy Statement 1: Delivering Sustainable Development’, ‘Planning Policy Guidance 4: Industrial, Commercial Development and Small Firms’, ‘Planning Policy Guidance 13: Transport’.</p>	SAVED
IN5	<p>Local Industrial Estates</p> <p>POLICY: Proposals which involve the conversion or extension of existing units or the development of new premises for less attractive or unneighbourly industrial uses will be permitted on the following local industrial estates as shown on the proposals map:-</p> <ol style="list-style-type: none"> 1) Westline; 2) Sacriston Colliery; 3) Pelton Fell North; 	SAVED

	<p>4) Lumley Sixth Pit; 5) Kimblesworth Industrial Estate; 6) Lumley Brickworks.</p> <p>Planning permission will only be granted if:</p> <ul style="list-style-type: none"> i) the site is, or can be, well screened; ii) prominent and frontage plots are avoided; iii) the proposal will not result in a serious shortage of readily available land; iv) substantial landscaping is incorporated; and v) the use does not adversely affect the amenities of neighbouring occupiers and highway users or the character and appearance of the area by virtue of dust, noise, smell, vibration, mud or other emissions. <p>ALSO: Refer to page 109 of the Chester-le-Street District Local Plan (2003) for full policy justification.</p> <p>ACTION: Refer to ‘Planning Policy Statement 1: Delivering Sustainable Development’, ‘Planning Policy Guidance 4: Industrial, Commercial Development and Small Firms’, ‘Planning Policy Guidance 13: Transport’, ‘Planning Policy Statement 23: Planning and Pollution Control’, ‘Planning Policy Statement 23: Planning and Pollution Control - Annex 1: Pollution Control, Air and Water Quality’, and ‘Planning Policy Guidance 24: Planning and Noise’.</p>	
IN6	<p>Environmental Improvements</p> <p>POLICY: Chester-le-Street District Council will, in conjunction with other public and private agencies, seek to improve the environmental quality of industrial estates within the District. This will be achieved through landscape improvement and enhancement schemes.</p> <p>ACTION: N/A</p>	EXPIRED
IN7	<p>Industrial Development and New Tree Planting</p> <p>POLICY: Development affecting landscape or tree planted areas within or around the perimeter of an industrial estate will not be granted unless:-</p> <ul style="list-style-type: none"> i) the site can be developed without any significant adverse effect on the surrounding area; ii) replacement landscaping of the same or better quality is provided; and iii) adjoining businesses or industrial uses are not adversely affected. <p>ACTION: N/A</p>	EXPIRED
IN8	<p>Industrial Development Beyond Defined Industrial Estates</p> <p>POLICY: Outside the established and proposed industrial estates as defined in the Local Plan, development within the defined built up areas, which involves new or the limited extension of existing businesses within Classes B1, B2 and B8 of the Use Classes Order 1987, will only be permitted within the defined settlement boundaries where:-</p> <ul style="list-style-type: none"> i) there is unlikely to be a significant adverse impact on the amenity of neighbouring occupiers by virtue of noise, dust, smell and general disturbance; ii) the design, scale and visual impact is compatible with the character and appearance of the site and surrounding areas; iii) adequate landscaping is included; iv) space is available for screened external storage, if required; v) it does not involve the loss of sound housing in primarily residential areas; and vi) parking to meet the adopted standards (Policy T8) can be provided within the curtilage of the property, without detriment to the area or its amenities. 	SAVED

	<p>ALSO: Refer to page 111 of the Chester-le-Street District Local Plan (2003) for full policy justification.</p> <p>ACTION: Refer to ‘Planning Policy Statement 1: Delivering Sustainable Development’, ‘Planning Policy Guidance 4: Industrial, Commercial Development and Small Firms’, ‘Planning Policy Guidance 13: Transport’, ‘Planning Policy Statement 23: Planning and Pollution Control’, ‘Planning Policy Statement 23: Planning and Pollution Control - Annex 1: Pollution Control, Air and Water Quality’, and ‘Planning Policy Guidance 24: Planning and Noise’.</p>	
<p>IN9</p>	<p>New Industrial and Employment Uses in the Open Countryside</p> <p>POLICY: Beyond the boundaries of settlements, industrial estates and the Green Belt, as defined on the Proposals Map, proposals for new industrial and employment uses will be permitted only where they involve the following:-</p> <ol style="list-style-type: none"> 1. the re-use of the existing rural buildings in accordance with Policies AG6 and AG8; 2. the change of use of agricultural land as diversification of an agricultural enterprise in accordance with Policy AG4; 3. it is directly related to the winning, working, processing or the treatment of minerals, or the processing of agricultural or forestry products, where it is essential for such processing or treatment to take place close to the source of raw materials; <p>and provided that:-</p> <ol style="list-style-type: none"> i) the development does not materially harm the character, appearance or amenity of the countryside or of any neighbouring settlement through its size, position, layout, design or materials; ii) there are no unacceptable impacts on the amenities of nearby residents or other land users through noise, smell, dust, fumes or traffic congestion; iii) the site can be served by roads capable of accommodating an increase in traffic generated by the proposal; <p>and in the case of development in category (3) listed above:</p> <ol style="list-style-type: none"> iv) an acceptable programmed scheme is submitted with the application to show the reclamation and end-use of the site and the time-scale to be related to the expected life of the material source. <p>ALSO: Refer to page 112 of the Chester-le-Street District Local Plan (2003) for full policy justification.</p> <p>ACTION: Refer to ‘Planning Policy Statement 1: Delivering Sustainable Development’, ‘Planning Policy Guidance 2: Green Belts’, ‘Planning Policy Guidance 4: Industrial, Commercial Development and Small Firms’, ‘Planning Policy Statement 7: Sustainable Development in Rural Areas’, ‘Planning Policy Guidance 13: Transport’, ‘Planning Policy Statement 23: Planning and Pollution Control’, ‘Planning Policy Statement 23: Planning and Pollution Control - Annex 1: Pollution Control, Air and Water Quality’, ‘Planning Policy Guidance 24: Planning and Noise’, and ‘Durham County Council Minerals Local Plan’.</p>	<p>SAVED</p>
<p>IN10</p>	<p>Extensions to Existing Industrial and Employment Uses in the Open Countryside</p> <p>POLICY: Beyond the boundaries of settlements, industrial estates and the Green Belt as defined on the Proposals Map, development proposals for the extension of existing industrial and/or employment uses will only be permitted where:-</p> <ol style="list-style-type: none"> 1. taking into account the cumulative size of any previous extensions, the proposal would be small in scale in relation to the existing enterprise; 2. the proposal would not add unacceptably to the need to travel, particularly by car; 	<p>SAVED</p>

