

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.

CITY OF DURHAM LOCAL PLAN (2004)

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Environment

Ref	Local Plan Policy	Status
E1	<p>Durham City Green Belt</p> <p>POLICY: Within the green belt defined on the proposals map the construction of new building is inappropriate and will not be permitted unless it is for the following purposes:</p> <ol style="list-style-type: none"> 1. Agriculture or forestry; or 2. Essential facilities for outdoor sport and recreation, for cemeteries, and for other uses of land which preserve the openness of the green belt; or 3. Limited infilling in, or redevelopment of existing major developed sites consistent with policy E2; or 4. Replacement of an existing dwelling where this is consistent with policy H6; or 5. The re-use or conversion of an existing building where this is consistent with policy E8; or 6. Limited extensions or alterations to existing dwellings where this is consistent with policy Q9. <p>ALSO: Refer to page 28 of the City of Durham Local Plan (2004) for full policy justification.</p>	SAVED
E2	<p>Major Developed Sites in the Greenbelt - Infilling</p> <p>POLICY: Limited infilling at major developed sites in the green belt, shown on the proposals map, will be permitted provided:</p> <ol style="list-style-type: none"> 1. It has no greater impact on the openness of the green belt than the existing or permitted development; and 2. It does not exceed the height of existing or permitted buildings; and 3. It does not lead to a major increase in the developed proportion of the site. <p>ALSO: Refer to page 30 of the City of Durham Local Plan (2004) for full policy justification.</p>	SAVED
E2A	<p>Major developed Sites in the Green Belt - Redevelopment</p> <p>POLICY: The complete or partial redevelopment of major developed sites in the green belt will be permitted provided that:</p> <ol style="list-style-type: none"> 1. It has no greater, and where possible has less, impact than the existing development on the openness of the Green belt and the purposes of including land in it; and 2. Contributes to the achievement of the objectives for the use of land in green belts; and 3. Does not exceed the height of the existing buildings; and 4. It does not occupy a larger area of the site than the existing buildings. <p>Any major site within the green belt brought forward for redevelopment will be the subject of a detailed design brief.</p> <p>ALSO: Refer to page 30 of the City of Durham Local Plan (2004) for full policy justification.</p>	SAVED
E3	<p>World Heritage Site - Protection</p> <p>POLICY: Durham Cathedral and Castle World Heritage Site and its setting will be protected by:</p> <ol style="list-style-type: none"> 1. Restricting development to safeguard local and long distance views to and from the cathedral and castle and Peninsula in accordance with policies E1, E5, E6, E10, E23 and E24; and 2. Applying policies E1, E5, E6, E10, E21, E22, E23 AND E24 relating to green belt, landscape setting, conservation areas, listed buildings, and archaeological remains; and 	SAVED

	<p>3. Seeking the conservation and management of buildings, Archaeological remains, woodland and open spaces which make up the world heritage site and its setting.</p> <p>ALSO: Refer to page 31 of the City of Durham Local Plan (2004) for full policy justification.</p>	
E4	<p>World Heritage Site - Extension</p> <p>POLICY: the council will seek an extension to the Inscribed area of the Durham Cathedral and Castle World Heritage Site.</p> <p>ALSO: Refer to page 32 of the City of Durham Local Plan (2004) for full policy justification.</p>	SAVED
E5	<p>Open Spaces Within Durham City</p> <p>POLICY: open spaces within the settlement boundary of Durham city which form a vital part of its character and setting will be protected by:</p> <ol style="list-style-type: none"> 1. Not permitting any development at observatory hill or along the riverbanks except for minor development related to either the use of existing buildings or outdoor sport and recreational use; 2. Only permitting development within the mount Oswald-Elvet Hill parkland landscape area which: <ol style="list-style-type: none"> A) does not exceed the height of surrounding trees and is sympathetic to its landscape setting; and B) is of a low density and sets aside most of the site for Landscaping/open space. 3. Not permitting any development at St Margaret's Church graveyard and the adjoining allotments except that related directly to use as a churchyard or as allotments: 4. Only permitting development within the Aykley Heads Business Park allocated in policy EMP4C which: <ol style="list-style-type: none"> A) does not exceed the height of surrounding trees; and B) accepts the need to reinforce the existing planting along the eastern boundary of the site prior to development commencing; and C) is sympathetic to its landscape setting; and D) does not compromise the quality of the adjacent area of high landscape value. <p>ALSO: Refer to page 33 of the City of Durham Local Plan (2004) for full policy justification.</p>	SAVED
E5A	<p>Open Spaces within Settlement Boundaries</p> <p>POLICY: development proposals within settlement boundaries that detract from open spaces which possess important functional, visual or environmental attributes, which contribute to the settlement's character or to the small scale character of an area, will not be permitted.</p> <p>ALSO: Refer to page 34 of the City of Durham Local Plan (2004) for full policy justification.</p>	SAVED
E6	<p>Durham City centre Conservation Area</p> <p>POLICY: The special character, appearance and setting of the Durham (city centre) conservation area will be preserved or enhanced by:</p> <ol style="list-style-type: none"> 1. Encouraging all proposals for new building to: <ol style="list-style-type: none"> a) Exhibit simple, robust shapes, have a clear predominance of wall surface over openings and be restricted to a limited range of external 	SAVED

	<p>materials; and</p> <ul style="list-style-type: none"> b) Have simple traditional roofs which do not create long or continuous ridge or eaves lines and which do not include reflective surfaces such as glass; and c) Reflect a quality of design appropriate to the historic city centre; and d) Use external building materials which are the same as, or are sympathetic to the traditional materials of the historic city or an individual street; and e) Fragment proposals for large buildings into blocks of visually smaller elements in a way which is sympathetic to the historic city centre. <p>2. Not granting planning permission for development or demolition which would damage the historic profile of buildings running from the South Bailey, Through North Bailey, Saddler Street, The Market Place And Claypath.</p> <p>3. Applying conservation area policy e22, and shop front policies q11 and q12.</p> <p>ALSO: Refer to page 35 of the City of Durham Local Plan (2004) for full policy justification.</p>
E7	<p>Development Outside of Settlement Limits SAVED</p> <p>POLICY: planning permission for development in the Countryside, outside the settlement boundaries, defined on the proposals map will only be permitted where it accords with policies E8, H4, H5, H6, H15, EMP7, EMP16, EMP17, EMP17A, R10, R16, R17, R18, V7, C3, U8 OR U15 OF THE PLAN.</p> <p>ALSO: Refer to page 36 of the City of Durham Local Plan (2004) for full policy justification.</p>
E8	<p>Change of Use SAVED</p> <p>POLICY: the change of use of a building located in the Countryside will only be permitted if:</p> <ul style="list-style-type: none"> 1. Buildings are of permanent or substantial construction and major extension or rebuilding work is not required; and 2. Any visual, architectural or historic interest intrinsic to the building is retained; and 3. The appearance of unsightly buildings is improved; and 4. No significant adverse effect on the character and appearance of the countryside, the openness of the green belt, or the amenity of neighbouring occupiers would result; and 5. Traffic movements generated by the use conform with policy t1; and 6. In the case of proposals for residential re-use, the applicants have demonstrated that they have made every reasonable attempt to secure suitable business re-use, and the application is supported by a statement of the efforts which have been made; or residential conversion is a subordinate part of a scheme for business re-use. <p>In addition, proposals for the change of use traditional farm buildings (both in the countryside and within settlement boundaries) will have to conform with the requirements set out in appendix 6.</p> <p>ALSO: refer to page 38 of the City of Durham Local Plan (2004) for full policy justification.</p>

E9	Agricultural Land	EXPIRED
<p>POLICY: planning permission for development which would result in the irreversible loss of the best and most versatile agricultural land will not be granted unless opportunities have been assessed for accommodating development on:</p> <ol style="list-style-type: none"> 1) previously-developed land; and 2) on land within existing settlement boundaries; and 3) on poorer quality agricultural land. <p>It should also be demonstrated that the need for development on the best and most versatile land overrides the need to protect such land.</p> <p>ACTION: Refer to Paragraphs 28 and 29 of Planning Policy Statement 7: Sustainable Development in Rural Areas in place of this policy.</p>		
E10	Areas of Landscape Value	SAVED
<p>POLICY: the council will protect the landscape value of the district in respect of development which is acceptable under policies E1, E3, E5, E7 and E8 and U8 by:</p> <ol style="list-style-type: none"> 1. Resisting development which would have an unacceptable adverse impact upon the landscape quality or appearance of the area of high landscape value Defined on the proposals map; and 2. Requiring that development respects the character of its landscape setting in terms of its siting, design, scale, Materials, landscaping, protection of existing landscape features and relationship with nearby buildings. <p>Where essential infrastructure development cannot meet these specific design requirements, the developer will need to demonstrate, to the satisfaction of the Council, that the proposals can be designed in such a way as to ensure that it will not have an unacceptable adverse impact upon the landscape setting.</p> <p>ALSO: Refer to page 40 of the City of Durham Local Plan (2004) for full policy justification.</p>		
E11	Environmental Improvements to Transport Corridors	EXPIRED
<p>POLICY: the council will protect and enhance areas visible from the road network, railway lines and recreation routes by:</p> <ol style="list-style-type: none"> 1. Seeking to improve unsightly land and buildings, with emphasis on areas visible from main transport routes; and 2. Seeking to protect landscape and built features which contribute to the character of areas; and 3. Not permitting development which unacceptably adversely detracts from such routes. <p>ACTION: Refer to Policy 2 of the Local Transport Plan 2 (2006-2011)</p>		
E12	Derelict Land	EXPIRED
<p>POLICY: the council will improve the appearance of the district by:</p> <ol style="list-style-type: none"> 1. Seeking the reclamation of derelict land; or 2. Seeking the beneficial use of areas of vacant and underused land and buildings. <p>ACTION: Refer to Policy 2 of Regional Spatial Strategy.</p>		
E13	There is No Policy E13	

E14	Existing Trees and Hedgerows	SAVED
<p>POLICY: in considering proposals affecting trees and hedgerows the council will:</p> <ol style="list-style-type: none"> 1. Not permit development which would result in the loss of ancient woodland; and 2. Designate tree preservation orders as necessary; and 3. Require development proposals to retain areas of woodland, important groups of trees, copses and individual trees and hedgerows wherever possible <p>And to replace trees and hedgerows of value which are lost; and</p> <ol style="list-style-type: none"> 4. Require a full tree survey to accompany planning applications when development may affect trees inside or outside the application site. <p>ALSO: Refer to page 42 of the City of Durham Local Plan (2004) for full policy justification.</p>		
E15	New Trees and Hedgerows	SAVED
<p>POLICY: the council will encourage tree and hedgerow planting. The following areas will be considered particularly appropriate for planting:</p> <ol style="list-style-type: none"> 1. Urban fringe areas 2. Within urban areas 3. Major developed sites 4. Along main transport routes and footpaths 5. The great north forest 6. Poorly reclaimed sites <p>ALSO: Refer to page 44 of the City of Durham Local Plan (2004) for full policy justification.</p>		
E16	Nature Conservation – the natural Environment	SAVED
<p>POLICY: the council will protect and enhance the nature conservation assets of the district by:</p> <ol style="list-style-type: none"> 1. Requiring development proposals where appropriate, outside sites specifically protected for their nature <p>Conservation importance to:</p> <ol style="list-style-type: none"> A) identify any significant nature conservation interest that may exist on or adjacent to the site by submitting surveys of wildlife habitats, protected species and Features of ecological, geological and geomorphological interest; and B) as far as possible avoid any unacceptable harm to nature conservation interests as a result of the development; and C) provide mitigation measures to minimise unacceptable adverse effects on identified nature conservation interests that cannot be avoided. <ol style="list-style-type: none"> 2. Including compensation measures to offset any harm to identified nature conservation interests which cannot be completely avoided or mitigated; and 3. Seeking to enhance the nature conservation value of the district through the creation and management of new wildlife habitats and nature conservation features in development schemes and in the management of existing areas of open space. <p>ALSO: Refer to page 45 of the City of Durham Local Plan (2004) for full policy justification.</p>		
E17	Sites of Special Scientific Interest	SAVED
<p>POLICY: development that is likely to adversely affect a designated or notified site of special scientific interest or national nature reserve either directly or indirectly will only be permitted if it can be demonstrated that:</p> <ol style="list-style-type: none"> 1. The proposal is of over-riding national importance; and 2. The development cannot be located elsewhere; and 3. Remedial measures are taken to minimise the adverse effects associated with the scheme and commensurate efforts are made to compensate for any unavoidable damage by appropriate habitat creation. <p>ALSO: Refer to page 47 of the City of Durham Local Plan (2004) for full policy justification.</p>		

E18	Sites of Nature Conservation Importance	SAVED
<p>POLICY: the council will seek to safeguard sites of nature conservation importance including regionally important geological and geomorphological sites (rigs). Development which would be detrimental to their nature Conservation interest will not be permitted unless it is demonstrated that:</p> <ol style="list-style-type: none"> 1. The benefits from the development outweigh the nature conservation interest of the site; and 2. There are no alternative suitable sites for development elsewhere in the county or region as appropriate; and 3. Commensurate measures are taken to minimise the adverse effects associated with the scheme and reasonable effort is made by appropriate habitat creation or enhancement in the vicinity to compensate for any unavoidable damage. <p>ALSO: Refer to page 48 of the City of Durham Local Plan (2004) for full policy justification.</p>		
E19	Wildlife Corridors	SAVED
<p>POLICY: The council will seek to:</p> <ol style="list-style-type: none"> 1. Protect the value and integrity of landscape features which contribute to the Wear, Browney and Deerness valley wildlife corridors by ensuring that commensurate measures are taken to minimise the adverse effects associated with development proposals and reasonable effort is made, by appropriate habitat creation or enhancement in the vicinity, to compensate for any unavoidable damage. 2. Create new wildlife corridors between urban open spaces, sites of nature conservation value, and the Countryside in new development schemes as opportunities arise. <p>ALSO: Refer to page 48 of the City of Durham Local Plan (2004) for full policy justification.</p>		
E20	Local Nature Reserves	SAVED
<p>POLICY: the council will seek to declare further local nature reserves within the district. The development of limited visitor/educational facilities associated with local nature reserves will be allowed provided that such proposals do not adversely affect the nature conservation value of the site or prejudice the purposes of the Green Belt.</p> <p>ALSO: Refer to paragraphs 3.81 to 3.83 (page 50) of the City of Durham Local Plan (2004) for full justification.</p>		
E21	Historic Environment	SAVED
<p>POLICY: The council will preserve and enhance the historic environment of the district by:</p> <ol style="list-style-type: none"> 1. Requiring development proposals to minimise adverse impacts on significant features of historic interest within or adjacent to the site; and 2. Encouraging the retention, repair and re-use of buildings and structures which are not listed, but are of visual or local interest. <p>ALSO: Refer to paras. 3.81 to 3.83 (page 50) of the City of Durham Local Plan (2004) for full policy justification.'</p>		
E22	Conservation Areas	SAVED
<p>POLICY: The council will seek to preserve or enhance the character or appearance of the conservation areas within the City of Durham by:</p> <ol style="list-style-type: none"> 1. Not permitting development proposals which would detract from the character or appearance of the conservation area or its setting. All development proposals should be sensitive in terms of siting, scale, design and materials, reflecting, where appropriate, existing architectural details; 		

