

# 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 27<sup>th</sup> 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 27<sup>th</sup> 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 27<sup>th</sup> 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](http://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.

## Teesdale Local Plan (2002)

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## General Development Criteria

Ref	Local Plan Policy	Status
GD1	General Development Criteria	SAVED
	<p><b>POLICY:</b> Development will be permitted provided that it complies, where relevant to the proposal, with each of the following criteria:-</p> <ul style="list-style-type: none"> <li>A) It is of a high standard of design and would contribute to the quality and environment of the surrounding area, and</li> <li>B) It is in keeping with the character and appearance of the area in that: <ul style="list-style-type: none"> <li>a. it is designed to be appropriate in terms of form, mass, scale, layout, density and materials</li> <li>b. it has regard and is appropriate to the setting of neighbouring buildings, landscape features and open spaces of the surrounding area</li> <li>c. landscape, natural and historic features on the site are retained and incorporated into the design and layout of the scheme; and</li> <li>d. it would not result in the loss of important open spaces within the built up areas and villages of the District</li> </ul> </li> <li>C) Adequate access, toilet and parking facilities are provided for the elderly, disabled and people with children for all proposals which provide access for the general public; and</li> <li>D) It would not disturb or conflict with adjoining uses; and</li> <li>E) It would not unreasonably harm the amenity of occupants of adjoining sites, and</li> <li>F) adequate foul and storm water drainage within and away from the development site are provided, and</li> <li>G) It is located and designed where possible to conserve energy and be energy efficient. This should include southerly orientation of buildings, limiting the size of windows on north aspects, insulation and double glazing, screening from prevailing winds, avoiding exposed locations; and</li> <li>H) It is designed where possible to deter crime and to increase personal safety. Design will need to incorporate open, well lit layouts which reduce high risk areas where the user is unsighted due to vegetation, alcoves or corners; and</li> <li>I) It would not unreasonably harm the rural landscape of the area; and</li> <li>J) It would not endanger or damage important national and local wildlife habitats or have a detrimental impact on the ecology and geology of the District; and</li> <li>K) It would not have a detrimental impact on archaeological sites of national importance and will take account in its design and construction of other archaeological remains and their settings; and</li> <li>L) Adequate landscaping is incorporated within the design and layout of the site and, where appropriate, wildlife habitats are created which should be in keeping with the natural habitats of the area; and</li> <li>M) For major land use proposals, (including roads, industrial development and housing sites over 25 dwellings on the edge of a settlement), structural landscaping around the periphery of the site is provided; and</li> <li>N) It would not be unacceptable detrimental to public health; and</li> <li>O) It would not significantly pollute the environment with dust, noise, emission, outfall or discharges of any kind; and</li> <li>P) It will not cause an unacceptable risk to the quality of ground or surface water; and</li> <li>Q) Adequate and safe access to the site is provided and parking provision is limited to that necessary to ensure safe and efficient operation of the site to encourage the use of other transport modes; and</li> <li>R) It would not generate unacceptable levels of traffic on the local road network; and</li> <li>S) Adequate links and access to public transport systems are incorporated within the layout of the site. Large development sites would be required to provide access for public transport networks; and</li> </ul>	

T) Priority is given to pedestrians and cyclists within the development site and links into the local footpath and cycle way networks and cycle parking are provided where practical.

**ALSO:** Refer to paras. 2.01 to 2.06 of the **Teesdale District Council Local Plan (2002)** for full policy justification.

## The Natural Environment

Ref	Local Plan Policy	Status
<b>ENV1</b>	<b>Protection Of The Countryside</b>	<b>SAVED</b>
	<p><b>POLICY:</b> Within the countryside development will be permitted for the purposes of agriculture, rural diversification projects, forestry, nature conservation, tourism, recreation, local infrastructure needs and an existing countryside use where there is a need on the particular site involved and where a proposal conforms with other policies of the plan. To be acceptable proposals will need to show that they do not unreasonably harm the landscape and wildlife resources of the area.</p> <p>Refer to paras. 3.6.2 to 3.6.5 of the <b>Teesdale District Council Local Plan (2002)</b> for full policy justification.</p>	
<b>ENV2</b>	<b>Development Within Or Adjacent To The North Pennines AONB</b>	<b>SAVED</b>
	<p><b>Policy:</b> Within and adjacent to the North Pennines Area of Outstanding Natural Beauty, as indicated on the proposals map, development will only be permitted where it protects the landscape quality and natural beauty of the designated area. Large scale development will not be permitted within the AONB unless demonstrated to be in the public interest, having regard to environmental and landscape impact, need for the development in terms of national considerations and the impact on the local economy and the cost of and scope for meeting the need in some other way. Such development proposals should accord with policy GD1.</p> <p><b>ALSO:</b> Refer to page 3.7.1 to 3.7.2 of the <b>Teesdale District Council Local Plan (2002)</b> for full policy justification.</p>	
<b>ENV3</b>	<b>Development Within Or Adjacent To An Area Of High Landscape Value</b>	<b>SAVED</b>
	<p><b>Policy:</b> The proposals map defines an area of high landscape value where the distinctive qualities of the countryside are worthy of special recognition. Development will be permitted where it does not detract from the area's special character, and pays particular attention to the landscape qualities of the area in siting and design of buildings and the context of any landscaping proposals such development proposals should accord with policy GD1.</p> <p><b>ALSO:</b> Refer to page 3.8.1 to 3.8.5 of the <b>Teesdale District Council Local Plan (2002)</b> for full policy justification.</p>	
<b>ENV4</b>	<b>Historic Parks And Gardens</b>	<b>SAVED</b>
	<p><b>POLICY:</b> The council will seek to protect the historic character and appearance of historic parks and gardens as designated by English Heritage, including the following which are identified on the proposals map;</p> <ul style="list-style-type: none"> <li>• Bowes Museum Gardens</li> <li>• Lartington Park</li> <li>• Raby Park</li> <li>• Rokeby Park</li> </ul> <p>Within these areas only new development proposals that are compatible with existing uses already within the area and meet the following criteria will be granted planning permission:</p> <p>A) the proposal does not unacceptably harm the historic landscape of the area; and  B) any building or significant extensions are sited and of a design, scale and materials that are sympathetic to the existing character of the area.</p> <p>Such development proposals should accord with policy GD1.</p> <p><b>ALSO:</b> Refer to para 3.9.1 of the <b>Teesdale District Council Local Plan (2002)</b> for full policy justification.</p>	

<b>ENV5</b>	<b>Development Within Or Adjacent To Nature Conservation Sites</b>	<b>SAVED</b>
<p><b>POLICY:</b> Proposals for development or land use, which may affect a nature conservation site of international importance, will be subject to the most rigorous examination. Such proposals not connected to and related to the management of the site will not be permitted if they have significant effects on the site, unless the council is satisfied that there is no alternative solution and there are imperative reasons of overriding public interest for the proposal. Where such development does proceed, it will be subject to planning conditions and obligations to secure mitigation or compensatory measures, including those necessary to ensure that the overall coherence of Natura 2000 is protected. Where such development does proceed, it may be subject to planning conditions and obligations to secure mitigation or compensatory measures, including those necessary to ensure that the overall coherence of Natura 2000 is protected.</p> <p><b>ALSO:</b> Refer to paras. 3.10.1 to 3.10.4 of the <b>Teesdale District Council Local Plan (2002)</b> for full policy justification.</p>		
<b>ENV6</b>	<b>Safeguarding of Sites of Special Scientific Interest and National Nature Reserves</b>	<b>SAVED</b>
<p><b>POLICY:</b> Proposals for development in or likely to affect sites of special scientific interest (including national nature reserves) will be subject to special scrutiny. Where such development may have an adverse effect on the SSSI, directly or indirectly, it will not be permitted unless the reasons for the development, including the lack of alternative solutions to that being proposed, clearly outweigh the nature conservation value of the site itself and the national policy to safeguard the national network of such sites. Where such development does proceed, it may be subject to planning conditions and obligations to secure mitigation or compensatory measures.</p> <p><b>ALSO:</b> Refer to para 3.10.5 of the <b>Teesdale District Council Local Plan (2002)</b> for full policy justification.</p>		
<b>ENV7</b>	<b>Development affecting Local Nature Conservation Sites</b>	<b>SAVED</b>
<p><b>POLICY:</b> Development proposals, which are liable to damage the nature conservation value of sites, notified to the district council as being of local nature conservation importance will not be approved unless:</p> <ul style="list-style-type: none"> <li>A) the case for development clearly outweighs the need to safeguard the intrinsic value of the site, and</li> <li>B) the resulting damage is kept to a minimum through careful design, siting and compensatory measures.</li> </ul> <p><b>ALSO:</b> Refer to para 3.11.1 of the <b>Teesdale District Council Local Plan (2002)</b> for full policy justification.</p>		
<b>ENV8</b>	<b>Safeguarding Plant and Animal Species Protected by Law</b>	<b>SAVED</b>
<p><b>POLICY:</b> development which would significantly harm any animal or plant species afforded special protection by law, or its habitat, either directly or indirectly, will not be permitted unless mitigating action is achievable through the use of planning conditions and, where appropriate, planning obligations, and the overall effect will not be detrimental to the species and the overall biodiversity of the district.</p> <p><b>ALSO:</b> Refer to para 3.12.1 to 3.12.4 of the <b>Teesdale District Council Local Plan (2002)</b> for full policy justification.</p>		