	<p>3. it can be demonstrated that the employment use cannot viably be located on a site allocated under Policies IN3; IN4; IN5; IN8 or IN11;</p> <p>and provided that:-</p> <ul style="list-style-type: none"> i) the development does not materially harm the character, appearance or amenity of the countryside or of any neighbouring settlement through its size, position, layout, design or materials; ii) there are no unacceptable impacts on the amenities of nearby residents or other land users through noise, smell, dust, fumes and traffic generation; iii) the site can be served by roads capable of accommodating any increase in traffic generated by the proposal; iv) the development complies with other relevant policies of the Local Plan. <p>ALSO: Refer to page 112 of the Chester-le-Street District Local Plan (2003) for full policy justification.</p> <p>ACTION: Refer to ‘Planning Policy Statement 1: Delivering Sustainable Development’, ‘Planning Policy Guidance 2: Green Belts’, ‘Planning Policy Guidance 4: Industrial, Commercial Development and Small Firms’, ‘Planning Policy Statement 7: Sustainable Development in Rural Areas’, ‘Planning Policy Guidance 13: Transport’, ‘Planning Policy Statement 23: Planning and Pollution Control’, ‘Planning Policy Statement 23: Planning and Pollution Control - Annex 1: Pollution Control, Air and Water Quality’, and ‘Planning Policy Guidance 24: Planning and Noise’.</p>	
IN11	<p>Existing Employment Sites / Buildings in the Open Countryside</p> <p>POLICY: Beyond the settlement boundaries and industrial estates, as shown on the Proposals Map, a change of use, or redevelopment of existing premises or sites with an employment use to non-employment uses will not be permitted unless:-</p> <ul style="list-style-type: none"> i) such development would not cause or accentuate a significant storage of land for employment use in the area concerned, both at the present time or in the foreseeable future; or ii) the site is no longer appropriate for employment use because:- <ul style="list-style-type: none"> a) it impinges upon residential amenity; b) it causes highway or traffic problems; c) it creates other significant environmental effects; or d) there is no longer a viable demand for an employment use. <p>ALSO: Refer to page 114 of the Chester-le-Street District Local Plan (2003) for full policy justification.</p> <p>ACTION: Refer to ‘Planning Policy Statement 1: Delivering Sustainable Development’, ‘Planning Policy Guidance 4: Industrial, Commercial Development and Small Firms’, ‘Planning Policy Statement 7: Sustainable Development in Rural Areas’, ‘Planning Policy Guidance 13: Transport’, ‘Planning Policy Statement 23: Planning and Pollution Control’, ‘Planning Policy Statement 23: Planning and Pollution Control - Annex 1: Pollution Control, Air and Water Quality’, and ‘Planning Policy Guidance 24: Planning and Noise’.</p>	SAVED
IN12	<p>Working from Home</p> <p>POLICY: The change of use of part of a dwelling for business purposes will be permitted where this is for the occupants of the dwelling, provided the development:-</p> <ul style="list-style-type: none"> i) does not change the overall character of the property’s use as a single dwelling; and ii) does not adversely affect the amenity of nearby residents or the character of the area 	SAVED

by virtue of excessive noise, traffic, smell, fumes, access or parking problems.

ALSO: Refer to page 115 of the **Chester-le-Street District Local Plan (2003)** for full policy justification.

ACTION: Refer to 'Planning Policy Statement 1: Delivering Sustainable Development', 'Planning Policy Guidance 4: Industrial, Commercial Development and Small Firms', 'Planning Policy Statement 7: Sustainable Development in Rural Areas', 'Planning Policy Guidance 24: Planning and Noise'.

Recreation And Leisure

Ref	Local Plan Policy	Status
RL1	Sport and Leisure Opportunities: General	SAVED
	<p>POLICY: Chester-le-Street District Council will seek to ensure that the highest possible standards in the range, amount, distribution and quality of sport and leisure opportunities is achieved in order that all members of the community, including the disabled may enjoy access to these opportunities. This will be achieved through:-</p> <ul style="list-style-type: none"> i) protection of existing leisure facilities, open spaces and rights of way; ii) improvements of existing facilities, open spaces and rights of way; iii) securing the creation of new recreation and leisure facilities; and iv) provision of new facilities where appropriate opportunities arise or through planning obligations, as appropriate. <p>New facilities, either individually or cumulatively, should not damage the character and appearance of the locality or the amenity of neighbouring land uses and must be consistent with other relevant policies of the Local Plan.</p> <p>ALSO: Refer to page 119 of the Chester le Street District Local Plan for full policy justification</p>	
RL2	Indoor Sports Facilities	SAVED
	<p>POLICY: Proposals for indoor sporting and recreational facilities, through either the new development or the dual use of public buildings, will be permitted provided the following criteria are met:-</p> <ul style="list-style-type: none"> i) the proposed development is not detrimental to the amenities enjoyed by occupiers of nearby properties; ii) the proposed development is of a scale, character and appearance appropriate to its surroundings; iii) the proposed development is accessible by public transport, cyclists and pedestrians; iv) satisfactory parking provision can be provided in accordance with Appendix X; and v) other relevant policies of the Local Plan are met. <p>ALSO: Refer to page 119 of the Chester le Street District Local Plan for full policy justification</p>	
RL3	Protection of Outdoor Recreational Facilities	SAVED
	<p>POLICY: Development which would result in the loss of any playing pitches, courts, greens, parks, amenity open space, allotments and rights of way will not be allowed unless:-</p> <ul style="list-style-type: none"> i) the development is for new or improved facilities related to the use of the recreational land and will safeguard its use for future generations; ii) suitable alternative provision is provided for, and established to an equal or higher standard by the developer before existing facilities are lost in line with Policies RL4, RL5 and RL6; or iii) there is an identified excess in provision of a particular facility. <p>ALSO: Refer to page 119 of the Chester-le-Street District Local Plan (2003) for full policy justification.</p>	