	<ol style="list-style-type: none"> 2. Not permitting the demolition of buildings which contribute to the area's character. Permission for the demolition of any significant building will not be granted until a detailed scheme for appropriate redevelopment of the site has been approved; 3. Protecting trees, hedgerows, landscape features, views and undeveloped areas which contribute to the character or appearance of the area and its setting; 4. Requiring a sufficient level of detail to accompany applications for development to enable an assessment to be made of its impact on the conservation area. <p>In addition the council will also implement schemes for the enhancement of conservation areas where appropriate and as resources permit.</p> <p>ALSO: Refer to paras. 3.84 to 3.88 (page 51) of the City of Durham Local Plan (2004) for full policy justification.'</p>	
E23	<p>Listed Buildings</p> <p>POLICY: The council will seek to safeguard listed buildings and their settings by:</p> <p>Only permitting alterations and extensions to listed buildings which are sympathetic in design, scale, and materials;</p> <p>Not permitting alterations to architectural or historic features which adversely affect the special interest of a listed building, including internal features and those within the curtilage of the building;</p> <p>Not permitting total or substantial demolition of a listed building;</p> <p>Not permitting development which detracts from the setting of a listed building;</p> <p>ALSO: Refer to paras. 3.89 to 3.91 (page 53) of the City of Durham Local Plan (2004) for full policy justification.'</p>	SAVED
E24	<p>Ancient Monuments and Archaeological Remains</p> <p>POLICY: The council will preserve scheduled ancient monuments and other nationally significant archaeological remains and their setting in situ. Development likely to damage these monuments will not be permitted. Archaeological remains of regional and local importance, which may be adversely affected by development proposals, will be protected by seeking preservation in situ, and where preservation in situ is not justified by:</p> <ol style="list-style-type: none"> 1. Ensuring that in areas where there is evidence that significant archaeological remains exist, or reasons to pre-suppose such remains exist whose extent and importance is not known, pre-application evaluation or archaeological assessment will be required; and 2. Requiring, as a condition of planning permission, that prior to development an appropriate programme of archaeological investigation, recording and publication has been made, in cases where the preservation in situ of archaeological remains is not justified; <p>In the event of archaeological remains being discovered once development has commenced, the council will seek to ensure that adequate opportunity is made available to investigate and record such discovery.</p> <p>ALSO: Refer to paras. 3.92 to 3.98 (page 54) of the City of Durham Local Plan (2004) for full policy justification.'</p>	SAVED

E25	Nevilles Cross Battlefield	SAVED
<p>POLICY: The Neville's Cross Battlefield Site will be protected and enhanced by:</p> <ol style="list-style-type: none"> 1. Not permitting development which would adversely affect the interpretation of the battle. 2. Seeking the provision of appropriate interpretation material on the battle site. 3. Not permitting development which would be contrary to policies E1, E6 and E24. <p>ALSO: Refer to paras. 3.99 to 3.100 (page 56) of the City of Durham Local Plan (2004) for full policy justification.'</p>		
E26	Historic Parks and Gardens	SAVED
<p>POLICY: planning permission for development at the Following parks and gardens of historic or landscape value will only be granted provided the proposal:</p> <ol style="list-style-type: none"> 1. Would not otherwise detract from the enjoyment, layout, design, character, appearance or setting of the park or garden; and; 2. Would not involve the loss of features considered to form an integral part of the special character or appearance of the park or garden. <p>Brancepeth/Holywell Old Durham Gardens Elemore – Pittington Hill Eshwood Bearpark Croxdale Coxhoe Hall Botanic Gardens Sherburn Hospital Burn Hall Ushaw Flass Hall Sniperley Crook Hall Ramside Mount Oswald Finchale Kepier Hospital</p> <p>ALSO: Refer to paras. 3.101 to 3.102 (page 57) of the City of Durham Local Plan (2004) for full policy justification.'</p>		

Housing

Ref	Local Plan Policy	Status
H1	New Housing Allocations	SAVED
	<p>POLICY: Housing development will be permitted on the following site, as shown on the proposals map: A) Finchale View, West Rainton (1.3ha)-estimated capacity 37</p> <p>ALSO: Refer to paras 4.21 – 4.23 (page 62) of the City of Durham Local Plan (2004) for full policy justification.'</p>	
H2	New Housing in Durham City	SAVED
	<p>POLICY: New housing development comprising: windfall development of previously developed land: and conversions will be permitted within the settlement boundary of Durham City. Provided either that the site is included in policy H1, or that</p> <ol style="list-style-type: none"> 1. The proposal does not contravene policies E3, E5 and E6, and the site is not allocated or safeguarded for an alternative use; and 2. The development accords with policies Q8, R2, T10, and U8A <p>ALSO: Refer to paras 4.24 – 4.28 (page 62) of the City of Durham Local Plan (2004) for full policy justification.</p>	
H3	New Housing Development in the Villages	SAVED
	<p>POLICY: New housing development, in addition to that allocated in policy H1, comprising windfall development of previously developed land and conversions will be permitted within the settlement boundaries of the villages listed below provided it is:</p> <ol style="list-style-type: none"> 1. Appropriate in scale, design, location and number of units (in the case of the smaller villages, (b) below, this number will be limited) to the character of the settlement and does not result in the development of areas which possess important functional, visual or environmental attributes which contribute to the settlement's character; and 2. In accord with policies Q8, R2, T10 and U8A. <p>A) Larger villages</p> <p>Bearpark Bowburn Brandon Coxhoe Esh Winning High Pittington High Shincliffe Kelloe Langley Moor Meadowfield New Brancepeth Sherburn Sherburn Hill Ushaw Moor West Rainton Witton Gilbert</p> <p>B) Smaller villages</p> <p>Brandon Village Broompark Cassop</p>	

Croxdale
Hett
Low Newton
Low Pittington
Ludworth
Parkhill
Quarrington Hill
Shadforth
Shincliffe
Sunderland Bridge
Waterhouses

Exceptionally the limited development of small greenfield sites (less than 10 units and where the total developable area is less than 0.33 hectares in extent) will be permitted in the coalfield villages most in need of regeneration provided that:

1. There are clear, quantifiable regeneration benefits that will be achieved through the development of small greenfield sites; and
2. These regeneration benefits could not be achieved through the development of previously developed land or conversions of existing buildings.

The coalfield villages most in need of regeneration to which this policy applies are:

Bearpark
Bowburn
Brandon
Cassop
Coxhoe
Esh Winning
High Pittington
Kelloe
Ludworth
New Brancepeth
Quarrington Hill
Sherburn
Sherburn Hill
Ushaw Moor
West Rainton
Witton Gilbert

ALSO: Refer to paras 4.29 – 4.36 (page 65) of the **City of Durham Local Plan (2004)** for full policy justification.

H4

Villages with No Settlement Boundary, Ribbon Development Sporadic Groups of Houses

SAVED

POLICY: Infill housing development at these locations will only be permitted if the development:

1. Comprises no more than a single dwelling infilling a small gap between existing buildings; and
2. Does not involve the development of an open space that is important to the street scene; and
3. Is appropriate in scale, form and materials to the character of its surroundings.

ALSO: Refer to paras 4.37 – 4.40 (page 69) of the **City of Durham Local Plan (2004)** for full policy justification.

H5	New Housing in the Countryside	SAVED
<p>POLICY: In the countryside new housing development or the rebuilding of derelict or abandoned houses will be permitted only where all of the following criteria are met:</p> <ol style="list-style-type: none"> 1. It is required for occupation by persons employed solely or mainly in agriculture or forestry. 2. The functional need for the persons to live in this location in order to carry out their duties is demonstrated to the satisfaction of the local planning authority by expert detailed assessment. 3. The financial viability of the enterprise has been proved in a detailed assessment by an expert. On new or developing enterprises a temporary permission for temporary accommodation only will be granted until such a justification is clearly demonstrated. 4. It is of a size commensurate with the established functional requirement of the enterprise. 5. Adequate provision cannot be made in existing buildings or within settlement boundaries. 6. It respects the character of its landscape setting in terms of its siting, design, scale, materials, landscaping, protection of existing landscape features and relationship with nearby buildings. <p>Any dwelling thus permitted will be subject to a condition or an agreement will be sought to restrict its occupancy.</p> <p>ALSO: Refer to paras 4.41 – 4.48 of the City of Durham Local Plan (2004) for full policy justification.</p> <p>AND: Refer to Planning Policy Statement 7: Sustainable Development in Rural Areas.</p>		
H6	Replacement Dwellings Outside Settlement Boundaries	SAVED
<p>POLICY: The replacement of an existing dwelling which is of no visual, architectural, or historic interest and lies outside defined settlement boundaries, will be permitted provided:</p> <ol style="list-style-type: none"> 1. It is within the same residential curtilage as the existing dwelling; and 2. It is sensitively sited and designed in relation to the surrounding landscape and any existing buildings; and 3. It does not exceed the general size and scale of the existing dwelling; and 4. It has received planning permission before demolition of the existing dwelling takes place; and 5. The development accords with policy E16. <p>ALSO: Refer to paras 4.49 – 4.51 (page 71) of the City of Durham Local Plan (2004) for full policy justification.</p>		
H7	City Centre Housing	SAVED
<p>POLICY: the Council will encourage new housing development and conversions to residential use on sites within or conveniently close to the city centre provided:</p> <ol style="list-style-type: none"> 1. There is no conflict with any other policy or proposal of this plan, particularly those relating to the conservation area or world heritage site, and 2. It is in scale and character with its surroundings. <p>ACTION: Refer to Planning Policy Statement 6: Planning for Town Centres paragraph 2.21 and Planning Policy Statement 3: Housing paragraph 38.</p>		
H8	Residential Use of Upper Floors	SAVED
<p>POLICY: The use of upper floors of shops and commercial premises for residential purposes will be permitted provided that:</p> <ol style="list-style-type: none"> 1. It does not give rise to conflict with existing uses in the area; and 2. It does not adversely affect the character or visual appearance of the surrounding area; and 3. It does not involve significant extensions, alterations or rebuilding which would unacceptably alter the character or scale of the original building. <p>ALSO: Refer to paras 4.54 – 4.57 (page 72) of the City of Durham Local Plan (2004) for full policy justification.</p>		

H9	Multiple Occupation/Student Households	SAVED
<p>POLICY: The sub-division or conversion of houses for flats, bedsits or for multiple occupation, or proposals to extend or alter properties already in such use will be permitted provided that:</p> <ol style="list-style-type: none"> 1. Adequate parking (in accordance with policy T10), privacy and amenity areas are provided or are already in existence; and 2. It will not adversely affect the amenities of nearby residents; and 3. It is in scale and character with its surroundings and with any neighbouring residential property; and 4. It will not result in concentrations of sub-divided dwellings to the detriment of the range and variety of the local housing stock; and 5. It will not involve significant extensions having regard to policy Q9, alterations or rebuilding which would unacceptably alter the character or scale of the original building. <p>ALSO: Refer to paras. 4.58 – 4.61 (page 73) of the City of Durham Local Plan (2004) for full policy justification.</p>		
H10	Backland and Tandem Development	SAVED
<p>POLICY: Development of backland and tandem sites will not be permitted unless there is:</p> <ol style="list-style-type: none"> 1. A safe and satisfactory access and adequate parking can be provided in accord with policy T10; and 2. The amenities of both the new and existing dwellings are not adversely affected; and 3. It is in keeping with the character, density, and scale of surrounding or adjacent development. <p>ALSO: Refer to paras 4.62 – 4.63 (page 74) of the City of Durham Local Plan (2004) for full policy justification.</p>		
H11	Mobility/Access Within New Housing and Housing Regeneration Schemes	EXPIRED
<p>POLICY: Within new housing and housing renovation schemes the council will negotiate with developers to provide a proportion of dwellings which are specifically designed or easily adaptable for those with impaired mobility where such a need exists. Particular regard will be had to local needs, site characteristics and proximity to local services and amenities. New dwellings should be built so as to assist access by the disabled and wheelchair users.</p> <p>ACTION: Refer to policies 24 and 30 of North East of England Regional Spatial Strategy (Adopted July 2008) and paragraph 13 (v) of Planning Policy Statement 1: Delivering Sustainable Development and Planning and Access for Disabled People: A Good Practice Guide (ODPM, March 2003).</p> <p>AND: Issues regarding design for mobility/access are covered in policy Q1 (designing for people) and Q2 (designing for accessibility) and via the building control regulations.</p>		
H12	Affordable Housing: Ensuring a Range of House Types	SAVED
<p>POLICY: On sites of 25 or more dwellings or 1 hectare or more in size, and where a local need exists, the council will negotiate with developers for a fair and reasonable proportion of affordable housing, and for an appropriate variety of house types and sizes.</p> <p>ALSO: Refer to paras 4.68 – 4.73 (page 76) of the City of Durham Local Plan (2004) for full policy justification.</p>		