ENV9	<b>Development Affecting Ancient Woodland</b>	<b>SAVED</b>
<p><b>POLICY:</b> development which would damage areas of ancient woodland as identified on the proposals map will not be permitted unless there are no alternative and available sites for the proposal, and the resulting impact is minimised through careful design, siting and compensatory measures.</p> <p><b>ALSO:</b> Refer to para 3.13.1 of the <b>Teesdale District Council Local Plan (2002)</b> for full policy justification.</p>		
ENV 10	<b>Development Affecting Trees Or Hedgerows</b>	<b>SAVED</b>
<p><b>POLICY:</b> development will only be permitted where it avoids unreasonable harm to or loss of:</p> <ul style="list-style-type: none"> <li>• Any tree or hedgerow protected by a preservation order; or</li> <li>• A tree within a conservation area; or</li> <li>• Any trees, tree belts or hedgerows which do, or will when mature, contribute significantly to any of the following: <ul style="list-style-type: none"> <li>A. Landscape diversity</li> <li>B. The setting of nearby existing or proposed buildings</li> <li>C. A protected species habitat</li> <li>D. Visual amenity</li> </ul> </li> </ul> <p>Where no other site is available for the proposed development and permission is allowed, the planting of replacement trees will be required on or close to the site.</p> <p><b>ALSO:</b> Refer to para 3.14.1 to 3.14.2 of the <b>Teesdale District Council Local Plan (2002)</b> for full policy justification.</p>		
ENV 11	<b>Tree Preservation Orders</b>	<b>SAVED</b>
<p><b>POLICY:</b> The council will make tree preservation orders where there is no alternative means of effectively safeguarding the existence and appearance of trees which are visually important to the district.</p> <p><b>ALSO:</b> Refer to para 3.14.1 to 3.14.2 of the <b>Teesdale District Council Local Plan (2002)</b> for full policy justification.</p>		
ENV 12	<b>Protection Of Agricultural Land</b>	<b>SAVED</b>
<p><b>POLICY:</b> Development of the best and most versatile agricultural land will not be permitted unless opportunities have been assessed for accommodating development need on previously developed sites, on land within the boundaries of existing developed areas, and on poorer quality farmland.</p> <p><b>ALSO:</b> Refer to para 3.15.1 to 3.15.5 of the <b>Teesdale District Council Local Plan (2002)</b> for full policy justification.</p>		
ENV 13	<b>Reclamation Of Derelict Land</b>	<b>SAVED</b>
<p><b>POLICY:</b> The council will seek to improve the appearance of the district by the reclamation of currently derelict land. Development proposals for the after use of sites within the countryside will be required to:</p> <ul style="list-style-type: none"> <li>A) consist predominantly of open land uses including agriculture, forestry, nature conservation, countryside recreation, sport and leisure; and</li> <li>B) enhance the amenity of the surrounding countryside.</li> </ul> <p><b>ALSO:</b> Refer to para 3.16.1 to 3.16.5 of the <b>Teesdale District Council Local Plan (2002)</b> for full policy justification.</p>		

ENV 14	<b>Protection of Water Quality</b>	<b>SAVED</b>
<p><b>POLICY:</b> Development will not be permitted which would unacceptably prejudice the quality of surface or ground water.</p> <p><b>ALSO:</b> Refer to para 3.17.1 to 3.17.4 of the <b>Teesdale District Council Local Plan (2002)</b> for full policy justification.</p>		
ENV 15	<b>Development Affecting Flood Risk</b>	<b>SAVED</b>
<p><b>POLICY:</b> Development (including the intensification of existing development or land raising) which may be at an unacceptable risk of flooding or may increase the risk of flooding elsewhere will not be permitted. Development in high risk flood areas will only be permitted as an exception where there are no reasonable opportunities to develop in a lower risk area. Applications will be considered against the criteria in the sequential test set out in paragraph 30 and table 1 of ppg25. All applications for development in flood risk areas and/or where the development would result in an increased risk of flooding elsewhere will be accompanied by a flood risk assessment as outlined in ppg25, appendix f. Developers will be required to fully fund the provision and future maintenance of flood mitigation and defence measures required as a result of their proposals, including any consequent works to prevent additional flood risk to other land/properties. Where appropriate, new development should incorporate a sustainable drainage system in order to manage surface water run-off</p> <p><b>ALSO:</b> Refer to paras. 3.18.1 to 3.18.4 of the <b>Teesdale District Council Local Plan (2002)</b> for full policy justification.</p>		
ENV 16	<b>Development Affecting Rivers Or Streams And Their Corridors</b>	<b>SAVED</b>
<p><b>POLICY:</b> The district council will resist development, which would have a significant detrimental impact on natural features and wildlife habitats of rivers and streams or their corridors.</p> <p><b>ALSO:</b> Refer to page 3.19.1 to 3.19.6 of the <b>Teesdale District Council Local Plan (2002)</b> for full policy justification.</p>		
ENV 17	<b>Sewerage Infrastructure and Sewage Disposal</b>	<b>SAVED</b>
<p><b>POLICY:</b> Proposals for development which will increase the demands for off-site sewerage infrastructure, such as surface water drainage, sewerage and sewage treatment, will be permitted only where adequate capacity already exists or satisfactory improvements can be provided in time to serve the development without detrimental effects on the environment. Where main drains are not available to serve a development, alternative methods of sewage disposal will be assessed by the developer in line with the advice in Circular 3/99, prior to the determination of the application.</p> <p><b>ALSO:</b> Refer to para 3.20.1 to 3.20.2 of the <b>Teesdale District Council Local Plan (2002)</b> for full policy justification.</p> <p><b>ACTION:</b> Refer to <b>County Durham Waste Local Plan (April 2005)</b> policy W52 and <b>North East Of England Regional Spatial Strategy (2008)</b> Policies 2 and 24.</p>		



## The Built Environment

Ref	Local Plan Policy	Status
BENV 1	<b>Alterations, Extensions and Change of Use to Listed Buildings</b>  <b>POLICY:</b> Alterations, extensions and changes of use to a listed building will only be permitted if the proposals are in keeping with the character and appearance of the building, or where it can be clearly proven that other uses which may bring about less damage to the building are not viable.  <b>ALSO:</b> Refer to para 4.5.2 of the <b>Teesdale District Council Local Plan (2002)</b> for full policy justification.  <b>AND:</b> Section 3 (Paragraphs 3.8 to 3.15 in particular) of <b>Planning Policy Guidance 15: Planning and the Historic Environment.</b>	<b>SAVED</b>
BENV 2	<b>Demolition of a Listed Building</b>  <b>POLICY:</b> Demolition of a listed building will not be permitted other than in exceptional circumstances and unless a satisfactory redevelopment scheme has been agreed.  <b>ALSO:</b> Refer to paragraph 4.5.6 of the <b>Teesdale District Council Local Plan (2002)</b> for full policy justification.  <b>AND:</b> Refer to Paragraphs 3.16 to 3.19 of <b>Planning Policy Guidance 15: Planning and the Historic Environment</b>	<b>SAVED</b>
BENV 3	<b>Development Adversely Affecting the Character of a Listed Building</b>  <b>POLICY:</b> Development which would adversely affect the character of a listed building or its setting will not be permitted.  <b>ALSO:</b> Refer to paragraph 4.5.9 of the <b>Teesdale District Council Local Plan (2002)</b> for full policy justification.  <b>AND:</b> Refer to Paragraphs 3.4 and Annex C of <b>Planning Policy Guidance 15: Planning and the Historic Environment</b>	<b>SAVED</b>
BENV 4	<b>Development within and / or adjoining Conservation Areas</b>  <b>POLICY:</b> Development within and/or adjoining conservation areas will only be permitted provided that:  A) the proposed location, design layout, materials and scale respects the quality and character of the area; B) materials for buildings and hard landscaping must be appropriate to and sympathetic with the characteristics of the area; C) the proposal does not generate excessive traffic, parking, noise or other environmental problems which would be detrimental to the character and appearance of the conservation area; D) the proposal does not destroy trees, hedgerows, landscape features, views and undeveloped areas which contribute to the character or the appearance to the area and its settings; E) any services which lead to the new development should wherever possible be located under ground; F) proposals should meet the requirements of other relevant policies of the local plan.  Proposals which would adversely affect the setting of a conservation area or the views into or out of the area will not be permitted.	<b>SAVED</b>

	<p><b>ALSO:</b> Refer to paragraph 4.6.1 of the <b>Teesdale District Council Local Plan (2002)</b> for full policy justification.</p> <p><b>AND:</b> Refer to Paragraphs 4.21 to 4.24 of <b>Planning Policy Guidance 15: Planning and the Historic Environment.</b></p>	
<b>BENV 5</b>	<p><b>Review of Boundaries of Existing Conservation Areas</b></p> <p><b>POLICY:</b> The boundaries of existing conservation areas will be reviewed and adjustment made where appropriate.</p> <p><b>ACTION:</b> This was a statement of intent rather than a policy that could be used to assess planning applications. This will be covered by the <b>Conservation Area Character Appraisal</b> and resulting management plan.</p>	<b>EXPIRED</b>
<b>BENV 6</b>	<p><b>Settlements for Consideration for Conservation Areas</b></p> <p><b>POLICY:</b> Consideration will be given to the designation of new conservation areas in the following settlements:-</p> <p>Bolam Boldron Cockfield Hamsterley Ovington</p> <p><b>ACTION:</b> This was a statement of intent rather than a policy that could be used to assess planning applications. The Authority already has a statutory duty under the <b>Planning, Listed Building and Conservation Area Act 1990</b>. This will be covered by the Conservation Area Character Appraisal and resulting management plan. .</p>	<b>EXPIRED</b>
<b>BENV 7</b>	<p><b>Settlements for Article 4 Directions</b></p> <p><b>POLICY:</b> The district council will seek to make article 4 directions in the following settlements :-</p> <p>Barnard Castle, Barningham, Bowes, Cotherstone, Eggleston, Gainford, Hilton, Ingleton, Lartington, Little Newsham, Middleton in Teesdale, Mickleton, Newbiggin, Romalldkirk, Staindrop and Whorlton.</p> <p><b>ALSO:</b> Refer to paragraph 4.9.1 of the <b>Teesdale District Council Local Plan (2002)</b> for full policy justification.</p>	<b>SAVED</b>
<b>BENV 8</b>	<p><b>Appropriate Shopfronts</b></p> <p><b>POLICY:</b> Well designed and appropriate shopfronts, whether original or reproduction, should be retained wherever practicable and if necessary restored when the opportunity arises. New shopfronts should relate in scale, proportions, materials and decorative treatment to the relevant facade of the building and, where appropriate, to adjacent buildings and/or shopfronts.</p> <p><b>ALSO:</b> Refer to paragraph 4.10.1 to 4.10.3 of the <b>Teesdale District Council Local Plan (2002)</b> for full policy justification.</p>	<b>SAVED</b>
<b>BENV 9</b>	<p><b>Advertisements and Signs within Conservation Areas</b></p> <p><b>POLICY:</b> Advertisements and signs within conservation areas will only be approved where they are sympathetic to the character and appearance of the buildings on which they are positioned and respect the character of the surrounding area.</p> <p><b>ALSO:</b> Refer to paragraph 4.11.1 and 4.11.2 of the <b>Teesdale District Council Local Plan</b></p>	<b>SAVED</b>