RL4	Standards for Outdoor Recreation and Sport	SAVED
<p>POLICY: Chester-le-Street District Council will seek to accord with an overall standard of 2.4 hectares of recreational open space per 1000 population during the Plan period, of which 1.6 to 1.8 hectares will be formal provision for sports, 0.2 to 0.3 hectares will be equipped for children's use and 0.4 to 0.5 hectares will be for casual or informal play space within housing areas.</p> <p>ALSO: Refer to page 120 of the Chester-le-Street District Local Plan (2003) for full policy justification.</p>		
RL5	Provision in New Developments	SAVED
<p>POLICY: Subject to dwelling sizes and types proposed, the level of local provision, and negotiation with Chester-le-Street District Council:-</p> <ul style="list-style-type: none"> i) the requirements for every 1 hectare of land developed or redeveloped for residential purposes, will be that at least 125 square metres of equipped children's play space and 250 square metres for informal open space be provided within the site; ii) on sites of under 1 hectare a proportion of this standard will be expected within the site. The balance between different types of provision will reflect dwelling size and type. Smaller developments which cannot make effective provision for all types of open space should normally give priority to provision for children's play. All children's play areas must be provided in accordance with guidelines specified in Appendix V and in keeping with current national guidelines; <p>open space for sporting use, of at least 1000 square metres per hectare developed or redeveloped should be provided within or adjacent to the site. As an alternative to on-site provision for children's play and open space for sporting use, where appropriate, a developer may make a commuted payment to Chester-le-Street District Council for off-site provision. A planning condition and/or planning obligation will be sought where necessary.</p> <p>ALSO: Refer to page 120 of the Chester-le-Street District Local Plan (2003) for full policy justification.</p>		
RL6	Maintenance	SAVED
<p>POLICY: Where required to adopt recreational facilities provided in association with new residential development under Policy RL5, Chester-le-Street District Council will seek through an appropriate planning condition and/or planning obligation, to ensure that the land and facilities so provided will be maintained for a period of ten years.</p> <p>ALSO: Refer to page 121 of the Chester-le-Street District Local Plan (2003) for full policy justification.</p>		
RL7	Degraded Areas of Public Open Space	EXPIRED
<p>POLICY: Chester-le-Street District Council will seek to improve those areas of public open space that have fallen into disrepair in order to enhance their appearance and safety. In doing so, due regard will be paid to any nature conservation interest of the site which may have developed during the period of dereliction.</p> <p>ACTION: Refer to other saved policies relating to Recreation and Leisure in the Chester le Street District Local Plan (2003).</p>		

<p>RL8</p>	<p>Riverside</p> <p>POLICY: Chester-le-Street District Council will allow new cultural and leisure facilities in the Riverside areas of Ropery Lane except that:-</p> <ul style="list-style-type: none"> i) no buildings will be approved within 120 metres of the north and south side of Ropery Lane; ii) no other permanent structures over 2.5 metres in height (other than street lighting and equipment for the safety and security of users) will be approved within 120 metres of the north and south side of Ropery Lane. <p>ALSO: Refer to page 122 of the Chester-le-Street District Local Plan (2003) for full policy justification.</p>	<p>SAVED</p>
<p>RL9</p>	<p>Recreation in Open Countryside</p> <p>POLICY: Development related to the quiet enjoyment of the open countryside for informal recreation, or for sports activities which require a countryside location will be permitted as long as they do not:-</p> <ul style="list-style-type: none"> i) damage the character and appearance of the countryside or the amenity of neighbouring residential properties; ii) cause the damage or disturbance of public rights of way and other recreation facilities; iii) damage those flora, fauna, geological or geomorphological features and wildlife corridors protected under the Natural Environment policies of the Local Plan; iv) cause irreversible loss of the best and most versatile agricultural land; or result in the loss of the economic viability of farm business. <p>Associated improvements to the wider infrastructure of the countryside, such as footpaths will be sought to accommodate any pressures generated from development.</p> <p>ALSO: Refer to page 123 of the Chester le Street District Local Plan (2003) for full policy justification. Also refer to Planning Policy Guidance 17: Planning for Open Space, Sport and Recreation.</p>	<p>SAVED</p>
<p>RL10</p>	<p>Recreation Provision in the Green Belt</p> <p>POLICY: Within the Green Belt permission for outdoor participatory sports and recreation uses will be granted provided that:-</p> <p>the uses are predominantly participatory and outdoor;</p> <ul style="list-style-type: none"> i) ancillary facilities (clubhouses, bars, car parking, etc) are small in scale, and essential in that they do not exceed what is necessary for users of the leisure facilities; ii) the proposed development would not harm the visual amenities of the Green Belt, or lead to the physical or visual coalescence of settlements; and iii) the proposals fulfil the criteria in Policies NE4 and RL10. <p>ALSO: Refer to page 123 of the Chester le Street District Local Plan (2003) for full policy justification. Also to Planning Policy Guidance Note 2: Green Belt.</p>	<p>SAVED</p>
<p>RL11</p>	<p>Equestrian Facilities</p> <p>POLICY: Proposals for development related to the keeping and riding of horses will, with the exception of residential use, be permitted in the countryside provided that:-</p> <ul style="list-style-type: none"> i) new facilities are of an appropriate scale, are situated next to existing buildings, and do not detract from the landscape; ii) the number of stables proposed and the number of horses to be grazed relate to the amount of grazing land available; iii) new commercial establishments where trekking facilities are needed are in close 	<p>SAVED</p>

	<p>proximity to existing bridleways. Other types of commercial establishments should either be close to bridleways or make provision within the scheme to adequately exercise horses;</p> <p>iv) new commercial establishments are close to existing residential accommodation which will allow proper supervision at all times; and v) the proposals fulfil the criteria of Policies NE4 and RL10.</p> <p>ALSO: Refer to page 124 of the Chester le Street District Local Plan (2003) for full policy justification.</p>	
RL12	Allotments	EXPIRED
	<p>POLICY: Chester-le-Street District Council will endeavour to carry out improvements to existing allotment areas and to implement rationalisation of those allotments for which there is no demand or that have remained unused for some time. Existing sites that are in use will be protected from development and rationalisation in accordance with Policy RL3.</p> <p>ACTION: Refer to policy RL3 of the Chester le Street District Local Plan (2003). Also Planning Policy Statement 17: Planning for Open Space, Sport and Recreation.</p>	
RL13	Recreational Space Provision & Open Space	EXPIRED
	<p>POLICY: Where open space and landscaping is to be provided in association with new development, developers may, where appropriate, be asked to link these recreational spaces to existing open spaces and paths to create continuous recreational routes.</p> <p>ACTION: Refer to Planning Policy Guidance 17: Planning for Open Space, Sport and Recreation.</p>	
RL14	The Weardale Way	EXPIRED
	<p>POLICY: Chester-le-Street District Council will seek to maintain and enhance the Weardale Way as a recreational route between the Riverside and Durham City.</p> <p>ACTION: Refer to Planning Policy Guidance 17: Planning for Open Space, Sport and Recreation.</p>	
RL15	Community Facilities	SAVED
	<p>POLICY: Outside the defined settlement boundary of Chester-le-Street, proposals for the change of use of buildings which house a community facility (for these purposes 'community facilities' are defined as schools, village stores and post offices, public houses, doctors surgeries/clinics, places of worship and village halls) will only be permitted where it can be demonstrated that:-</p> <ul style="list-style-type: none"> i) the facility is no longer viable; ii) there is no demand for the facility within the locality; and iii) equivalent alternative facilities will be provided nearby. <p>ALSO: Refer to paras 7.33 to 7.38 of the Chester le Street District Local Plan to 2006 (2003) for full policy justification.</p>	