H12a	The Type and Size of Housing	SAVED
<p>POLICY: The council will monitor the type and size of new dwelling completions in the context of the total housing stock. If this exercise indicates that a need for a particular type or size of dwelling is not being met, the council will negotiate with developers, putting forward proposals for new residential development, to achieve an appropriate balance of dwelling type, size and density on their scheme.</p> <p>ALSO: Refer to paras 4.74 – 4.74A (page 77) of the City of Durham Local Plan (2004) for full policy justification. See also Consultation Draft “Provision of Affordable Housing” SPD (March 2007)</p>		
H13	The Character of Residential Areas	SAVED
<p>POLICY: Planning permission will not be granted for new development or changes of use which have a significant adverse effect on the character or appearance of residential areas, or the amenities of residents within them.</p> <p>ALSO: Refer to paras 4.77 – 4.79 (page 78) of the City of Durham Local Plan (2004) for full policy justification.</p>		
H14	Improving and Creating More Attractive Residential Areas	SAVED
<p>POLICY: The council will encourage developments and initiatives which secure environmental improvements within existing housing areas by:</p> <ol style="list-style-type: none"> 1. Requiring development to respect and where appropriate enhance local character; and 2. Having a regard to policies R3, Q1 and Q2; and 3. Encouraging and where appropriate supporting improvements to the overall physical condition of the housing stock. <p>ALSO: Refer to paras 4.80 – 4.83 (page 80) of the City of Durham Local Plan (2004) for full policy justification.</p>		
H15	Site for Travellers	SAVED
<p>POLICY: New sites or proposals for extensions to existing sites for accommodation for gypsies and travellers will only be permitted where:</p> <ol style="list-style-type: none"> 1. The site is not within the Durham City Green Belt, the area of high landscape value, or other protected area; and 2. The site is adequately serviced and has a satisfactory access; and 3. It is reasonably close to shops, schools and public transport; and 4. It will not have an adverse impact on the countryside, the local landscape, the amenities of nearby residents, or on nearby businesses (including agricultural land); and 5. Where appropriate they incorporate landscaping in accord with policy Q5. <p>ALSO: Refer to paras 4.84 – 4.87 (page 80) of the City of Durham Local Plan (2004) for full policy justification.</p>		
H16	Residential Institutions and Student Halls of Residence	SAVED
<p>POLICY: New, or proposals for extensions to existing hostels, residential institutions and care homes will be permitted within settlement boundaries provided that:</p> <ol style="list-style-type: none"> 1. They are well related to shops, community and social facilities, and to public transport; and 2. Both the location and the form of the development itself provide satisfactory standards of amenity and open space for the residents; and 3. They do not detract from the character or the appearance of the surroundings or from the amenities of existing residents; and 4. In the case of student halls of residence they accord with policy C3 or the proposal would not lead to a concentration of student accommodation such that it would adversely detract from the amenities of existing residents. <p>ALSO: Refer to paras 4.88 – 4.92 (page 81) of the City of Durham Local Plan (2004) for full policy justification.</p>		

H17

Renewal of Planning Permission for Housing Development

SAVED

POLICY: The approval of applications for the renewal of planning permission for housing development will be dependent on the outcome of a review of a site's suitability with regard to other policies of this plan and to current policy guidance, and in particular with regard to:

1. Priority for the development of appropriate previously developed sites; and
2. The need to make the most efficient use of the site; and
3. The location and accessibility of the site; and
4. The supply of housing land in the district.

ALSO: Refer to paras 4.93 – 4.96 (page 82) of the **City of Durham Local Plan (2004)** for full policy justification.

Employment

Ref	Local Plan Policy	Status
EMP1	There is No Policy EMP1	
EMP2	Durham Science Park	SAVED
	<p>POLICY: The development of Durham Science Park will continue on the site shown on the proposals map adjacent to the Mountjoy Research Centre at Hollinside Lane.</p> <p>The science park will be occupied only for research and development, laboratories and high tech uses as set out in Class B1 of the Use Classes Order.</p> <p>ALSO: Refer to page 86 of the City of Durham Local Plan (2004) 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>	
EMP3	Mount Oswald	SAVED
	<p>POLICY: The development of a prestigious office/research centre project of strategic significance will be permitted at Mount Oswald provided that the parkland and landscape quality of the site is not compromised. Only employment uses relating to Class B1 of the Use Classes Order will be permitted on this site.</p> <p>ALSO: Refer to page 87 of the City of Durham Local Plan (2004) for full policy justification and Mount Oswald Development Brief</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>	
EMP4	Business Parks	SAVED
	<p>POLICY: The following locations are designated as business parks:</p> <ol style="list-style-type: none"> 1. Abbeywoods 2. Belmont 3. Aykley heads <p>Generally the business parks will be occupied for purposes as set out in Class B1 of the Use Classes Order.</p> <p>The development of sites two and three of the Aykley Heads Business Park would be subject to the replacement of sports pitches In an appropriate location within the locality.</p> <p>ALSO: Refer to page 88 of the City of Durham Local Plan (2004) for full policy justification and Masterplan Design Brief /Site Briefs for Aykley Heads.</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>	

EMP5	Prestige Industrial Sites - General	SAVED
<p>POLICY:</p> <p>1. The following locations are designated as prestige industrial sites: A) Belmont B) Bowburn North</p> <p>2. The following uses will be permitted on prestige industrial sites: A) Business Use (Class B1) B) General Industry (Class B2) provided there is no significant detrimental effect on the environment or on the amenities of the occupiers of adjoining or nearby properties and the development of neighbouring areas;</p> <p>3. New development proposals will be required to achieve a high standard of design and landscaping in accordance with Policies Q5, Q6 and Q7.</p> <p>ALSO: Refer to page 90 of the City of Durham Local Plan (2004) 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>		
EMP6	Prestige Industrial Development at Belmont	SAVED
<p>POLICY: An additional 2.5 hectares of land will be provided for prestige industrial development at Belmont.</p> <p>ALSO: Refer to page 90 of the City of Durham Local Plan (2004) 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>		
EMP7	Prestige Industrial Development/Rail Freight Terminal, Tursdale	SAVED
<p>POLICY: 52 hectares of land south of Bowburn South Industrial Estate, as shown on the proposals map, will be allocated for the development of a prestige industrial and business site (Class B1, B2 and B8). Part of the site immediately abutting the Leamside Line will be reserved for the development of the first phase of a regional inter modal rail freight interchange facility.</p> <p>136 hectares of land between the allocated site, the East Coast main line and Tursdale Road (A688), as shown on the proposals map, will be reserved for further development of the rail freight facility beyond the current plan period.</p> <p>Within the reserved area planning permission will only be granted for employment uses which require a direct rail link or proximity to the rail terminal.</p> <p>No other use will be permitted on this site other than those which are ancillary and appropriate to the occupiers of the site.</p> <p>The Council will require a detailed appraisal of the allocated site to be undertaken prior to any development commencing in order to identify precise development constraints and address the issues of environmental impact, access (including associated road improvements), traffic generation and necessary infrastructure works.</p> <p>ALSO: Refer to page 91 of the City of Durham Local Plan (2004) for full policy justification and RSS para 3.295 (page 177)</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>		

EMP8	General Industrial Sites	SAVED
<p>POLICY:</p> <ol style="list-style-type: none"> The following locations are designated as general industrial sites: <ul style="list-style-type: none"> A) Dragonville B) Langley Moor/Littleburn C) Meadowfield D) Bowburn South E) Abbey Road, Pity Me The following uses will be permitted on general industrial sites: <ul style="list-style-type: none"> A) Business Use (Class B1) B) General Industry (Class B2) C) Warehousing (Class B8) New development proposals should conform with Policy Q7. <p>The City Council will, in conjunction with other public and private agencies, seek to improve the overall quality of general industrial estates within the district in terms of environmental enhancement, access and transport linkages (including public transport).</p> <p>ALSO: Refer to page 93 of the City of Durham Local Plan (2004) for full policy justification and Development Brief for Land at Langley Moor High Street for 1(A).</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>		
EMP9	Local Industrial Sites	SAVED
<p>POLICY:</p> <ol style="list-style-type: none"> The following locations are designated as Local Industrial Sites: <ul style="list-style-type: none"> A) Bearpark B) Coxhoe C) Quarrington Hill D) Sherburn Village E) Sherburn Hill The following uses will be permitted on Local Industrial Sites: <ul style="list-style-type: none"> A) Light and General Industry (Classes B1 and B2) provided that there is no significant detrimental effect on the environment or on the amenity of the occupiers of adjoining or nearby property and the development of neighbouring areas B) Warehousing (Class B8) New development proposals should conform with Policy Q7. <p>ALSO: Refer to page 94 of the City of Durham Local Plan (2004) 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>EMP 10</p>	<p>Bad Neighbour Activities</p> <p>POLICY: Proposals for the development, use or extension of sites for 'bad neighbour' industrial uses will only be permitted within defined settlement boundaries or on designated industrial estates provided that:</p> <ol style="list-style-type: none"> 1. It would not have an adverse impact on the occupiers of nearby and adjoining premises in terms of noise, dust, smell, smoke or visual intrusion; and 2. It would not be seriously detrimental to the character and appearance of the area and it can be adequately screened; and 3. The site can be served by roads capable of accommodating any increase in traffic generated by the development; and 4. The site is of sufficient size to accommodate the use with adequate provision for servicing and car parking. <p>ALSO: Refer to page 95 of the City of Durham Local Plan (2004) 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>SAVED</p>
<p>EMP 11</p>	<p>Employment Within Settlement Boundaries But Outside Designated Sites</p> <p>POLICY: Planning permission for new business or industrial use or extensions to existing industrial and business premises located within settlement boundaries but outside the sites designated in Policies EMP2, EMP3, EMP4, EMP5, EMP6, EMP8 and EMP9 will only be granted when it can be demonstrated that the proposal would not:</p> <ol style="list-style-type: none"> 1. Have significant adverse impact on the amenity of neighbouring occupiers in terms of noise, dust, and general disturbance; and 2. Adversely affect the character and appearance of the area in which it is to be located; and 3. Result in an increase in traffic generation to the detriment of local amenity and highway safety. <p>ALSO: Refer to page 96 of the City of Durham Local Plan (2004) 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>SAVED</p>

<p>EMP 12</p>	<p>General Locational Criteria</p> <p>POLICY: New office development or change of use of an existing building to offices will be permitted within, or adjacent to, the city centre and within district and local centres.</p> <p>ALSO: Refer to page 97 of the City of Durham Local Plan (2004) 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 6: Planning for Town Centres’, and ‘Planning Policy Guidance 13: Transport’.</p>	<p>SAVED</p>
<p>EMP 13</p>	<p>Office Development Sites (Outside the City Centre)</p> <p>POLICY: New office development will be permitted on the following sites: A) Redhills B) land adjacent to Durham station car park</p> <p>ALSO: Refer to page 98 of the City of Durham Local Plan (2004) 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>	<p>SAVED</p>
<p>EMP 14</p>	<p>Office Development Elsewhere</p> <p>POLICY: Planning permission for new office development (including conversions and extensions) within settlement boundaries, but outside the areas identified in Policies EMP12 and EMP13, will only be granted provided that:</p> <ol style="list-style-type: none"> 1. There is no significant adverse impact on the amenity of neighbouring occupiers of property; or 2. The site is accessible by a choice of means of transport, having particular regard to the needs of public transport, pedestrians and cyclists; and 3. The site can be served by roads capable of accommodating any increase in traffic generated by the proposal. <p>ALSO: Refer to page 98 of the City of Durham Local Plan (2004) 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>	<p>SAVED</p>
<p>EMP 15</p>	<p>Taxi Booking Offices</p> <p>POLICY: Taxi booking offices will be permitted only within the city centre, district and local centres and other appropriate locations provided that:</p> <ol style="list-style-type: none"> 1. They do not adversely affect the amenity of the occupants of nearby or adjoining property; 2. They do not adversely affect highway safety. <p>Taxi booking offices will not be permitted in Residential areas.</p> <p>ALSO: Refer to page 100 of the City of Durham Local Plan (2004) for full policy justification.</p>	<p>SAVED</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>	
<p>EMP 16</p>	<p>Employment in the Countryside - General</p> <p>POLICY: Planning permission for employment generating uses within the countryside will only be granted provided that:</p> <ol style="list-style-type: none"> 1. it involves the essential processing and the treatment of mineral: or 2. It involves the essential processing and treatment of agricultural or forestry products; or 3. It involves the reuse or adaption of an existing building in accordance with Policy E8; or 4. It involves the diversification of an agricultural enterprise in accordance with Policy EMP17; or 5. It involves the extension of an established industrial or business use. When considering an application for new <p>Employment generating use within the countryside, the council will seek to ensure that the proposal:</p> <ul style="list-style-type: none"> • will have no unacceptable adverse impact on the character and appearance of the countryside; • will have no unacceptable adverse impact on the amenity of nearby residents or other land uses; • can be served by roads capable of accommodating any increase in traffic generated by the development; • will not be prejudicial to the promotion and protection of nature conservation interests in accordance with Policies E16, E17, E18, E19 and E20; • will have no adverse impact upon the water environment due to the generation of poor quality waste waters. <p>ALSO: Refer to page 101 of the City of Durham Local Plan (2004) 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’.</p>	<p>SAVED</p>
<p>EMP 17</p>	<p>Farm Diversification</p> <p>POLICY: Where planning permission is required, for farm diversification, it will be granted provided that:</p> <ol style="list-style-type: none"> 1. The proposal would not have an unacceptable adverse effect upon the amenity, character or appearance of The countryside; and 2. The proposal would be of a scale appropriate to its surroundings; and 3. The proposal would have no unacceptable adverse effect on the amenity of the occupiers of nearby or Adjoining property; and 4. Proposals for the re-use or adaption of an existing building would comply with the criteria set out in Policy E8; and 5. The site can be served by roads capable of accommodating any increase in traffic generated by the proposal; and 6. The proposal would not involve the lose of the best and most versatile agricultural land: and 7. The proposal would not have an unacceptable adverse effect upon the openness of the Durham City Green Belt. <p>ALSO: Refer to page 102 the City of Durham Local Plan (2004) 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’.</p>	<p>SAVED</p>

