

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.

Sedgefield Borough Local Plan (1996)

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SEDGEFIELD

Environment

Ref	Local Plan Policy	Status
E1	Maintenance of Landscape Character The council will seek to encourage the maintenance of distinctive landscape areas by: a) normally resisting proposals or works which would damage the character or appearance of the River Wear Valley area of landscape value; and b) Normally requiring that landscape features, such as hedgerows, woods, streams and buildings, fit into the landscape scheme for any development in the landscape area of: The southern and eastern lowlands; The magnesian limestone escarpment; and The river wear valley shelf. ALSO: Refer to page 35 of the Sedgefield Borough Local Plan (1996) for full policy justification. North East Of England Regional Spatial Strategy To 2021 (Adopted 2008) Policy 31 and 24.	SAVED
E2	Preservation and Enhancement of Historic Parklands POLICY: The council will seek to preserve or enhance the historic character and appearance of the following historic landscape areas: Hardwick park; Whitworth park; and Windlestone park. Within these areas only development proposals that are compatible with existing uses already within the area and meet the following criteria will normally be granted planning permission: a) the proposal is not detrimental to the historic landscape of the area; and b) any buildings are sited and of a design, scale and materials that are sympathetic to the existing character of the area. ALSO: Refer to page 36 of the Sedgefield Borough Local Plan (1996) for full policy justification. North East Of England Regional Spatial Strategy To 2021 (Adopted 2008) Policy 8, 24, 31 and 32.	SAVED
E3	Protection of Historic Landscape of Bradbury, Mordon and Preston Carrs POLICY: The council will seek to conserve the historic landscape character of the Bradbury, Mordon and Preston Carrs when approving proposals by ensuring that they do not damage the character or appearance of the area. ALSO: Refer to page 37 of the Sedgefield Borough Local Plan (1996) for full policy justification. North East Of England Regional Spatial Strategy To 2021 (Adopted 2008) Policy 8, 24, 31, and 32.	SAVED
E4	Designation and Safeguarding of Green Wedges POLICY: Proposals for built development will normally be refused in the following green wedges which provide the setting of towns and villages: North of Spennymoor; East, west and north of Newton Aycliffe; North of Shildon; South of Sedgefield village; and	SAVED

	South and west of Aycliffe village.	
	ALSO: Refer to page 38 of the Sedgefield Borough Local Plan (1996) for full policy justification. North East Of England Regional Spatial Strategy To 2021 (Adopted 2008) Policy 10 (10.6)	
E5	Reclamation of Derelict Land and Reuse of Redundant and Vacant Land and Urban Fringe Land	EXPIRED
	<p>POLICY: The council will seek to improve the appearance of the borough by the reclamation of all currently derelict land by 2006 and by encouraging the beneficial use of areas of redundant and vacant land and urban fringe land.</p> <p>Attention will be given to the improvement of land in the following areas: Magnesian limestone escarpment landscape area; Major transport routes; Urban fringe areas around towns and villages; Recreation and tourist areas.</p> <p>Reclamation schemes should take account of and make provision for the incorporation within the restoration plan, of any nature conservation interest that may have developed on the site.</p> <p>ACTION: Refer to Policy 2 of North East Of England Regional Spatial Strategy To 2021 (Adopted 2008).</p>	
E6	Environmental Improvements of Ferryhill Station – Chilton Lane rail Corridor	EXPIRED
	<p>POLICY: the council will seek to improve the environment of the Ferryhill Station -Chilton Lane area and land adjacent to the east coast main line railway line.</p> <p>ACTION: Policy largely implemented, however, can refer to Policy 2 of North East Of England Regional Spatial Strategy To 2021 (Adopted 2008).</p>	
E7	Future Use of Chilton Lane Quarry	EXPIRED
	<p>POLICY: The council in considering the future use of Chilton Lane Quarry will require any development proposal to:</p> <p>a) consist predominantly of open land uses including agriculture, forestry, countryside recreation and leisure; and b) enhance the amenity of the surrounding countryside and residential areas.</p> <p>ACTION: Site has been restored. Policy no longer needed.</p>	
E8	Tree Planting	EXPIRED
	<p>POLICY: The council will encourage the planting of trees in order to assist the promotion of a more attractive environment and for commercial, recreation and wildlife conservation purposes.</p> <p>The following areas will be considered appropriate for planting: Urban fringe areas; Within urban areas; Along transport routes; and Adjacent to the Cleveland Community Forest.</p> <p>ACTION: Refer to North East Of England Regional Spatial Strategy To 2021 (Adopted 2008) policy 8: Protecting and Enhancing the Environment and policy 36: Trees, Woodlands and Forests.</p>	

E9	Protection of the Countryside	EXPIRED
<p>POLICY: Other than as specifically allowed by other policies in the plan, any development in the countryside will not normally be allowed.</p> <p>ACTION: This policy is no longer required as it repeats the guidance in Planning Policy Statement 7: Sustainable Development in Rural Areas.</p>		
E10	Safeguarding Sites of Special Scientific Interest and National Nature Reserves	EXPIRED
<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 normally be permitted only if it can be demonstrated that:</p> <ul style="list-style-type: none"> a) the proposal is in the national interest; b) the development cannot be located elsewhere; and c) remedial measures are taken to minimise the adverse effects associated with the scheme and commensurate efforts to compensate for any unavoidable damage are made by appropriate habitat creation or enhancement. <p>ACTION: This policy is no longer required as it repeats the guidance in Planning Policy Statement 9: Biodiversity and Geological Conservation and North East Of England Regional Spatial Strategy To 2021 (Adopted 2008) policy 8: Protecting and Enhancing the Environment and policy 33: Biodiversity and Geo-diversity.</p>		
E11	Safeguarding of Sites of Nature Conservation Interest	SAVED
<p>POLICY: the council will seek to safeguard sites of nature conservation interest. Development which would be detrimental to the interests of nature conservation will not normally be permitted unless:</p> <ul style="list-style-type: none"> a) it can be clearly demonstrated that there are reasons for the development that would outweigh the need to safeguard the nature conservation interests of the site; b) there are no alternative suitable and available sites for the proposed development elsewhere in the county or region, as appropriate; and c) remedial measures are taken to minimise the adverse effects associated with the scheme and reasonable efforts to compensate for any unavoidable damage is made by appropriate habitat creation or enhancement in the vicinity; or d) development rights have been established through current planning consents which pre-date the designation of the sites of nature conservation interest. <p>ALSO: Refer to page 45 of the Sedgefield Borough Local Plan (1996) for full policy justification. Planning Policy Statement 9: Biodiversity and Geological Conservation.</p>		
E12	Designation of Local Nature Reserves	EXPIRED
<p>POLICY: The council will promote the designation of local nature reserves in the following locations;</p> <p>Ferryhill Carrs; Cow Plantation, Spennymoor; Middlestone Fen, Spennymoor.</p> <p>ACTION: Sedgefield Borough Local Plan (1996) Policy E12 has been implemented. The three proposed Local Nature Reserves are now designated.</p>		

E13	Promotion of Nature Conservation	EXPIRED
<p>POLICY: The borough council in the consideration of planning applications will seek to ensure that opportunities for nature conservation are recognised by:</p> <ul style="list-style-type: none"> a) the creation of links between urban open space and the countryside; b) the protection and enhancement of linear features such as stream and river corridors; c) improved landscaping and planting of urban open space areas, and along routes that link between the countryside and urban areas such as roads, footpaths and cycleways to reflect the surrounding nature conservation interests; and d) encouragement of the creation of new habitats. <p>ACTION: Local Plan policy E13 repeats North East Of England Regional Spatial Strategy To 2021 (Adopted 2008) policy 8(Protecting and Enhancing the Environment), Policy 33 (Biodiversity and Geo-diversity) and paragraphs 12 and 14 of Planning Policy Statement 9: Biodiversity and Geological Conservation.</p>		
E14	Safeguarding Plant and Animal Species Protected by Law	EXPIRED
<p>POLICY: Development which would have an adverse effect on wildlife species protected by law will not normally be permitted unless appropriate measures are secured to:</p> <ul style="list-style-type: none"> a) facilitate the survival of individual members of the species; b) reduce disturbance to a minimum; c) provide adequate alternative habitats to sustain at least the current levels of population. <p>ACTION: Refer to Paragraphs 15 and 16 of Planning Policy Statement 9: Biodiversity and Geological Conservation</p>		
E15	Safeguarding of Woodlands, Trees and Hedgerows	SAVED
<p>POLICY: The council, in considering proposals affecting trees will:</p> <ul style="list-style-type: none"> a) normally not allow development which would damage areas of ancient semi-natural woodland as shown on the proposals map; b) make tree preservation order as necessary; and c) expect development proposals to retain other areas of woodland, important groups of trees, copses and hedgerows wherever possible and replace any trees which are lost. <p>ALSO: Refer to page 49 of the Sedgefield Borough Local Plan (1996) for full policy justification. Planning Policy Statement 9: Biodiversity and Geological Conservation and North East Of England Regional Spatial Strategy To 2021 (Adopted 2008) 36 (trees, woodlands and forests).</p>		
E16	Protection of Agricultural Land	EXPIRED
<p>POLICY: The borough council will normally seek to protect the best and most versatile agricultural land from development which would cause its irreversible loss.</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>		
E17	Protection of Archaeological Remains	EXPIRED
<p>POLICY: The borough council will seek to protect archaeological remains by:</p> <ul style="list-style-type: none"> a) where nationally important archaeological sites and monuments, whether scheduled or not, and their setting, are affected by a proposed development, there will be a presumption in favour of their physical preservation. b) where there is evidence that archaeological remains may exist on a site but whose extent and importance are not known, the council will require an archaeological field assessment to be carried out before determining the planning application; and 		

	<p>c) where preservation of archaeological remains is not justified the council will need to be satisfied that, prior to the commencement of development, the developer has made satisfactory arrangements for an appropriate programme of archaeological investigation, recording and publication.</p> <p>ACTION: This policy is no longer required as it repeats the guidance provided in Planning Policy Guidance 15: Planning and The Historic Environment, Planning Policy Guidance 16: Archaeology And Planning and North East Of England Regional Spatial Strategy To 2021 (Adopted 2008) policies 8 (Protecting And Enhancing The Environment) and 32 (Historic Environment).</p>	
<p>E18</p>	<p>Preservation and Enhancement of Conservation Areas</p> <p>POLICY: The council will seek to preserve or enhance the character or appearance of the borough's conservation areas by:</p> <ul style="list-style-type: none"> a) not normally allowing development proposals which would detract from the character or appearance of the conservation area or its settings; b) not normally allowing the demolition of buildings and structures which contribute to the area's character. Approval of the details of the redevelopment of the sites of buildings and structures which contribute to the area's character will have to be obtained prior to consent being granted for the demolition; c) considering outline planning applications when supported by sufficiently detailed drawings to demonstrate the impact of the proposal on the conservation area; d) normally protecting trees, hedgerows, other semi-natural habitats, landscape features, views and open spaces, including village greens, which contribute to the character or appearance of the area and its setting; e) normally granting planning permission for the construction, repair or alteration of any building, structure, road or footpath only in materials of a type and colour, and where appropriate with similar architectural details, to reflect the character of the area; and f) not normally granting planning permission for the erection of temporary buildings. <p>ALSO: Refer to page 52 of the Sedgefield Borough Council Local Plan (1996) for full policy justification.</p> <p>AND: Refer to Section 4 and 6 Planning Policy Guidance 15: Planning and the Historic Environment and the North East Of England Regional Spatial Strategy To 2021 (Adopted 2008) Policy 32 (Historic Environment) and Policy 8 (Protecting and enhancing the environment).</p>	<p>SAVED</p>
<p>E19</p>	<p>Development affecting a Listed Building</p> <p>POLICY: The change of use, alterations and extensions to listed buildings will normally be permitted where the following criteria are met:</p> <ul style="list-style-type: none"> a) the alterations and extensions are sympathetic to the design, scale and materials of the existing buildings; b) the architectural or historic elements which are important to the character of the original building, including those of the interior and within the curtilage of the building, remain unaltered; and c) the structural elements of the original building are not altered or weakened. <p>ACTION: Refer to Paragraphs 3.8 to 3.15 of Planning Policy Guidance 15: Planning and the Historic Environment and Planning Policy Guidance 16: Archaeology and Planning also North East Of England Regional Spatial Strategy To 2021 (Adopted 2008) Policy 8 and Policy 32.</p>	<p>EXPIRED</p>