	(2002) for full policy justification.	
	<b>AND:</b> Refer to Paragraphs 22 and 23 of <b>Planning Policy Guidance 19: Outdoor Advertisement Control</b> and Paragraphs 4.31 to 4.37 of <b>Planning Policy Guidance 15: Planning and the Historic Environment</b> .	
<b>BENV 10</b>	<b>Barnard Castle Special Control Conservation Area</b>	<b>EXPIRED</b>
	<b>POLICY:</b> The district council will seek to designate an area of special control in the Barnard Castle conservation area.	
	<b>ACTION:</b> Refer to Paragraphs 22 and 23 of <b>Planning Policy Guidance 19: Outdoor Advertisement Control</b> and Paragraphs 4.31 to 4.37 of <b>Planning Policy Guidance 15: Planning and the Historic Environment</b>	
<b>BENV 11</b>	<b>Archaeological Interest Sites</b>	<b>SAVED</b>
	<b>POLICY:</b> Before the determination of an application for development that may affect a known or potential site of archaeological interest, prospective developers will be required to undertake a field evaluation and provide the results to the planning Authority.	
	Development which would unacceptably harm the setting or physical remains of sites of national importance, whether scheduled or not, will not be approved.	
	Developments which affect sites of regional or local importance will only be approved where the applicant has secured a scheme of works which will in the first instance preserve archaeological remains in situ or where this is not possible by excavation and record.	
	<b>ALSO:</b> Refer to paragraph 4.12.1 to 4.12.3 of the <b>Teesdale District Council Local Plan (2002)</b> for full policy justification.	
	<b>AND:</b> Refer to <b>Planning Policy Guidance 16: Archaeology and Planning</b> .	
<b>BENV 12</b>	<b>Barnard Castle Archaeological Safeguarded Area</b>	<b>SAVED</b>
	<b>POLICY:</b> The area of Barnard Castle shown on the proposals map as archaeologically sensitive will be safeguarded. Here it will be essential for developers to take into account the impact of their proposals on archaeology, both below ground and in buildings. Applications for permission to develop within these areas should include measures to prevent the loss of archaeological remains or information, and the archaeological merits of the case will be looked at on that basis. Appendix 3 sets out the steps developers will need to take.	
	<b>ALSO:</b> Refer to paragraph 4.13.1 of the <b>Teesdale District Council Local Plan (2002)</b> for full policy justification.	
<b>BENV 13</b>	<b>Change of Use or Conversion in the Countryside</b>	<b>SAVED</b>
	<b>POLICY:</b>	
	A) the change of use or conversion of a building in the countryside will be permitted for the following uses provided it fulfils the criteria set out in B):	
	<ul style="list-style-type: none"> <li>• employment uses (including classes b1 &amp; b2)</li> <li>• holiday accommodation</li> <li>• recreational uses, including camping barns and bunk houses</li> <li>• community uses</li> <li>• farm diversification enterprises</li> </ul>	
	B) all proposals for the conversion of rural buildings will be required to fulfil the following criteria:-	

	<ol style="list-style-type: none"> <li>1 the building is structurally sound and capable of conversion without significant rebuilding or extension; and</li> <li>2 the new use would not cause unacceptable disturbance to rural amenities, nearby properties or land uses through noise, smell, pollution or operation at unreasonable hours ; and</li> <li>3 the proposal would not be materially detrimental to the landscape quality of the area; and</li> <li>4 the conversion safeguards the form, character, architectural features, design and setting of the building; and</li> <li>5 the building is/can be serviced without having a materially detrimental impact on the landscape ; and</li> <li>6 the new use would not lead to an unacceptable increase in the level of traffic on local roads or cause access or parking problems. Such development proposals should accord with policy GD1.</li> </ol> <p><b>ALSO:</b> Refer to paragraphs 4.14.1 to 4.14.5 of the <b>Teesdale District Council Local Plan (2002)</b> for full policy justification.</p> <p><b>AND:</b> Refer to Paragraph 17 of <b>Planning Policy Statement 7: Sustainable Development in Rural Areas.</b></p>
<p><b>BENV 14</b></p>	<p><b>Change of Use or Conversion to Residential Use in the Countryside</b> <span style="float: right;"><b>SAVED</b></span></p> <p><b>POLICY:</b> The change of use or conversion of a building in the countryside to residential use will only be permitted if it can be shown that an alternative use such as those suggested in policy BENV13a) has been fully pursued and subject to all the criteria in BENV13b) being met.</p> <p>Proof would involve all the following criteria:-</p> <ol style="list-style-type: none"> <li>A) the property has been marketed without a residential value for at least one year.</li> <li>B) the property has been advertised in local media at least four times in that year over an even period throughout the year.</li> <li>C) no reasonable offer for an alternative use has been refused.</li> </ol> <p>Further development and extensions beyond a building proposed for residential use will not normally be allowed. Permitted development rights normally attached to dwelling houses will be removed by condition.</p> <p><b>ALSO:</b> Refer to paragraphs 4.14.6 to 4.14.7 of the <b>Teesdale District Council Local Plan (2002)</b> for full policy justification.</p> <p><b>AND:</b> Refer to Paragraph 17 of <b>Planning Policy Statement 7: Sustainable Development in Rural Areas.</b></p>

## Population And Housing

Ref	Local Plan Policy	Status																																																																				
<b>H1</b>	<b>Specific sites Allocated for Residential Development</b>	<b>SAVED</b>																																																																				
<p><b>POLICY:</b> The following sites are allocated for residential development:-</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 60%;"></th> <th style="width: 15%; text-align: center;">Site Area</th> <th style="width: 15%; text-align: center;">No. Dwellings</th> <th style="width: 10%; text-align: center;">Inset</th> </tr> </thead> <tbody> <tr><td>Smiths Grove Works</td><td></td><td></td><td></td></tr> <tr><td>Barnard Castle</td><td style="text-align: center;">0.84</td><td style="text-align: center;">25</td><td style="text-align: center;">1</td></tr> <tr><td>Thorngate, Barnard Castle</td><td style="text-align: center;">0.73</td><td style="text-align: center;">22</td><td style="text-align: center;">1</td></tr> <tr><td>Former Depot, Birch Road</td><td style="text-align: center;">0.16</td><td style="text-align: center;">16</td><td style="text-align: center;">1</td></tr> <tr><td>Woodside, Barnard Castle</td><td style="text-align: center;">1.79</td><td style="text-align: center;">54</td><td style="text-align: center;">1</td></tr> <tr><td>Land At West View</td><td></td><td></td><td></td></tr> <tr><td>Butterknowle</td><td style="text-align: center;">0.56</td><td style="text-align: center;">14</td><td style="text-align: center;">7</td></tr> <tr><td>Land At Shirley Close</td><td></td><td></td><td></td></tr> <tr><td>Evenwood</td><td style="text-align: center;">1.29</td><td style="text-align: center;">39</td><td style="text-align: center;">12</td></tr> <tr><td>Land East Of Chapel</td><td></td><td></td><td></td></tr> <tr><td>Terrace, Gainford</td><td style="text-align: center;">0.57</td><td style="text-align: center;">14</td><td style="text-align: center;">14</td></tr> <tr><td>Land Off Eden Lane, Gainford</td><td style="text-align: center;">1.17</td><td style="text-align: center;">35</td><td style="text-align: center;">14</td></tr> <tr><td>Former Nursery</td><td></td><td></td><td></td></tr> <tr><td>Gardens Ingleton</td><td style="text-align: center;">0.90</td><td style="text-align: center;">22</td><td style="text-align: center;">19</td></tr> <tr><td>Bridge Street, Middleton [See Policy H2]</td><td style="text-align: center;">0.58</td><td style="text-align: center;">17</td><td style="text-align: center;">21</td></tr> <tr><td><b>Total Allocated</b></td><td></td><td style="text-align: center;"><b>258</b></td><td></td></tr> </tbody> </table> <p><b>ALSO:</b> Refer to para. 5.4.11 of the <b>Teesdale District Council Local Plan (2002)</b> for full policy justification.</p>				Site Area	No. Dwellings	Inset	Smiths Grove Works				Barnard Castle	0.84	25	1	Thorngate, Barnard Castle	0.73	22	1	Former Depot, Birch Road	0.16	16	1	Woodside, Barnard Castle	1.79	54	1	Land At West View				Butterknowle	0.56	14	7	Land At Shirley Close				Evenwood	1.29	39	12	Land East Of Chapel				Terrace, Gainford	0.57	14	14	Land Off Eden Lane, Gainford	1.17	35	14	Former Nursery				Gardens Ingleton	0.90	22	19	Bridge Street, Middleton [See Policy H2]	0.58	17	21	<b>Total Allocated</b>		<b>258</b>	
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<b>H1A</b>	<b>Open Spaces Within Developments</b>	<b>SAVED</b>																																																																				
<p><b>POLICY:</b> In new residential development of 10 or more dwellings, open space will be required to be provided within or adjacent to the development in accordance with the following minimum standard:</p> <ol style="list-style-type: none"> <li>1. Informal play space: 0.4 ha per 1,000 population (i.e. 100 sq m per 10 dwellings)</li> <li>2. Amenity space: 0.8 ha per 1,000 population ( i.e. 200 sq m per 10 dwellings)</li> </ol> <p>Where there is an identified deficiency and it is considered appropriate, the council will seek to enter into a planning agreement with developers to facilitate the provision of new or improved equipped play areas and recreation/leisure facilities to serve the development in accordance with housing design policies in the plan.</p> <p><b>ALSO:</b> Refer to paras. 5.4.1A to 5.4.4A of the <b>Teesdale District Council Local Plan (2002)</b> for full policy justification.</p>																																																																						