<p>EMP 17a</p>	<p>Agriculture and Forestry Development</p> <p>POLICY: Planning permission will be granted for agricultural and forestry development provided that:</p> <ol style="list-style-type: none"> 1. The proposal is justified in terms of its size and location; and 2. Appropriate measures are incorporated to mitigate the effect of the development upon the landscape and local communities. <p>ALSO: Refer to page 103 of the City of Durham Local Plan (2004) 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’.</p>	<p>SAVED</p>
<p>EMP 18</p>	<p>Home Based Business</p> <p>POLICY: The use of a dwelling for business use will only be acceptable provided that there will be no detrimental impact of significance on the amenity of occupiers of neighbouring residential properties or on highway safety.</p> <p>ALSO: Refer to page 103 of the City of Durham Local Plan (2004) 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’.</p>	<p>SAVED</p>
<p>EMP 19</p>	<p>Notifiable Installations</p> <p>POLICY: Proposals for the construction, expansion or intensification of any industry involving a notifiable installation will only be permitted when:</p> <ol style="list-style-type: none"> 1. It either forms part of an existing development or it is to be located within an existing general industrial site. 2. There would be no significant increase in potential risk to surrounding land uses and nearby residents. 3. Any safe-guarding zone or extended safe-guarding zone for consultation purposes with the health and safety executive does not inhibit the future development opportunities on other adjacent or nearby sites. <p>ALSO: Refer to page 104 of the City of Durham Local Plan (2004) 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’, and ‘Planning Policy Guidance 13: Transport’, ‘Planning Policy Statement 23: Planning and Pollution Control’ and ‘The Planning (Hazardous Substances) Act 1990’.</p>	<p>SAVED</p>
<p>EMP 20</p>	<p>Notifiable Installations</p> <p>POLICY: Development in close proximity to notifiable installations will only be permitted if there is no significant increase in the risk to the local population.</p> <p>ALSO: Refer to page 104 of the City of Durham Local Plan (2004) 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’, and ‘Planning Policy Guidance 13: Transport’, ‘Planning Policy Statement 23: Planning and Pollution Control’ and ‘The Planning (Hazardous Substances) Act 1990’.</p>	<p>SAVED</p>

Transport

Ref	Local Plan Policy	Status
T1	General	SAVED
	<p>POLICY: The council will not grant planning permission for development that would generate traffic which would be detrimental to highway safety and/or have a significant affect on the amenity of occupiers of neighbouring property.</p> <p>ALSO: Refer to page 112 of the City of Durham Local Plan (2004) for justification of the policy</p>	
T2	Road Proposals	SAVED
	<p>POLICY: The council will only support new road proposals and road improvement schemes which do not materially conflict with other policies of the plan and:</p> <ol style="list-style-type: none"> 1. Relieve pressure from "through traffic" on the city centre; and/or 2. Facilitate inward investment and economic prosperity; and/or 3. Remove through traffic from residential and other environmentally sensitive areas; and/or 4. Improve road safety standards; and/or 5. Have minimum adverse effect on the local environment; and/or 6. Assist public transport and cycling provision. <p>ALSO: Refer to page 112-115 of the City of Durham Local Plan (2004) for justification of the policy</p>	
T3	Land That Should Be Safeguarded From New Road Schemes	SAVED
	<p>POLICY: land will be safeguarded for the following new road schemes;</p> <ol style="list-style-type: none"> a) A691 Durham northern by-pass, stage 2 b) B6300 Browney Lane improvement c) A182 Hetton by-pass <p>Within the corridor of interest for each scheme shown on the proposals map development will only be permitted if it does not prejudice the implementation of the scheme.</p> <p>ALSO: Refer to page 112 – 115 of the City of Durham Local Plan (2004) for justification of the policy.</p>	
T4	Assessing The Route and Design of New Road Proposals	SAVED
	<p>POLICY: In assessing the route and design of new road proposals and road improvement schemes, the council will only support those schemes which;</p> <ol style="list-style-type: none"> 1. Avoid the physical and social severance of communities; and 2. Avoid harmful impact upon residential amenity; and 3. Avoid harmful impact upon the natural and built environment; and 4. Make safe and proper provision for the movement of pedestrians, cyclists and public transport; and 5. Achieve co-ordination in the appearance of signage, lighting columns and other highway furniture as an integral part of the design of the road; and 6. Avoid schemes which will have a detrimental effect on the water environment in terms of flooding and pollution. <p>ALSO: Refer to page 116 of the City of Durham Local Plan (2004) for justification of the policy.</p>	

T5	Public Transport	SAVED
<p>POLICY: The council will encourage improvements to assist public transport services within the district by a combination of measures which may include;</p> <ol style="list-style-type: none"> 1. The use of traffic management schemes in accordance with policy T8; 2. Investigating the provision of a park and ride system in accordance with policy T7; 3. The provision of suitable facilities for users of public transport; 4. Improvements for passengers at Durham railway station and Durham bus station; 5. Supporting the re-opening of the Leamside railway line for passenger services; 6. Ensuring that new developments can be conveniently and efficiently serviced by public transport in accordance with policy Q2. 7. Investigating the provision of a multi-modal transport interchange at Carville in accordance with policy T6. <p>ALSO: Refer to page 116 of the City of Durham Local Plan (2004) for justification of the policy.</p>		
T6	Transport Interchange	SAVED
<p>POLICY: The City Council, in conjunction with the County Council and other appropriate bodies, will seek the provision of a multi-modal transport interchange on 4 hectares of land at Carville as shown on the proposals map.</p> <p>No other use will be permitted on this site.</p> <p>ALSO: Refer to page 117 of the City of Durham Local Plan (2004) for justification of the policy.</p>		
T7	Park and Ride	SAVED
<p>POLICY: The council, in conjunction with Durham County Council, will investigate the provision of a park and ride system which seeks to:</p> <ol style="list-style-type: none"> 1. Relocate commuter parking from the city centre and employment areas to park and ride sites; 2. Provide an attractive alternative to city centre parking for both long and short-stay non-commuter trips; 3. Reduce traffic flows to and/or through the city centre; 4. Enhance the image of bus-based travel and provide express service for use by park and ride users. <p>The following locations, as shown on the proposals map, have been identified for development as possible park and ride sites during the plan period. These sites will be subject to a detailed landscape assessment to ensure that their development would be satisfactorily assimilated into the landscape.</p> <ol style="list-style-type: none"> a) Carrville (in association with policy t6); and b) Sniperley area (adjoining Sniperley grove); and c) South Road (Howlands Farm or Mount Oswald). <p>ALSO: Refer to page 118 of the City of Durham Local Plan (2004) for justification of the policy</p>		
T8	Traffic Management	SAVED
<p>POLICY: The council will support traffic management measures which seek to improve highway safety, amenity and ease congestion. Priority will be given to measures which specifically:</p> <ol style="list-style-type: none"> 1. Reduce congestion and delays, particularly for public transport, and improve safety along routes into the city centre; 2. Extend traffic calming measures within the city centre; 3. Improve safety and ease traffic congestion in the local centres of Framwellgate Moor, Gilesgate, Langley Moor and Ushaw Moor; 		

	<p>4. Introduce traffic calming measures into residential areas; 5. Promote the safety and convenience of pedestrians and cyclists.</p> <p>ALSO: Refer to page 120-121 of the City of Durham Local Plan (2004) for justification of the policy.</p>	
T9	<p>Movement of Freight</p> <p>POLICY: The council in consultation with Durham County Council and other appropriate bodies will seek to minimise the adverse affect of the movement of freight upon communities by:</p> <ol style="list-style-type: none"> 1. Seeking the co-operation of vehicle operators to use defined lorry routes within the district; 2. Encouraging the introduction of weight restrictions on routes not considered suitable for heavy goods vehicles; 3. Encouraging the carrying of freight and bulky goods by rail; and 4. Supporting the re-opening of the Leamside line for the movement of freight by rail; and 5. Supporting the development of a rail freight terminal at Tursdale in accordance with policy EMP7. <p>Also: refer to page 121-122 of the City of Durham Local Plan (2004) for justification of the policy</p>	SAVED
T10	<p>Parking</p> <p>POLICY: Vehicle parking off the public highway in new development or redevelopment should be limited in amount, so as to promote sustainable transport choices and reduce the land-take of development. On average, in residential developments, off-road provision should not exceed 1.5 spaces per dwelling.</p> <p>ALSO: Refer to page 122 of the City of Durham Local Plan (2004) for justification of the policy.</p>	SAVED
T11	<p>Parking in The City Centre</p> <p>POLICY: The city council will support the county council in the development of a parking strategy for the city centre which seeks to:</p> <ol style="list-style-type: none"> 1. Introduce a controlled parking zone in the area surrounding the city centre; 2. Use development control measures to limit any increase in private non-residential off-street parking and to restrict the use of, and encourage reductions in, the number of existing private non-residential spaces; and 3. Link parking restraint to the introduction of park and ride in accordance with policy T7. <p>ALSO: Refer to paragraph 123-124 of the City of Durham Local Plan (2004) for justification of the policy</p>	SAVED
T12	<p>Management of Off-Street Car Parking</p> <p>POLICY: In accordance with the overall parking strategy for the city centre the council will encourage the management of off-street public car parks as follows:</p> <ol style="list-style-type: none"> 1. Short-Stay Parking: <ol style="list-style-type: none"> A) Millburngate Multi-Storey B) Riverside Multi-Storey C) Prince Bishop Multi-Storey D) Walkergate 2. Long-Stay Parking: <ol style="list-style-type: none"> A)The Sands <p>ALSO: Refer to page 125-126 of the City of Durham Local Plan (2004) for justification of the policy.</p>	SAVED

<p>T13</p>	<p>Additional New Public Car Parks</p> <p>POLICY: The provision of additional new public car parks within durham city centre will only be approved where there the need for additional long or short stay public parking has been established as part of a co-ordinated strategy for parking in the city centre. In determining any need the following should, in particular, be taken into account;</p> <ol style="list-style-type: none"> 1. The effectiveness on the vitality and viability of the city centre; and 2. The need to encourage alternatives to the private car; and 3. The need to discourage long stay commuter parking in the city centre. <p>ALSO: Refer to page 125-126 of the City of Durham Local Plan (2004) for justification of the policy</p>	<p>SAVED</p>
<p>T14</p>	<p>Non Residential Parking At Weekends</p> <p>POLICY: The council will encourage the use of existing private non-residential off-street car parks by the general public through negotiation with appropriate bodies.</p> <p>ACTION: None. Policy not required for saving. The policy sought to encourage car users to bring their vehicles at weekends when offices were shut. This would not contribute to achieving the clear strategy of sustainable transport</p>	<p>EXPIRED</p>
<p>T15</p>	<p>Parking in Residential Areas</p> <p>The council will seek to introduce controlled parking schemes which aim to:</p> <ol style="list-style-type: none"> 1. Provide better control over parking in the area; 2. Restrict parking for non-residents, particularly long-stay commuters. <p>priority will be given to the introduction of such schemes in the following areas of Durham city:</p> <ol style="list-style-type: none"> a) the area bounded by church street, Whinney Hill and Stockton Road; b) the area east of Sutton Street including Crossgate and South Street; c) the area immediately to the west of Sutton Street from Princes Street in the north to Crossgate Peth in the south; d) the area around Claypath, providence row and Gilesgate <p>ACTION: None. Policy not required for saving. The parking schemes have now been implemented.</p>	<p>EXPIRED</p>
<p>T16</p>	<p>Coach Parking</p> <p>POLICY: A new coach park is to be provided as part of the proposed enhancements to the Riverside Car park at the Sands as shown on the Proposals Map;</p> <p>ACTION: None. Policy not required for saving. Coach parking offers a sustainable option when bringing day- trippers to the City. The policy has now been implemented.</p>	<p>EXPIRED</p>
<p>T17</p>	<p>Storage of Caravans and Boats</p> <p>POLICY: The council will approve the storage of caravans and boats on secure sites within existing built up areas or within farmsteads or other appropriate groups of buildings in rural areas provided that:</p> <ol style="list-style-type: none"> 1. It does not have a detrimental visual impact on the amenity of the areas in which they are to be stored; and 2. It can be adequately screened all the year round; and 3. It has a satisfactory means of access; and 4. It does not adversely affect the amenities of occupants of nearby or adjacent property. <p>ALSO: Refer to page 128 of the City of Durham Local Plan (2004) for justification of the policy</p>	<p>SAVED</p>

T18	Taxi Ranks	SAVED
<p>POLICY: The council will support the provision of taxi ranks at convenient locations throughout the district provided that there is a demand for the facility and they are sited sympathetically where they would:</p> <ol style="list-style-type: none"> 1. Not cause highway problems or traffic congestion; and 2. Be safely and easily accessed by pedestrians; and 3. Not have a detrimental impact on the character and environment of the surrounding area; and 4. Not adversely affect the amenity of residential areas <p>ALSO: Refer to paragraph 6.71-72 (page 129) of the City of Durham Local Plan (2004) for justification of the policy</p>		
T19	Cycle Routes	SAVED
<p>POLICY: The council will seek to ensure the development of a safe, attractive and convenient network of cycle routes throughout the district.</p> <p>ALSO: Refer to page 129 of the City of Durham Local Plan (2004) for justification of the policy</p>		
T20	Cycle Facilities	SAVED
<p>POLICY: The council will encourage the provision of facilities for parking cycles in the city centre and at other appropriate locations which are secure, protected from the weather and clearly signed</p> <p>ALSO: Refer to page 129 of the City of Durham Local Plan (2004) for justification of the policy</p>		
T21	Walkers Needs	SAVED
<p>POLICY: The council will seek to safeguard the needs of walkers by ensuring that:</p> <ol style="list-style-type: none"> 1. Existing footpaths and public rights of way are protected; 2. A safe, attractive and convenient footpath network is established throughout the city; and 3. That the footpath network takes the most direct route possible between destinations; and 4. The footpath network is appropriately signed. <p>Wherever possible, footpaths should be capable of use by people with disabilities, the elderly and those with young children.</p> <p>Development which directly affects a public right of way will only be considered acceptable if an equivalent alternative route is provided by the developer before work on site commences.</p> <p>ALSO: Refer to paragraph 6.82-85 of the City of Durham Local Plan (2004) for justification of the policy.</p> <p>ALSO: Refer to page 131-132 1of the City of Durham Local Plan (2004) for justification of the policy</p>		