Tourism

Ref	Local Plan Policy	Status
TM1	Beamish Open Air Museum	SAVED
	<p>POLICY: Chester-le-Street District Council will continue to support the aims of Beamish – the North of England Open Air Museum. Development within the Museum, as defined on the Proposals Map, in association with the provision of new tourist and recreational facilities will be permitted provided that:-</p> <ul style="list-style-type: none"> i) the proposal does not have an unacceptable impact within or adjoining any site of nature conservation importance within Policies NE8 and NE10; ii) the proposal does not have an unacceptable impact on the amenities of nearby residents or other adjoining land-uses; iii) the proposed development, by reason of scale and design, layout and materials respects the character and appearance of the open countryside and integrity of the AHLV; and iv) the proposed development does not conflict with policy NE6 and other relevant policies of the Local Planning Services Manager <p>ALSO: Refer to page 131 of the Chester-le-Street Local Plan (2003) for full policy justification.</p>	
TM2	Great North Forest	SAVED
	<p>POLICY: Chester-le-Street District Council will support the long term strategy for the implementation of a Community Forest in the North East. Development that is permitted within the Great North Forest, as defined on the Proposals Map, would be required to support the long term Forest Plan strategy and objectives of, where appropriate:-</p> <ul style="list-style-type: none"> i) providing for the retention and restoration of existing trees, hedges and woodland; ii) providing for the integration of woodland planting into the development; iii) protecting high quality landscape and improving the landscape of the area; iv) protecting sites of ecological value and creating new opportunities for nature conservation; v) providing opportunities for the diversification of farm business; vi) increasing opportunities for employment, access, leisure, recreation, artistic, cultural and educational activities compatible with the Great North Forest objectives set out at Appendix VI and other relevant policies of the Local Plan. <p>Where relevant, in its consideration of applications within the Great North Forest, Chester-le-Street District Council will require proposals to be accompanied by appropriate landscaping and planting details.</p> <p>ACTION: Refer to Planning Policy Statement 7: Sustainable Development in Rural Areas. Reason for expiry: Policy considered to be not locally specific and is adequately covered in subsequent policies and regional guidance.</p>	

TM3	New Tourist Accommodation	SAVED
<p>POLICY: Chester-le-Street District Council will only grant planning permission for new purpose built tourist accommodation within settlement boundaries, as defined on the Proposals Map, if they are compatible with other policies in the Local Plan especially those concerned with conservation of landscape and other environmental considerations, and if they fulfil the design guidelines and access requirements laid out in Appendix X.</p> <p>New visitor accommodation within the countryside will be limited to the conversion of existing buildings or extensions to existing accommodation providing that they:-</p> <ul style="list-style-type: none"> i) are compatible with Policies AG6, AG8 and other relevant Policies in the Local Plan; and ii) fulfil the design guidelines and access requirements laid out in Appendix X. <p>ALSO: Refer to page 134 of the Chester-le-Street Local Plan (2003) for full policy justification.</p>		
TM4	Camping, Caravanning And Holiday Chalets	SAVED
<p>POLICY: Proposals for new and extensions to existing sites for chalets, camping and caravanning (both static and touring) will not be permitted in the Green Belt. Elsewhere, proposals will be permitted providing that :</p> <ul style="list-style-type: none"> i) they are adequately screened all year round, preferably by existing vegetation and landform; ii) they do not adversely affect the amenity of local residents; iii) an adequate colouring and landscaped scheme for the site is submitted with the proposal; iv) they do not conflict with Policies NE13, AG8 and other relevant policies in the Local Plan; v) they are not located within or adjoining a SSSI or SNCI; vi) in the case of a caravan or chalet sites in an AHLV, they would not result in sites of more than five caravans/chalets; and vi) they fulfil the design guidelines and access/parking requirements laid out in Appendices VII and X respectively. <p>ALSO: Refer to page 135 of the Chester-le-Street Local Plan (2003) for full policy justification.</p>		
TM5	Replacement Of Static Caravans	EXPIRED
<p>POLICY: Chester-le-Street District Council will permit the replacement of caravans with chalets within existing caravan parks providing that:-</p> <ul style="list-style-type: none"> i) they can be absorbed into the landscape by taking advantage of natural features such as existing tree cover and/or topography; ii) they fulfil the design guidelines and access requirements as laid out in Appendix VII and X respectively; and ii) are not contrary to other relevant policies in the Local Plan. <p>ACTION: Refer to PPS7. Reason for expiry: policy considered to be not locally specific and is adequately covered in subsequent policies and national guidance.</p>		

TM6	Caravan Storage	EXPIRED
	<p>POLICY: Except in the Green Belt Chester-le-Street District Council will approve sites for caravan storage providing that they:-</p> <ul style="list-style-type: none"> i) are adequately screened all year round; ii) have a satisfactory means of access; iii) do not affect the amenity of local residents; and iv) do not conflict with other relevant Local Plan policies and Appendix VII. <p>ACTION: Refer to other plan policies.</p>	
TM7	Short Term Occupancy Conditions	SAVED
	<p>POLICY: All proposals for static caravans, chalets, holiday cottages and the conversion of rural buildings to holiday accommodation will be subject to a planning condition or the applicant agreeing to enter into a planning obligation limiting occupation by any one person or group to not more than six months in any twelve month period. Planning applications for the removal of occupancy conditions which prevent permanent residential use will only be permitted in locations where permanent residential use is appropriate.</p> <p>ALSO: Refer to page 136 of the Chester-le-Street Local Plan (2003) for full policy justification.</p>	
TM8	Tourism Around The District	EXPIRED
	<p>POLICY: Chester-le-Street District Council will work towards the improvement and expansion of tourist facilities throughout the District where this is compatible with the other policies of the Local Plan, particularly those concerning environmental and landscape conservation objectives.</p> <p>ACTION: Refer to Planning Policy Statement 7: Sustainable Development in Rural Areas.</p>	
TM9	Riverside	EXPIRED
	<p>POLICY: Chester-le-Street District Council will continue to promote the sustainable development of the Riverside area for cultural, sporting and leisure facilities, and as a gateway to the wider countryside of the Great North Forest.</p> <p>ACTION: Refer to Planning Policy Guidance 2: Green Belts.</p>	
TM10	Existing Rights Of Way	EXPIRED
	<p>POLICY: Chester-le-Street District Council will, along with Parish Councils, Durham County Council and the Great North Forest, continue to maintain and upgrade the existing rights of way network within the District. In appropriate circumstances, extensions to the existing network and the creation of new routes will be promoted</p> <p>ACTION: Refer to Planning Policy Statement 7: Sustainable Development in Rural Areas.</p>	
TM11	The Coast To Coast Route	EXPIRED
	<p>POLICY: Chester-le-Street District Council will continue to support the Sustrans C2C Cycle Route to the north of the District and will aim to provide a link from the route into Chester-le-Street town centre in order to provide access for visiting cyclists and local residents.</p> <p>ACTION: None</p>	