H2	<b>Land Allocated At Bridge Street, Middleton In Teesdale For Residential Development</b>	EXPIRED																						
<p><b>POLICY:</b> Land At Bridge Street, Middleton-In-Teesdale as shown on the proposals map will be allocated for housing development in association with a car/coach parking area to be developed under policy T5.</p> <p><b>ACTION:</b> Refer to Policies 6 and 28 of <b>North East of England Regional Spatial Strategy to 2021</b> (adopted 2008), the <b>Strategic Housing Market Assessment</b> once prepared and <b>Planning Policy Statement 3: Housing</b></p>																								
H3	<b>Housing Development On Sites Of More Than 0.4 Hectare</b>	SAVED																						
<p><b>POLICY:</b> Housing development will be permitted on sites over 0.4 hectare, comprising previously developed land, within the development limits of the following settlements, provided that they meet the criteria of policy GD1 and do not conflict with policy Econ 3:-</p> <p>Barnard Castle  Butterknowle  Cockfield  Cotherstone  Eggleston  Etherley  Evenwood  Gainford  Hamsterley  Ingleton  Mickleton  Middleton In Teesdale  Staindrop  Stainton Grove  Startforth  Woodland</p> <p><b>ALSO:</b> Refer to para. 5.6.2 of the <b>Teesdale District Council Local Plan (2002)</b> for full policy justification.</p>																								
H4	<b>Infill Development On Sites Of Less Than 0.4 Hectare</b>	SAVED																						
<p><b>POLICY:</b> Small scale housing development will be permitted on sites of less than 0.4 hectare, comprising previously developed land, within the development limits of the settlements listed below. Proposals should satisfy the criteria contained in policy gd1. Tandem development will not be permitted. Backland Development will only be permitted where it would not cause unacceptable harm to the privacy or overall residential amenity of the occupants of neighbouring dwellings, and an adequate and safe access can be provided.</p> <table border="0" data-bbox="347 1615 1139 1939"> <tr> <td>Barnard Castle</td> <td>High Lands</td> </tr> <tr> <td>Barningham</td> <td>Hutton Magna</td> </tr> <tr> <td>Bolam</td> <td>Ingleton</td> </tr> <tr> <td>Boldron</td> <td>Mickleton</td> </tr> <tr> <td>Bowes</td> <td>Middleton In Teesdale</td> </tr> <tr> <td>Butterknowle</td> <td>Ovington</td> </tr> <tr> <td>Cockfield</td> <td>Ramshaw</td> </tr> <tr> <td>Copley</td> <td>Romaldkirk</td> </tr> <tr> <td>Cotherstone</td> <td>Staindrop</td> </tr> <tr> <td>Eggleston</td> <td>Stainton</td> </tr> <tr> <td>Etherley (Low Etherley, High Etherley, Toft</td> <td>Stainton Grove</td> </tr> </table>			Barnard Castle	High Lands	Barningham	Hutton Magna	Bolam	Ingleton	Boldron	Mickleton	Bowes	Middleton In Teesdale	Butterknowle	Ovington	Cockfield	Ramshaw	Copley	Romaldkirk	Cotherstone	Staindrop	Eggleston	Stainton	Etherley (Low Etherley, High Etherley, Toft	Stainton Grove
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	<b>ALSO:</b> Refer to para. 5.7.1 of the <b>Teesdale District Council Local Plan (2002)</b> for full policy justification.		
<b>H4A</b>	<b>Infill Development</b>		<b>SAVED</b>
	<b>POLICY:</b> Within the green areas of Mickleton as shown on the inset map for the settlement development affecting the openness of the land will not be permitted		
	<b>ALSO:</b> Refer to para. 5.7.1 of the <b>Teesdale District Council Local Plan (2002)</b> for full policy justification.		
<b>There Is No Policy H5.</b>			
<b>H6</b>	<b>New Housing in the Open Countryside</b>		<b>SAVED</b>
	<b>POLICY:</b> A new dwelling will not be permitted in the countryside unless it can be shown to be essential in any particular location to the needs of agriculture or forestry, and where the need cannot reasonably be accommodated within an existing town or village. Where such justification exists and permission is granted for such development, an appropriate occupancy condition will be attached. Proposals should conform with policies GD1, ENV5, ENV6, ENV7 AND ENV8.		
	<b>ALSO:</b> Refer to paras. 5.8.1 to 5.8.5 of the <b>Teesdale District Council Local Plan (2002)</b> for full policy justification.		
<b>There is No policy H7.</b>			
<b>H8</b>	<b>Removal of Agricultural Occupancy Conditions</b>		<b>SAVED</b>
	<b>POLICY:</b> The removal of agricultural occupancy conditions will only be permitted where all the following criteria have been shown to have been met:-		
	A) the property should have been occupied in accordance with the occupancy condition for at least five years prior to sale.		
	B) the property should be marketed thoroughly for at least one year prior to application with the agricultural occupancy condition clearly specified and at a price fully reflecting the existence of this restriction.		
	C) full details of any offers should accompany an application.		
	<b>ALSO:</b> Refer to para. 5.9.1 of the <b>Teesdale District Council Local Plan (2002)</b> for full policy justification.		
<b>H9</b>	<b>Rebuilding Of Existing Dwellings</b>		<b>SAVED</b>
	<b>POLICY:</b> Substantial re-building of dwellings outside the settlement limits shown on the proposals inset maps will not be permitted. Where existing properties are occupied, or were until recently occupied, and are shown to have suffered sufficient damage through fire or subsidence, that rebuilding is required, or that the dwelling is beyond economic repair, the erection of a replacement dwelling will be allowed where all the following criteria are satisfied:-		
	A) a report is submitted by a structural engineer to demonstrate, that the existing/building is not capable of economic repair; and		

	<p>B) the dwelling is of a similar size and proportion to the dwelling to be replaced; and  C) the dwelling is to be sited on, or close to, the site of the dwelling to be replaced; and  D) submitted details reflect the original dwelling in terms of layout, design, materials and access in so far as modern building and living requirements allow.</p> <p><b>ALSO:</b> Refer to paras. 5.10.1 and 5.10.2 of the <b>Teesdale District Council Local Plan (2002)</b> for full policy justification.</p>	
<b>H10</b>	<p><b>Conversions Of Buildings To Residential Use.</b></p> <p><b>POLICY:</b> The restoration or conversion of buildings to Residential use will be permitted within the development limits as shown on the proposals inset maps. Provided that the criteria listed in policy GD1 can be satisfactorily met and the conversion would accord with policy ECON. 3.</p> <p><b>ALSO:</b> Refer to paras. 5.11.1 and 5.11.2 of the <b>Teesdale District Council Local Plan (2002)</b> for full policy justification.</p>	<b>SAVED</b>
<b>H11</b>	<p><b>Extensions</b></p> <p><b>POLICY:</b> Extensions and alterations to an existing dwelling will be permitted where the relevant criteria listed In policy GD1 are met, and where in particular they:-</p> <p>A) respect the scale, character, architectural style and materials of the original property and its neighbours; and  B) safeguard the amenity of adjoining residents.</p> <p><b>ALSO:</b> Refer to para. 5.12.1 of the <b>Teesdale District Council Local Plan (2002)</b> for full policy justification.</p>	<b>SAVED</b>
<b>H12</b>	<p><b>Design</b></p> <p><b>POLICY:</b> The local planning authority will encourage high standards of design in new houses and housing sites, in terms of layout and organisation of public and private open space, including meeting the needs of the disabled and elderly and the consideration of energy conservation and Local Agenda 21. Residential proposals should comply with the criteria of policy GD1 where relevant to the development involved.</p> <p><b>ALSO:</b> Refer to paras. 5.13.1 to 5.13.2 of the <b>Teesdale District Council Local Plan (2002)</b> for full policy justification.</p>	<b>SAVED</b>
<b>H13</b>	<p><b>Low Costs Local Needs Housing</b></p> <p>As an exception to other planning policies and proposals, and where a need can be demonstrated, the local planning authority may grant planning permission on additional sites for low cost housing for local needs which the local planning authority is satisfied can not be accommodated in any other way. To be acceptable, such development must satisfy all of the following criteria:-</p> <p>A) such exceptions will be on sites within or immediately adjoining villages with settlement boundaries as defined in policy h4.  B) the schemes envisaged under this policy will normally be small developments; the maximum number of units must not exceed the agreed identified local need requirement.  C) any application must be supported by proof of a local housing need which cannot be met in any other way. Specific housing needs should be identified as existing in a village or surrounding area where the development is proposed. In the absence of a district wide housing need survey a local needs survey should normally provide the evidence required, showing the need within the local community as a whole for such a scheme. The geographical extent of such a survey should have been previously agreed with the local planning authority</p>	<b>SAVED</b>



	<p>D) the proposed development should be of a size, type and price, whether for disposal or rent, appropriate to those people in local housing need established in c) above.</p> <p>E) the dwellings produced must be shown to be available at a price which those identified as being in need can afford. Details of the financing of the proposal should be provided which will demonstrate that the eventual costs to the occupiers will enable this need to be met. Cross – subsidy market housing will not be allowed.</p> <p>F) the dwelling must be guaranteed always to be allocated only to those who are in local housing need. (see detailed definition below). Appropriate legal arrangements controlling the initial and subsequent occupancy of the dwellings will be required in order to ensure that the benefit of low cost housing provision remains in perpetuity and this will be a material factor in considering whether or not to grant planning permission.</p> <p>G) any development provided should include a legal agreement establishing a mechanism for its future management by a housing association, village trust or similar organisation.</p> <p>H) the proposals must, in all other respect, conform to normal planning and highway requirements. Due to the exceptional, and often sensitive nature of these sites, new dwellings should be planned and designed to a high standard to complement the character of the settlement concerned. The proposed development should not be in an open countryside location, nor intrusive in the landscape nor cause harm to sites of environmental or archaeological importance.</p> <p><b>ALSO:</b> Refer to paras. 5.14.1 to 5.14.6 of the <b>Teesdale District Council Local Plan (2002)</b> for full policy justification.</p>	
<b>H14</b>	<p><b>Provision Of Affordable Housing Within Residential Developments</b></p> <p><b>POLICY:</b> the local planning authority will, in appropriate circumstances as identified by a needs assessment of the district, seek to negotiate with developers for an element of affordable housing to be included housing developments.</p> <p><b>ALSO:</b> Refer to paras. 5.16.1 to 5.16.4 of the <b>Teesdale District Council Local Plan (2002)</b> for full policy justification.</p>	<b>SAVED</b>
<b>H15</b>	<p><b>Caravans / Mobile Homes</b></p> <p><b>POLICY:</b> Planning permission will not be given for the siting caravans or mobile homes in the countryside for use as permanent dwellings. In exceptional circumstances short term temporary permission for residential use of caravans may given during works, conservation projects, the establishment of new agricultural enterprises or other similar site based projects, but only where there is an imperative need and no overriding landscape objection. Such permission would be subject to satisfactory arrangements for the provision of water supply, effluent disposal, and other domestic services and the protection of the residential amenities of any neighbours. The local planning authority may require the caravan to be painted in an approved colour or effective screening to be introduced immediately.</p> <p><b>ALSO:</b> Refer to para. 5.17 of the <b>Teesdale District Council Local Plan (2002)</b> for full policy justification.</p>	<b>SAVED</b>
<b>H16</b>	<p><b>Gypsy Sites</b></p> <p><b>POLICY:</b> Proposals for gypsy caravan sites will be permitted where they meet the following criteria:-</p> <p>a) the sites are within or immediately adjacent to a settlement providing schools, medical facilities, public transport and other local services.</p> <p>b) access and parking will be in accordance with highway standards as set out in appendix 2.</p> <p>c) the scale of the development will not affect the amenity or living conditions of local residents.</p> <p>d) the development can be assimilated into the landscape, does not intrude in the open countryside and has no adverse impact on areas of landscape importance, nature</p>	<b>SAVED</b>

conservation or archaeological importance.

- e) the site has been comprehensively planned taking into account all the needs of the family (or families) who are to occupy it, including screening, storage and circulation.

**ALSO:** Refer to paras. 5.18.1 to 5.18.3. of the **Teesdale District Council Local Plan (2002)** for full policy justification.