Shopping

Ref	Local Plan Policy	Status
S1a	Retail Hierarchy	SAVED
	<p>POLICY: The Council will seek to protect and promote the vitality and viability of all centres within the local retail hierarchy of the City of Durham area, which are as follows:</p> <ol style="list-style-type: none"> 1. Durham City Centre 2. The District Centres at Dragon Lane/Sherburn Road and at the Arnison Centre 3. The Local Centres at Newton Hall, Framewellgate Moor, Gilesgate, Belmont, Brandon, Coxhoe, Ushaw Moor, Esh Winning, Langley Moor and Sherburn. <p>ALSO: Refer to page 131-132 of the City of Durham Local Plan (2004) for justification of the policy.</p>	
S1	City Centre Shopping Area	SAVED
	<p>POLICY: Within the city centre shopping area, defined on the proposals map, new shopping development (Class A1) will be permitted, subject to policy E6.</p> <p>ALSO: Refer to page 139 of the City of Durham Local Plan (2004) for full policy justification.</p>	
S2A/ S2B and S3	A2 and A3 Uses Within the Primary Retail Area	SAVED
	<p>POLICY: S2A Development at ground floor level of class A2 (financial and professional) and class A3 (food and drink) within the primary area of the city centre shopping area, as defined on the proposals map, will be permitted provided that it does not result in more than 20% of the total street frontage being in non-retail use.</p> <p>POLICY S2B: Development at ground floor level of class A2 (financial and professional) and class A3 (food and drink) within the secondary area, as defined on the proposals map (including Saddler's Yard and units 19-21 to the rear of Elvet Bridge) will be permitted provided they do not undermine the retail character of the street.</p> <p>POLICY S3: In Elvet Bridge no further development for A2 (professional and financial services) will be permitted. Development for A3 (food and drink) will be permitted provided that it does not result in more than 50% of the total street frontage being in non-retail use.</p> <p>ALSO: Refer to page 140-141 of the City of Durham 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>	
S4	Sherburn Road/Dragon Land District Centre	SAVED
	<p>POLICY: The Sherburn Road/ Dragon Lane Centre will accommodate additional retailing and other appropriate facilities, relating to the needs of the community, provided that:</p> <ol style="list-style-type: none"> 1) Either by itself or cumulatively it would not adversely affect the vitality and viability of any existing main town centre or local centre both within and outside the District; and 2) It would not give rise to serious problems of access, road safety and traffic congestion; and 3) The proposal would not have an unacceptable impact on travel patterns, and not result in a substantial increase of car usage and associated vehicle mileage and pollutant emissions <p>ALSO: Refer to page 141-2 of the City of Durham Local Plan (2004) for full policy justification.</p>	

S5	Local Centres	SAVED
<p>POLICY: Within the boundaries of the following local centres, as defined on the proposals map, development of class A1, A2 and A3 will be permitted, provided that;</p> <ol style="list-style-type: none"> 1) it will not adversely affect the vitality and viability of any other local centre 2) it will not lead to the loss of existing community or recreational facilities, or of areas which may be required in future for such uses 3) in the case of class A2 and A3 uses, it will not undermine the retail character of the centre 4) It conforms to policies Q1, Q2, Q11 and T10. Centres: <ol style="list-style-type: none"> a) Newton Hall, b) Framwellgate Moor, c) Gilesgate, d) Belmont, e) Brandon, f) Coxhoe, g) Ushaw Moor, h) Esh Winning, i) Langley Moor, j) Sherburn. <p>ALSO: Refer to page 143 of the City of Durham 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>		
S6	Village Shops	SAVED
<p>POLICY: Within the following villages, class A1 (shops) of less than 1,000 m2 will be permitted, provided that:</p> <ol style="list-style-type: none"> 1) it will not adversely affect the vitality and viability of any other local centre or village 2) it will not adversely affect the character of the amenity of the surrounding area, nor the interests of road safety 3) it is situated close, or is well related to existing shops or other facilities within the village. Villages: <ol style="list-style-type: none"> a) Bearpark, b) Bowburn, c) High Pittington, d) High Shincliffe, e) Kelloe, f) Meadowfield, g) New Brancepeth, h) Sherburn Hill, i) West Rainton, j) Witton Gilbert. <p>ALSO: Refer to page 144 of the City of Durham Local Plan (2004) for full policy justification.</p>		
S7	Individual Shops	SAVED
<p>POLICY: Individual small shops will be permitted within settlement boundaries, provided that;</p> <ol style="list-style-type: none"> 1) it will not adversely affect the vitality and viability of any other local centre or village 2) it will not adversely affect the character and amenity of the surrounding area, nor the interests of road safety. <p>Note: "small shops" are defined in the text as <100 m2.</p>		

	ALSO: Refer to page 145 of the City of Durham Local Plan (2004) for full policy justification.	
S8	Retail Warehousing Outlets	SAVED
	<p>POLICY: New retail warehouse development, selling DIY and home improvement goods, general building merchandise, furniture, bedding, floor coverings, office equipment, electrical goods, motor accessories, pet products and garden centre products, will be permitted on that part of the Dragonville Industrial Estate designated on the proposals map, provided that:</p> <ol style="list-style-type: none"> 1) Such development satisfies a demonstrable need, conforms to the “sequential approach” and cannot be accommodated within the Sherburn Road/ Dragon Lane Centre in accordance with policy S4. 2) it is located in close proximity to the Sherburn Road/Dragon Lane Centre in order to facilitate linkages with that centre 3) either by itself or cumulatively it would not adversely affect the vitality and viability of any existing centre both within and outside the District 4) the premises shall not be used for the sale of food or drink, clothing, sports goods or equipment, shoes, toys and games, jewellery, toiletries, fashion accessories, luggage, books or stationery [and] no retail units have less than 750 m2 gross floor area. 5) it would not give rise to problems of access, road safety and traffic congestion on the wider road network or compromise the operational needs of users of Dragonville Industrial Estate. 6) It is accessible by a choice of different modes of transport 7) It does not conflict with the need to maintain a supply of sites and premises for general industrial purposes. <p>ALSO: Refer to page 146-147 of the City of Durham Local Plan (2004) for full policy justification.</p>	
S9A	The Arnison/Mercia Centre	SAVED
	<p>POLICY: Development proposals which would consolidate the role of the Arnison/Mercia centre as shown on the proposals map, as a District centre meeting the needs of residents on the western side of Durham City, will be encourage[d] provided that they:</p> <ol style="list-style-type: none"> 1) would not undermine the role of the city centre or any other centres in the local retail hierarchy 2) would be acceptable in terms of road safety and highway capacity. <p>ALSO: Refer to page 147-8 of the City of Durham Local Plan (2004) for full policy justification.</p>	
S9B	Major Out of Centre Proposals	SAVED
	<p>POLICY: Where there is an identified need for large-scale retail and leisure development that cannot be met through existing allocations, preference should be for sites within the city centre, followed by edge of city centre locations, the District centres at Sherburn Road/Dragon Lane and the Arnison/Mercia Centre, and then local shopping centres within the built-up area of Durham City. Where such development cannot be accommodated in the above locations, then locations elsewhere within the built-up area of Durham City would only be appropriate if:</p> <ol style="list-style-type: none"> 1) It satisfies a demonstrable need and conforms to the “sequential approach” 2) Either by itself or cumulatively it would not adversely affect the vitality and viability of any existing centre both within and outside the District 3) it would not give rise to serious problems of access, road safety and traffic congestion 4) the site is accessible by a choice of means having particular reference to the needs of public transport, pedestrians and cyclists and 5) the proposal would not have an unacceptable impact on travel patterns, nor result in a substantial increase in car usage and associated vehicle mileage and pollutant 	

	emissions.	
	ALSO: Refer to page 149 of the City of Durham Local Plan (2004) for full policy justification.	
S10	Food and Drink	SAVED
	<p>POLICY: Within settlement boundaries, development for class A3 (Food and Drink) will be permitted provided;</p> <ol style="list-style-type: none"> 1) there are no adverse effects on the amenities of nearby occupants 2) adequate provision is made for parking in accordance with policy T10 3) it is in scale and character with its surroundings 4) it does not compromise the level of provision identified in policies S2 and S3. <p>ALSO: Refer to page 150 of the City of Durham 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>	
S11	Miscellaneous Sales	SAVED
	<p>POLICY: The sale of motor vehicles, caravans, boats, heavy building materials, greenhouses and garden sheds will be permitted within general industrial estates. Elsewhere within settlement boundaries such a proposal will be permitted provided that:</p> <ol style="list-style-type: none"> 1) it is not contrary to any other policy of the plan 2) it is not within a predominantly residential area 3) there is not adverse effect on the amenities of nearby occupiers on the character of visual amenity of the area, or on highway safety. <p>Any permission granted will be limited by condition and/or agreement to the goods to which the application refers.</p> <p>ALSO: Refer to page 150 of the City of Durham Local Plan (2004) for full policy justification.</p>	
S12	Occasional Markets	SAVED
	<p>POLICY: Occasional markets (including car boot sales) consisting or more than 14 days in total in any calendar year will only be permitted if there are no adverse effects on the following:</p> <ol style="list-style-type: none"> 1) the vitality and viability of the city centre or any other local centre 2) the amenities of nearby residents or businesses 3) the highway network 4) the character and appearance of the area. Adequate accessibility by a choice of transport modes in accordance with the Council's standards must be provided. <p>ALSO: Refer to page 151-2 of the City of Durham Local Plan (2004) for full policy justification.</p>	
S13	Factory and Farm Shops	SAVED
	<p>POLICY: The incidental sale of goods direct to the public from manufacturing or business premises or farm production units will be permitted provided that:</p> <ol style="list-style-type: none"> 1) in the case of factory shops, the goods are produced on the premises and the retailing is ancillary/subsidiary to their manufacture 2) in the case of farm shops, the goods sold are primarily produced in the locality and would not have a significant effect upon the viability of nearby village shops 3) the proposal would not have a detrimental impact upon road safety or existing servicing and car parking arrangements 4) the proposal would not have a detrimental effect upon the amenity of neighbouring 	

	<p>occupiers or on the character and appearance of the area</p> <p>5) the sales area does not exceed 100 m2 floorspace without accompanying justification.</p> <p>ALSO: Refer to page 152-3 of the City of Durham Local Plan (2004) for full policy justification.</p>	
S14	Amusement Centres	SAVED
	<p>POLICY: Amusement centres will be permitted within local centres identified in policy S5 and within nos. 5-80 North Road and in that part of Claypath included within the city centre retail area provided that there is no adverse effect on the retail character of the centre, or on its amenities or those of nearby residents and occupants. They will not be permitted elsewhere.</p> <p>ALSO: Refer to page 153-4 of the City of Durham Local Plan (2004) for full policy justification.</p>	
S15	Garden Centres	SAVED
	<p>POLICY: New garden centres and extensions to existing garden centres will be permitted within settlement boundaries, provided there is no adverse impact on the amenity of nearby residents or on highway safety. They will be permitted elsewhere only if:</p> <ol style="list-style-type: none"> 1) the site is not within the Durham City Green Belt 2) they do not intrude visually into the countryside, or detract from the character and appearance of the local landscape 3) they are satisfactorily related to existing buildings or settlements 4) there is no adverse effect on the amenity of neighbouring property or on highway safety. <p>ALSO: Refer to page 154 of the City of Durham Local Plan (2004) for full policy justification.</p>	
S16	Petrol Filling Stations	SAVED
	<p>POLICY: Petrol filling stations will be permitted within settlement boundaries provided that:</p> <ol style="list-style-type: none"> 1) there is no adverse impact on the amenities of local residents or on highway safety 2) any associated retail provision is restricted in area to 50 m2 on the basis that it is ancillary to the main activity. <p>Petrol filling stations will not be permitted within the countryside.</p> <p>ALSO: Refer to page 155 of the City of Durham Local Plan (2004) for full policy justification.</p>	

Recreation & Leisure

Ref	Local Plan Policy	Status
R1	Provision of Open Space	SAVED
	<p>POLICY: The council will seek to ensure that the provision of open space for outdoor recreation within the district is evenly distributed and is maintained at a level which meets the needs of its population. A minimum overall standard of 2.4 ha of outdoor sports and play space per 1,000 population will be sought.</p> <p>ALSO: Refer to page 158 of the City of Durham Local Plan 2004 for full policy justification.</p>	
R2	Recreational and Amenity Space in New Residential Developments	SAVED
	<p>POLICY: The council will seek to ensure that the provision of open space for outdoor recreation within the district is evenly distributed and is maintained at a level which meets the needs of its population. A minimum overall standard of 2.4 ha of outdoor sports and play space per 1,000 population will be sought.</p> <p>ALSO: Refer to page 158 of the City of Durham Local Plan 2004 for full policy justification.</p>	
R3	Protection of Open Space Used for Recreation	SAVED
	<p>POLICY: Development which would result in the loss of an area of open space currently used for recreation and leisure pursuits will not be permitted unless:</p> <ol style="list-style-type: none"> 1. It is for new or improved facilities related to the use of the existing area for outdoor recreation; or 2. It involves a small part of a larger recreational area which by doing so will bring about the enhancement of the remainder; or 3. An alternative area of at least equivalent community benefit/value will be provided locally; or 4. Its loss will not prejudice the overall standard of open space for outdoor recreation within the immediate area as set out in policy R1. <p>ALSO: Refer to page 161 of the City of Durham Local Plan 2004 for full policy justification.</p>	
R4	Land Surplus to Educational Requirements	SAVED
	<p>POLICY: The development of land (including playing fields) within school or other education establishment grounds, which has been declared surplus to educational requirements, will be permitted provided that:</p> <ol style="list-style-type: none"> 1. It has been demonstrated, to the satisfaction of the council, that it is not likely to be needed for educational or community purposes in the future; and 2. It will not reduce the overall standard of open space for outdoor recreation in the area as set out in policy R1; and 3. In the case of land of sport and recreational value to the community its development is in accord with policy R3. <p>ALSO: Refer to page 162 of the City of Durham Local Plan 2004 for full policy justification.</p>	
R5	Protection of Allotments	SAVED
	<p>POLICY: Planning permission will not be granted for development which would result in the loss of allotments unless:</p> <ol style="list-style-type: none"> 1. The allotments are genuinely redundant and are not likely to be required to meet possible future needs, or 2. In the case of underused allotments the facility can be best retained and enhanced through the redevelopment of a small part of the site or alternative provision of 	