TM12	Rights Of Way Information	EXPIRED
<p>POLICY: Chester-le-Street District Council in collaboration with other groups and organisations, will actively encourage the improved waymarking of public rights of way and the installation of interpretative information for new and existing sites of tourist interest.</p> <p>ACTION: Refer to Planning Policy Statement 7: Sustainable Development in Rural Areas.</p>		
TM13	Environmental Improvements	SAVED
<p>POLICY: Chester-le-Street District Council will actively promote environmental improvements to the railway station and main routes through the District.</p> <p>ACTION: None.</p>		
TM14	New Heritage Trails	EXPIRED
<p>POLICY: Chester-le-Street District Council will devise and market a 'heritage trail' around Chester-le-Street, which will take in the Roman, Christian, Industrial, Social and Cultural heritage of the District.</p> <p>ACTION: None. Policy already implemented.</p>		

Agriculture

Ref	Local Plan Policy	Status
AG1	Protection Of Agricultural Land	EXPIRED
	<p>POLICY: Development that would result in the irreversible loss of the best and most versatile agricultural land (Grade 1, 2 and 3a) will not be permitted. (NE2)</p> <p>ACTION: Refer to Planning Policy Statement 7: Sustainable Development in Rural Areas paragraph 28</p> <p>ALSO: Refer to policies NE2, 3, 4, 5, 6, 8 and 15 of the Chester le Street District Local Plan to 2006 (2003)</p>	
AG2	Use Of Allocated Agricultural Land	EXPIRED
	<p>POLICY: Where agricultural land of whatever grade is allocated for development during the Plan period it should be kept in agricultural use, or in a temporary use acceptable under AG4 and other relevant policies of the Plan, until it is required for development purposes. (HP5, IN1)</p> <p>COMMENT: Out of Date</p>	
AG3	Agricultural Development	SAVED
	<p>POLICY: Chester-le-Street District Council will permit development for agricultural purposes, provided that the proposals fulfil the following criteria:-</p> <ul style="list-style-type: none"> i) any nature conservation interest of the site is taken into account; ii) the siting should seek to minimise the visual impact of the building; iii) the new building should relate to the overall form of any adjacent existing steading; iv) where the new building will be prominent the design and materials used in its construction shall reflect the character of the setting; 143 <p>ALSO: Refer to page 143 of the Chester le Street District Local Plan to 2006 (2003) for full policy justification</p>	
AG4	Farm Diversification	SAVED
	<p>POLICY: Chester-le-Street District Council will permit development that involves proposals to diversify farm businesses provided that:-</p> <ul style="list-style-type: none"> i) they can be readily assimilated into the landscape; ii) they do not conflict with other land use policies or with the criteria of Policies AG3 and AG6; iii) the proposal would not lead to an increase in the level of traffic on roads, cause access, parking or highway problems or require road improvements which would be harmful to the rural location; and iv) they comply with the Durham County Council parking standards contained in Appendix X. <p>ALSO: Refer to page 144 of the Chester le Street District Local Plan to 2006 (2003) for full policy justification</p>	

AG5	Farm Shops And Horticultural Nurseries	EXPIRED
	<p>POLICY: Where planning permission is required for retail developments associated with horticultural nurseries and farm shops, Chester-le-Street District Council will permit proposals provided that:-</p> <ul style="list-style-type: none"> i) the enterprise is predominantly concerned with the sale of fresh produce, speciality regional foods and local craft products, primarily produced in the locality; ii) the proposal does not have a materially greater impact than the present use on the landscape quality of the area; iii) the proposal does not result in a significant adverse effect on nearby village shops; iv) the proposal would not lead to an unacceptable increase in the level of traffic on local roads, cause access, parking or highway safety problems and require road improvements which would be harmful to the rural environment; and v) the proposal fulfils the criteria in Policies AG3, AG4, AG6 and AG8. <p>(R23)</p> <p>ACTION: Refer to Planning Policy Statement 7: Sustainable Development in Rural Areas paragraphs 30 & 31. Planning Policy Statement 6: Planning For Town Centres paragraph 2.63</p> <p>ALSO: Refer to policy AG4 of the Chester le Street District Local Plan to 2006 (2003)</p>	
AG6	Conversion Of Rural Buildings To Employment Uses	EXPIRED
	<p>POLICY: Outwith the settlement boundaries as defined on the Proposals Map, Chester-le-Street District Council will permit the re-use or adaptation of rural buildings (provided that there has been no abuse of the permitted development rights) for the following uses:-</p> <ul style="list-style-type: none"> i) small scale employment uses (B1, B2); ii) holiday accommodation; iii) recreational and community uses; or iv) new rural enterprises (see Policy AG4) (RL10,of the D 9, AG4, AG5, AG7, AG8) <p>ACTION: Refer to Planning Policy Statement 7: Sustainable Development in Rural Areas paragraphs 17 and 18</p>	
AG7	Conversion of Rural Buildings to Residential Uses	EXPIRED
	<p>POLICY: Out with the settlement boundaries as defined on the Proposals Map, Chester-le-Street District Council will only permit the re-use or adaptation of rural buildings to residential use when it can be shown that:-</p> <ul style="list-style-type: none"> i) every reasonable attempt to secure suitable business or employment re-use has been made in accordance with Policy AG6 and the application is supported by a statement of the efforts which have been made; ii) where Chester-le-Street District Council is satisfied:- <ul style="list-style-type: none"> a) that such a use is the only means of ensuring the retention of the building; or b) residential conversion is a subordinate part of a scheme for business/employment use; and iii) the criteria of Policy AG8 are fulfilled. <p>Planning conditions withdrawing certain permitted development rights will be attached to all permissions. 146</p> <p>Planning conditions will be attached to all permissions for residential conversions that form part of a scheme for the re-use of a building under Policy AG6, requiring the works necessary for the establishment of the employment use to be complete before the dwelling is occupied.</p>	

ACTION: Refer to **Planning Policy Statement 7: Sustainable Development in Rural Areas** paragraphs 17 and 18

AG8 Conversion Of Rural Buildings: General Criteria

EXPIRED

POLICY: Where a proposed conversion or adaptation is considered acceptable under Policy AG6 or AG7, planning permission will only be granted subject to the fulfilment of the following criteria:-