## Employment And The Local Economy

Ref	Local Plan Policy	Status																																				
<b>ECON1</b>	<b>Availability of Industrial Land</b>	<b>SAVED</b>																																				
	<p><b>POLICY:</b> Land is allocated for business, general industrial or storage and distribution uses (classes b1, b2 and b8 respectively of the town and country planning (use classes) order 1987). At the following locations:-</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">Name Of Site</th> <th style="text-align: center;">Hectarage</th> <th style="text-align: center;">Inset Number</th> </tr> </thead> <tbody> <tr> <td>Harmire Enterprise Park, Barnard Castle</td> <td style="text-align: center;">33.44</td> <td style="text-align: center;">1</td> </tr> <tr> <td>West Of The County Highways Depot, Bowes</td> <td style="text-align: center;">1.49</td> <td style="text-align: center;">6</td> </tr> <tr> <td>South Of Existing Industrial Units, Cockfield</td> <td style="text-align: center;">0.27</td> <td style="text-align: center;">8</td> </tr> <tr> <td>South Of Evenwood Engineering Evenwood</td> <td style="text-align: center;">2.98</td> <td style="text-align: center;">12</td> </tr> <tr> <td>Randolph Coke Works, Evenwood</td> <td style="text-align: center;">6.28</td> <td style="text-align: center;">12</td> </tr> <tr> <td>South Of St Peter's, Gainford</td> <td style="text-align: center;">2.19</td> <td style="text-align: center;">14</td> </tr> <tr> <td>Middleton Station, Middleton</td> <td style="text-align: center;">0.80</td> <td style="text-align: center;">Nw</td> </tr> <tr> <td>East Of The County Highways Depot, Staindrop</td> <td style="text-align: center;">2.39</td> <td style="text-align: center;">25</td> </tr> <tr> <td>Stainton Grove Industrial Estate, Stainton Grove</td> <td style="text-align: center;">5.13</td> <td style="text-align: center;">27</td> </tr> <tr> <td>Land South Of West Auckland</td> <td style="text-align: center;">2.42</td> <td style="text-align: center;">Ne</td> </tr> <tr> <td><b>Total</b></td> <td style="text-align: center;"><b>57.39</b></td> <td></td> </tr> </tbody> </table> <p><b>ALSO:</b> Refer to page 8 of the <b>Teesdale District Council Local Plan (2002)</b> for full policy justification.</p> <p><b>ACTION:</b> Refer to 'Planning Policy Statement 1: Delivering Sustainable Development', 'Planning Policy Guidance 4: Industrial, Commercial Development and Small Firms', 'Planning Policy Guidance 13: Transport'.</p>		Name Of Site	Hectarage	Inset Number	Harmire Enterprise Park, Barnard Castle	33.44	1	West Of The County Highways Depot, Bowes	1.49	6	South Of Existing Industrial Units, Cockfield	0.27	8	South Of Evenwood Engineering Evenwood	2.98	12	Randolph Coke Works, Evenwood	6.28	12	South Of St Peter's, Gainford	2.19	14	Middleton Station, Middleton	0.80	Nw	East Of The County Highways Depot, Staindrop	2.39	25	Stainton Grove Industrial Estate, Stainton Grove	5.13	27	Land South Of West Auckland	2.42	Ne	<b>Total</b>	<b>57.39</b>	
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<b>ECON2</b>	<b>Extensions to Industrial Estates</b>	<b>SAVED</b>																																				
	<p><b>POLICY:</b> Extensions to existing business premises and Industrial estates will be permitted where all the following criteria are satisfied:</p> <p>A) it does not have an adverse effect on the amenity of local residents;            B) it does not have an adverse effect on the environmental quality of the area;            C) submitted details are acceptable in terms of access, layout and design; and            D) the development is in accordance with all other Local Plan policies.</p> <p><b>ALSO:</b> Refer to page 9 of the <b>Teesdale District Council Local Plan (2002)</b> for full policy justification.</p> <p><b>ACTION:</b> Refer to 'Planning Policy Statement 1: Delivering Sustainable Development', 'Planning Policy Guidance 4: Industrial, Commercial Development and Small Firms', 'Planning Policy Guidance 13: Transport'.</p>																																					
<b>ECON3</b>	<b>Conversion of Buildings and Land Currently in Employment Use</b>	<b>SAVED</b>																																				
	<p><b>POLICY:</b> Within the development limits of settlements shown on inset proposal maps the change of use or conversion of land or buildings from an employment generating use will not be permitted unless it meets at least one of the following:-</p> <p>A) The site is allocated within the district plan for another purpose.            B) The continuation of such a use would be unreasonably harmful to the amenity of the occupiers of nearby dwellings or other properties.            C) That a local affordable housing need has been identified and the site would be restricted to that use.</p>																																					

	<p>D) That it has been proven that there is no demand or need for employment uses in the locality.</p> <p>Such proof would involve all the following criteria:-</p> <ol style="list-style-type: none"> <li>1. That the site has been marketed at a reasonable market price or rent level for at least one year.</li> <li>2. The site has been advertised in local media at least four times at reasonable intervals throughout the year.</li> <li>3. No reasonable offer has been refused.</li> </ol> <p><b>ALSO:</b> Refer to page 10 of the <b>Teesdale District Council Local Plan (2002)</b> for full policy justification.</p> <p><b>ACTION:</b> Refer to ‘<b>Planning Policy Statement 1: Delivering Sustainable Development</b>’, ‘<b>Planning Policy Statement 3: Housing</b>’, ‘<b>Planning Policy Guidance 4: Industrial, Commercial Development and Small Firms</b>’, and ‘<b>Planning Policy Guidance 13: Transport</b>’.</p>	
<b>ECON4</b>	<p><b>Business Uses Within Residential Areas</b></p> <p><b>POLICY:</b> Business uses within residential areas will be permitted where there is no unreasonable harm to the amenities of nearby residents or the character of the area, and subject to complying with the criteria of Policy GD1, where relevant.</p> <p><b>ALSO:</b> Refer to page 11 of the <b>Teesdale District Council Local Plan (2002)</b> for full policy justification.</p> <p><b>ACTION:</b> Refer to ‘<b>Planning Policy Statement 1: Delivering Sustainable Development</b>’, ‘<b>Planning Policy Guidance 4: Industrial, Commercial Development and Small Firms</b>’, ‘<b>Planning Policy Guidance 13: Transport</b>’.</p>	<b>SAVED</b>
<b>ECON5</b>	<p><b>Industry in the Countryside</b></p> <p><b>POLICY:</b> Outside the development limits of settlements shown on inset maps and outside land allocated as industrial sites, permission will not be given for industry/business use unless:-</p> <ol style="list-style-type: none"> <li>a) it involves the conversion of a sound rural building complying with Policy BENV13;</li> <li>b) it does not have an unreasonable adverse effect on the environment or amenity of local residents; and subject to complying with the criteria of Policy GD1, where relevant.</li> </ol> <p>Consideration will be given to the use of planning conditions and/or planning agreements to safeguard the environment and local amenity, where considered appropriate.</p> <p><b>ALSO:</b> Refer to page 12 of the <b>Teesdale District Council Local Plan (2002)</b> for full policy justification.</p> <p><b>ACTION:</b> Refer to ‘<b>Planning Policy Statement 1: Delivering Sustainable Development</b>’, ‘<b>Planning Policy Guidance 4: Industrial, Commercial Development and Small Firms</b>’, ‘<b>Planning Policy Statement 7: Sustainable Development in Rural Areas</b>’, and ‘<b>Planning Policy Guidance 13: Transport</b>’.</p>	<b>SAVED</b>

## Shopping And Commerce

Ref	Local Plan Policy	Status
<b>SC1</b>	<b>Major New Retail and Leisure Development</b>	<b>SAVED</b>
	<p><b>POLICY:</b> Major new retail and leisure development will be permitted within Barnard Castle town centre boundary as defined on the proposals map. For any major retail or leisure development proposed outside the town centre, the applicant will first demonstrate the need for the scheme, and then why the retail or leisure function cannot be accommodated within the town centre boundary and then show that a comparable assessment of other sites has been undertaken for the following sequence of locations:-</p> <p>A) edge of centre sites, next to or within : 200 to 300 metres, of the edge of Barnard Castle's town centre primary shopping area, as shown on the proposals map; then            B) sites accessible by a choice of means of transport within the defined settlement boundary of Barnard Castle. All development would need to accord with criteria contained within policy GD1.</p> <p><b>ALSO:</b> Refer to paras. 7.2.2 to 7.2.6 of the <b>Teesdale District Council Local Plan (2002)</b> for full policy justification.</p>	
<b>SC2</b>	<b>Major Retail and Leisure Development Beyond the Town Centre.</b>	<b>SAVED</b>
	<p><b>POLICY:</b> Where a sequential approach has been undertaken and planning permission is sought on the site that lies beyond the defined town centre boundary, prior to granting planning approval, Teesdale District Council will want to be satisfied that:-</p> <p>A) a need for the scheme has been established and the scale of the development, either on its own or cumulatively with other such provisions for key town centre development, would not significantly harm the vitality and viability of the town centre as a whole or nearby town centres: and            B) the site can be safely accessed by a choice of modes of transport including cyclists, pedestrians and those with special needs; and            C) the development will not have an inflationary effect on car travel and that the site can be serviced by public transport.</p> <p>All development would need to accord with criteria contained within policy GD1.</p> <p>Developers submitting applications for major retail developments will be required to submit retail impact assessments with planning applications to demonstrate that the above criteria will be met.</p> <p><b>ALSO:</b> Refer to paragraph 7.3.1 of the <b>Teesdale District Council Local Plan (2002)</b> for full policy justification.</p>	
<b>SC3</b>	<b>Primary Shopping Area</b>	<b>SAVED</b>
	<p><b>POLICY:</b> Within the primary shopping area of Barnard Castle, as defined on the Barnard Castle inset map, proposals for change of use of ground floor frontages from class a1 will not be permitted where they would be materially harmful to the primary shopping function, vitality and viability of the town centre.</p> <p><b>ALSO:</b> Refer to paragraphs 7.4.1 to 7.4.2 of the <b>Teesdale District Council Local Plan (2002)</b> for full policy justification.</p> <p><b>AND:</b> Pay due consideration to the changes in Use Class resulting from the <b>Town and Country Planning (Use Class) (Amendments) (England) Order 2005</b></p>	