	<p>equivalent standard and benefit is made elsewhere in the immediate vicinity; or</p> <p>3. In the case of allotments with high occupancy levels and which serve an area of local need alternative provision of equivalent standard and benefit is made elsewhere in the immediate vicinity.</p> <p>ALSO: Refer to page 162 of the City of Durham Local Plan 2004 for full policy justification.</p>	
R6	<p>District Sport and Leisure Centres</p> <p>POLICY: The development of further leisure/sports facilities at, and adjoining, the council leisure centres at Coxhoe, Deerness, Meadowfield, Sherburn and Abbey Road will be permitted provided that:</p> <ol style="list-style-type: none"> 1. Any intensification in usage of the site will not: <ul style="list-style-type: none"> A) adversely affect residential amenity; and B) result in vehicular parking problems in the vicinity of the centre. 2. Its appearance and use will not be detrimental to the character of the area. <p>ALSO: Refer to page 163 of the City of Durham Local Plan 2004 for full policy justification.</p>	SAVED
R7	<p>New Swimming Pool</p> <p>POLICY: The council will seek, as a priority during the plan period, the replacement of the existing swimming pool and associated facilities on a site within Durham City Centre. The location will be dependent upon the need to ensure that:</p> <ol style="list-style-type: none"> 1. It is accessible for public transport, cyclists and pedestrians; and 2. Satisfactory car parking in accordance with policy T10 can be provided; and 3. Its design is not detrimental to the character and appearance of the City Centre in accordance with policy E6; and 4. The green belt and open spaces are not compromised in accordance with policies E1 and E5; and 5. It would not cause material harm to the amenities to those living nearby, in particular through additional traffic, on-street parking or noise. <p>ALSO: Refer to page 164 of the City of Durham Local Plan 2004 for full policy justification.</p>	SAVED
R8	<p>New Recreational Facilities</p> <p>POLICY: The location of any new recreational facility will be dependent upon the need to ensure that:</p> <ol style="list-style-type: none"> 1. Its appearance and use is not detrimental to the character and amenity of the area; and 2. It is accessible for public transport, cyclists and pedestrians; and 3. Satisfactory car parking can be provided; and 4. It accords with policies E1, E5, E10 and CC1. <p>ALSO: Refer to page 165 of the City of Durham Local Plan 2004 for full policy justification.</p>	SAVED
R9	<p>Public Parks and Recreation Grounds</p> <p>POLICY: The council will encourage the provision of additional play equipment at the public parks and recreation grounds within the district.</p> <p>ALSO: Refer to page 166 of the City of Durham Local Plan 2004 for full policy justification.</p>	SAVED

R10	New Development for Recreation or Leisure in The Countryside	SAVED
<p>POLICY: Except where specifically referred to in policies R12 to R19 planning permission for leisure uses in the countryside and for essential minor facilities for those uses will be granted where they would not:</p>		
<ol style="list-style-type: none"> 1. Be detrimental to the character and appearance of the countryside, areas of high landscape value or openness of the Green belt; or 2. Adversely affect the natural or historic environment; or 3. Adversely affect existing public rights of way or established recreational routes; or 4. Adversely affect existing flora and fauna, wildlife habitats and wildlife corridors; or 5. Have a detrimental effect on the amenity of residents or people using the area for other recreational activities; or 6. Lead to irreversible loss of the best and most versatile agricultural land; or 7. Result in congestion on the local road network; or 8. Be inaccessible by public transport, cyclists and pedestrians. 		
<p>For the purposes of this policy, essential minor and recreational facilities include; small changing rooms, unobtrusive spectator accommodation for outdoor sport, or small stables.</p>		
<p>ALSO: Refer to page 168 of the City of Durham Local Plan 2004 for full policy justification.</p>		
R11	Public Rights of Way and Other Paths	SAVED
<p>POLICY: Public access to the countryside will be encouraged and safeguarded by protecting the existing network of public rights of way and other paths from development which would result in their destruction or diversion unless:</p>		
<ol style="list-style-type: none"> 1. A suitable alternative route is provided; and 2. The proposal accords with policy T21 where possible the existing network of public rights of way and other paths will be extended. 		
<p>ALSO: Refer to page 169 of the City of Durham Local Plan 2004 for full policy justification.</p>		
R12	River Wear	SAVED
<p>POLICY: The council will encourage use of the River Wear for water based recreational and leisure activity, particularly in the area between maiden castle and the sands provided that proposals:</p>		
<ol style="list-style-type: none"> 1. Do not lead to pollution of the water or the water related environment; and 2. Do not have an adverse impact on other water based recreational and leisure activities; and 3. Accord with policies E5, E10 and E16, E20. 		
<p>ALSO: Refer to page 170 of the City of Durham Local Plan 2004 for full policy justification.</p>		
R13	River Wear Walkway	SAVED
<p>POLICY: The council will support the establishment of a continuous walkway along the banks of the River Wear between Croxdale and Finchale priory as part of the Weardale Way, whilst ensuring that the proposal accords with policies E16-E20</p>		
<p>ALSO: Refer to page 171 of the City of Durham Local Plan 2004 for full policy justification.</p>		

R14	Browney Valley	SAVED
<p>POLICY: The informal recreational potential of the Browney Valley will be encouraged by:</p> <ol style="list-style-type: none"> 1. Promoting the historic interest of the Beaufort estate and manor house. 2. Examining opportunities to improve cycle linkages to existing routes and Durham City in accordance with policy T19. 3. Examining opportunities to create a continuous public footpath along the River Valley from Tollhouse Road to Holliday park. 4. Allowing appropriate opportunities for angling in the river valley <p>All proposals should accord with policies E1, E10 and E26 and policies and E16 to E20.</p> <p>ALSO: Refer to page 171 of the City of Durham Local Plan 2004 for full policy justification.</p>		
R15	Picnic Sites	SAVED
<p>POLICY: The provision of picnic sites in the countryside will be encouraged at appropriate locations throughout the District during the plan period.</p> <p>ALSO: Refer to page 172 of the City of Durham Local Plan 2004 for full policy justification.</p>		
R16	Equestrian Facilities	SAVED
<p>POLICY: The establishment of equestrian facilities in the countryside will be permitted provided that:</p> <ol style="list-style-type: none"> 1. Proposals in the green belt are consistent with policy E1; 2. The number of stables proposed and the number of horses to be grazed relates to the amount of grazing land available; 3. New commercial establishments where trekking facilities are needed are in close proximity to existing bridleways. Other types of commercial establishments should either be close to bridleways or permissive paths or make provision within the scheme to adequately exercise horses; 4. New commercial establishments are sufficiently close to existing residential accommodation to allow proper supervision at all times; 5. New facilities are of an appropriate scale, and, where possible, are situated next to existing buildings, and do not detract from the landscape; 6. Proposals accord with nature conservation policies E16 to E20. <p>ALSO: Refer to page 173 of the City of Durham Local Plan 2004 for full policy justification.</p>		
R17	Stables	SAVED
<p>POLICY: Stables for personal use in the countryside will be permitted when:</p> <ol style="list-style-type: none"> 1. Sensitively located, preferably next to existing buildings and taking advantage of mature landscaping and landforms; And 2. Of a small scale, consisting of no more than three standard sized stables; and 3. Constructed of appropriate materials. <p>ALSO: Refer to page 174 of the City of Durham Local Plan 2004 for full policy justification.</p>		

R18	Golf Courses and Golf Driving Ranges	SAVED
<p>POLICY: The development of new golf courses or golf driving ranges, or improvement to existing courses or driving ranges will be permitted if it can be demonstrated that the proposal would not have a detrimental impact upon:</p> <ol style="list-style-type: none"> 1. The openness of the green belt; or 2. The character and appearance of the countryside; or 3. The natural or historic environment; or 4. The existing flora and fauna in accordance with policies E14-E20; or 5. Agricultural viability or the best and the most versatile agricultural land; or 6. Public rights of way; or 7. Residential amenity; or 8. Traffic/highway safety. <p>In the case of driving ranges, associated flood lighting does not have a significant adverse impact on residential amenity or highway safety.</p> <p>All proposals for golf courses and driving ranges should be accompanied by full details of the design and its impact on these interests.</p> <p>ALSO: Refer to page 175 of the City of Durham Local Plan 2004 for full policy justification.</p>		
R19	Off Road Motor Sports	SAVED
<p>POLICY: The provision of a site for organised and supervised off road motor sports activities will be permitted provided that:</p> <ol style="list-style-type: none"> 1. It would result in no material loss of openness to the green belt or material harm to the character of an area of high landscape value; and 2. It is located where it will not be detrimental to residential amenity, or the character and enjoyment of open land and countryside; and 3. It is accessible to potential users without detrimental effect to highway safety; and 4. It complies with the criteria set out in parts 3, 4, 6 and 7 of policy R10; and 5. It accords with nature conservation policies E16 to E20. <p>ALSO: Refer to page 176 of the City of Durham Local Plan 2004 for full policy justification.</p>		

Tourism

Ref	Local Plan Policy	Status
V1	Tourist Facilities and Attractions	SAVED
	<p>POLICY: A Visitor Centre and a new Tourist Information Centre are to be provided within the Durham Millennium City project at North Claypath</p> <p>ACTION: None. Policy now implemented.</p>	
V2	New Tourist Attractions	SAVED
	<p>POLICY: The following sites are proposed for the development of appropriate new attractions:</p> <ol style="list-style-type: none"> 1) Beaufort: Interpretation of remains and picnicking 2) Coxhoe hall and wood : Stabilisation and interpretation of remains, woodland management, parking and picnicking 3) Old Durham Gardens: Interpretation, parking and picnicking 4) Ludworth Tower: Interpretation, parking and picnicking 5) Brandon Hill Interpretation, parking and picnicking <p>ALSO: Refer to page 180 of the City of Durham Local Plan (2004) for full policy justification.</p>	
V3	Development of Tourist Attractions	SAVED
	<p>POLICY: Planning permission will be granted for the development of new, or the extension of existing, tourist attractions within the boundaries of settlements provided that the proposal:</p> <ol style="list-style-type: none"> 1) Does not adversely affect the character of the area in which it is located; and 2) Is accessible to all types of visitors, including the elderly, disabled and those with children; and 3) Is adequately served by the existing road network; and 4) Is accessible to pedestrians, cyclists and users of public transport; and 5) Does not adversely affect the amenity of neighbouring occupiers of land or property. <p>ALSO: Refer to page 182 of the City of Durham Local Plan (2004) for full policy justification.</p>	
V4	New and Extended Tourist Attractions in the Countryside	SAVED
	<p>POLICY: Planning permission will be granted for the development of new, or extension to existing, tourist attractions outside the boundaries of settlements provided that the proposal:</p> <ol style="list-style-type: none"> 1) Will not adversely affect the openness of the green belt; and 2) Will not adversely affect the natural or physical character of the area in which they are located; and 3) Will not conflict with the interests of nature conservation as set out in policies e16-e20 of the plan; and 4) Is adequately serviced by the existing road network; and, except where the location of the attraction is dependant upon the historical associations or physical nature of the site, is accessible by a choice of transport modes; and 5) Does not materially adversely affect the amenity of neighbouring occupiers of land or property or the operation of existing nearby uses; and 6) Will not conflict with policy E9. <p>ALSO: Refer to page 182 of the City of Durham Local Plan (2004) for full policy justification.</p>	
V5	Visitor Accommodation: Hotel Development at Framwellgate Waterside	EXPIRED
	<p>POLICY: Planning permission will be granted for hotel development on land at Framwellgate Waterside.</p> <p>ACTION: None. Opportunities now taken.</p>	

V6	Within Settlement Boundaries	SAVED
<p>POLICY: Planning permission will be granted for new visitor accommodation or extensions to existing visitor accommodation within the boundary of settlements provided that the development is appropriate to the scale and character of the area and such a proposal does not conflict with other policies contained within the plan.</p> <p>ALSO: Refer to page 183 of the City of Durham Local Plan (2004) for full policy justification.</p>		
V7	In The Countryside	SAVED
<p>POLICY: Planning permission for new visitor accommodation in the countryside will be granted if:</p> <ol style="list-style-type: none"> 1) It is an extension to an existing establishment catering for visitors; or 2) It involves the conversion of an existing building acceptable under the criteria set out in policy E8; or 3) It would not be contrary to policies E1, E8, E9, E10 and E24 of the plan. <p>Where planning permission is granted for new visitor accommodation in the countryside, such approval may be subject to a planning condition or agreement will be sought with the applicant to enter into a planning obligation limiting the occupation by one or more persons to not more than 12 weeks in any one calendar year.</p> <p>ALSO: Refer to page 184 of the City of Durham Local Plan (2004) for full policy justification.</p>		
V8	Camping, Caravan and Chalets	SAVED
<p>POLICY: Planning permission for the development of new or extensions to existing sites for camping, caravanning (both touring and static) and chalets will not be granted in the Durham City green belt unless they could be demonstrated to preserve the openness of the green belt and not to conflict with the purposes of including land within it. Elsewhere planning permission will be granted provided that:</p> <ol style="list-style-type: none"> 1) The site is not prominent, is adequately screened and pitches are laid out in a manner which would not adversely affect the character of the area; and 2) The proposal would not adversely affect the amenities of neighbouring occupiers of land or property; and 3) There is a satisfactory means of access to the site which does not result in congestion of the local road network; and 4) The site is served by adequate infrastructure; and 5) The site is not located within an area which is subject to flooding; and 6) The site is adequately served by public transport, footpaths and cyclepaths; and 7) The proposal will not conflict with policies e9 and e16-E20. <p>Sites for static caravans and chalets will in addition be required to be adequately screened all the year round. The design, materials and colour of static caravans and chalets should be chosen to merge with the surroundings of the site.</p> <p>ALSO: Refer to page 185-6 of the City of Durham Local Plan (2004) for full policy justification.</p>		
V9	Occupancy	SAVED
<p>POLICY: Planning permission for static holiday caravans and chalets in the countryside will only be granted if occupation by any one person or groups of persons is limited to not more than 26 weeks in any one calendar year.</p> <p>ALSO: Refer to page 186 of the City of Durham Local Plan (2004) for full policy justification.</p>		