- i) the proposal does not have a materially greater impact than the present use on the landscape quality of the area;
- ii) within the Green Belt the proposal will be required to show that it does not have a material impact on the openness of the Green Belt or adversely affects the purposes of including land in the Green Belt;
- iii) the proposal does not involve the extension of the existing building which, individually or cumulatively, would fundamentally and adversely affect the scale, character or any architectural qualities of the original building;
- iv) the building is of a permanent and substantial construction and capable of conversion without major or complete reconstruction. Rebuilding of up to a maximum of 33% of structural walls will be allowed; replacement of the roof will only be allowed if it is in the same form and position and using materials of a similar type as the original construction;
- v) the scheme of conversion respects the character of the original building. This will involve the retention of existing door and window openings and other features and a minimum number of new openings. Details should be of a traditional and/or sympathetic design and materials;
- vi) if the building is of visual, architectural or historic importance; the proposal does not damage the visual, architectural or historical character of the building or its surroundings;
- vii) the proposal would not cause an unacceptable impact to rural amenity, nearby residents or other land users;
- viii) access and other services can be provided without adverse impact on the appearance of the area or on other occupiers of land or buildings;
- ix) the proposal would not lead to an unacceptable increase in the level of traffic on local roads, cause access or parking problems or require road improvements which would be harmful to the rural environment;
- x) adequate foul and surface water drainage can be provided; 147
- xi) the proposal does not adversely affect the character and/or appearance of the open countryside;
- xii) the proposals must accommodate any nature conservation interests within the site;
- xiii) the proposals make satisfactory safeguards for any bat roosts present;
- xiv) in the case of residential conversions, the occupants will not suffer frequent or prolonged nuisance from adjacent land uses for example because of smell, noise, dust or dirt; and
- xv) regard is given to the advice set out at Appendix IX

ACTION: Refer to **Planning Policy Statement 7: Sustainable Development in Rural Areas** paragraphs 17 and 18

AG9	<p>New Dwellings For Agricultural And Forestry Workers</p> <p>POLICY: Chester-le-Street District Council will not permit new dwellings within the countryside outside settlement boundaries as defined on the Proposals Map, unless it can clearly be shown that they are needed to support existing agricultural and/or forestry activities on well established agricultural units that 149 need to be located in the open countryside. This permission will be granted subject to:-</p> <ul style="list-style-type: none"> i) a clear demonstration of established existing functional need to the local authority and that this need could not be met by another existing dwelling on the site or within defined settlement boundaries; ii) the need relates to a full time worker, or one who is primarily employed in agriculture or forestry; iii) the application forming part of a financially viable existing farm holding; iv) the imposition of an occupancy condition; v) the proposed development being well related to any existing built development in the countryside; vi) the proposed development not detracting from the environment or the visual amenity of local residents; vii) the proposed development being of a scale and design with the use of traditional/appropriate materials that is sympathetic to its surroundings, the established operations and function of the enterprise; viii) access and other services being provided in accordance with adopted highway standards without adverse impact on the appearance of the area or on other occupiers of land or buildings; ix) adequate foul and surface water drainage being provided; x) the proposed development being able to accommodate any nature conservation interests within or adjacent to the site; xi) the proposed development being able to make satisfactory safeguards for any bat roosts present; and xii) the attachment of certain conditions withdrawing permitted development rights. <p>ACTION: Refer to Planning Policy Statement 7: Sustainable Development in Rural Areas Annex A</p>	EXPIRED
AG10	<p>Removal Of Occupancy Conditions</p> <p>POLICY: Chester-le-Street District Council will refuse planning applications for the removal of an occupancy condition unless it is shown that the longer term need for dwellings for agricultural or forestry workers both on the established unit and in a particular locality no longer exists.</p> <p>ACTION: Refer to Planning Policy Statement 7: Sustainable Development in Rural Areas Annex A</p>	EXPIRED
AG11	<p>Fringe Development</p> <p>POLICY: In allowing any new development on or near the urban fringe, both within and outside the settlement boundaries, Chester-le-Street District Council will seek to ensure that it is located and designed so as to minimise adverse impacts on nearby open land uses, including agriculture.</p> <p>ACTION: Refer to Planning Policy Statement 7: Sustainable Development in Rural Areas</p> <p>ALSO: Refer to policies NE2, 3, 4, 5, 6, 8 and 15 of the Chester le Street District Local Plan to 2006 (2003)</p>	EXPIRED

AG12	Rights Of Way And Trespass	EXPIRED
POLICY: Chester-le-Street District Council will work with Durham County Council and local farmers in order to help resolve problems associated with trespass and vandalism on public rights of way that run through agricultural land.		
ACTION: Refer to Countryside and Rights of Way Act 2000 (CROW)		

Transport Policies

Ref	Local Plan Policy	Status
T1	Road Improvements POLICY: The following road improvements will be sought :- i) B1284 Tinker Terrace, Great Lumley; ii) Unc. 12.4/CS Roundabout (Ouston) to County Boundary ACTION: Refer to County Durham Local Transport Plan 2	EXPIRED
T2	Public Footpaths And Bridleways POLICY: Chester-le-Street District Council will seek to protect the existing network of public footpaths, cycle routes and bridleways. Provided that the amenity of the local environment or residents/local communities would not be adversely affected, the following new recreational routes are proposed :- i) from the Sustrans C2C cycle route to the town centre; ii) a new cycle link with the Sustrans C2C cycle route at South Pelaw and Bowes Railway path near Kibblesworth; and iii) from Chester-le-Street Riverside to Stanley via the Cong Burn Valley. Chester-le-Street District Council will seek to secure their provision through :- 1. the multi-use of existing rights of way in the open countryside; 2. the creation of new routes in partnership with public/private agencies and landowners; and 3. acceptable development opportunities that are proposed through the Local Plan or arise during the Plan period. (Policies NE07, NE08, NE10-NE13, RL13, TM10 and TM11) ACTION: Refer to Paragraph 75 to 77 of Planning Policy Guidance13: Transport and County Durham Rights of Way Improvement Plan (2007) Refer to Planning Policy Guidance Note 17: Planning For Open Space and Recreation and Planning Policy Guidance Statement 13: Transportation and Land Use.	EXPIRED
T3	Protection Of Strategic Cycle Routes POLICY: Chester-le-Street District Council will continue to promote and encourage the use of the C2C cycle route and its connections, and ensure that the physical integrity of the route is maintained in order that the use of part of the route for future light rail use will not be precluded. The integrity of the Leamside Line that marks the eastern edge of Chester-le-Street District, and is currently a bridleway, will also be maintained for future light rail or high-speed services ACTION: Refer to County Durham Local Transport Plan 2	EXPIRED