E20	Protection of Listed Buildings from Demolition	EXPIRED
<p>POLICY: The total or substantial demolition of listed buildings will not normally be permitted.</p> <p>ACTION: Refer to Paragraph 3.16 of Planning Policy Guidance 15: Planning and the Historic Environment, Planning Policy Guidance16: North East Of England Regional Spatial Strategy To 2021 (Adopted 2008) Policy 8 and Policy 32.</p>		
E21	Development affecting the Setting of a Listed Building	EXPIRED
<p>POLICY: Planning permission for development adjacent to a listed building will normally be granted provided it does not detract from the setting of the listed building.</p> <p>ACTION: Refer to Paragraph 3.5 of Planning Policy Guidance 15: Planning and the Historic Environment. Planning Policy Guidance16, North East Of England Regional Spatial Strategy To 2021 (Adopted 2008) Policy 8 and Policy 32.</p>		
E22	Reuse Of Buildings Forming Part Of The Borough's Heritage	SAVED
<p>POLICY: The council will continue to promote the repair and re-use of buildings and structures which form part of the heritage of the borough or which significantly contribute to the environmental quality of the locality by normally allowing proposals for appropriate uses that accord with other policies of the plan and secure their future.</p> <p>ALSO: Refer to page 56 of the Sedgefield Borough Council Local Plan (1996) for full policy justification. North East Of England Regional Spatial Strategy To 2021 (Adopted 2008) Policy 32 (Historic Environment).</p>		
E23	Priorities For Environmental Improvements	SAVED
<p>POLICY: The borough council will identify opportunities and continue to encourage improvements to the built environment through a broad range of environmental improvements and, as appropriate by co-ordinating public and private resources.</p> <p>Attention will be given to the following:</p> <ul style="list-style-type: none"> a) town and village centres; b) conservation areas; c) older housing areas; d) other housing areas where there may be traffic and other environmental problems; e) industrial areas with a poor environment; and f) areas the subject of road improvements or traffic calming measures. <p>ALSO: Refer to page 56 of the Sedgefield Borough Council Local Plan (1996) for full policy justification.</p>		
E24	Development Within Proximity To Waste Disposal Sites	EXPIRED
<p>POLICY: Planning permission for significant developments will normally be allowed within 250 metres of sites used for waste disposal only if it is proved that there is no risk to that development or its intended occupiers or users from landfill gas or that satisfactory remedial measures can be undertaken.</p> <p>ACTION: This is a material consideration rather than a policy. Consultation would take place with the Environment Agency. Refer to Paragraph 22 of the Planning Policy Statement 23: Planning and Pollution Control and Planning Policy Statement 10: Planning for Sustainable Waste Management.</p> <p>AND: Refer to County Durham Waste Local Plan (April 2005) policy W5.</p>		

E25

Sites for Recovering Re-usable Materials

EXPIRED

POLICY: The council will normally grant permission for sites for recovering re-usable materials from waste products providing that it would not significantly harm living conditions for nearby residents or have a detrimental effect on the local character of the area.

ACTION: Refer to **County Durham Waste Local Plan (April 2005) policies W37 and W38.**

Industry and Business

Ref	Local Plan Policy	Status
IB1	Types of Industry and Business Areas	SAVED
	<p>POLICY: The Borough Council will normally approve planning applications that maintain in appropriate locations a range of land available for industry and business comprising the following types of sites:</p> <p>(A) Prestige Business Area; (B) General Industrial Areas; (C) Local Industrial Areas; (D) Business Areas.</p> <p>Proposals that will assist the regeneration of existing industry and business areas will be encouraged.</p> <p>ALSO: Refer to page 4 of the Sedgefield Borough Local Plan (1996) for full policy justification.</p> <p>AND: Refer to 'Planning Policy Statement 1: Delivering Sustainable Development', 'Planning Policy Guidance 4: Industrial, Commercial Development and Small Firms', 'Planning Policy Guidance 13: Transport' and North East Of England Regional Spatial Strategy To 2021 (Adopted 2008) Policy 18 also Planning Policy Statement 4: Planning for Sustainable Economic Development (Consultation Paper) and the Sedgefield Borough Employment Land Review.</p>	
IB2	Designation of Type of Industrial Estates	SAVED
	<p>POLICY: Existing industrial estates in the borough as shown on the proposals map are designated as one of the following types of sites:</p> <p>(A) Prestige Business Areas Aycliffe Industrial Park (Part), Newton Aycliffe (109 Ha). Green Lane Industrial Estate, Spennymoor (83 Ha).</p> <p>(B) General Industrial Areas Aycliffe Industrial Park (Part), Newton Aycliffe (236 Ha). Merrington Lane Industrial Estate, Spennymoor (44 Ha). All Saints' Industrial Estate, Shildon (28 Ha). Dale Road Industrial Estate, Shildon (4 Ha). Hackworth Industrial Park, Shildon (16 Ha). Lambton Industrial Estate, Shildon (17 Ha), Chilton Industrial Estate, Chilton (40 Ha). Mainsforth Industrial Estate, Ferryhill (10 Ha), Salters Lane Industrial Estate, Sedgefield (15 Ha). Fishburn Industrial Estate, Fishburn (5 Ha).</p> <p>(C) Local Industrial Areas Tudhoe Industrial Estate, Spennymoor (5 Ha). Wesleyan Road, Spennymoor (2 Ha). Furnace Industrial Estate, Shildon (5 Ha). Shildon Industrial Estate, Shildon (6 Ha). Midridge Drift Industrial Estate, Shildon (1 Ha). Dean And Chapter Industrial Estate, Ferryhill (5 Ha). Trimdon Grange Industrial Estate, Trimdon Grange (3 Ha). Thrislington Industrial Estate, West Cornforth (5 Ha). Sedgefield Station, Sedgefield (2 Ha).</p>	

	<p>ALSO: Refer to page 5 of the Sedgefield Borough Local Plan (1996) for full policy justification.</p> <p>ACTION: Employment Land Review Policy 18 of North East Of England Regional Spatial Strategy To 2021 (Adopted 2008).</p>	
<p>IB3</p>	<p>Proposals For The Development Of New Industrial And Business Areas</p> <p>POLICY: Land at the locations indicated below and shown on the proposals map will be developed as:</p> <p>(A) Prestige Business Areas Aycliffe Industrial Park (Part) Newton Aycliffe (56 Ha). Chilton Prestige Estate, Chilton (21 Ha).</p> <p>(B) General Industrial Areas Lambton Industrial Estate, Shildon (13 Ha).</p> <p>(C) Business Areas Winterton Hospital Estate, Sedgefield (Part) (Min. 12.2 Ha). All Saints', Shildon (2 Ha)</p> <p>ALSO: Refer to page 6 of the Sedgefield Borough Local Plan (1996) 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. Employment Land review Policy 18 of North East Of England Regional Spatial Strategy To 2021 (Adopted 2008).</p>	<p>SAVED</p>
<p>IB4</p>	<p>Development of Large, Single-User Industrial or Business Sites</p> <p>POLICY: Planning permission for an industrial or business use requiring a large site outside of an existing prestige business area or general industrial area will normally be approved only if there are significant employment and economic benefits to the economy of County Durham and the site:</p> <ul style="list-style-type: none"> a) does not significantly prejudice any environmental restraint policies of the local plan; b) is located close to an existing prestige business area or general industrial area in one of the borough's main towns; c) has a satisfactory standard of access to the strategic road network. <p>Development proposals for such sites will be expected to comprise a high standard of site layout, building design and landscaping in accordance with Policy D4.</p> <p>ALSO: Refer to page 8 of the Sedgefield Borough Local Plan (1996) 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, Sedgefield Borough Employment Land review also policy 18 of North East Of England Regional Spatial Strategy To 2021 (Adopted 2008).</p>	<p>SAVED</p>

<p>IB5</p>	<p>Acceptable Uses in Prestige Business Areas</p> <p>POLICY: In prestige business areas the following uses will normally be acceptable:</p> <ul style="list-style-type: none"> • Business, general industry and warehousing. • Planning permission for materials reclamation, lorry parks and retail developments will normally be refused. • Development proposals for other uses will be decided taking account of the purpose of prestige business areas as set out under Policy IB1. • A high standard of site layout, building design and landscaping will be required in accordance with Policy D4. <p>ALSO: Refer to page 10 of the Sedgefield Borough Local Plan (1996) 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’ also Planning Policy Statement 4: Planning for Sustainable Economic Development (Consultation Paper).</p>	<p>SAVED</p>
<p>IB6</p>	<p>Acceptable Uses in General Industrial Estates</p> <p>POLICY: In general industrial areas the following uses will normally be acceptable:</p> <ul style="list-style-type: none"> • Business, general industry and warehousing. • Retail warehouses, premises for the sale of vehicles and vehicle parts, and lorry parking will also be acceptable provided that the development does not lead to: <ul style="list-style-type: none"> a) such uses individually or collectively forming more than a small part of the total estate area; b) existing uses of adjoining land being adversely affected; c) a loss of environmental quality on the estate; and d) in respect to retail warehouses such development should accord with the provisions of Policy S12. <p>Planning permission will normally be refused for:</p> <ul style="list-style-type: none"> e) large food retail units; and f) scrapyards and car breaking yards except on the estates identified in Policy IB16. <p>Development proposals for other uses will be decided taking account of the purpose of general industrial areas as set out under Policy IB1.</p> <p>Development proposals should conform with Policies D4 and D10.</p> <p>ALSO: Refer to page 10 of the Sedgefield Borough Local Plan (1996) 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’. Planning Policy Statement 6: Planning for Town centres also Planning Policy Statement 4: Planning for Sustainable Economic Development (Consultation Paper) and Planning Policy Statement 3: Housing.</p>	<p>SAVED</p>

<p>IB7</p>	<p>Acceptable Uses in Local Industrial Areas</p> <p>POLICY: In local industrial areas the following uses will normally be acceptable:</p> <ul style="list-style-type: none"> • business, general industry, warehousing and lorry parking. • planning permission for scrapyards and car breaking yards except on the estates identified in Policy IB16 will normally be refused. • Development proposals for other uses will be decided taking account of the purpose of local industrial areas as set out under Policy IB1. • Development proposals should conform with Policy D4. <p>ALSO: Refer to page 11 of the Sedgefield Borough Local Plan (1996) 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. Planning Policy Statement 6: Planning for Town Centres, Planning Policy Statement 4: Planning for Sustainable Economic Development (Consultation Paper) also Planning Policy Statement 3: Housing.</p>	<p>SAVED</p>
<p>IB8</p>	<p>Acceptable Uses in Business Areas</p> <p>POLICY: In business areas, business uses will normally be approved.</p> <p>Planning permission for general industry and warehousing will normally be refused.</p> <p>A high standard of site layout, building design and landscaping will be required in accordance with Policy D4.</p> <p>ALSO: Refer to page 12 of the Sedgefield Borough Local Plan (1996) 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. Planning Policy Statement 6: Planning for Town Centres, Planning Policy Statement 4: Planning for Sustainable Economic Development (Consultation Paper) also Planning Policy Statement 3: Housing.</p>	<p>SAVED</p>
<p>IB9</p>	<p>Industrial and Business Developments outside of the Industrial Areas within Towns and Villages</p> <p>POLICY: Businesses, general industry and warehouse uses may be approved on sites outside of the industrial areas shown on the proposals map within a town or village provided that the proposal:</p> <ol style="list-style-type: none"> a) is not harmful to the general character of the local area; b) does not create a significant adverse environmental effect in terms of the living conditions of nearby residents, or traffic movements in accordance with Policy T7; and c) does not prejudice the satisfactory development of a larger area. 	<p>EXPIRED</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. Planning Policy Statement 6: Planning for Town Centres, Planning Policy Statement 4: Planning for Sustainable Economic Development (Consultation Paper).</p>	
<p>IB10</p>	<p>Industrial and Business Developments in the Countryside</p> <p>POLICY: Outside of towns and villages planning permission for new industry and business uses will normally be approved only if it involves:</p> <ul style="list-style-type: none"> a) the processing of agricultural or forestry products and it is essential that the activity takes place close to the source of raw materials; b) an activity that can demonstrate an essential requirement for a rural location; or c) the use of an existing building in accordance with Policy IB11. <p>Proposals should be in locations that do not have an adverse effect on the surrounding countryside in terms of environmental conditions or traffic generation.</p> <p>Planning permission for such uses will be related to the life of the raw material or to the specific activity as appropriate.</p> <p>ACTION: Refer to Planning Policy Statement 1: Delivering Sustainable Development, ‘Planning Policy Statement 7: Sustainable Development in Rural Areas, ‘Durham County Council Minerals Local Plan. North East Of England Regional Spatial Strategy To 2021 (Adopted 2008) Policy 11 supersedes this policy.</p>	<p>EXPIRED</p>
<p>IB11</p>	<p>Reuse of Buildings in the Countryside for Industry and Business</p> <p>POLICY: Outside of towns and villages the use of existing buildings for business, general industry and warehousing will normally be approved provided the proposal:</p> <ul style="list-style-type: none"> a) is capable of being accommodated without major extensions or rebuilding; b) would not create significant adverse environmental effects in terms of the living conditions of nearby residents, or traffic movements in accordance with Policy T7; and c) is not harmful to the character of the local countryside. <p>Where the building is of visual, architectural or historical importance the characteristics that make the building worthy of preservation should normally be retained.</p> <p>ACTION: Refer to Planning Policy Statement 1: Delivering Sustainable Development, ‘Planning Policy Guidance 2: Green Belts, ‘Planning Policy Guidance 4: Industrial, Commercial Development and Small Firms, ‘Planning Policy Statement 7: Sustainable Development in Rural Areas, ‘Planning Policy Guidance 13: Transport, ‘Planning Policy Statement 23: Planning and Pollution Control, ‘Planning Policy Statement 23: Planning and Pollution Control - Annex 1: Pollution Control, Air and Water Quality, ‘Planning Policy Guidance 24: Planning and Noise, and ‘Durham County Council Minerals Local Plan also Planning Policy Statement 4: Planning for Sustainable Economic Development (Consultation Paper).</p>	<p>EXPIRED</p>