Community Facilities

Ref	Local Plan Policy	Status
C1	Re-development of the Dryburn Hospital Site	SAVED
	<p>POLICY: The three specific areas shown on the proposals map, will be permitted as follows:-</p> <p>Area (a) new hospital site: (i) Extensions to the new hospital will be of a scale and materials that compliments the existing buildings, and; (ii) Any loss of on-site parking facilities resulting from new buildings will be replaced by appropriate on-site provision and additional provision, in accord with policy T10.</p> <p>Areas (b) & (c) land south of new hospital (5 hectare site): (i) Development for office (class b1), hotel, leisure, hospital and health related facilities (including doctors and nurses accommodation), and college/student accommodation, or an appropriate mixture of these uses.</p> <p>Area (c) southern part of land south of new hospital (2.6 hectare site): (i) In addition to the uses defined in (b) & (c)(i), above, housing development will also be permitted on all or part of this site.</p> <p>In all cases proposals should not have a detrimental impact on the setting of the World Heritage Site, in accordance with Policy E3; should not generate traffic which would have a detrimental impact on the existing road network and highway safety; should not have a detrimental impact on the amenities of occupiers of nearby or adjoining land or property; and should protect existing landscape features and incorporate a high standard of new landscaping in the overall design and layout in accordance with policy Q5.</p> <p>ALSO: Refer to page 190 of the City of Durham Local Plan 2004 for full policy justification.</p>	
C2	Health Centres, Surgeries and Clinics	SAVED
	<p>POLICY: Planning permission will be granted for the development of health centres, doctors and dental surgeries and other clinics within settlement boundaries provided that such a proposal:</p> <ol style="list-style-type: none"> 1. Is well related to residential areas; and 2. Would not have a detrimental affect upon the amenity of occupiers of nearby and adjoining properties or on highway safety; and 3. Is located close to public transport routes and is accessible by a choice of means of transport; and 4. Allows level access for pedestrians and those with disabilities in accordance with policy Q1. <p>ALSO: Refer to page 192 of the City of Durham Local Plan 2004 for full policy justification.</p>	
C3	Education: University of Durham	SAVED
	<p>POLICY: The City Council will support development proposals by the University of Durham which seek to:</p> <ol style="list-style-type: none"> 1. Strengthen its academic and research presence in the City of Durham. 2. Strengthen its contribution to the local economy and cultural life of the City of Durham. 3. Develop its role as a major social, sports and recreational asset to the City of Durham. 4. Enhance the reputation of the City of Durham as a conference and tourist Centre. 5. Assist in the provision of adequate student accommodation and associated facilities. <p>In bringing forward a development proposal the University will be expected to ensure that:</p>	

	<p>A) It is well related to existing university activities; and B) It will not adversely affect the amenity of neighbouring occupiers of land or property.</p> <p>ALSO: Refer to page 193 of the City of Durham Local Plan 2004 for full policy justification.</p>	
C4	<p>New College Durham – Framwellgate Moor Site</p> <p>POLICY: The City Council will support development proposals by New College Durham on the Campus at Framwellgate Moor allocated on the proposals map provided that:</p> <ol style="list-style-type: none"> 1. They are of a design, scale and quality which respects its local environment; and 2. They would not adversely affect the amenity of occupiers of nearby and adjoining land or property; and 3. They are accessible by public transport, cyclists and pedestrians in accordance with policy Q2; and 4. They would not generate traffic that would have a detrimental impact on the existing road network and highway safety; and 5. They will incorporate, where appropriate, a high standard of landscaping in its overall design and layout in accordance with policy Q5; and 6. The proposal does not conflict with Policies R3 and R4. <p>ALSO: Refer to page 196 of the City of Durham Local Plan 2004 for full justification.</p>	EXPIRED
C5	<p>New College Durham – Nevilles Cross Site</p> <p>POLICY: Planning permission will be granted for the redevelopment of the Nevilles Cross site of New College Durham, as shown on the Proposals Map, for either residential, offices, leisure or institutional use provided that:</p> <ol style="list-style-type: none"> 1. The proposal seeks to retain Neville House and Sheraton house; and 2. The proposal would not result in the loss of open space which is unlikely to be needed for educational or community purposes in the future unless an alternative area of at least equivalent community benefit will be provided locally in accordance with Policies R3 and R4; and 3. The proposal would not generate traffic which would have a detrimental impact on the existing road network and highway safety; and 4. The proposal would not adversely affect the amenity of occupiers of nearby and adjoining land or property; and 5. The proposal incorporates adequate protection for the landscape and amenity spaces which fulfill an important contribution to the character of the locality in accordance with Policy E5a; and 6. It is accessible by public transport, cyclists and pedestrians in accordance with Policy Q2. <p>ALSO: Refer to page 197 of the City of Durham Local Plan 2004 for full justification</p>	SAVED
C6	<p>Durham Johnston Comprehensive School: Crossgate Moor Site</p> <p>POLICY: Land is safeguarded at the existing Crossgate Moor site for the development of Durham Johnston as a single site comprehensive school.</p> <p>ALSO: Refer to page 198 of the City of Durham Local Plan 2004 for full policy justification.</p>	SAVED

C7	Durham Johnston Comprehensive School: Whinney Hill Site	SAVED
<p>POLICY: Planning permission will be granted for the redevelopment of the Whinney Hill site of the Durham Johnston Comprehensive School, as shown on the proposals map, for either residential, offices or institutional uses provided that:</p> <ol style="list-style-type: none"> 1. The proposal would not have a detrimental impact on the character of the Durham (City Centre) Conservation Area in accordance with policy E6; and 2. The proposal would not have a detrimental impact on the amenities of occupiers of nearby or adjoining property; and 3. The proposal would not generate traffic which will have a detrimental impact upon both the existing road network and highway safety; and 4. The proposal would not have a detrimental impact on the setting of the World Heritage Site in accordance with Policy E3. <p>ALSO: Refer to page 199 of the City of Durham Local Plan 2004 for full policy justification</p>		
C8	Provision of New Community Facilities	SAVED
<p>POLICY: Planning permission will be granted for the provision of new community facilities (e.g. community centres, youth centres, village halls, libraries, post offices, public houses and places of worship) or for extensions to existing facilities provided that such a proposal:</p> <ol style="list-style-type: none"> 1. Is located within an existing settlement boundary and is well related to residential areas and local facilities;and 2. Is, wherever possible, of a flexible design which could serve more than one use; and 3. Would not adversely affect the amenity of occupiers of nearby or adjoining land or property; and 4. Allows access to people with disabilities in accordance with policy Q1; and 5. Does not create or contribute to a traffic hazard; and 6. Is accessible to users of all modes of travel including public transport, cycling and walking in accordance with Policy Q2; and <p>ALSO: Refer to page 200 of the City of Durham Local Plan 2004 for full policy justification.</p>		
C9	Loss of an Existing Community Facility	SAVED
<p>POLICY: Planning permission for the development of a proposal which would result in the loss of an existing community facility identified in policies C2 and C8 will not be granted unless it can be demonstrated that:</p> <ol style="list-style-type: none"> 1. The facility is no longer financially viable; or 2. There is no significant demand for the facility within that locality; or 3. An equivalent alternative facility is available to satisfy the needs of the local community nearby. <p>The council will seek the retention of the last remaining village shop. In addition particular regard will also be given to the retention of the community facilities in the villages identified in Policy H3 of the plan.</p> <p>ALSO: Refer to page 201 of the City of Durham Local Plan 2004 for full policy justification.</p>		

City Centre

Ref	Local Plan Policy	Status
CC1	Vitality and Viability	SAVED
	<p>POLICY: The Council will seek to protect and enhance the vitality and viability of the city centre by 1) promoting a mixture of uses within the area; 2) sustaining the city centre shopping centre in accordance with policies S1, S2A, S2B and S3a; 3) promoting new residential development in accordance with policies H7 and H8; 4) introducing environmental improvements as part of a comprehensive programme of town centre management; 5) enhancing access to and within the city centre by means other than the private car; and 6) promoting development which seeks to enhance the area, both day and night, in a manner which is safe, accessible and friendly for all users.</p> <p>ALSO: Refer to pages 216- 218 of the City of Durham Local Plan (2004) for full policy justification and the Durham City Centre Masterplan (2020 Vision)</p> <p>AND: Pay due consideration to the changes in Use Class resulting from the Use Class (Amendments) Order (2005)</p>	
CC2	Development Opportunities	SAVED
	<p>POLICY: The following sites identified on the proposals map are allocated for the uses specified below: a) Framwelgate Waterside – hotel; b) Walkergate – Commercial, Leisure and car park</p> <p>ALSO: Refer to page 218- 219 of the City of Durham Local Plan (2004) for full policy justification and the Durham City Centre Masterplan (2020 Vision).</p>	
CC3	Development Opportunities	SAVED
	<p>POLICY: The following sites identified on the proposals map are allocated for the range of land uses specified below: a) Providence Row- former sorting office: residential/offices; b) Lower Claypath: mixed uses; c) Swimming baths: residential/educational/health/ leisure; d) Back Silver Street: bar/restaurant/residential. e) South Street Library: residential.</p> <p>ALSO: Refer to page 220-221 of the City of Durham Local Plan (2004) for full policy justification, the Durham City Centre Masterplan (2020 Vision) and the Development Brief for Elvet Waterside for CC3(c).</p>	

Quality of Development

Ref	Local Plan Policy	Status
Q1	General Principles – Designing for People	SAVED
	<p>POLICY: The layout and design of all new development should take into account the requirements of users. It will be expected to incorporate the following as appropriate:</p> <ol style="list-style-type: none"> 1. Personal safety and crime prevention; and 2. The access needs of people with disabilities, the elderly and those with children; and 3. The provision of toilet facilities, public seating, and signing where appropriate. <p>ALSO: Refer to page 223 of the City of Durham Local Plan (2004) for full policy justification.</p> <p>AND: Refer to Planning Policy Statement 1: Delivering Sustainable Development and the DETR/CABE companion guide ‘By Design’.</p>	
Q2	General Principles – Designing for Accessibility	SAVED
	<p>POLICY: The layout and design of all new development should take into account the requirements of users. It will be expected to embody the principle of sustainability and to incorporate the following as appropriate:</p> <ol style="list-style-type: none"> 1. Measures to minimise conflict between pedestrians, cyclists and motor vehicles; and 2. Measures to meet the requirements of public transport services and users; and 3. Satisfactory means of access and manoeuvring for vehicles servicing the development; and 4. Provision of car and cycle parking in accordance with policy T10; and 5. Provision of parking space for vehicles used by people with disabilities close to entrances of buildings open to the public; and 6. Effective access at all times for emergency vehicles; and 7. Traffic calming measures. <p>ALSO: Refer to page 225 of the City of Durham Local Plan (2004) for full policy justification.</p> <p>AND: Refer to Planning Policy Statement 1: Delivering Sustainable Development and the DETR/CABE companion guide ‘By Design’.</p>	
Q3	External Parking Areas	SAVED
	<p>POLICY: External parking areas provided as part of a new development should be landscaped, adequately surfaced, demarcated, lit and signed. Large surface car parks should be sub-divided into small units. Large exposed areas of surface, street and rooftop parking are not considered appropriate.</p> <p>ALSO: Refer to page 225 of the City of Durham Local Plan (2004) for full policy justification.</p>	
Q4	Pedestrian Areas	SAVED
	<p>POLICY: Pedestrian areas and public spaces should be laid out and designed with good quality materials in a manner which:</p> <ol style="list-style-type: none"> 1. Reflects the character of the streetscape; and 2. Seeks to achieve a co-ordinated approach to paving, street lighting, signs, street furniture, road crossing points and landscaping; and 3. Has regard to the general principles of design set out in policies Q1 and Q2. <p>ALSO: Refer to page 226 of the City of Durham Local Plan (2004) for full policy justification.</p>	

Q5	Landscaping – General Provision	SAVED
<p>POLICY: All new development which has an impact on the visual amenity of the area in which it is located will be required to incorporate a high standard of landscaping in its overall design and layout.</p> <p>ALSO: Refer to page 227 of the City of Durham Local Plan (2004) for full policy justification.</p>		
Q6	Landscaping – Structural Landscaping	SAVED
<p>POLICY: All new development located on the outer edge of settlements or exposed sites will be required to include peripheral structural landscaping within the site in order to minimise any adverse visual impact of the proposal.</p> <p>ALSO: Refer to page 227 of the City of Durham Local Plan (2004) for full policy justification.</p>		
Q7	Layout and Design – Industrial and Business Development	SAVED
<p>POLICY: The siting, design and external appearance of all new industrial and business development will be required to:</p> <ol style="list-style-type: none"> 1. Be of a standard appropriate to the designated area within which it is located; and 2. Have regard to policies Q1 and Q2. <p>ALSO: Refer to page 228 of the City of Durham Local Plan (2004) for full policy justification.</p>		
Q8	Layout and Design – Residential Development	SAVED
<p>POLICY: The layout of new residential development will be required to:</p> <ol style="list-style-type: none"> 1. Have a clearly defined road hierarchy which should be designed to exclude through traffic, excluding cyclists and public transport, and incorporate appropriate traffic calming measures; and 2. Provide adequate amenity and privacy for each dwelling, and minimise the impact of the proposal upon the occupants of existing nearby and adjacent properties; and 3. Provide adequate areas of safe, accessible and attractive open space in accordance with policy R2; and 4. Provide all services underground; and 5. Have well designed means of enclosure; and 6. Take into account the need to retain existing features of interest within the site including trees and hedgerows; and 7. Be appropriate in scale, form, density and materials to the character of its surroundings; and 8. Have regard to the principles of energy conservation set out in policy U14; and 9. Have regard to policies Q1 and Q2; and 10. Make the most efficient use of the land. <p>ALSO: Refer to page 229 of the City of Durham Local Plan (2004) for full policy justification.</p>		
Q9	Alterations and Extensions to Residential Property	SAVED
<p>POLICY: Proposals for alterations and extensions to residential property will be permitted provided that:</p> <ol style="list-style-type: none"> 1. The design, scale and materials are sympathetic to the main dwelling and the character and appearance of the area; and 2. Wherever possible the alteration or extension incorporates a pitched roof; and 3. The alteration or extension respects the privacy of adjoining occupiers of property; and 4. The alteration or extension will not create a level of multiple occupation contrary to policy H9. <p>ALSO: Refer to page 231 of the City of Durham Local Plan (2004) for full policy justification.</p>		

Q10	Dormer Windows	SAVED
<p>POLICY: Proposals for dormer windows will be permitted provided that:</p> <ol style="list-style-type: none"> 1. Roof spaces have adequate existing headroom for a habitable room without further extension; and 2. Window design bears a relationship to existing fenestration and materials match the existing property; and 3. It is in proportion with the existing building as a whole and the roof in particular; and 4. The design incorporates a gabled, hipped or 'catslide' roof and is positioned well below the ridgeline; and 5. It does not result in any loss of privacy for surrounding properties. <p>ALSO: Refer to page 232 of the City of Durham Local Plan (2004) for full policy justification.</p>		
Q11	Shopfronts – Provision of New	SAVED
<p>POLICY: New shopfronts will be permitted provided that they respect the scale, proportion, materials and character of the building and the area in which they are located.</p> <p>ALSO: Refer to page 233 of the City of Durham Local Plan (2004) for full policy justification.</p>		
Q12	Shopfronts – Retention of Existing	SAVED
<p>POLICY: Existing shopfronts which have a distinctive character and quality and make a contribution to the street scene should be retained.</p> <p>ALSO: Refer to page 233 of the City of Durham Local Plan (2004) for full policy justification.</p>		
Q13	Satellite Dishes	SAVED
<p>POLICY: Planning permission will be granted for satellite dishes on residential and other buildings, where it is required, provided that:</p> <ol style="list-style-type: none"> 1. There is no adverse visual impact on the building and existing street scene; 2. There is no adverse visual impact on the character of conservation areas contrary to policies E6 and E22; 3. There is no visual impact on the setting and appearance of a listed building contrary to policy E23; 4. There is no adverse impact on the amenity of neighbouring buildings; shared systems should, wherever possible, be installed on buildings containing more than one dwelling or business. <p>ALSO: Refer to page 234 of the City of Durham Local Plan (2004) for full policy justification.</p>		
Q14	Security Shutters	SAVED
<p>POLICY: Planning permission for the installation of roller shutters will only be granted if the proposal does not have an adverse impact upon:</p> <ol style="list-style-type: none"> 1. The appearance of the building to which they are attached or; 2. The character and appearance of the area in which they are located. <p>ALSO: Refer to page 235 of the City of Durham Local Plan (2004) for full policy justification.</p>		