<b>SC4</b>	<b>Small Local Shops</b>	<b>SAVED</b>
<p><b>POLICY:</b> The development of small local shops will be approved within existing settlement boundaries provided that the proposal does not adversely affect the environment or the amenity of local residents living in the vicinity; and that the proposal accords with the criteria contained in policy T3 and GD1 where relevant.</p> <p><b>ALSO:</b> Refer to paragraph 7.5.1 of the <b>Teesdale District Council Local Plan (2002)</b> for full policy justification.</p>		
<b>SC5</b>	<b>Change of Use of Retail Premises</b>	<b>SAVED</b>
<p><b>POLICY:</b> Proposals for change of use of retail premises, where it is the last remaining retail premises in a settlement, will not be permitted except where it can be demonstrated to the satisfaction of the local planning authority that the retail use is no longer economically viable or required by the local community. To demonstrate the use is no longer viable, the applicant should have carried out the following:-</p> <p>A) advertised the premises as a going concern, inviting offers and have been posted with two separate specialist estate agents;</p> <p>B) it should have been advertised four times in suitable media circulating in the locality within the last year over an even space of time.</p> <p><b>ALSO:</b> Refer to paragraph 7.5.1 of the <b>Teesdale District Council Local Plan (2002)</b> for full policy justification.</p> <p><b>AND:</b> Refer to <b>Planning Policy Statement 7: Sustainable Development In Rural Areas.</b></p>		
<b>SC6</b>	<b>Retail Development in the Countryside</b>	<b>SAVED</b>
<p><b>POLICY:</b> Planning permission will not be granted for retail development in the countryside except in cases of farm shops, farm diversifications and market gardens where non-local produce accounts for less than 50% of the goods displayed for sale at any one time.</p> <p><b>ALSO:</b> Refer to paragraph 7.5.1 of the <b>Teesdale District Council Local Plan (2002)</b> for full policy justification.</p> <p><b>AND:</b> Refer to <b>Planning Policy Statement 7: Sustainable Development In Rural Areas.</b></p>		
<b>SC7</b>	<b>Garden Centres</b>	<b>SAVED</b>
<p><b>POLICY:</b> Planning permission for garden centres and other establishments selling horticultural or agricultural produce will be granted provided that :-</p> <p>A) the site is within or abutting the built up area of a settlement listed in policy H4;</p> <p>B) the site is adjacent to an A or B class road;</p> <p>C) the proposal does not adversely affect the character or appearance of the area;</p> <p>D) the proposal does not result in the loss of amenity to neighbouring occupiers;</p> <p>E) it includes adequate car parking as defined in the car parking standards as shown at appendix 2.</p> <p>F) proposals should conform to policies Env5, Env6, Env7, Env8 and D1.</p> <p><b>ALSO:</b> Refer to paragraph 7.7.1 of the <b>Teesdale District Council Local Plan (2002)</b> for full policy justification.</p>		

<b>SC8</b>	<b>Petrol Filling Stations</b>	<b>SAVED</b>
<p><b>POLICY:</b> Planning permission for new petrol filling stations and car showrooms will be granted if:-</p> <ul style="list-style-type: none"> <li>A) the site is within or abutting the built up area of Barnard Castle/Startforth, Cockfield, Etherley, Evenwood, Gainford, or Staindrop.</li> <li>B) the site is adjacent to an A or B class main road;</li> <li>C) the proposal does not adversely affect the character or appearance of the area or water quality;</li> <li>D) the proposal does not result in the loss of amenity to neighbouring occupiers by means of noise or pollution.</li> <li>E) proposals should conform with policies Env5, Env6, Env7, Env8 and GD1.</li> </ul> <p><b>ALSO:</b> Refer to paragraph 7.8.1 of the <b>Teesdale District Council Local Plan (2002)</b> for full policy justification.</p>		
<b>SC9</b>	<b>Markets</b>	<b>EXPIRED</b>
<p><b>POLICY:</b> Markets will only be permitted where:</p> <ul style="list-style-type: none"> <li>A) the site is within or abutting the built up area of a settlement as defined in policy H4;</li> <li>B) the site is not prominent in the landscape;</li> <li>C) the proposal does not adversely affect the character and appearance of the area and accords with policy Env6;</li> <li>D) the proposal does not adversely affect the amenity of residents living in the vicinity;</li> <li>E) the site can be served by safe access to the satisfaction of the highway authority;</li> <li>F) the site includes adequate car parking in accordance with the car parking standards at appendix 2.</li> <li>G) proposals should conform with policies Env5, Env6, Env7, Env8 and GD1.</li> </ul> <p><b>ALSO:</b> Refer to paragraphs 7.9.1 and 7.9.2 of the <b>Teesdale District Council Local Plan (2002)</b> for full policy justification.</p> <p><b>ACTION:</b> Refer to <b>Planning Policy Statement 6: Planning for Town Centres</b> and <b>Planning Policy Statement 7: Sustainable Development In Rural Areas.</b></p>		
<b>SC11</b>	<b>Hot Food Take-Aways</b>	<b>SAVED</b>
<p><b>POLICY:</b> Planning permission for hot food take-aways will only be permitted if:</p> <ul style="list-style-type: none"> <li>A) they would not adversely affect the amenity of residents in the vicinity;</li> <li>B) satisfactory details of the fume extraction equipment, including its siting, have been submitted and agreed.</li> <li>C) they are not located in a position which will give rise to highway dangers.</li> </ul> <p>If a location is considered acceptable the local planning authority may impose conditions limiting opening hours and concerning litter collection.</p> <p><b>ALSO:</b> Refer to paragraphs 7.10.1 to 7.10.3 of the <b>Teesdale District Council Local Plan (2002)</b> for full policy justification.</p> <p><b>AND:</b> Pay due consideration to the changes in Use Class resulting from the <b>Town and Country Planning (Use Classes)(Amendments) (England) Order 2005</b></p>		
<b>SC12</b>	<b>Retail Development on Industrial Estates</b>	<b>SAVED</b>
<p><b>POLICY:</b> Retail development on industrial estates will only be permitted if:</p> <ul style="list-style-type: none"> <li>A) the retail development envisaged is needed, and no appropriate site can be found in the town centre, or an edge of town centre location;</li> </ul>		

	<p>B) adequate car parking and servicing are provided; C) there would not be unreasonable harm to the amenity of occupants of, or the functioning of uses within, nearby residential or industrial areas.</p> <p>Proposals should comply with the criteria of policy GD1 where relevant to the development involved.</p> <p><b>ALSO:</b> Refer to paragraph 7.11.1 of the <b>Teesdale District Council Local Plan (2002)</b> for full policy justification.</p>	
<b>SC13</b>	<b>Town Centre of Barnard Castle</b>	<b>SAVED</b>
	<p><b>POLICY:</b> Within the town centre areas of Barnard Castle the District Council will seek to encourage the preservation and improvement of traditional shop front design. New shop fronts should incorporate traditional features, where appropriate, in order to preserve or enhance the character of such areas. Any proposed developments should have regard to policy BENV7.</p> <p><b>ALSO:</b> Refer to paragraph 7.12.1 and 7.12.2 of the <b>Teesdale District Council Local Plan (2002)</b> for full policy justification.</p>	
<b>SC14</b>	<b>Major Office Development</b>	<b>SAVED</b>
	<p><b>POLICY:</b> Major office development (use class b1) will be permitted in or adjacent to Barnard Castle's main shopping area (excluding the prime shopping frontages of the Horse Market and Market Place) or at the Harmire Enterprise Park, subject to adequate car parking and servicing being provided and subject to complying with the criteria of policy GD1, where relevant.</p> <p><b>ALSO:</b> Refer to paragraph 7.13.2 of the <b>Teesdale District Council Local Plan (2002)</b> for full policy justification.</p>	
<b>SC15</b>	<b>Changes of Use – Barnard Castle Town Centre</b>	<b>SAVED</b>
	<p><b>POLICY:</b> In the town centre areas of Barnard Castle, changes of use to class B1 will normally be approved on the first floor of premises where there is an existing commercial use on the ground floor and subject to complying with the criteria of policy gd1, where relevant.</p> <p><b>ALSO:</b> Refer to paragraph 7.14.1 and 7.14.2 of the <b>Teesdale District Council Local Plan (2002)</b> for full policy justification.</p>	
<b>SC16</b>	<b>Private Hire Offices – Town Centre and Industrial Areas</b>	<b>SAVED</b>
	<p><b>POLICY:</b> Within the Barnard Castle town centre, and industrial areas planning permission will be granted for the use of properties as private hire office if;</p> <p>A) the use will not adversely affect the amenity of any residential properties in the vicinity; B) adequate parking is provided to comply with the standards set out at appendix 2; C) any radio antennae are situated in an unobtrusive location.</p> <p><b>ALSO:</b> Refer to paragraph 7.15.1 and 7.15.2 of the <b>Teesdale District Council Local Plan (2002)</b> for full policy justification.</p>	
<b>SC17</b>	<b>Private Hire Offices – Residential Areas</b>	<b>SAVED</b>
	<p><b>POLICY:</b> Within residential areas, planning permission will only be granted for the use of properties as private hire offices if;</p> <p>A) a maximum of two cars are operated; B) customers are not picked up from the private hire office; C) no on site maintenance or servicing is carried out; D) there is adequate parking within the curtilage to meet the requirements of the parking</p>	



- standards at Appendix 2;
- E) there is no advertising on the property ;
  - F) any radio antennae is situated in an unobtrusive location.

Proposals should comply with the criteria of policy GD1 where relevant to the development involved.

**ALSO:** Refer to paragraph 7.15.1 and 7.15.2 of the **Teesdale District Council Local Plan (2002)** for full policy justification.

## Tourism And Recreation

Ref	Local Plan Policy	Status
<b>TR1</b>	<b>New Visitor Accommodation</b>	<b>SAVED</b>
	<p><b>POLICY:</b> New hotels, motels, guest houses, bed and breakfast and self-catering accommodation or extensions to existing accommodation on sites within settlements as identified in policy h3, will be permitted provided that:-</p> <p>A) they satisfactorily respect the form, character and setting of the settlement; and            B) adequate servicing and access are provided; and            C) the proposal does not adversely affect the amenity of occupants of adjoining properties; and            D) its design in terms of scale, proportion, materials and architectural detail is sympathetic to its surroundings.</p> <p>Proposals should comply with the criteria of policy GD1 where relevant to the development involved.</p> <p><b>ALSO:</b> Refer to paragraph 8.4.2 and 8.4.3 of the <b>Teesdale District Council Local Plan (2002)</b> for full policy justification.</p>	
<b>TR2</b>	<b>New Visitor Accommodation</b>	<b>SAVED</b>
	<p><b>POLICY:</b> Within the countryside, planning permission will be granted for new visitor accommodation within conversions of existing buildings or where new buildings can be added to an existing farmstead or existing traditional group of buildings, provided that:-</p> <p>A) the proposal does not detract from the character of the area; and            B) the scale, design and materials of the proposal are appropriate to the existing group of buildings; and            C) the proposal is not detrimental to road safety; and            D) where it involves conversion of an existing building then that conversion accords with policy BENV13 and subject to complying with the criteria of policy GD1, where relevant.</p> <p><b>ALSO:</b> Refer to paragraph 8.5.1 and 8.5.2 of the <b>Teesdale District Council Local Plan (2002)</b> for full policy justification.</p>	
<b>TR3</b>	<b>Camping and Caravanning Sites</b>	<b>SAVED</b>
	<p><b>POLICY:</b> Within the countryside, permission will be granted for camping, and/or caravan sites and chalets where:-</p> <p>A) the proposal does not detract from the character of the area; and            B) the site is adequately screened by the local topography or existing tree cover is within the control of/or managed by the applicant; and            C) scale, design and materials of chalet development are appropriate to the locality; and            D) site services are limited in scale to the needs of the site residents only and designed to suit the location; and            E) the site is served by adequate infrastructure; and            F) the proposal does not adversely affect the amenities of neighbouring occupancies.            G) the proposal is not at risk from flooding or increases the risk of flooding elsewhere, in line with policy ENV15.</p> <p>Proposals should comply with the criteria of policy GD1 where relevant to the development involved.</p> <p><b>ALSO:</b> Refer to paragraph 8.6.1 and 8.6.3 of the <b>Teesdale District Council Local Plan (2002)</b> for full policy justification.</p>	