<p>IB12</p>	<p>Operation of a Small Business from Home</p> <p>POLICY: Where the operation of small business uses from a residence requires planning permission this will be approved only where there is no detrimental effect on the amenities of nearby residents or the character of the area caused by noise, fumes, vibration, hours of operation, or traffic generation in accordance with Policy T7.</p> <p>ALSO: Refer to page 15 of the Sedgefield Borough Local Plan (1996) 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 also Planning Policy Statement 4: Planning for Sustainable Economic Development (Consultation Paper).</p>	<p>SAVED</p>
<p>IB13</p>	<p>Extension to Industrial and Business Premises</p> <p>POLICY: Extensions to industrial and business premises will normally be approved provided that:</p> <p>a) adjacent industrial or business premises are not adversely affected; b) the site is not over intensively developed; and c) the environmental effect in terms of residential amenity or traffic movement is not significantly detrimental to the general character of the area.</p> <p>Proposals that would result in an extension of an existing industrial area into the countryside or the extension of an existing activity in the countryside should not have an adverse effect on the character of the local area.</p> <p>ALSO: Refer to page 16 of the Sedgefield Borough Local Plan (1996) for full policy justification. Draft PLANNING POLICY STATEMENT4.</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>IB14</p>	<p>Improvements to General and Local Industrial Estates</p> <p>POLICY: The improvement of general and local industrial areas will be encouraged and assisted by:</p> <p>a) granting planning permission that leads to:</p> <ul style="list-style-type: none"> • the construction of industrial premises; • the redevelopment, conversion, or modernisation of premises; <p>b) carrying out:</p> <ul style="list-style-type: none"> • environmental improvements, improvements to access, traffic circulation and parking arrangements; and <p>c) undertaking estate improvement initiatives with priority given to Aycliffe Industrial Park, Newton Aycliffe.</p> <p>ALSO: Refer to page 16 of the Sedgefield Borough Local Plan (1996) 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’. North East Of England Regional Spatial Strategy To 2021 (Adopted 2008) Policy 18 (Employment Land Portfolio)</p>	
IB15	<p>Development of Advance Factories</p> <p>POLICY: The council will seek to secure the development of advance factory provision on industry and business sites by:</p> <ul style="list-style-type: none"> a) directly providing premises; b) working in partnership with other development agencies; and c) encouraging private sector developments. <p>ACTION: Policy is out of date and no longer required.</p>	EXPIRED
IB16	<p>Materials Reclamation and Scrapyards</p> <p>POLICY: Proposals for the establishment of materials reclamation facilities and scrapyards will be permitted only at the following locations:</p> <ul style="list-style-type: none"> a) compound area of Chilton Industrial Estate, Chilton; b) compound area of Furnace Industrial Estate, Shildon; and c) compound area of Dean and Chapter Industrial Estate, Ferryhill. <p>Stringent conditions will be applied to these sites to govern their appearance, relationship to adjoining land uses, the design of buildings, landscaping, screening and access in accordance with Policy D4.</p> <p>ACTION: Refer to Planning Policy Statement 1: Delivering Sustainable Development, ‘Planning Policy Guidance 2: Green Belts’, ‘Planning Policy Guidance 4: Industrial, Commercial Development and Small Firms’, ‘Planning Policy Statement 7: Sustainable Development in Rural Areas’, ‘Planning Policy Guidance 13: Transport’, ‘Planning Policy Statement 23: Planning and Pollution Control’, ‘Planning Policy Statement 23: Planning and Pollution Control - Annex 1: Pollution Control, Air and Water Quality’, ‘Planning Policy Guidance 24: Planning and Noise’, and ‘Durham County Council Minerals Local Plan’.</p> <p>AND:Refer to County Durham Waste Local Plan (April 2005) policy W40.</p>	EXPIRED
IB17	<p>Shops and Food and Drink Outlets in Industrial and Business Areas</p> <p>POLICY: Planning permission will normally be granted for small shops and food and drink outlets in Prestige Business Areas and General Industrial Areas.</p> <p>ACTION: Refer to Planning Policy Statement 6: Planning for Town Centres.</p>	EXPIRED
IB18	<p>Notifiable Hazardous Installations</p> <p>POLICY: Proposals involving development at existing notifiable hazardous installations or the introduction of new notifiable hazardous substances requiring planning permission will normally be approved only when:</p> <ul style="list-style-type: none"> a) the proposed site is within a general industrial area or an existing industrial establishment; b) there would be no significant increase in the potential risk to existing and proposed residential areas or to other land uses involving a concentration of population; and c) the development opportunities of other adjacent Industrial sites or nearby development sites is not Inhibited. 	SAVED

	<p>Developments near to notified hazardous installations will normally be permitted only when following consultation with the health and safety executive the council is satisfied there would be no significant increase in the population potentially at risk.</p> <p>ALSO: Refer to page 19 of the Sedgefield Borough Local Plan (1996) 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’ and ‘The Planning (Hazardous Substances) Act 1990’ also Planning Policy Statement 4: Planning for Sustainable Economic Development (Consultation Paper).</p>	
IB19	<p>Agricultural and Forestry Buildings</p> <p>POLICY: The council will normally grant planning permission for agricultural or forestry buildings in the countryside provided that they are:</p> <ul style="list-style-type: none"> a) located near to existing buildings or are well screened and are not detrimental to the appearance of the landscape; and b) appropriate in scale, design and of materials in keeping with the surrounding landscape. <p>ACTION: Refer to Planning Policy Statement 1: Delivering Sustainable Development, ‘Planning Policy Statement 7: Sustainable Development in Rural Areas’, ‘Durham County Council Minerals Local Plan’.</p>	EXPIRED
IB20	<p>Prior Approval Of Proposed Agricultural And Forestry Buildings</p> <p>POLICY: Prior approval of proposed development for farming or forestry purposes will not normally be required unless the development is:-</p> <ul style="list-style-type: none"> a) visually prominent; b) intrusive in the local landscape; c) within a conservation area or landscape area defined by Policy E2 or E3; d) in the vicinity of known archaeological site or sites of nature conservation interest under Policy E10 or E11. e) located where it may adversely affect a listed building or its setting; or f) in close proximity to houses. <p>Where prior approval is required for details, the following factors will be taken into account in determining the applications:-</p> <ul style="list-style-type: none"> g) the relationship of the development to other buildings in terms of siting, size and colour. h) the visual impact on the landscape. i) the compatibility of the design of the development within its setting and the landscape generally. j) the use of traditional or sympathetic materials. k) the operational requirements of the agriculture and forestry industries. <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 Guidance 15: Planning and the Historic Environment’, ‘Planning Policy Guidance 16: Archaeology and Planning’, Planning Policy Statement 4: Planning for Sustainable Economic Development (Consultation Paper) also Planning Policy Statement 7: Sustainable Development in Rural Areas.</p>	EXPIRED

Housing

Ref	Local Plan Policy	Status																																																																		
H1	Housing Development On Sites In Newton Aycliffe, Spennymoor, Ferryhill And Shildon	EXPIRED																																																																		
<p>POLICY: Will normally be approved provided that the site is included in policy <u>H 2</u> or:</p> <p>a) is either substantially surrounded by housing; or b) does not lead to an extension of development into the open countryside; and c) does not prejudice the environmental restraint policies of the plan; nor d) conflicts with design principles for new housing in accordance with policy <u>D 5</u>.</p> <p>ACTION: Refer to policy 4 and policy 6 of the North East of England Regional Spatial Strategy (2008) and Planning Policy Statement 3: Housing.</p>																																																																				
H2	Major Housing Sites in Newton Aycliffe, Spennymoor, Ferryhill and Shildon	SAVED																																																																		
<p>POLICY: Land is allocated for housing development at the following locations:</p> <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 10px;"> <thead> <tr> <th style="text-align: left;"><u>Location</u></th> <th style="text-align: center;"><u>Area (Ha)</u></th> <th style="text-align: center;"><u>Estimated Number Of Dwellings</u></th> </tr> </thead> <tbody> <tr> <td colspan="3">Newton Aycliffe</td> </tr> <tr> <td>Agnew 5</td> <td style="text-align: center;">2.8</td> <td style="text-align: center;">70</td> </tr> <tr> <td>Hawkshead Place</td> <td style="text-align: center;">1.3</td> <td style="text-align: center;">40</td> </tr> <tr> <td>Scott Place</td> <td style="text-align: center;">1.4</td> <td style="text-align: center;">40</td> </tr> <tr> <td>Eldon Whins</td> <td style="text-align: center;">8.0</td> <td style="text-align: center;">160</td> </tr> <tr> <td>Burn Lane</td> <td style="text-align: center;">1.1</td> <td style="text-align: center;">20</td> </tr> <tr> <td>Bruce Road</td> <td style="text-align: center;">0.6</td> <td style="text-align: center;">20</td> </tr> <tr> <td>Sheraton Road</td> <td style="text-align: center;">1.5</td> <td style="text-align: center;">45</td> </tr> <tr> <td>Equestrian Centre</td> <td style="text-align: center;">5.1</td> <td style="text-align: center;">100</td> </tr> <tr> <td colspan="3">Spennymoor</td> </tr> <tr> <td>Bessemer Park</td> <td style="text-align: center;">0.7</td> <td style="text-align: center;">20</td> </tr> <tr> <td>Grayson Road (Phase I)</td> <td style="text-align: center;">3.6</td> <td style="text-align: center;">90</td> </tr> <tr> <td>Grayson Road (Phase II)</td> <td style="text-align: center;">8.8</td> <td style="text-align: center;">80</td> </tr> <tr> <td>Whitworth Park</td> <td style="text-align: center;">58.8</td> <td style="text-align: center;">700</td> </tr> <tr> <td>York Hill Road</td> <td style="text-align: center;">6.4</td> <td style="text-align: center;">160</td> </tr> <tr> <td colspan="3">Shildon</td> </tr> <tr> <td>Alma Road</td> <td style="text-align: center;">0.7</td> <td style="text-align: center;">15</td> </tr> <tr> <td>Redworth Road</td> <td style="text-align: center;">3.1</td> <td style="text-align: center;">80</td> </tr> <tr> <td>Eldon Bank Top</td> <td style="text-align: center;">2.6</td> <td style="text-align: center;">65</td> </tr> <tr> <td colspan="3">Ferryhill</td> </tr> <tr> <td>Dean Road</td> <td style="text-align: center;">8.0</td> <td style="text-align: center;">100</td> </tr> </tbody> </table> <p style="margin-top: 10px;">ALSO: Refer to pages 6, 7 & 8 of the Housing Section of the Sedgefield Borough Council Local Plan (1996) for full policy justification.'</p> <p>ACTION: Not all allocations in Sedgefield Borough Council Local Plan policy H2 have been implemented, and therefore the allocations should remain, but any development proposal must be in accordance with policy 4 and policy 6 of the North East of England Regional Spatial Strategy (2008) and Planning Policy Statement 3: Housing.</p>			<u>Location</u>	<u>Area (Ha)</u>	<u>Estimated Number Of Dwellings</u>	Newton Aycliffe			Agnew 5	2.8	70	Hawkshead Place	1.3	40	Scott Place	1.4	40	Eldon Whins	8.0	160	Burn Lane	1.1	20	Bruce Road	0.6	20	Sheraton Road	1.5	45	Equestrian Centre	5.1	100	Spennymoor			Bessemer Park	0.7	20	Grayson Road (Phase I)	3.6	90	Grayson Road (Phase II)	8.8	80	Whitworth Park	58.8	700	York Hill Road	6.4	160	Shildon			Alma Road	0.7	15	Redworth Road	3.1	80	Eldon Bank Top	2.6	65	Ferryhill			Dean Road	8.0	100
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H3	Renewal of Planning Permission	EXPIRED
<p>POLICY: Should the existing permission for housing development lapse on sites, planning permission will normally be renewed provided that the proposed development conforms with other policies or proposals of the plan.</p> <p>ACTION: Refer to paragraph 73 of Planning Policy Statement 3: Housing.</p>		
H4	Development in Whitworth Park Area, Spennymoor	SAVED
<p>POLICY: Housing development in the Whitworth Park area Of Spennymoor will be granted permission only as part of a comprehensive planning scheme for the area shown on the proposals map and which provides for the following elements:</p> <ul style="list-style-type: none"> a) an 18 hole golf course; b) safeguarding of nature conservation interests; c) improved public access to the countryside; d) landscape enhancement; e) protection of the remaining open land; and f) community facilities <p>ALSO: Refer to pages 9 & 10 of the Housing Section of the Sedgefield Borough Council Local Plan (1996) for full policy justification.</p> <p>ACTION: The Whitworth Park development is partly implemented. Developers are likely to submit applications for other phases of land. Any further development must be in accordance with policy 4 and policy 6 of the North East of England Regional Spatial Strategy (2008) and Planning Policy Statement 3: Housing.</p>		
H5	Development at Grayson Road, Spennymoor	EXPIRED
<p>POLICY: Housing development at Grayson Road (Phase ii), Spennymoor will be approved provided that 65 dwellings have been commenced within phase i, and 400 dwellings have been commenced in the Whitworth Park area, Spennymoor under policy <u>H 4</u></p> <p>ACTION: Planning permission for housing at Grayson Road has been granted. Sedgefield Borough Council Local Plan (1996) policy H5 has therefore been implemented.</p>		
H6	Development at Aycliffe Equestrian Centre, Newton Aycliffe	EXPIRED
<p>POLICY: Housing development at the Aycliffe Equestrian Centre, Newton Aycliffe, will be approved only as part of a comprehensive planning scheme for the area shown on the proposals map and which provides for the following elements:</p> <ul style="list-style-type: none"> a) the existing planning permission for use of other parts of the site for large scale equestrian events to be relinquished; b) the existing buildings, if retained, are used for community, leisure or recreational purposes which do not attract large amounts of traffic; c) the rest of the site remains undeveloped and is used for purposes compatible with the green wedge policy of this plan (policy <u>E 4</u>), with a preference for some local equestrian facilities; d) the housing development incorporates a turning facility for stag lane; and e) access from the a167 to the site is physically stopped up. <p>ACTION: planning permission has been granted therefore Sedgefield Borough Council Local Plan (1996) policy H6 is no longer required.</p>		