Q15	Art in Design	SAVED
<p>POLICY: The council will encourage the provision of artistic elements in the design and layout of development. Due regard will be made in determining planning applications to the contribution they make to the appearance of the proposal and the amenities of the area.</p> <p>ALSO: Refer to page 235 of the City of Durham Local Plan (2004) for full policy justification and SPD for “Provision of Public Art as part of major development schemes”.</p>		
Q16	Advertisements – General Criteria	SAVED
<p>POLICY: Advertisement consent will be granted for non-illuminated and illuminated signs provided that their size, design, materials, colouring, and in the case of illuminated signs, on commercial premises for appropriate uses and particular opening hours, their form of illumination would not be detrimental to visual amenity or highway safety.</p> <p>Particular attention will be paid to the impact of advertisements upon the character and setting of listed buildings and the character and appearance of conservation areas in accordance with policies E6, E22 and E23.</p> <p>ALSO: Refer to page 236 of the City of Durham Local Plan (2004) for full policy justification.</p> <p>AND: Refer to Planning Policy Guidance 19: Outdoor Advertising Control.</p>		
Q17	Advertisements – Hoardings and Panels	SAVED
<p>POLICY: Advertisement consent will only be granted for hoardings and large advertising panels when they are not located:</p> <ol style="list-style-type: none"> 1. Within or on the edge of the open countryside; 2. Within conservation areas; 3. In the vicinity of listed buildings; 4. In predominantly residential areas or near housing; 5. On blank walls adjacent to, or sites clearly visible from, the main radial routes into the city and rail corridors; 6. On a site where the advertising would be detrimental to visual amenity or have an adverse effect on highway safety. <p>ALSO: Refer to page 237 of the City of Durham Local Plan (2004) for full policy justification.</p> <p>AND: Refer to Planning Policy Guidance 19: Outdoor Advertising Control.</p>		

Utilities and Infrastructure

Ref	Local Plan Policy	Status
U1	<p>Telecommunications - General</p> <p>POLICY: when considering applications for Telecommunications equipment, the council Will grant planning permission where the Benefits arising from the development would Outweigh any environmental damage. The following factors will be taken into Consideration:</p> <ol style="list-style-type: none"> 1. The specific operational needs and Locational requirements of the Proposal; and 2. The significance of the proposal as part Of a national network; and 3. The operational suitability and Environmental effects of alternative Sites; and 4. The possibility of shared use of existing Sites and structures; and 5. Associated developments including Access roads and ancillary buildings; And 6. The relationship between the design of The equipment and the site and its Surroundings; and 7. The adequacy of screening to the Ground station; and 8. The effects on the openness of the Green belt; and 9. The adequacy of arrangements to Ensure the removal of redundant Equipment and the restoration of the Site. <p>Proposals within statutory designated areas Will only be permitted where there are no Alternative suitable sites available and There is a proven national need for the Development.</p> <p>ALSO: Refer to page 240 of the City of Durham Local Plan (2004) for full policy justification.</p> <p>ACTION: Refer to Planning Policy Guidance 8: on Telecommunications also refer to North East Regional Spatial Strategy to 2021 (Adopted 2008) Policy 31 and 33.</p>	SAVED
U2	<p>Telecommunications – Impact on World heritage Site</p> <p>POLICY: the council will not permit telecommunication equipment which would have a detrimental visual impact upon the setting of the world heritage site in accordance with policy E3.</p> <p>ALSO: Refer to page 240 of the City of Durham Local Plan (2004) for full policy justification.</p> <p>ACTION: Refer to North East regional Spatial Strategy to 2021 (Adopted 2008) policy 32. also refer to Planning Policy Guidance 15: Planning and Historic Environment paragraphs 4.19 & 4.20.</p>	SAVED
U3	<p>Transmission Lines</p> <p>POLICY: proposals for overhead power lines should have particular regard to the effect on:</p> <ol style="list-style-type: none"> 1.The contribution which land in the green Belt makes to the setting and special Character of durham city; or 2. Area of high landscape value; or 3. The world heritage site; or 4. Conservation areas or sites or Buildings of particular historic, Archaeological or architectural Interest; or 5. Designated sites of nature Conservation; or 6. Existing or allocated residential areas; Or 7.Areas of formal recreation, parks and Public open spaces. <p>In formulating proposals the electricity provider shall do what it reasonably can to</p>	SAVED

	<p>Mitigate any effect on these areas. In particularly sensitive locations, the Council will seek the under-grounding of low Voltage (132 kv and below) power lines.</p> <p>ALSO: Refer to page 241 of the City of Durham Local Plan (2004) for full policy justification.</p> <p>ACTION: Refer to North East regional Spacial Strategy to 2021 (Adopted 2008) policy 8 and 32 also refer to Planning Policy Guidance 15: Planning and Historic Environment paragraphs 4.19 & 4.20.</p>	
U4	<p>Under-Grounding of Services</p> <p>POLICY: The council will seek the provision of adequate underground ducting in new development, to enable all future services to be provided underground.</p> <p>ALSO: Refer to page 242 of the City of Durham Local Plan (2004) for full policy justification.</p> <p>ACTION: Refer to Planning Policy Guidance 8: Telecommunications</p>	SAVED
U5	<p>Pollution Prevention - General</p> <p>POLICY: Planning permission for development that may generate pollution will not be granted if the proposal:</p> <ol style="list-style-type: none"> 1. Will have an unacceptable adverse impact upon the quality of the local environment. 2. Will have an unacceptable adverse impact upon the amenity of nearby and adjoining land and property. 3. Will unnecessarily constrain the development of neighbouring land. <p>ALSO: Refer to paras. 13.13 to 13.14 (page 242) of the City of Durham Local Plan (2004) for full policy justification.</p>	SAVED
U6	<p>Pollution Prevention – Anti-Pollution Development</p> <p>POLICY: Developments aimed at preventing pollution from an existing or proposed source will be permitted provided that the proposal:</p> <ol style="list-style-type: none"> 1. Will not have an unacceptable adverse impact upon the quality of the local environment; and 2. Will not have an unacceptable adverse impact upon the amenity of nearby and adjoining land and property. <p>ALSO: Refer to para. 13.15 (page 243) of the City of Durham Local Plan (2004) for full policy justification.</p>	SAVED
	<p>Pollution Prevention – Development Sensitive to Pollution</p> <p>POLICY: Developments which are sensitive to pollution will not be permitted on land which is subject to unacceptable levels of contamination, pollution, noise or vibration.</p> <p>ALSO: Refer to para. 13.16 (page 242) of the City of Durham Local Plan (2004) for full policy justification.</p>	SAVED

U8	Sewage Treatment Works	SAVED
<p>POLICY: The council will permit or if consulted will respond favourably to development which will enable water and sewage undertakers to meet their statutory obligations provided that the development:</p> <ol style="list-style-type: none"> 1. Is suitably located in relation to the drainage system. 2. Does not have an unacceptable adverse impact upon the amenity of neighbouring occupiers from small increases in noise, smell, traffic and general disturbance. 3. Does not have an unacceptable adverse impact upon landscape quality of the area or areas of nature conservation in accordance with policies E10 and E18. <p>ALSO: Refer to paras. 13.17 to 13.18 (page 244) of the City of Durham Local Plan (2004) for full policy justification.</p> <p>ACTION: Refer to County Durham Waste Local Plan (April 2005) policy W52. Also use in conjunction with Planning Policy Statement 10: Planning for Sustainable Waste Management and PPS10 Practice Guide.</p>		
U8A	Disposal of Foul Water	SAVED
<p>POLICY: Development proposals will only be approved if they include satisfactory arrangements for disposing foul and surface water discharges. Where satisfactory arrangements are not available, then proposals may be approved subject to the submission of a satisfactory scheme and its implementation before the development is brought into use. All schemes resulting from this requirement should comply with policy u8.</p> <p>ALSO: Refer to para. 13.20 (page 244) of the City of Durham Local Plan (2004) for full policy justification.</p>		
U8B	Sewage Treatment Works in Green Belt	SAVED
<p>POLICY: The council will permit or if consulted will respond favourably to development by statutory water and sewage undertakers in the Durham city green belt provided that:</p> <ol style="list-style-type: none"> 1. New development or the improvement or maintenance of existing assets is required to ensure compliance with quality standards in National and European Law; and 2. The proposal will not have an unacceptable impact on the openness of the green belt; and 3. The proposal will not prejudice the purposes for including land in the green belt. <p>ALSO: Refer to paras. 13.20A to 13.20E (page 245) of the City of Durham Local Plan (2004) for full policy justification</p> <p>ACTION: Refer to County Durham Waste Local Plan (April 2005) policy W52. Also use in conjunction with Planning Policy Statement 10: Planning for Sustainable Waste Management and PPS10 Practice Guide.</p>		
U9	Watercourses	SAVED
<p>POLICY: Developments which may directly affect watercourses will only be permitted provided that:</p> <ol style="list-style-type: none"> 1. They do not result in flooding or increase flood risk elsewhere; 2. They do not result in the pollution of the watercourse; 3. They do not adversely affect nature conservation interests; 4. They do not adversely affect the visual appearance of the landscape; 5. Their environmental impact is properly assessed. <p>ALSO: Refer to paras. 13.21 to 13.23 (page 246) of the City of Durham Local Plan (2004) for full policy justification</p>		

<p>U10</p>	<p>Natural Flood Plains</p> <p>POLICY: Proposals for new development shall not be permitted in flood risk areas or where development may increase the risk of flooding elsewhere unless it can be demonstrated by means of a flood risk assessment and sequential test that:</p> <ol style="list-style-type: none"> 1. There is no alternative option available at no risk or at a lower risk of flooding; 2. There will be no unacceptable risk of flooding; 3. There will be no unacceptable increase in risk of flooding elsewhere, as a result of the development; and 4. Appropriate mitigation measures can be put in place to minimise the risk of flooding and these measures can be controlled by appropriate planning conditions or a section 106 agreement can be secured. <p>ALSO: Refer to paras. 13.24 to 13.24A (page 247) of the City of Durham Local Plan (2004) for full policy justification</p>	<p>SAVED</p>
<p>U11</p>	<p>Development on Contaminated Land</p> <p>POLICY: Development on sites which are known to be, or suspected of being contaminated will only be permitted provided that:</p> <ol style="list-style-type: none"> 1. The nature and extent of contamination is first established; 2. The development will not add to the level of contamination; 3. Proposals for development include remedial measures which address the actual or potential hazard of contamination identified; 4. There is no detrimental affect on the environment as a result of the disturbance of contaminates during and after development. <p>ALSO: Refer to paras. 13.25 to 13.27 (page 248) of the City of Durham Local Plan (2004) for full policy justification.</p>	<p>SAVED</p>
<p>U12</p>	<p>Development Near Contaminated Land</p> <p>POLICY: Development will only permitted adjacent to, or in the vicinity of, contaminated sites where it can be shown that:</p> <ol style="list-style-type: none"> 1. Measures can be undertaken on the periphery or within the site of the proposed development which would be sufficient to stop contaminants, leachate or gases penetrating the site and accumulating in buildings and structures in quantities which could prove harmful; or 2. Ground conditions around the contaminated site are such as to prevent gases migrating into surrounding land. <p>ALSO: Refer to paras. 13.28 to 13.29 (page 249) of the City of Durham Local Plan (2004) for full policy justification.</p>	<p>SAVED</p>
<p>U13</p>	<p>Development on Unstable Land</p> <p>POLICY: Development on unstable land will only be permitted if it is proved that there is no risk to the development or its intended occupiers or users from such instability or that satisfactory remedial measures can be undertaken.</p> <p>ALSO: Refer to paras. 13.30 to 13.31 (page 249) of the City of Durham Local Plan (2004) for full policy justification.</p>	<p>SAVED</p>
<p>U14</p>	<p>Energy Conservation - General</p> <p>POLICY: The council will encourage the effective use of passive solar energy and the reduction of wind-chill in the layout, design and orientation of buildings, and the use of energy efficient materials and construction techniques.</p> <p>ALSO: Refer to page 250 of the Durham City Local Plan (2004) for full policy justification.</p> <p>ACTION: Refer to ‘Planning Policy Statement 1: Delivering Sustainable Development’,</p>	<p>SAVED</p>

	'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 Plan Regional Spatial Strategy to 2021'.	
U15	Energy Conservation – Renewable Resources	SAVED
	<p>POLICY: Proposals for the generation of energy from renewable resources will be permitted provided that there is no unacceptable adverse impact on:</p> <ol style="list-style-type: none"> 1. The visual appearance of the landscape and the openness of the green belt; 2. Flora and fauna and other nature conservation interests; 3. The amenity, health and safety of local residents; 4. Noise and vibration levels, including electromagnetic interference; 5. Areas of archaeological, architectural or historic interest. <p>Proposals should include a satisfactory scheme to restore the site to its original condition once operations have ceased.</p> <p>ALSO: Refer to page 251 of the Durham City Local Plan (2004) for full policy justification.</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 Plan Regional Spatial Strategy to 2021'.</p>	
U16	There is No Policy U16	
U17	Recycling	SAVED
	<p>POLICY: Sites for use by the public for the collection of recyclable consumer waste products will be permitted throughout the district provided they are convenient and accessible to the public and will not have a detrimental impact upon local amenity or highway safety.</p> <p>ALSO: Refer to para. 13.36 (page 251) of the City of Durham Local Plan (2004) for full policy justification.'</p>	