<b>TR4</b>	<b>Static Caravans and Chalets</b> <b>POLICY:</b> Permission for static caravans chalets and other dwellings permitted expressly for holiday accommodation will only be granted if occupation by any one person or groups of persons is limited to not more than 6 weeks in any one calendar year.  Insert policy text in full (excluding supporting text)  <b>ALSO:</b> Refer to paragraph 8.7.1 of the <b>Teesdale District Council Local Plan (2002)</b> for full policy justification.	<b>SAVED</b>
<b>TR5</b>	<b>Storage of Touring Caravans</b> <b>POLICY:</b> The storage of touring caravans will be permitted in the open countryside if:  A) the caravans are not prominent in the landscape from either long or short range views; and B) year round screening is provided  <b>ALSO:</b> Refer to paragraph 8.8.1 of the <b>Teesdale District Council Local Plan (2002)</b> for full policy justification.	<b>SAVED</b>
<b>TR6</b>	<b>Development Affecting Open Space Provision</b> <b>POLICY:</b> Development which would result in the permanent loss of public and private open space used for recreation purposes, and sports facilities and playing fields, will not be permitted unless:-  A) sports and recreation facilities can best be retained and enhanced through the redevelopment for the small part of the site; or B) alternative provision of equivalent community benefit is made available. The definition of equivalent community benefit in this case would be that an alternative provision should be of similar size and location which is equally accessible to the community it serves. Or C) the land is not required to satisfy known local needs  <b>ALSO:</b> Refer to paragraphs 8.9.1 and 8.9.2 of the <b>Teesdale District Council Local Plan (2002)</b> for full policy justification.	<b>SAVED</b>
<b>TR7</b>	<b>Outdoor Recreational Development</b> <b>POLICY:</b> Outdoor recreational developments will be permitted provided that;  A) the best agricultural land is protected from irreversible development; and B) new buildings are sited, designed and landscaped to complement the surroundings; and C) there is no undue disturbance to occupiers of nearby properties or other countryside users; and D) the road network is capable of accommodating the development. E) proposals should conform with policies GD1, ENV5, ENV6, ENV7, ENV8 & BENV11.  <b>ALSO:</b> Refer to paragraph 8.9.3 of the <b>Teesdale District Council Local Plan (2002)</b> for full policy justification.	<b>SAVED</b>
<b>TR8</b>	<b>Provision Of Formal Recreation Areas</b> <b>POLICY:</b> The council will encourage the provision of formal recreation areas in or adjoining settlements.  <b>ALSO:</b> Refer to paragraph 8.10.1 and 8.10.2 of the <b>Teesdale District Council Local Plan (2002)</b> for full policy justification.	<b>SAVED</b>

<b>TR9</b>	<b>Recreation Sites At Butterknowle And Gainford</b>	<b>SAVED</b>
	<p><b>POLICY:</b> Land is allocated for formal recreation purposes in Butterknowle and Gainford as shown on the inset plans</p> <p><b>ALSO:</b> Refer to paragraphs 8.10.1 and 8.10.2 of the <b>Teesdale District Council Local Plan (2002)</b> for full policy justification.</p>	
<b>TR10</b>	<b>Development affecting Public Rights of Way</b>	<b>SAVED</b>
	<p><b>POLICY:</b> Development which would directly affect a public right of way will only be permitted if an acceptable and equivalent alternative route is provided. Where possible, development should facilitate the incorporation rather than diversion of public rights of way.</p> <p><b>ALSO:</b> Refer to paragraphs 8.11.1 and 8.11.2 of the <b>Teesdale District Council Local Plan (2002)</b> for full policy justification.</p>	
<b>TR 10A</b>	<b>Recreational Routes</b>	<b>SAVED</b>
	<p><b>POLICY:</b> The District Council will seek to maintain existing major recreational routes as indicated on the Proposals Map. The District Council will also seek, in conjunction with Durham County Council and landowners, the provision of new routes.</p> <p><b>ALSO:</b> Refer to paragraphs 8.11.1 and 8.11.2 of the <b>Teesdale District Council Local Plan (2002)</b> for full policy justification.</p>	
<b>TR11</b>	<b>Maintenance of Major Recreational Routes</b>	<b>SAVED</b>
	<p><b>POLICY:</b> The District Council will seek to maintain existing major recreational routes as indicated on the proposals map. The District Council will also seek, in conjunction with Durham County Council and landowners, the provision of new routes.</p> <p><b>ALSO:</b> Refer to paragraph 8.11.1 and 8.11.2 of the <b>Teesdale District Council Local Plan (2002)</b> for full policy justification.</p>	

## Transport

Ref	Local Plan Policy	Status
<b>T1</b>	<b>Highway Proposals</b>	<b>SAVED</b>
	<p><b>POLICY:</b> Land will be safeguarded from development for the following routes as identified in the proposal map:</p> <p>A) A67/a688 Barnard Castle bypass            B) A688/a68 West Auckland bypass            C) A68 Toft Hill bypass</p> <p><b>ALSO:</b> Refer to paragraph 9.4.1 of the <b>Teesdale District Council Local Plan (2002)</b> for full policy justification.'</p>	
<b>T2</b>	<b>Traffic Management And Parking</b>	<b>SAVED</b>
	<p><b>POLICY:</b> Car parking provision in new development will be limited to that necessary to ensure the safe and efficient operation of the site, in accordance with the standards set out in appendix 2, except in areas where the provisions of policy T3 apply.</p> <p><b>ALSO:</b> Refer to paragraph 9.5.1of the <b>Teesdale District Council Local Plan (2002)</b> for full policy justification.'</p>	
<b>T3</b>	<b>Traffic Management And Parking</b>	<b>SAVED</b>
	<p><b>POLICY:</b> Where new development is proposed in the town centre area of Barnard Castle, or will involve the change of use of existing buildings parking provision will be assessed against the following criteria:-</p> <p>A) the number of parking spaces which can be provided;            B) the proximity of existing public car parking provision;            C) the road safety implications of a leaner parking requirement;            D) the merits of the development within the historic setting</p> <p><b>ALSO:</b> Refer to paragraph 9.5.2-9.5.4 of the <b>Teesdale District Council Local Plan (2002)</b> for full policy justification.'</p>	
<b>T4</b>	<b>Traffic Management And Parking</b>	<b>SAVED</b>
	<p><b>POLICY:</b> Roads in settlements in the district where traffic speeds are shown to be a problem will be identified, and the highway authority will be encouraged to implement traffic calming measures to reduce traffic speeds and secure a safer environment.</p> <p><b>ALSO:</b> Refer to paragraph 9.5.4 of the <b>Teesdale District Council Local Plan (2002)</b> for full policy justification.'</p>	
<b>T5</b>	<b>Public Parking In Towns And Villages</b>	<b>SAVED</b>
	<p><b>POLICY:</b> Land at the Smiths Grove Works, Barnard Castle is allocated for car parking and land at Bridge Street, Middleton-in-Teesdale is allocated for car/coach parking, both as shown on the inset proposals maps. The parking area at Middleton-in-Teesdale will be provided in association with housing development under policy H2.</p> <p><b>ALSO:</b> Refer to paragraph 9.6.1-9.6.2 of the <b>Teesdale District Council Local Plan (2002)</b> for full policy justification.</p>	

<b>T6</b>	<b>Public Parking In Towns And Villages</b>	<b>SAVED</b>
<p><b>POLICY:</b> In villages where indiscriminate car parking or manoeuvring is causing damage to important grassed areas, detailed studies will be carried out to establish whether any of the following options could be practical and environmentally beneficial solutions to the problem:</p> <p>A) creation of communal parking areas  B) defence of village greens and similar spaces through the use of kerbs and bollards where this is legally permissible and subject to any necessary consents being obtained in relation to the proposed works.</p> <p><b>ALSO:</b> Refer to paragraph 9.6.1-9.6.2 of the <b>Teesdale District Council Local Plan (2002)</b> for full policy justification.'</p>		
<b>T7</b>	<b>Public Transport</b>	<b>SAVED</b>
<p><b>POLICY:</b> The council will support Durham County Council in its role of securing and encouraging the provision of public transport services and infrastructure in Teesdale in particular through the implementation of criterion U of policy GD1 and through its policies relating to the location of developments.</p> <p><b>ALSO:</b> Refer to paragraph 9.7.1 of the <b>Teesdale District Council Local Plan (2002)</b> for full policy justification.'</p>		
<b>T8</b>	<b>Encourage Cycling</b>	<b>SAVED</b>
<p><b>POLICY:</b> The district council in conjunction with Durham County Council will encourage cycling in the district. The provision of off-road cycle routes will be pursued.</p> <p><b>ALSO:</b> Refer to paragraph 9.8.1-9.8.3 of the <b>Teesdale District Council Local Plan (2002)</b> for full policy justification.'</p>		
<b>T9</b>	<b>Secure Cycle Parking Provision within Barnard Castle</b>	<b>SAVED</b>
<p><b>POLICY:</b> Through planning conditions and planning agreements, the council will seek to provide secure cycle parking facilities in Barnard Castle town centre, in all areas connected with cycle routes and associated with social and community facilities.</p> <p><b>ALSO:</b> Refer to paragraph 9.8.1-9.8.3 of the <b>Teesdale District Council Local Plan (2002)</b> for full policy justification.'</p>		