<p>H7</p>	<p>Development at Eldon Whins, Newton Aycliffe</p> <p>POLICY: Housing development at Eldon Whins, Newton Aycliffe, will not commence until either the development at Cobblers Hall is substantially complete or until 2003, whichever is sooner.</p> <p>ACTION: The existing allocation is a greenfield extension to Newton Aycliffe. Other sites within the existing built-up area of Newton Aycliffe are still to come forward. Given the existing housing land permissions, there is no need to keep policy. Site will be considered through the new Major Allocations Development Plan Document that will form a part of the Local Development Framework.</p> <p>ALSO: Apply the sequential approach as set out in Policy 4 and policy 6 of North East of England Regional Spatial Strategy (2008)</p>	<p>EXPIRED</p>
<p>H8</p>	<p>Residential Frameworks for Larger Villages</p> <p>POLICY: Housing Development On Sites Within The Residential Framework Of The Following Villages Will Normally Be Approved Provided That There Is No Conflict With The Provisions Of The Plan's Environmental, Open Space Or Design Policies:</p> <ul style="list-style-type: none"> • Aycliffe • Kirk Merrington • Bishop Middleham • Sedgefield • Byers Green • Trimdon Colliery • Chilton • Trimdon Grange • Chilton Lane • Trimdon Village • Eldon • West Cornforth • Fishburn <p>ALSO: Refer to pages 93 & 94 of the Housing Section of the Sedgefield Borough Council Local Plan (1996) for full policy justification.</p> <p>ACTION: The existing residential frameworks are essential to balance the requirement for new housing while maintaining the character of the countryside. Whilst some of the residential frameworks require updating, Sedgefield Borough Council Local Plan policy H8 should remain until this is progressed through the Local Development Framework.</p>	<p>SAVED</p>

H9 Housing Sites in Larger Villages **SAVED**

POLICY: Housing development at the locations in the following villages will normally be approved:

<u>Location</u>	<u>Area (Ha)</u>	<u>Estimated Number Of Dwellings</u>
Heighington Street, Aycliffe Village	1.5	35
Adjacent To West End Cottage, Byers Green	0.6	15
Adjacent To Green Rise, Byers Green	1.7	40
Ford Terrace, Chilton	1.8	45
East Of Eldon Bank, Eldon	1.1	30
Hallgarth, Kirk Merrington	1.5	40
South View Annex, Sedgfield	1.3	60
Adjacent To The Locomotive, Trimdon Colliery	1.2	30
Barrett Way, West Cornforth	1.6	15

ALSO: Refer to page 94 of the Housing Section of the **Sedgfield Borough Council Local Plan (1996)** for full policy justification.

ACTION: The existing allocation policy should remain however any development proposal must be in accordance with **Planning Policy Statement 3: Housing** and Policy 4 of **North East of England Regional Spatial Strategy (2008)**.

H10 Housing Development in Smaller Villages **SAVED**

POLICY: H10 (No Map) Within The Following Villages Limited Housing Development Will Only Be Approved Providing That It Is Appropriate In Location, Scale And Design To The Character Of The Settlement And That It Normally Involves Infilling, Or The Redevelopment Or Conversion Of An Existing Building:

- Bradbury
- Mordon
- Mainsforth
- North Close
- Midridge
- Rushyford

ALSO: Refer to page 94 of the Housing Section of the **Sedgfield Borough Council Local Plan (1996)** for full policy justification.

ACTION: Local Plan policy H10 is essential to balance the requirement for new housing while maintaining the character of the countryside. These villages are not currently considered suitable for much more than limited housing development.

H11 Development in Ribbons or Groups of Houses in the Countryside **SAVED**

POLICY: The extension, infilling or redevelopment of ribbons or of sporadic groups of houses outside of the towns and villages listed in policies **H.1**, **H.8** and **H.10** will not normally be approved.

ALSO: Refer to page 95 of the Housing Section of the **Sedgfield Borough Council Local Plan (1996)** for full policy justification. **North East Of England Regional Spatial Strategy To 2021 (Adopted 2008) Policies 4 and 6.**

H12	Housing in the Countryside for Agricultural or Forestry Workers	EXPIRED
<p>POLICY: New housing development in the countryside will normally be approved only if the dwellings are required for occupancy by persons engaged solely or mainly in agriculture or forestry for whom it is essential to live in close proximity to their place of employment in order to be able to perform their duties.</p> <p>In such instances planning permission will normally only be granted subject to an occupancy condition and for sites adjacent to existing buildings.</p> <p>ACTION: Refer to Planning Policy Statement 7: Sustainable Development in Rural Areas paragraph 10 and annex A.</p>		
H13	Conversion of Buildings in the Countryside for Residential Use	EXPIRED
<p>POLICY: The change of use of a building located in the countryside to a residential use will normally be approved only if:</p> <ul style="list-style-type: none"> a) major extensions or rebuilding are not required; b) there is no harmful effect caused by traffic or environmental impacts on the character of the local countryside; and c) no significant additional demand upon the provision of public services would result. <p>Where the building is of visual, architectural or historic importance the characteristics that make the building worthy of preservation should normally be retained.</p> <p>ACTION: Refer to Planning Policy Statement 7: Sustainable Development in Rural Areas paragraph 17 and 18 and Annex A.</p>		
H14	Maintenance And Improvement Of The Housing Stock	SAVED
<p>POLICY: The Maintenance And Improvement Of The Borough's Housing Stock And Its Setting Will Be Encouraging And Assisted By:</p> <ul style="list-style-type: none"> a) Granting Planning Permission That Leads To The Improvement Of Housing Areas Through The Redevelopment, Conversion Or Modernisation Of Buildings, Environmental Improvements, Improvements To Access, Traffic Circulation And Parking Arrangements; b) Continuing To Maintain And Improve The Council's Own Housing Stock; And c) Undertaking Area Initiatives With Priority Given To Bessemer Park, Spennymoor, The Laburnum Road Area, West Cornforth And Beresford Street, Charles Street And Tomlin Street, Shildon. <p>ALSO: Refer to pages 97 & 98 of the Housing Section of the Sedgefield Borough Council Local Plan (1996) for full policy justification.</p>		
H15	Extensions to Dwellings	SAVED
<p>POLICY: Extensions To Dwellings Will Normally Be Approved Provided The Proposals Are Of A Scale And Design Compatible With The Property And There Is No Adverse Affect On:</p> <ul style="list-style-type: none"> (A) The Amenity And Privacy Of Surrounding Properties Contrary To Policy <u>D 5</u>; (B) The General Character Of The Area; And (C) Highway Safety Contrary To Policy <u>I 7</u>. <p>ALSO: Refer to page 99 of the Housing Section of the Sedgefield Borough Council Local Plan (1996) for full policy justification and the Supplementary Planning Document for Residential Extensions. (2006)</p>		

H16	Extension To The Front Of Dwellings	SAVED
<p>POLICY: Planning permission will normally be granted for an extension to the front elevation of a dwelling only where:</p> <ul style="list-style-type: none"> a) it does not project forward of the building line; b) it is on an isolated dwelling; or c) it is on a dwelling in an area where there is no common building line. <p>ALSO: Refer to page 99 of the Housing Section of the Sedgefield Borough Council Local Plan (1996) for full policy justification and the adopted Residential Extensions Supplementary Planning Document. (2006)</p>		
H17	Backland and Infill Housing Development	SAVED
<p>POLICY: Housing Development On Backland And Infill Sites Should Normally Be Consistent With The Following Principles:</p> <ul style="list-style-type: none"> a) A Satisfactory Means Of Access And Adequate Parking Provision Can Be Provided In Accordance With Policy <u>D 3</u>; b) Satisfactory Amenity And Privacy For Both The New Dwelling And Existing Adjacent Dwellings Can Be Achieved In Accordance With Policy <u>D 5</u>; And c) The Development Is In Keeping With The Scale And Form Of Adjacent Dwellings And The Local Setting Of The Site. <p>ALSO: Refer to page 100 of the Housing Section of the Sedgefield Borough Council Local Plan (1996) for full policy justification.</p>		
H18	Acceptable Uses within Housing Areas	SAVED
<p>POLICY: The following uses will normally be granted planning permission within housing areas:</p> <ul style="list-style-type: none"> Residential institutions Shops up to 100 sq.m. Offices Business Doctors'/dentists' and other surgeries Open space Leisure and recreation facilities Public houses Community facilities <p>Subject to:</p> <ul style="list-style-type: none"> (a) complying with other policies of the plan; (b) not significantly harming the living conditions for nearby residents; and (c) being appropriate in scale to the character of the housing area. <p>Development proposals for uses other than those listed above will be decided taking account of the above criteria.</p> <p>ALSO: Refer to pages 100 & 101 of the Housing Section of the Sedgefield Borough Council Local Plan (1996) for full policy justification also Planning Policy Statement 1: Delivering Sustainable Development.</p>		