T4	Rail Passenger Services	EXPIRED
<p>POLICY: Chester-le-Street District Council will seek to ensure :-</p> <p>i) the maintenance and enhancement of passenger train services to Chester-le-Street Railway Station in conjunction with Durham County Council;</p> <p>ii) the continued improvement of the Railway Station and its environs in conjunction with Railtrack and Regional Railways North East; and</p> <p>iii) the provision an integrated bus link between the Railway Station and the Riverside, particularly on event days.</p> <p>(Policies NE17, NE18)</p> <p>ACTION: Refer to County Durham Local Transport Plan 2</p>		
T5	Bus Provision	EXPIRED
<p>POLICY: Chester-le-Street District Council will seek to ensure an appropriate level of bus service in conjunction with Durham County Council and bus operators, and will also seek to improve and enhance passenger waiting facilities, particularly in Chester-le-Street market place area</p> <p>ACTION: Refer to County Durham Local Transport Plan 2</p>		
T6	Provision For Public Transport: General	SAVED
<p>POLICY: Development proposals should be consistent with a safe and accessible public transport network and should help to encourage its use by all members of the public in order to reduce reliance on the private car. The access to new development should be located on, or as near as possible to, existing bus routes and footpath links should be available or, if not, provided to existing or proposed bus stops. Where the extension or diversion of an existing bus route, or other facilities related to the improvement of public transport, are reasonably required to serve the new development, Chester-le-Street District Council will seek an appropriate contribution from the developer through a Section 106 planning obligation</p> <p>ALSO: Refer to page 122 of the Chester-le Street Local Plan (2003) for full policy justification.'</p>		
T7	Serving Of Commercial Premises	EXPIRED
<p>POLICY: New development and redevelopment of existing properties in the primary and secondary shopping frontages of Chester-le-Street Town Centre will wherever possible be required to include provision for rear servicing by delivery vehicles. The provision of rear access to existing commercial premises will also be encouraged.</p> <p>ACTION: .None. Rarely used and too general to justify saving.</p>		
T8	Car Parking Provision	SAVED
<p>POLICY: The design and layout of new development should seek to minimise the level of parking provision (other than for cyclists and disabled people) which, other than in exceptional circumstances, should not exceed the maximum levels set out in Appendix X.</p> <p>ALSO: Refer to page 122 of the Chester-le Street Local Plan (2003) for full policy justification.</p>		

T 9	Improvements To Existing Car Parks	EXPIRED
<p>POLICY: During the Plan period, Chester-le-Street District Council will investigate opportunities and measures to deter long stay car parking opportunities within car parks located within or adjacent to Chester-le-Street Town Centre and Local Retailing Centres, as defined on the Proposals Map. The best means of achieving this will be investigated by way of negotiations with local property owners and residents</p> <p>ACTION; None. Policy out of date and under used.</p>		
T10	Maintenance Of Existing Car Parks	EXPIRED
<p>POLICY: In association with the investigations into long stay parking being carried out under Policy T09, Chester-le-Street District Council will seek to maintain and enhance the availability, attractiveness and the safety of existing car parks.</p> <p>ACTION: None. Policy is out of date and under used.</p>		
T11	Disabled Car Parking	EXPIRED
<p>POLICY: Parking provision for disabled drivers displaying 'disabled driver' stickers will be retained throughout the District. Consideration will be given to the further provision of such parking spaces within the centres of towns and villages throughout the Local Plan period in accordance with Appendix X.</p> <p>ACTION; Refer to paragraph 31 of Planning Policy Guidance 13 :Transport.</p>		
T12	Cycling	SAVED
<p>POLICY: Chester-le-Street District Council, in partnership with Durham County Council will seek to identify a network of continuous routes for cyclists and ensure improved facilities for cycling in the District by:-</p> <ul style="list-style-type: none"> i) encouraging the Highways Authority to ensure that the needs of cyclists are taken into account in the design of highway improvement schemes and traffic management schemes; ii) encouraging the provision of cycle parking facilities at existing public facilities at existing public facilities, shopping centres and other appropriate locations; iii) ensuring cyclist's needs are considered as part of new development and that appropriate facilities are provided, and ensure that new development makes provision for parking facilities in accordance with Policy T13 and Appendix X; and iv) encouraging the use of cycles through the development of a network of routes for cyclists, e.g. the C2C cycle route. <p>ALSO: Refer to page 124 of the Chester-le Street Local Plan (2003) for full policy justification</p>		
T13	Cycle Parking	SAVED
<p>POLICY: Through planning conditions and planning agreements, Chester-le-Street District Council will seek to provide secure cycle parking facilities in the Town Centre, in all areas connected with the C2C cycle route and associated with social and community facilities. See Appendix X.</p> <p>ALSO: Refer to page 124 of the Chester-le Street Local Plan (2003) for full policy justification.'</p>		

T14	Private Garages	SAVED
<p>POLICY: Proposals for private garages will normally be approved where:-</p> <ul style="list-style-type: none"> i) on new developments garages are located 5.5 metres from the rear of the highway; ii) on rear access ways and back lanes, where possible, garages are located at least two metres from the rear of the highway or are designed in such a way that the door does not project over the highway; or iii) for a change of use of an existing building, an alternative provision may be satisfactory providing that the design is approved by Chester-le-Street District Council and the Highway Authority, Durham County Council. <p>ALSO: Refer to page 125 of the Chester-le Street Local Plan (2003) for full policy justification.</p>		
T15	Access And Safety Considerations In Design	SAVED
<p>POLICY: Development proposals will be required to conform to the following criteria:-</p> <ul style="list-style-type: none"> i) safe access to the site and the classified road system will be provided; ii) the development should not create levels of traffic which would exceed the capacity of the local road network or create a road safety hazard; iii) adequate links, access to, and provision for public transport will be incorporated within the layout of the site. Large development sites will be required to provide access for public transport; iv) consideration is given to pedestrians and cyclists within the development site. Convenient, direct and safe routes will be provided; v) where necessary, adequate provision for service vehicles will be secured for turning and manoeuvring; and vi) effective access at all times for emergency vehicles is provided. <p>ALSO: Refer to page 125-126 of the Chester-le Street Local Plan (2003) for full policy justification</p>		
T 16	Access To Public Buidings And Locations	EXPIRED
<p>POLICY: Chester-le-Street District Council will seek to ensure that all public buildings and areas of open space are physically accessible to all members of the public</p> <p>ACTION: Refer to Chapter 4, Policy 4 County Durham Local Transport Plan 2</p>		
T 17	General Policy	SAVED
<p>POLICY: All new development proposals should have regard to, and be consistent with, the provision of a safe and accessible transport network, and in particular with:-</p> <ul style="list-style-type: none"> i) reducing reliance on the private car; ii) encouraging the use of public transport; and iii) encouraging walking and cycling as an effective means of transport. <p>ALSO: Refer to page 126 of the Chester-Le Street Local Plan (2003) for full policy justification.'</p>		