## Community Services And Infrastructure

Ref	Local Plan Policy	Status
<b>C1</b>	<b>Schools, Health Centres and Community Facilities</b>	<b>SAVED</b>
	<p><b>POLICY:</b> Schools, health centres and community facilities should be located within or on the edge of settlements. They should:</p> <ul style="list-style-type: none"> <li>A) have level access</li> <li>B) be well served by public transport and be accessible by public transport from the catchment areas which they serve</li> <li>C) not adversely affect the amenities of neighbouring residents or land use.</li> </ul> <p><b>ALSO:</b> Refer to paragraphs 10.5.1 and 10.5.2 of the <b>Teesdale District Council Local Plan (2002)</b> for full policy justification.</p>	
<b>C2</b>	<b>Public House Change of Use</b>	<b>SAVED</b>
	<p><b>POLICY:</b> proposals for change of use of public houses, where it is the last remaining public house in a settlement, will not be permitted except where it can be demonstrated to the satisfaction of the Local Planning Authority that the use is no longer economically viable or required by the local community. To demonstrate that the use is no longer viable, the applicant should have carried out the following;</p> <ul style="list-style-type: none"> <li>A) advertised the premises as a going concern, inviting offers and have been posted with two specialist estate agents</li> <li>B) it should have been advertised at least four times in suitable media circulating in the locality within the last year over an even space of time, and no reasonable offer has been refused. For the purposes of this policy a settlement should be defined as one stated under policy H4.</li> </ul> <p><b>ALSO:</b> Refer to paragraphs 10.6.1 and 10.6.2 of the <b>Teesdale District Council Local Plan (2002)</b> for full policy justification.</p>	
<b>C3</b>	<b>Disabled Access Provision</b>	<b>SAVED</b>
	<p><b>POLICY:</b> Planning permission for the development of new buildings, extensions or conversion to be used by the public will not be approved unless provision for access by disabled persons has been made.</p> <p><b>ALSO:</b> Refer to para. 10.7.1 of the <b>Teesdale District Council Local Plan (2002)</b> for full policy justification.</p>	
<b>C4</b>	<b>Sewage Treatment Works</b>	<b>SAVED</b>
	<p><b>POLICY:</b> Planning permission for new sewage facilities and extension to existing treatment plants and additional sewage treatment facilities, to ensure that appropriate standards of sewage treatment may be met, will not be resisted, provided that:</p> <ul style="list-style-type: none"> <li>a) there is no loss of amenity to neighbouring occupancies, from increases in noise, smell or traffic; and</li> <li>b) the proposal does not adversely affect the character of the locality or landscape</li> <li>c) proposals conform with policies ENV5, ENV6, ENV7, ENV8 and BENV11</li> </ul> <p><b>ALSO:</b> Refer to page 148 of the <b>Teesdale District Council Local Plan (2002)</b> for full policy justification.</p> <p><b>ACTION:</b> Refer to <b>County Durham Waste Local Plan (April 2005)</b> policy W52. Also use in conjunction with <b>Planning Policy Statement 10: Planning For Sustainable Waste Management</b>, and <b>Planning Policy Statement 10: Planning For Sustainable Waste Management Practice Guide</b>.</p>	

<b>C5</b>	<b>Wind Farms within the AONB</b>	<b>SAVED</b>
<p><b>POLICY:</b> The development of wind farms of two or more turbines will only be permitted within the North Pennines AONB where demonstrated to be in the public interest, having regard to environmental and landscape impact, need for the development in terms of national considerations and the impact on the local economy and the cost of and scope for developing elsewhere outside the AONB or meeting the need in some other way, and where specifically:</p> <ol style="list-style-type: none"> <li>a. there would not be unacceptable harm to the amenity of nearby residential occupiers by reason of noise emission, visual dominance, shadow flicker or reflected light; and</li> <li>b. the development, including servicing roads, any buildings and all transmission lines between the development and point of connection to the grid would not unacceptably harm the character and appearance of the area; and</li> <li>c. the development would not unacceptably harm the landscape of the designated area, nor unreasonably damage the landscape setting of an adjacent part of the Yorkshire Dales National Park; and</li> <li>d. the topography of the site has been taken into account for the locality; and</li> <li>e. there would not be unacceptable harm to wildlife; and</li> <li>f. there would not be unacceptable harm to an area of archaeological importance; and</li> <li>g. the turbines would not cause unreasonable harm to the performance of military radar or hazard to military low flying operations.</li> </ol> <p>Proposals should include provisions that the turbines are painted in a suitable colour, that any associated buildings are constructed in materials appropriate to the locality, and that any transmission lines between individual turbines and any associated transformer building are located underground. Proposals should conform with Policies GD1, ENV5 ENV6, ENV7, ENV8, and BENV11</p> <p><b>ALSO:</b> Refer to page 8 of the <b>Teesdale District Council Local Plan (2002)</b> for full policy justification.</p> <p><b>ACTION:</b> Refer to ‘<b>Planning Policy Statement 1: Delivering Sustainable Development</b>’, ‘<b>Planning Policy Statement 22: Renewable energy</b>’, ‘<b>Planning for Renewable Energy: A Companion Guide to Planning Policy Statement 22, and The North East of England Plan Regional Spatial Strategy to 2021.</b>’</p>		
<b>C5B</b>	<b>Wind Farms outside the AONB</b>	<b>SAVED</b>
<p><b>POLICY:</b> The development of wind farms of two or more turbines will be permitted outside the North Pennines AONB where:</p> <ol style="list-style-type: none"> <li>a. there would not be unacceptable harm to the amenity of nearby residential occupiers by reason of noise emission, visual dominance, shadow flicker or reflected light; and</li> <li>b. the development, including servicing roads, any buildings and all transmission lines between the development and point of connection to the grid would not unacceptably harm the character and appearance of the area; and</li> <li>c. the development would not unacceptably harm the landscape of the area, nor unreasonably damage the landscape setting of adjacent land falling within the North Pennines AONB and/or Yorkshire Dales National Park; and</li> <li>d. the topography of the site has been taken into account for the locality; and</li> <li>e. there would not be unacceptable harm to wildlife; and</li> <li>f. there would not be unacceptable harm to an area of archaeological importance; and</li> <li>g. the turbines would not cause unreasonable harm to the performance of military radar or hazard to military low flying operations.</li> </ol> <p>Proposals should include provisions that the turbines are painted in a suitable colour, that any associated buildings are constructed in materials appropriate to the locality, and that</p>		



	<p>any transmission lines between individual turbines and any associated transformer building are located underground.</p> <p>Proposals should conform with Policies GD1, ENV5, ENV6, ENV7, ENV8, and BENV11.</p> <p><b>ALSO:</b> Refer to page 9 of the <b>Teesdale District Council Local Plan (2002)</b> for full policy justification.</p> <p><b>ACTION:</b> Refer to ‘<b>Planning Policy Statement 1: Delivering Sustainable Development</b>’, ‘<b>Planning Policy Statement 22: Renewable energy</b>’, ‘<b>Planning for Renewable Energy: A Companion Guide to Planning Policy Statement 22: Renewable energy</b>’, and ‘<b>The North East of England Plan Regional Spatial Strategy to 2021</b>’.</p>	
<b>C6</b>	<p><b>Other Forms of Renewable Energy</b></p> <p><b>POLICY:</b> Proposals for the development of renewable energy sources, including single wind turbines, will be permitted where they do not result in unacceptable harm to:</p> <ul style="list-style-type: none"> <li>a. the character and appearance of the area; and</li> <li>b. the amenity of occupants of nearby residential property; and</li> <li>c. the ecology of the area; and</li> <li>d. areas of archaeological importance; and</li> <li>e. the performance of military radar or military low flying operations.</li> </ul> <p>Proposals should conform to Policies GD1, ENV5, ENV6, ENV7, ENV8, and BENV11.</p> <p><b>ALSO:</b> Refer to page 10 of the <b>Teesdale District Council Local Plan (2002)</b> for full policy justification.</p> <p><b>ACTION:</b> Refer to ‘<b>Planning Policy Statement 1: Delivering Sustainable Development</b>’, ‘<b>Planning Policy Statement: Planning and Climate Change - Supplement to Planning Policy Statement 1</b>’, ‘<b>Planning Policy Statement 22: Renewable energy Planning for Renewable Energy: A Companion Guide to Planning Policy Statement 22: Renewable energy</b>’, and ‘<b>The North East of England Plan Regional Spatial Strategy to 2021</b>’.</p>	<b>SAVED</b>
<b>C7</b>	<p><b>Telecommunications Development</b></p> <p><b>POLICY:</b> Planning permission for the erection of telecommunication equipment will be approved provided that:</p> <ul style="list-style-type: none"> <li>d) it is located at an existing mast site; or</li> <li>e) it is sited and designed to minimise its impact on a building, structure and/or the area as a whole; and</li> <li>f) the development would not unacceptably harm the landscape of the area; and</li> <li>g) proposals conform with policies ENV5, ENV6 ENV7, ENV8 AND BENV11.</li> </ul> <p>In the North Pennines AONB permission will only be granted where the applicant can show that the proposal is in the national interest as part of a national network, and that there is no suitable alternative site.</p> <p>In the AHLV the permission will only be granted where the applicant can show that there are no suitable alternative sites.</p> <p>Telecommunication equipment which becomes redundant will be required to be removed from its site within six months of becoming redundant, and the site restored to its original condition.</p>	<b>SAVED</b>

	<p><b>ALSO:</b> Refer to page 152 of the <b>Teesdale District Council Local Plan (2002)</b> for full policy justification.</p> <p><b>ACTION:</b> Refer to <b>Planning Policy Guidance Note 8: Telecommunications</b>. Refer to <b>Planning Policy Statement 7: Sustainable Development In Rural Areas</b> for guidance on AONBs. Refer to <b>North East Of England Regional Spatial Strategy to 2021 (2008)</b> Policy 31 for AONBs.</p>	
<b>C8</b>	<p><b>Satellite Dish Erection</b></p> <p><b>POLICY:</b> Planning permission for the erection of satellite dishes will be approved provided that:</p> <ul style="list-style-type: none"> <li>A) within conservation areas and the area of outstanding natural beauty, no antenna shall be located on a wall fronting on to a highway unless all other locations have been explored and rejected after consultation with the district council.</li> <li>B) in areas other than conservation areas and the area of outstanding natural beauty, it will rarely be necessary to site antenna on a wall fronting on to a highway and all applicants must ensure that an antenna is sited, so far as is practicable, so as to reduce / minimise its effect on the building.</li> <li>C) all antennas should be painted a colour to match the walling of the building to which they are attached unless a transparent or mesh dish is proposed.</li> <li>D) in relation to all new housing developments of more than five dwelling units, provisions shall be made for a communal antenna to serve the whole development and that antenna shall be installed at the commencement of the development together with cabling links to enable reception by all dwellings immediately upon occupancy.</li> </ul> <p><b>ALSO:</b> Refer to para. 10.10.3 of the <b>Teesdale District Council Local Plan (2002)</b> for full policy justification.</p>	<b>SAVED</b>
<b>C9</b>	<p><b>Cemetery Extensions</b></p> <p><b>POLICY:</b> the extension of existing cemeteries into adjoining fields will be allowed where it will not result in pollution of ground and/or surface waters, and does not conflict with other policies of the plan.</p> <p><b>ALSO:</b> Refer to paragraphs 10.11.1 to 10.11.2 of the <b>Teesdale District Council Local Plan (2002)</b> for full policy justification.</p>	<b>SAVED</b>
<b>C10</b>	<p><b>Cemetery Provision Within Barnard Castle</b></p> <p><b>POLICY:</b> Provision will be made in Barnard Castle for the extension of the cemetery into the adjoining allotments. For the longer term provision, land adjacent to Spring Lodge, Newgate (as shown on inset map 1) will be allocated for use as a cemetery.</p> <p><b>ALSO:</b> Refer to paragraphs 10.11.2 of the <b>Teesdale District Council Local Plan (2002)</b> for full policy justification.</p>	<b>SAVED</b>