H19	Provision of a Range of House Types and Sizes including Affordable Housing	SAVED
<p>POLICY: In granting consent for development on sites identified in policies <u>H 2</u> and <u>H 9</u> the council will encourage developers to provide an appropriate variety of house types and sizes, including the provision of affordable housing where a need is demonstrated.</p> <p>ALSO: Refer to page 101 of the Housing Section of the Sedgefield Borough Council Local Plan (1996) for full policy justification.</p> <p>ACTION: The policy seeks to ensure affordable housing is provided within developments although Housing Needs Assessment demonstrates the need to reduce the threshold to developments of 15 dwellings or more. Planning Policy Statement 3: Strategic Housing Market Assessment.</p>		
H20	Provision of Special Needs Housing	SAVED
<p>POLICY: The borough council in granting planning permission for the development of housing sites will seek to encourage the provision of special needs housing by:</p> <ul style="list-style-type: none"> a) seeking through negotiation and agreement with developers to include special needs housing on sites identified in policies <u>H 2</u> and <u>H 9</u>, subject to site and market considerations, and b) the identification and reservation of sites for such purposes. Where a local need for special needs housing is identified ground floor accommodation and that with lift access should be built so as to be suitable for people with disabilities. <p>ALSO: Refer to page 102 of the Housing Section of the Sedgefield Borough Council Local Plan (1996) for full policy justification.</p> <p>ACTION: In general conformity with policy 30 of the North East of England Regional Spatial Strategy (2008), but provides a local context. Planning Policy Statement 3: Strategic Housing Market Assessment.</p>		
H21	Conversion of a Building to Flats and Bedsits	SAVED
<p>POLICY: Planning permission will normally be granted for the creation of flats, bedsitters and the multiple sharing of houses provided that:</p> <ul style="list-style-type: none"> a) living conditions are satisfactory for occupants of the accommodation and for their neighbours; b) there is adequate off-street parking for the needs of the people living there in accordance with policy <u>D 3</u>; and c) the house is not less than 100 sq.m. (gross) floor area. <p>ALSO: Refer to page 103 of the Housing Section of the Sedgefield Borough Council Local Plan (1996) for full policy justification.</p> <p>ACTION: The need to provide accommodation for multiple sharing will be determined through the Strategic Housing Market Assessment .</p>		
H22	Sheltered Accommodation, Residential Care and Nursing Homes	SAVED
<p>POLICY: Planning permission will normally be granted for sheltered accommodation, residential care homes and nursing homes within the towns of Newton Aycliffe, Spennymoor, Ferryhill And Shildon and within the residential frameworks of villages identified in policy <u>H 8</u>, provided that:</p> <ul style="list-style-type: none"> a) it provides satisfactory vehicular access, parking, servicing and amenity areas in accordance with policies <u>D 3</u> and <u>D 5</u>; b) the development does not adversely affect the amenity of nearby residents; and 		

c) its location is such that noise and disturbance from existing surrounding uses would not be detrimental to residents.

Sheltered accommodation and residential care homes should normally be located on level sites with easy access to shopping facilities, community facilities and public transport.

ALSO: Refer to pages 102 & 104 of the Housing Section of the **Sedgefield Borough Council Local Plan (1996)** for full policy justification. **Strategic Housing Market Assessment.**

H23

Accommodation for Gypsies and Travellers

SAVED

POLICY: Planning permission will be granted for permanent, temporary or transit accommodation for gypsies and travellers provided that:

- a) the site can be supplied with essential services and is within a reasonable distance of local facilities and a public transport route;
- b) the scale of the development would not adversely affect the character of the landscape or the living conditions of local residents;
- c) there is a satisfactory means of access in accordance with policy T7;
- d) the site can be laid out to provide separate areas for residential accommodation, children's play area, work, storage and parking and be adequately screened having regard to the safety and privacy of occupants and visitors; and
- e) the development would not intrude into the open countryside nor result in the loss of any area of nature conservation, archaeological interest or a green wedge contrary to policies E 4, E 10, E 11, E 16 and E 17.

ALSO: Refer to page 104 of the Housing Section of the **Sedgefield Borough Council Local Plan (1996)** for full policy justification. Circular 1/06

Transport

Ref	Local Plan Policy	Status
T1	Footways And Cycleways In Towns And Villages	SAVED
	<p>POLICY: The council will seek to ensure that safe, attractive and convenient footpath and cycleway links and networks are provided, where appropriate, between residential areas and local shopping centres, schools, bus stops, areas of open space and leisure routes in the countryside. wherever possible, routes should be capable of use by people with disabilities, the elderly, and those with young children.</p> <p>ALSO: Refer to page 112 of the Sedgefield Local Plan (1996) for justification of the policy Planning Policy Guidance 13: Transport.</p>	
T2	Public Transport	SAVED
	<p>POLICY: The council will encourage improvements to assist public transport services in the borough by:</p> <ul style="list-style-type: none"> a) considering the operational needs of buses in the borough's town centres and in major development proposals; b) the use of traffic management measures; c) supporting rail services on the Darlington to Bishop Auckland line and encouraging the use of the Ferryhill to Stockton line for passenger services; and d) seeking the provision of suitable facilities for bus and train passengers. <p>ALSO: Refer to page 113 of the Sedgefield Local Plan (1996) for justification of the policy Planning Policy Guidance 13: Transport.</p>	
T3	Safeguarding Railway Lines	SAVED
	<p>POLICY: The council will seek to safeguard existing railway lines in the borough from development that might prevent their use for passenger or freight use.</p> <p>ALSO: Refer to page 114 of the Sedgefield Local Plan (1996) for justification of the policy and LTP 2 Section 2.2 Paragraph 74 of Planning Policy Guidance 13: Transport.</p>	
T4	Railways And Defined Lorry Routes	EXPIRED
	<p>POLICY: The council will grant planning permission that leads to the improvement of the railway stations at Shildon, Newton Aycliffe and Heighington Lane.</p> <p>ACTION: Refer to Durham County Council Local Transport Plan Chapter2 2.2</p>	
T5	Movement Of Freight	SAVED
	<p>POLICY: The council will seek to minimise the adverse effect of heavygoods vehicles on communities by:</p> <ul style="list-style-type: none"> a) seeking the co-operation of vehicle operators to use the defined lorry routes; b) defining special routes for major development proposals generating such traffic; c) encouraging the introduction of weight restrictions on routes not considered suitable for heavy goods vehicles; d) encouraging the carriage of freight and bulky materials by rail where it would assist in reducing the number of heavy goods vehicle movements and achieve environmental benefits; and e) seeking to retain the following railway lines in the borough that could be used for the movement of freight: <p>Cornforth quarry line</p>	

	<p>Raisby quarry line Ferryhill to Stockton line Darlington to Bishop Auckland line</p> <p>ALSO: Refer to page 115-116-of the Sedgefield Local Plan (1996) for justification of the policy and Durham County Council Local Transport Plan Chapter 2 Section 2.2 Policy S7 of North East Of England Regional Spatial Strategy To 2021 (Adopted 2008)</p>	
T6	<p>Road Safety</p> <p>POLICY: the council will seek to promote improvements in highway safety for vehicles, pedestrians and cyclists by:</p> <p>(a) the use of traffic management measures; (b) the implementation of road and footpath improvements; and (c) giving careful attention to the requirements of all users in the design of new road schemes and improvements.</p> <p>Particular attention will be given to residential and industrial areas, town and local centres and conservation areas.</p> <p>ACTION: Refer To Durham County Council Local Transport Plan Chapter 1 Section 1.4. Planning Policy Guidance 13: Transport</p>	EXPIRED
T7	<p>Traffic Generated By New Development</p> <p>POLICY: The council will not normally grant planning permission for development that would generate traffic which would:-</p> <p>(a) create significant adverse environmental effects in terms of living conditions of nearby residents; or (b) be detrimental to highway safety in terms of other road users.</p> <p>ACTION: Planning Policy Guidance 13: Transport manual for streets.</p>	EXPIRED
T8	<p>Safeguarding Land For New Roads</p> <p>POLICY: The council will support the construction of the following road schemes. Land required for the following road schemes will be protected from development:-</p> <p>a) A167 Chilton bypass b) A6072 Bishop Auckland/Shildon link c) A689 Sedgefield to Wynyard improvements d) C24 Cornforth bypass e) C35 Rushyford to Aycliffe improvements f) B6291 east of Thinford roundabout g) C96 Willington to Spennymoor improvements h) Shildon to Aycliffe link i) Improvements to Burn Lane, Newton Aycliffe j) Byerley Road/Station Road link, Shildon k) Fujitsu Way road bridge, Newton Aycliffe</p> <p>ALSO: Refer to page 118 of the Sedgefield Local Plan (1996) for justification of the policy</p>	SAVED
T 9	<p>Provision Of Car Parking</p> <p>POLICY: the council will seek to maintain and improve the supply of parking spaces in the borough, with priority to town and local centres, residential and industrial areas by:-</p> <p>a) providing additional off-street parking provision as the need and opportunity arises;</p>	EXPIRED

	<p>b) providing temporary parking on development sites; and c) reviewing on-street parking to ensure that it does not give rise to conflict with the safety and accessibility considerations of residents, particularly in areas adjoining town centres.</p> <p>ACTION: Refer to North East Of England Regional Spatial Strategy To 2021 (Adopted 2008) Policy 54. Durham County Council parking Accessibility Guidelines.</p>	
T10	Provision Of Lorry	EXPIRED
	<p>POLICY: Parking the council will normally grant planning permission for overnight lorry parking facilities on general and local industrial estates in accordance with policies IB6 and IB7 or at other appropriate locations which conform with policy T7 and are adjacent to and have good access to the lorry route network.</p> <p>ACTION: None</p>	
T11	Location Of Petrol Filling Stations	SAVED
	<p>POLICY: Planning permission for petrol filling stations will normally be granted for sites within towns and villages, provided that:-</p> <p>a) there would be no significant harmful effect on the living conditions of local residents; and b) the development conforms with policy T7.</p> <p>ALSO: Refer to page 121 of the Sedgefield Local Plan (1996) for justification of the policy.</p>	
T12	Other Roadside Facilities	EXPIRED
	<p>POLICY: Within areas of open countryside permission will normally be granted for the development of family restaurants, transport cafes and other related facilities for motorists only if the proposal:-</p> <p>a) is well related to the primary route network and is adjacent to an existing petrol filling station, public house or hotel; b) conforms with policy d3; and c) would not be detrimental to the appearance of the local countryside, or result in the loss of an area of nature conservation or archaeological interest, a green wedge or the best and most versatile agricultural land contrary to policies E10, E11, E17, E4 and E16 respectively</p> <p>Developments should provide toilets, baby changing and feeding facilities and telephones for use by the general public.</p> <p>ACTION: Planning Policy Statement 6: Planning for Town Centres.</p>	

T13	Roadside Facilities At Motorway Interchanges	SAVED
<p>POLICY: The provision of roadside facilities on sites identified adjacent to the A1 (m) at the Aycliffe and Bradbury interchanges will normally be approved. Such development should include:-</p> <p>Petrol filling station; Hotel; Restaurant facilities; Picnic area;</p> <p>Adequate levels of vehicle parking to serve the above in accordance with policy d3; and toilets, baby changing and feeding facilities and telephones for use by the general public.</p> <p>ALSO: Refer to page 122 of the Sedgefield Local Plan (1996) for justification of the policy Planning Policy Statement 6: Planning for Town Centres.</p>		
T14	Large Telecommunications Development	EXPIRED
<p>POLICY: In considering planning applications for large telecommunications developments, the following factors will be taken into account:-</p> <p>a) the particular locational requirements of the proposal; b) the suitability of alternative sites; c) the possibility of dual use of existing sites; and d) the environmental impact of the scheme.</p> <p>Planning permission for such developments will normally be approved provided that, after considering the above factors, the site is the most appropriate, and the benefits arising from the development outweigh any environmental damage.</p> <p>ACTION: Refer to Planning Policy Guidance 8: Telecommunications.</p>		