Public Utilities

Ref	Local Plan Policy	Status
PU 1	Energy Conservation	EXPIRED
	<p>POLICY: Chester-le-Street District Council will encourage the effective use of passive solar energy and the reduction of wind chill in layout, design and orientation of buildings and the use of energy efficient materials and construction techniques.</p> <p>ACTION: Refer to ‘Planning Policy Statement 1: Delivering Sustainable Development’, ‘Planning Policy Statement: Planning and Climate Change - Supplement to Planning Policy Statement 1’, ‘Planning Policy Statement 22: Renewable energy Planning for Renewable Energy: A Companion Guide to PPS22’, and ‘The North East of England Regional Spatial Strategy to 2021’.</p>	
PU 2	Renewable Energy Production	EXPIRED
	<p>POLICY: Proposals for the generation of energy from renewable energy sources will be encouraged provided that: -</p> <ul style="list-style-type: none"> i) access for construction, supply and maintenance traffic, and transmission lines between the development and the point of connection to the grid, can be provided without permanent and / or significant visual or physical damage to the built or natural environments; ii) the amenities of neighbouring occupiers will not be unacceptably affected by noise emission, visual dominance, shadow flicker, reflected light, or electro-magnetic disturbance; iii) realistic means are in place to secure both the removal of the building(s) or structure(s) used for the production of energy, and the restoration of the site, when the installation becomes redundant; iv) the proposal complies with Policies NE2, NE4, NE6-13, NE15-16, BE1, BE4, BE9-BE12 and BE16 and other relevant policies of the Local Plan. <p>ACTION: Refer to ‘Planning Policy Statement 1: Delivering Sustainable Development’, ‘Planning Policy Statement: Planning and Climate Change - Supplement to Planning Policy Statement 1’, ‘Planning Policy Statement 22: Renewable energy Planning for Renewable Energy: A Companion Guide to PPS22’, and ‘The North East of England Regional Spatial Strategy to 2021’.</p>	
PU 3	Overhead Electricity Power Lines Of 132Kv Or More	EXPIRED
	<p>POLICY: When consulted under the Electricity Act 1989, Chester-le-Street District Council will oppose the siting of overhead power lines of 132kV or over, suspended from lattice towers in or adversely affecting sites of national and international nature conservation interest unless the overriding national need for the development, the cost, and the scope for the development outside these areas have been examined and no alternative sites are available in less sensitive areas.</p> <p>In addition, the siting of such power lines will be opposed in the following locations unless there is a clear requirement for the line and the cost and scope of the development outside these areas has been examined and no alternative sites are available in less sensitive areas:-</p> <ul style="list-style-type: none"> i) in prominent visual locations within an Area of High Landscape Value; ii) in designated Sites of Nature Conservation Importance at County and District level; iii) in, or affecting the setting of Conservation Areas, and sites of particular historic, archaeological or architectural interest; iv) close to existing or allocated residential development ; or v) across those areas used for open space/recreational purposes coloured brown on the Proposals Map. 	

	ACTION: Refer to Policies NE8, NE15 and RL3. Refer to Planning Policy Guidance 15: Planning and the Historic Environment paragraphs 4.19 & 4.20.	
PU 4	Overhead Electricity Power Lines Of Less Than 132 Kv	EXPIRED
	<p>POLICY: When consulted under the Electricity Act 1989, Chester-le-Street District Council will seek the siting of overhead power lines of less than 132kV away from the following locations unless there is a clear requirement for the line and the cost and scope of the development outside these areas has been examined and no alternative sites are available in less sensitive areas :-</p> <ul style="list-style-type: none"> i) in prominent visual locations within the Area of High Landscape Value; ii) in / or adversely affecting Sites of Special Scientific Interest or in designated Sites of Nature Conservation Importance at County and District level; iii) in, or affecting the setting of Conservation Areas or sites of particular historic, archaeological or architectural interest; or iv) across those areas used for open space/recreational purposes and coloured brown on the Proposals Map. <p>ACTION: Refer to Policies NE8, NE15 and RL3. Refer to Planning Policy Guidance 15: Planning and the Historic Environment paragraphs 4.19 & 4.20.</p>	
PU 5	Water Treatment & Sewage Works	EXPIRED
	<p>POLICY: Chester-le-Street District Council will enable water and sewage undertakers to meet their obligations provided that the development does not adversely affect the landscape quality of the area or areas of nature conservation importance and the proposal complies with all other relevant policies of the Local Plan.</p> <p>All new treatment works will require comprehensive landscape and boundary treatment to help mitigate the visual impact of development.”</p> <p>ACTION: Refer to policies NE8 and NE15.</p> <p>AND: Refer to The North East of England Regional Spatial Strategy to 2021¹. Policy 8, Policy 31 and Policy 33.</p>	
PU 6	Telecommunications Development	SAVED
	<p>POLICY: For telecommunication development, Chester-le-Street District Council will take into account the following factors:-</p> <ol style="list-style-type: none"> 1. the specific needs and locational requirements of the development; 2. the dual use of existing installations, where technically and operationally possible; 3. where it can be demonstrated that there are no other less harmful sites; and 4. the siting and external appearance of apparatus has regard to the amenity of neighbouring land uses. <p>Planning permission will be granted for those telecommunications proposals which:-</p> <ul style="list-style-type: none"> i) where they are located within, or would be conspicuous from the Green Belt, and are otherwise consistent with Green Belt policy would not harm the visual amenities of the Green Belt; ii) where they are located within or adjacent to a SSSI, they would not adversely affect the ecological and/or geological interest of the SSSI; iii) where they are located within a Conservation Area or adjacent to a Listed Building or Scheduled Ancient Monument, they would preserve or enhance the character or appearance of the Conservation Area or would preserve the Listed Building or 	

- Scheduled Ancient Monument, together with their settings;
- iv) where they are located within a Site of Nature Conservation Importance, they would not harm the nature conservation interest of the site, or would minimise damage to the designated site and compensate fully for the damage by habitat creation or enhancement elsewhere within the site or local area;
 - v) where they are located within an Area of High Landscape Value, they would not significantly detract from the high landscape quality; and
 - vi) in all cases, incorporate design and landscaping appropriate to their location.

Chester-le-Street District Council will resist applications which would:-

- iv) detract from the character and quality of the Green Belt or Areas of High Landscape Value;
- v) adversely affect areas of ecological and geological interest including SSSI's and Sites of Nature Conservation Importance;
- vi) have a detrimental impact on, or on the setting of, Conservation Areas, Listed Buildings or areas of archaeological significance; or
- vii) result in a vertical structure that is incompatible with its surroundings.

ALSO: Refer to the **Chester-Le Street Local Plan (2003)** for full policy justification.'

AND: Refer to **Planning Policy Guidance 8: Telecommunications.**