Shopping

Ref	Local Plan Policy	Status
S1	Town Centre Developments	SAVED
	<p>POLICY: The role of the Borough's town centres in Newton Aycliffe, Spennymoor, Ferryhill and Shildon as District shopping centres, will be promoted and protected. Measures to achieve this will include:-</p> <p>a) granting planning permission for further shopping, office, leisure, recreation and community developments of an appropriate scale within or on the edge of the town centre; and</p> <p>b) granting planning permission that leads to the improvement of town centres through the redevelopment, conversion or modernisation of buildings, environmental improvements and improvements to access, traffic circulation, public transport infrastructure and parking arrangements.</p> <p>The town centres of Newton Aycliffe and Spennymoor will provide the main locations for major retail and town centre developments.</p> <p>ALSO: Refer to page 129 of the Sedgefield Local Plan (1996) for full policy justification. Planning Policy Statement 6: Planning for Town Centres.</p>	
S2	Town Centres	SAVED
	<p>POLICY: In the Borough's town centres planning permission will normally be granted for the following uses:-</p> <ul style="list-style-type: none"> • shops, any size; • offices; • food and drink outlets; • business; • hotels and hostels; • community facilities; • leisure and recreation facilities, including open space; • launderettes and dry cleaners; • car parks; and • public transport facilities. • <p>The following uses may be granted planning permission in the Borough's town centres provided they are not detrimental to the main shopping function of the town centre:-</p> <ul style="list-style-type: none"> • amusement centres; • residential institutions; • houses and flats; • car showrooms; • petrol filling stations; • taxi and vehicle hire business; and • warehouses. • <p>The following use will not normally be granted planning permission in the Borough's town centres:-</p> <p>General industry</p> <p>ALSO: Refer to page 130 of the Sedgefield Local Plan (1996) for full policy justification.</p>	

	AND: Pay due consideration to the changes in Use Class resulting from the Use Class (Amendments) Order (2005) Planning Policy Statement 6: Planning for Town Centres.	
S3	New Development in Town Centres	SAVED
	<p>POLICY: Proposals for new development in the Borough's town centres should normally:-</p> <p>a) be well-related to the public transport and road network in accordance with policy T7; b) meet the Council's operational car parking standards as set out in policy D3; and c) provide visitor car parking available to the public or contribute towards the funding of such parking.</p> <p>ALSO: Refer to page 131 of the Sedgefield Local Plan (1996) for full policy justification. Planning Policy Statement 6. Policy 25 Of North East Of England Regional Spatial Strategy To 2021 (2008).</p>	
S4	The Avenue School Site	EXPIRED
	<p>POLICY: The Council in considering the future use of The Avenue school site, Newton Aycliffe, will require any development proposals to:-</p> <p>a) be integrated into the existing town centre; b) provide for a mixed development to include retail development which strengthens the overall vitality, viability and attractiveness of the town centre; c) include car parking, amenity open space and community facilities; and d) be secured through a comprehensive planning scheme for the site.</p> <p>Other town centre uses as set out in policy S2 may be acceptable as part of the mixed development of the site.</p> <p>ACTION: None. Policy has been implemented.</p>	
S5	Areas South of the High Street, Spennymoor	EXPIRED
	<p>POLICY: Development of the areas south of the High Street, Spennymoor, as shown on the proposals map, for appropriate town centre uses in accordance with policy S2, will normally be permitted.</p> <p>ACTION: None. Policy has been implemented.</p>	
S6	Local Centres	SAVED
	<p>POLICY: In the Borough's local shopping centres planning permission will normally be granted for shopping. The following uses may also be granted planning permission provided they would not be detrimental to the shopping function of the centre or to the character of surrounding areas in terms of environmental or traffic conditions, contrary to policy T7:-</p> <ul style="list-style-type: none"> • offices; • food and drink outlets; • business; • hotels and hostels; • residential institutions; • houses and flats; • community facilities; • leisure and recreation facilities; • launderettes and dry cleaners; • petrol filling stations; and 	

	<ul style="list-style-type: none"> • taxi and vehicle hire business. <p>The following uses will not normally be granted planning permission in the Borough's local centres:-</p> <ul style="list-style-type: none"> • general industry; and • warehouses. <p>ALSO: Refer to page 134 of the Sedgefield Local Plan (1996) for full policy justification.</p> <p>AND: Pay due consideration to the changes in Use Class resulting from the Use Class (Amendments) Order (2005), Durham County Council Parking and Accessibility Guidelines.</p>
S7	<p>Local Shopping Centres EXPIRED</p> <p>POLICY: New development in the Borough's local shopping centres normally must either:-</p> <p>a) provide sufficient off-street parking to meet visitor parking requirements in accordance with policy D3; or</p> <p>b) contribute financially towards the provision of centralised parking facilities.</p> <p>ACTION: Refer to Planning Policy Guidance 13: "Transport". Durham County Council Parking and Accessibility Guidelines.</p>
S8	<p>Development of Local Centres SAVED</p> <p>POLICY: Land is allocated for the development of local centres as shown on the proposals map at Cobblers Hall, Newton Aycliffe and Byerley Road/Alma Road, Shildon. Local centre uses, in accordance with policy S6, will normally be approved at these locations.</p> <p>ALSO: Refer to section 8, page 10 of the Sedgefield Local Plan (1996) for full policy justification. Planning Policy Statement 6: Planning for Town Centres also Policy 25 of North East Of England Regional Spatial Strategy To 2021 (2008).</p>
S9	<p>Individual Shops SAVED</p> <p>POLICY: The development of a small individual shop outside the Borough's town and local centres but within towns and villages will normally be approved provided:-</p> <p>a) it would not have an unacceptable effect on the amenity of the local area;</p> <p>b) it would not be detrimental to the safety or ease of movement of pedestrians or other road users in accordance with policy T7;</p> <p>c) it would not seriously affect the accessibility of local shops and services to the less mobile members of a community; and</p> <p>d) it would not be located within a business or industrial area.</p> <p>ALSO: Refer to pages 136 and 137 of the Sedgefield Local Plan (1996) for full policy justification. Planning Policy Statement 6: Planning for Town Centres.</p>

S10	Town and Local Centre Improvements	SAVED
<p>POLICY: The quality of the environment of town and local centres will be enhanced where necessary. planning permission will normally be approved for measures that will:-</p> <ul style="list-style-type: none"> a) create new or enhanced pedestrian areas; b) improve access to public transport; c) improve car parks; d) improve access to and within the centres for people in accordance with policy D2; and e) increase rear servicing to properties, as appropriate. <p>ALSO: Refer to pages 137 and 138 of the Sedgefield Local Plan (1996) for full policy justification. Planning Policy Statement 6: Planning for Town Centres.</p>		
S11	Out of Centre Retail Development	EXPIRED
<p>POLICY: Planning permission for large food retail units outside the Borough's four town centres will not normally be granted unless:-</p> <ul style="list-style-type: none"> a) there is no alternative suitable site in the town centre; b) the development would not affect the vitality and viability of the town centres, when taken together with the effects of other recent or proposed development; c) the development would not prejudice the implementation of a recent planning permission; d) the local highway network is capable of accepting the additional traffic in accordance with policy T7 and any required improvements would not be detrimental to the environment or residential amenity; e) car parking is provided in accordance with policy D3; f) it is close to a substantial area of existing or proposed residential development from which good pedestrian and public transport access either is or can be provided; and g) it would not significantly harm living conditions for nearby residents or have a detrimental effect on the local character of the area. <p>A permission granted may be subject to a condition limiting the range of goods sold, to ensure that the requirements set out in the policy are met.</p> <p>ACTION: Refer to Planning Policy Statement 6: Planning for Town Centres.</p>		
S12	Retail Warehouses	EXPIRED
<p>POLICY: Retail Warehouses will normally be acceptable in the built up areas of Newton Aycliffe, Spennymoor, Ferryhill and Shildon, outside the town centres, and within the built up areas of villages listed in policy H8, provided that:-</p> <ul style="list-style-type: none"> a) there is no alternative suitable site in the town centre; b) the development would not affect the vitality and viability of the town centres, when taken together with the effects of other recent or proposed development; c) the site is capable of being served by public transport; d) car parking is provided in accordance with policy D3; and e) the proposal will have no significant effect on nearby residential areas. <p>A permission granted may be subject to a condition limiting the range of goods sold, to ensure that the requirements set out in this policy are met.</p> <p>ACTION: Refer to Planning Policy Statement 6: Planning for Town Centres.</p>		

S13	Coulson Street, Spennymoor	EXPIRED
<p>POLICY: The Council will normally approve planning applications for retail warehousing at Coulson Street, Spennymoor.</p> <p>ACTION: Refer to Planning Policy Statement 6: Planning for Town Centres.</p>		
S14	Garden Centres	EXPIRED
<p>POLICY: Planning permission will normally be granted for garden centres either within or on the periphery of the built-up area of a town or village and provided that:-</p> <p>a) the development does not significantly intrude into open countryside or have a detrimental effect on the setting of the settlement; and</p> <p>b) the local highway network is capable of accepting the additional traffic in accordance with policy T7 and any required improvements would not be detrimental to the environment or living conditions of nearby residents.</p> <p>ACTION: Refer to Planning Policy Statement 6: Planning for Town Centres and Planning Policy Statement 7: Sustainable Development in Rural Areas.</p>		
S15	Occasional Markets	SAVED
<p>POLICY: Planning permission for occasional markets will normally be granted provided that:-</p> <p>a) the development would not have a detrimental effect on the vitality and viability of a nearby town centre;</p> <p>b) the local highway network is capable of accepting the additional traffic in accordance with policy T7;</p> <p>c) it would not cause unacceptable nuisance to neighbouring uses;</p> <p>d) car parking is provided to meet the Council's standards in accordance with policy D3; and</p> <p>e) it would not be detrimental to the environmental or living conditions of nearby residents.</p> <p>ALSO: Refer to pages 141 and 142 of the Sedgefield Local Plan (1996) for full policy justification and Planning Policy Statement 6: Planning for Town Centres.</p>		
S16	Farm Shops	SAVED
<p>POLICY: The change of use of a building located in the countryside to a farm shop will normally be approved only if:-</p> <p>a) major extensions or rebuilding are not required; and</p> <p>b) the local highway network is capable of accepting the additional traffic in accordance with policy T7.</p> <p>Where the building is of visual, architectural or historic importance the characteristics that make the building worthy of preservation should normally be retained.</p> <p>ALSO: Refer to page 142 of the Sedgefield Local Plan (1996) for full policy justification. Planning Policy Statement 7: Sustainable Development in Rural Areas. and Planning Policy Statement 6: Planning for Town Centres.</p>		

Leisure, Community and Tourism

Ref	Local Plan Policy	Status
L1	Provision of Open Space Including Standards	SAVED
	<p>POLICY: The council will seek to secure the provision of sufficient open space in appropriate locations to meet the needs of the borough's population by:-</p> <p>a) normally granting permission for open space uses in particular:- In conjunction with the development of housing sites under policies H 1, Hh 2, H 3, H 4, H 5, H 6, H 7 and H 8; and in the reclamation of derelict land or the re-use of vacant and underused land; and</p> <p>b) the improvement of existing open space areas.</p> <p>Until the demand for, and the use of, existing sports facilities is assessed, the council will work towards a level of 2.4 ha of outdoor sports and play space and 2.0 ha of parks and amenity space, per 1,000 population.</p> <p>ALSO: Refer to page 147 of the Sedgefield Borough Local Plan (1996) for full policy justification. Open Space Needs Assessment (2007)</p>	
L2	Open Space in New Housing Development	SAVED
	<p>POLICY: In housing developments of 10 or more dwellings, open space will normally be required to be provided within or adjacent to the development at the following standards (derived from policy I 1), for every 10 dwellings a minimum of:-</p> <p>a) 100 sq.m. of informal play space; and</p> <p>b) 500 sq.m. of amenity space.</p> <p>In addition a contribution will be sought towards the provision of new or improved equipped play areas and outdoor sports facilities to serve the development, in accordance with policy D 8.</p> <p>All open spaces should be laid out to provide safe and attractive areas.</p> <p>ALSO: Refer to page 148 of the Sedgefield Borough Local Plan (1996) for full policy justification. Open Space Needs Assessment (2007)</p>	
L3	Proposed New Areas of Open Space	EXPIRED
	<p>POLICY: Land at the following sites will be developed for open space uses:-</p> <p>a) Cobblers Hall, Newton Aycliffe for Playing Fields, children's play space and amenity open space;</p> <p>b) Woodham Comprehensive School Western Playing Fields as public playing fields;</p> <p>c) South View, Spennymoor for amenity open space; and</p> <p>d) York Hill Road, Spennymoor for amenity open space and an extension to the cemetery.</p> <p>ACTION: Implemented</p>	

L4	Extension to Cemeteries	SAVED
<p>POLICY: Planning permission will normally be granted for the extension of a cemetery onto adjoining land provided that it would not be harmful to the local landscape.</p> <p>ALSO: Refer to page 150 of the Sedgefield Borough Local Plan (1996) for full policy justification.</p>		
L5	Safeguarding of Areas of Open Space	SAVED
<p>POLICY: Planning permission for development which would result in the loss of an area of open space, will not normally be granted other than in the following circumstances:-</p> <ul style="list-style-type: none"> a) for the development of new recreational facilities related to the open space area; b) for the development of a small part of a larger area of open space to enable the remainder to be enhanced; c) when an alternative area of open space of similar or improved quality and accessibility will be provided; or d) for the use of a small part of a larger area to provide off-street parking for adjacent dwellings in areas of car parking shortage. Development of areas of open space should not prejudice:- e) the availability and distribution of open space within the settlement in accordance with policy I 1; f) the environmental quality of the site; or g) the amenity or wildlife value of the site. <p>ALSO: Refer to page 151 of the Sedgefield Borough Local Plan (1996) for full policy justification. Planning Policy Guidance 17: Planning for Open Space, Sport and Recreation.</p>		
L6	Leisure Developments Outside Towns/Villages	EXPIRED
<p>POLICY: Planning permission for leisure facilities and leisure uses outside towns and villages will normally be granted provided the development would not:-</p> <ul style="list-style-type: none"> a) be detrimental to the appearance of the local countryside, or a green wedge; b) result in the loss of an area of nature conservation or archaeological interest, contrary to policies E 10, E 11, E 12 and E 17; c) be harmful to the living conditions of local residents; or d) result in congestion on the local road network contrary to policy T 7. <p>ACTION: Refer to policy E4 and E11 of the Sedgefield Borough Local Plan (1996). Also to Planning Policy Guidance 17: Planning for Open Space, Sport and Recreation, Planning Policy Statement 13: Transportation and Land Use, Planning Policy Guidance 16: Archaeology and Planning.</p>		
L7	Shildon Community Leisure Park	EXPIRED
<p>POLICY: Planning Permission for the further development of Shildon Community Leisure Park as a sport and leisure area will normally be granted provided that the proposals:-</p> <ul style="list-style-type: none"> a) involve participative rather than spectator sports; b) would not be harmful to the living conditions of local residents; and c) would not result in congestion on the local road network. <p>Any proposals should make provision for improvements to the landscaping and means of noise attenuation at the leisure park.</p> <p>ACTION: The site is no longer a Community Leisure Park.</p>		

L8	Development of Hardwick, Whitworth and Wynyard Country Parks and Ferryhill Carrs	SAVED
<p>POLICY: The council will encourage the further development of informal outdoor recreation facilities compatible with the use as a country park at Hardwick Country Park, Whitworth Hall and Wynyard and for nature conservation at Ferryhill Carrs, in accordance with policy E 12.</p> <p>ALSO: Refer to page 155 of the Sedgefield District Local Plan (1996) for full policy justification. North East Of England Regional Spatial Strategy To 2021 (2008) Policy 16 (Culture and Tourism).</p>		
L9	Footpaths, Cycleways and Bridleways in the Countryside	SAVED
<p>POLICY: The council will seek to promote the provision of a safe, attractive and convenient network of footpath, cycleway and bridleway routes by:-</p> <ul style="list-style-type: none"> a) maintaining and protecting the existing rights of way network and taking opportunities to extend it; and b) creating a series of local networks throughout the borough that utilise disused railway lines, existing rights of way and new paths. <p>Where possible, routes should be capable of use by people with disabilities and those with young children in accordance with policy D 2.</p> <p>ALSO: Refer to page 155 of the Sedgefield Borough Local Plan (1996) for full policy justification and Durham County Council Rights of Way Improvement Plan.</p>		
L10	Recreational Routes	SAVED
<p>Policy: The council will seek to protect and maintain existing major recreation routes, and to provide new routes, as indicated below:-</p> <ul style="list-style-type: none"> (a) Existing Routes <ul style="list-style-type: none"> Coxhoe to Cornforth Walkway; Auckland Walkway; Black Boy Rail Trail, Shildon; Brusselton Rail Trail, Shildon; Surtees Rail Trail, Shildon; Clarence Walkway, Newton Aycliffe; Castle Eden Walkway between the boundary with Hartlepool Borough Council, Tilery Wood and Hurworth Burn; and Circular walks from Sedgefield Village and Ferryhill. (b) New Routes <ul style="list-style-type: none"> Spennymoor to Cornforth Line; Between Carr Lane, Spennymoor and the River Wear; Fishburn to Bishop Middleham Walkway; and Circular walks from Bishop Middleham, Newton Aycliffe, Spennymoor, Shildon, Trimdon and Ferryhill Carrs. <p>ALSO: Refer to page 156 of the Sedgefield Local Plan (1996) for full policy justification and Planning Policy Guidance 13: Transport.</p>		
L11	New or Improved Leisure/Community Buildings	SAVED
<p>POLICY: The council will normally grant planning permission for new leisure and community buildings and encourage improvements to village halls, leisure and community buildings that improve the range and quality of facilities available, provided that the proposal:-</p>		

	<p>a) lies within the towns and villages named in policies H 1, H 8 and H 10; b) does not significantly harm the living conditions for nearby residents; c) is appropriate in location to the scale and character of the surrounding area; and d) makes provision for car parking and access in accordance with policies T 9 and D 3.</p> <p>ALSO: Refer to page 157 of the Sedgefield Borough Local Plan (1996) for full policy justification. Planning Policy Guidance 17: Planning for Open Space, Sport and Recreation.</p>	
L12	Change of Use or Redevelopment from Leisure and Community Buildings	SAVED
	<p>POLICY: Planning permission for the change of use or redevelopment of buildings from leisure and community uses will normally be granted only where alternative existing or replacement community or leisure use buildings are available in the local area.</p> <p>ALSO: Refer to page 158 of the Sedgefield Borough Local Plan (1996) for full policy justification.</p>	
L13	Land for Nursery School, Newton Aycliffe	EXPIRED
	<p>POLICY: Land required for a nursery school at Agnew, Newton Aycliffe will be protected from development.</p> <p>ACTION: Site no longer needed for this use</p>	
L14	Split Site Comprehensive	EXPIRED
	<p>POLICY: Planning applications for the non-educational use of land at the following school sites will normally be refused:</p> <p>Spennymoor comprehensive school; Tudhoe grange comprehensive school.</p> <p>ACTION: Policy has been superceded by Government Advice encouraging the re-use of brownfield land and Circular 09/98. Town and Country Planning (Playing Fields) (England) Direction.</p>	
L 15	Winterton Hospital Estate	SAVED
	<p>POLICY: The council in considering the future uses of the Winterton Hospital and Sedgefield Community Hospital Sites will require development proposals to form part of a comprehensive planning scheme that:-</p> <p>a) conserves the landscape setting of the Winterton Hospital Site; b) retains any buildings and other site features of importance; c) includes business uses as a significant part of any mixed development scheme; d) secures the reclamation of any residual land areas to open land uses; and e) maintains the open land between the Winterton Hospital Site and the Sedgefield Community Hospital Site.</p> <p>Acceptable uses within a mixed development scheme on the Winterton Site include:- Business Housing Community hospital Hotels and hostels Residential institutions Public house or restaurant</p> <p>Acceptable uses on the Sedgefield Community Hospital Site include:- Community Hospital Residential Institutions</p>	

	<p>Open land uses</p> <p>Acceptable Uses on the South View Annex Site includes:- Community Hospital Housing</p> <p>ALSO: Refer to page 159 of the Sedgefield Borough Local Plan (1996) for full policy justification. North East Of England Regional Spatial Strategy To 2021 (Adopted 2008) Policy 20 (Key Employment Locations and NetPark Masterplan)</p>	
L16	<p>Health Centres and Surgeries</p> <p>POLICY: Health Centres, Doctors', Dentists' and other surgeries should normally be located within or on the edge of town, local or village centres. They should be located close to bus stops and have level access; car parking should be provided in accordance with policy D 3.</p> <p>ALSO: Refer to page 162 of the Sedgefield Borough Local Plan (1996) for full policy justification. Planning Policy Statement 6: Planning for Town Centres.</p>	SAVED
L17	<p>Cultural Venues</p> <p>POLICY: Proposals for development of new cultural venues, studios and workshops will normally be granted planning permission provided that the development either:-</p> <p>a) lies within the towns and villages named in policies H 1 and H 8; or b) makes use of an existing building provided that:-</p> <ol style="list-style-type: none"> 1. major extensions or re-building are not required; 2. there is no harmful effect to the character of the local countryside; 3. where the building is of visual, architectural or historic importance the characteristics that make the building worthy of preservation are normally retained; <p>and provided the development:-</p> <p>c) does not significantly harm the living conditions for nearby residents; d) is appropriate in location to the scale and character of the surrounding area; and e) makes provision for car parking and access in accordance with policy D 3.</p> <p>ALSO: Refer to page 162 of the Sedgefield Borough Local Plan (1996) for full policy justification. Policy 16 of North East Of England Regional Spatial Strategy To 2021 (Adopted 2008) (Culture and Tourism)</p>	SAVED
L18	<p>Timothy Hackworth Museum Site</p> <p>POLICY: The council will promote and support improvements to the Timothy Hackworth Museum Site, Shildon.</p> <p>ALSO: Refer to page 163 of the Sedgefield Borough Local Plan (1996) for full policy justification. Policy 16 (Culture and Tourism) of North East Of England Regional Spatial Strategy To 2021 (Adopted 2008)</p>	SAVED
L19	<p>Sedgefield Race Course</p> <p>POLICY: The Council will normally grant planning permission for proposals that improve facilities at Sedgefield Racecourse. Planning Permission will not normally be granted for the change of use or redevelopment of land or buildings associated with the racecourse to non-recreational uses.</p> <p>ALSO: Refer to page 163 of the Sedgefield Borough Local Plan (1996) for full policy justification. Policy 16 (Culture and Tourism) of North East Of England Regional Spatial Strategy To 2021 (Adopted 2008)</p>	SAVED

L20	Hotels and Visitor Accommodation	SAVED
<p>POLICY: Planning permission will normally be granted for hotels and other visitor accommodation within or on the edge of towns and villages except where it would have a significant harmful effect on the living conditions of local residents. Exceptionally new hotels and visitor accommodation may be permitted in the countryside if the development would:-</p> <ul style="list-style-type: none"> a) serve a major recreational facility; or b) be part of a range of services (including a petrol filling station) for the motorist provided that the site is adjacent to a primary route; or c) make use of an existing building provided that:- <ul style="list-style-type: none"> 1. Any major extensions or re-building are sympathetically designed; There is no harmful effect to the character of the local countryside; 2. No significant additional demand upon the provision of public services would result; and 3. Where the building is of visual, architectural or historic importance the characteristics that make the building worthy of preservation are normally retained; and d) the development would not:- <ul style="list-style-type: none"> 1. Generate traffic or vehicle movements to the detriment of highway safety, contrary to policy T7; nor 2. Be detrimental to the appearance of the local countryside, nor result in the loss of any area of nature conservation or archaeological interest, or a green wedge contrary to policies E4, E10, E11 and E17. <p>Hotels will be restricted to non-residential use on sites outside of towns and villages by the use of planning agreements.</p> <p>ALSO: Refer to page 164 and 165 of the Sedgefield Local Plan (1996) for full policy justification also North East Of England Regional Spatial Strategy To 2021 (Adopted 2008) Policy 16 and Planning Policy Statement 7: Sustainable Development in Rural Areas.</p>		
L21	Caravan and Camp Sites	SAVED
<p>POLICY: Caravan and camp sites will normally be approved for seasonal use provided that:-</p> <ul style="list-style-type: none"> a) the site is adequately screened and pitches laid out in a manner that is compatible with the landscape of the area; b) there is a satisfactory means of access and the site is well related to the strategic route network in accordance with policy T7; and c) the scale of the development would not adversely affect the character of the landscape or the living conditions of local residents. <p>Sites for static holiday caravans and chalets will, in addition, be required to be adequately screened all year round.</p> <p>The design, materials and colour of static caravans and chalets should be appropriate to the surroundings of the site.</p> <p>Insert policy text in full (excluding supporting text)</p> <p>ALSO: Refer to page 165 of the Sedgefield Local Plan (1996) for full policy justification and Planning Policy Statement 7: Good Practice Guide on Tourism.</p>		

L22

Storage of Caravans

SAVED

POLICY: Sites for the storage of caravans will normally be approved provided they:-

- a) are adequately screened all year round;
- b) are well related to a settlement without significantly harming the living conditions of local residents; and
- c) have a satisfactory means of access in accordance with policy T7.

ALSO: Refer to page 166 of the **Sedgefield Local Plan (1996)** for full policy justification.

Design

Ref	Local Plan Policy	Status
D1	General Principles for the Layout and Design of New Developments	SAVED
	<p>POLICY: The council will normally require the following principles to be applied to the layout and design of all new developments:-</p> <ul style="list-style-type: none"> a) a comprehensive and co-ordinated approach which takes account of the site's natural and built features and its relationship to adjacent land uses and activities; b) attention to the design of buildings and their spatial relationships to open spaces, landscaping and boundary treatment to help create a sense of place; c) satisfactory landscaping to be incorporated in the design and layout of the site; d) assisting in achieving the objective of the conservation of energy; e) accommodating the needs of users of the development in accordance with policy D2; and f) satisfactory and safe provision for pedestrians, cyclists, public transport, cars and other vehicles in accordance with policy D3. <p>The council will have regard to the supplementary planning guidance on conservation areas, the development of prestige business areas, the layout of new housing, extensions to dwellings, traffic calming, parking standards, open space, landscaping, the conservation of energy and crime prevention and personal security, as appropriate, in the implementation of these general design principles.</p> <p>ALSO: Refer to page 170 of the Sedgefield Borough Council Local Plan (1996) for full policy justification.</p> <p>AND: Refer to Planning Policy Statement 1: Delivering Sustainable Development and the DETR/CABE companion guide 'By Design'. CABE Building for Life Standards.</p>	
D2	Design for People	SAVED
	<p>POLICY: The requirements of users of a development should be taken into account in its layout and design. Particular attention should be given to:-</p> <ul style="list-style-type: none"> a) personal safety and the security of property, particularly at night; b) the access needs of users, particularly people with disabilities, elderly people and people with children; and c) provision of toilets, baby changing and feeding facilities and public seating where appropriate. <p>ALSO: Refer to page 171 of the Sedgefield Borough Council Local Plan (1996) for full policy justification.</p> <p>AND: Refer to Planning Policy Statement 1: Delivering Sustainable Development and the DETR/CABE companion guide 'By Design', CABE Building for Life Standards.</p>	
D3	Design for Access	SAVED
	<p>POLICY: Developments should normally make satisfactory and safe provision for pedestrians, cyclists, public transport, cars and other vehicles, and will be expected to include the following, as appropriate:-</p> <ul style="list-style-type: none"> a) safe and convenient pedestrian and cycle route connections to housing areas, bus stops, schools, shops, community facilities and places of employment; b) cycle parking facilities at developments open to the public; c) measures to minimise conflict between pedestrians, cyclists and motor vehicles; 	

- d) measures to meet the requirements of public transport services and users;
- e) satisfactory means of access, manoeuvring, turning and parking space for the number and type of vehicles using the development;
- f) adequate provision of car parking at least sufficient to prevent serious traffic problems;
- g) adequate provision of parking space for vehicles used by people with disabilities close to entrances of buildings open to the public; and
- h) effective access at all times for emergency vehicles.

ALSO: Refer to page 172 and 173 of the Sedgefield Borough Council Local Plan (1996) for full policy justification. **CABE Building for Life Standards.**

AND: Refer to **Planning Policy Statement 1: Delivering Sustainable Development** and the **DETR/CABE companion guide 'By Design'**.

D4 **Layout and Design of New Industrial and Business Development** **SAVED**

POLICY: The layout and design of all new industrial and business development will normally be expected to:-

- a) have a standard of building design appropriate to the type of estate on which the proposal is located;
- b) accommodate traffic generated by the development without causing danger or inconvenience to other road users;
- c) have an appropriate standard of landscaping, including screening of open storage areas; and
- d) have regard to policies DI, D2 and D3.

ALSO: Refer to page 173 of the **Sedgefield Borough Council Local Plan (1996)** for full policy justification.

AND: Refer to **Planning Policy Statement 1: Delivering Sustainable Development** and the **DETR/CABE companion guide 'By Design'** also **Planning Policy Statement 4: Planning for Sustainable Economic Development (Consultation Paper)**.

D5 **Layout of New Housing Development** **SAVED**

POLICY: The layout of new housing developments will normally be expected to:-

- a) provide a safe and attractive environment;
- b) have a clearly defined road hierarchy which should be designed to exclude through traffic, to minimise vehicle flows past houses, and to ensure slow vehicle speeds;
- c) make provision for appropriate areas of public open space either within the development site or in its locality, in accordance with the council's open space policy as set out in policy L2;
- d) make provision for adequate amenity and privacy;
- e) have well-designed walls and fences; and
- f) have regard to policies DI, D2 and D3.

ALSO: Refer to page 174 of the **Sedgefield Borough Council Local Plan (1996)** for full policy justification.

AND: Refer to **Planning Policy Statement 1: Delivering Sustainable Development** and the **DETR/CABE companion guide 'By Design'**, **CABE Building for Life Standards.**

D6	Layout and Design of Pedestrian Areas and Public Spaces	SAVED
<p>POLICY: The layout and design of new and improved pedestrian areas and public spaces will normally be expected to have:-</p> <p>a) a co-ordinated approach to paving, street lighting, signs, bus shelters, street furniture, road crossing points and landscaping; and</p> <p>b) regard to the general design principles set out in policies D1, D2 and D3.</p> <p>ALSO: Refer to page 175 of the Sedgefield Borough Council Local Plan (1996) for full policy justification.</p> <p>AND: Refer to Planning Policy Statement 1: Delivering Sustainable Development and the DETR/CABE companion guide 'By Design', CABE: Building for Life Standards.</p>		
D7	Structural Landscaping around Major Developments	SAVED
<p>POLICY: Areas of structural landscaping will normally be required on the outer edge of major housing and industrial developments at the following sites:-</p> <p>Housing Areas;</p> <p>(a) Eldon Whins, Newton Aycliffe. (b) Equestrian Centre, Newton Aycliffe. (c) Grayson Road, Spennymoor. (d) York Hill Road, Spennymoor. (e) South of Dean Road, Ferryhill. (f) Redworth Road, Shildon. (g) Eldon Bank Top, Shildon. (h) South of Heighington Street, Aycliffe Village. (i) Adjacent to Green Rise, Byers Green. (j) Ford Terrace, Chilton. (k) Hallgarth, Kirk Merrington. (l) South View Annexe, Sedgefield. (m) Adjacent to the Locomotion, Trimdon Colliery.</p> <p>Industrial Areas;</p> <p>(n) Heighington Lane Business Park Extension, Newton Aycliffe. (o) Chilton Prestige Estate, Chilton. (p) Lambton Industrial Estate, Shildon. (q) All Saints' Business Area, Shildon.</p> <p>ALSO: Refer to page 176 of the Sedgefield Borough Council Local Plan (1996) for full policy justification. Policy 8 of North East Of England Regional Spatial Strategy To 2021 (Adopted 2008) (Protecting and Enhancing the Environment), Policy 32 of North East Of England Regional Spatial Strategy To 2021 (Adopted 2008) (Biodiversity and Giodiversity).</p>		
D8	Servicing and Community Requirements of New Development	SAVED
<p>POLICY: The council will normally expect planning applications for development sites that are in accordance with other policies of the plan to:-</p> <p>a) meet the servicing requirements of the development; and</p> <p>b) contribute towards offsetting the costs imposed by the development upon the local community. In certain circumstances, the council may view several developments together in considering the need for infrastructure and community requirements.</p> <p>ALSO: Refer to page 177 or 117 of the Sedgefield Borough Council Local Plan (1996) for full policy justification.</p>		

	AND: Refer to Planning Policy Statement 12: Local Spatial Planning on requirements for provision of infrastructure and refer to Community Infrastructure Levy if and when it becomes policy.	
D9	Art in the Environment	SAVED
	<p>POLICY: The council will encourage the incorporation of artistic elements in development schemes.</p> <p>In determining a planning application, the borough council will have regard to the contribution made by any such works to the appearance of the scheme and to the amenities of the area.</p> <p>ALSO:Refer to page 178 of the Sedgefield Borough Council Local Plan (1996) for full policy justification. Policy 16 (Culture and Tourism) of North East Of England Regional Spatial Strategy To 2021 (Adopted 2008)</p>	
D10	Location of Potentially Polluting Developments	EXPIRED
	<p>POLICY: Developments that generate pollutants of water, air or soil, noise, vibration, light, heat or radiation shall be permitted only on sites where there is no significant adverse effect upon:-</p> <p>a) the safety and amenity of occupiers and users of nearby pollution sensitive uses; or b) the quality of the local environment.</p> <p>Where appropriate, planning conditions may be applied to safeguard the local amenity.</p> <p>ACTION:Refer to paragraphs 13 and 15 of Planning Policy Statement 23: Planning and Pollution Control. Pollution Prevention and Control Regs 2000. Planning Policy Guidance 24: Planning and Noise.</p>	
D11	Location of Pollution Sensitive Developments	EXPIRED
	<p>POLICY: Pollution sensitive developments will not normally be permitted on land which is subject to unacceptable levels of contamination, pollution, noise or vibration.</p> <p>ACTION: Refer to paragraph 24 of Planning Policy Statement 23: Planning and Pollution Control, Planning Policy Guidance 24: Planning and Noise and Pollution Prevention and Control Regs 2000.</p>	
D12	Provision of Sewage Treatment	EXPIRED
	<p>POLICY: New development will be permitted only when foul and surface water sewers and sewage treatment works of adequate capacity and design are available or will be provided in time to serve the development.</p> <p>New sewage treatment works or extensions to existing works should be suitably located in relation to the drainage pattern and to existing and proposed development so as not to adversely affect the living conditions of nearby residents.</p> <p>ACTION: Refer to policy W48 of the County Durham Waste Local Plan.</p> <p>AND: Refer to County Durham Waste Local Plan (April 2005) policy W52 and North East Of England Regional Spatial Strategy To 2021 (Adopted 2008) Policies 2 and 24.</p> <p>ALSO: Refer to page 180 of Sedgefield Local Plan (1996) for full policy justification. Planning Policy Statement 23: Planning and Pollution Control.</p>	

D13	Development Affecting Watercourses	EXPIRED
<p>POLICY: Where a development proposal will be adjacent to or is likely to result in an increase in the discharge of surface water into a watercourse or waterbody, the council will normally require any associated works to be designed and implemented to avoid any increase in the risk of flood or erosion.</p> <p>The culverting of watercourses will not normally be permitted.</p> <p>ACTION: Refer to Planning Policy Statement 25: Flood Risk, Policy 35 Flood Risk of North East Of England Regional Spatial Strategy To 2021 (Adopted 2008). Strategic Flood Risk Assessment (2005) updated SFRA is required.</p>		
D14	Satellite Dishes	EXPIRED
<p>POLICY: Planning permission for satellite dishes on residential properties where it is required, will normally be granted provided that there is no adverse visual impact on the street scene, on the character of a conservation area contrary to policy E18 or on the setting or appearance of a listed building contrary to policy E19.</p> <p>ACTION: Refer to the Town and County Planning (General Permitted Development) Order 1995 and the associated Planning Guide, ODPM: A Householder's Planning Guide for the Installation of Satellite TV Dishes (2002)</p>		
D15	Advertisement	EXPIRED
<p>POLICY: Advertisement consent will normally be granted except where the advertisement would be detrimental to amenity or public safety.</p> <p>In addition, the following principles will apply in the consideration of applications for consent to display the following types of signs:-</p> <p>Large Poster Advertisements;</p> <ol style="list-style-type: none"> a) they should not be in the open countryside, conservation areas, nor affect the setting of a listed building; b) they should be well sited and, where possible, associated land should include landscaping, fencing and screening; and c) they should relate in scale and design to their surroundings. <p>Fully Internally Illuminated Signs;</p> <ol style="list-style-type: none"> d) they should not affect the character of a conservation area or the setting of a listed building; e) the size and colour of the sign and intensity of lighting should not be detrimental to the scale and design of the building on which it is located or the visual amenity of the street scene or the residential amenity of occupiers of nearby dwellings; and f) the intensity of illumination will be controlled, where appropriate. <p>Where the scale of a development requires it, there should be a co-ordinated approach to the design of all signs and advertisements.</p> <p>ACTION: Refer to Planning Policy Guidance 19: Outdoor Advertisement Control, Outdoor Advertisement Control and Circular 15/94 and Town and Country Planning (Control of Advertisements) (Amendment) Regulations (1994).</p>		