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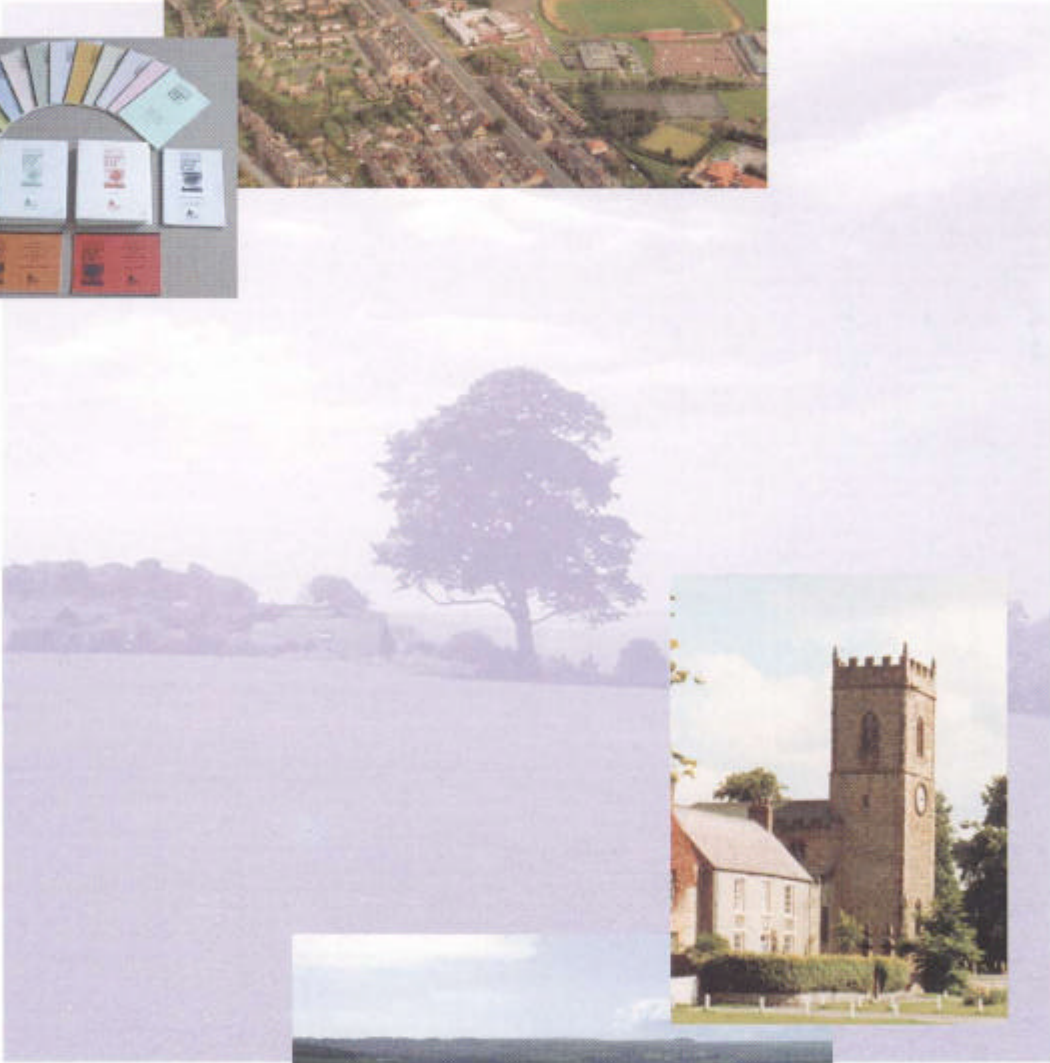
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INTRODUCTION

INTRODUCTION

Derwentside District

The District of Derwentside covers some 105 square miles of County Durham in North East England. The population of the District is 86,000 and is mostly concentrated into the two major centres of Consett and Stanley. The District was formerly dependent upon coal mining and steel making, with Consett Steelworks once the largest of its kind in Europe. The last deep mine in the District and the Consett Steelworks both closed in 1980 and since then a more diverse and stable economy has been created. As can be seen from the map (figure 1) the District adjoins the green belt of the Tyneside conurbation along its north eastern border, whilst to the south east lies the Cathedral City of Durham.

A Local Plan for Derwentside

This plan is about development of land and buildings within the District of Derwentside. For the first time, it will provide the Council with District-wide local plan coverage which sets out broad land use and development strategies that provide the framework to guide new building and deal with the changes both taking place now and in the future. It is land use based and confined to those actions and proposals which can be implemented through Town and Country Planning legislation. Although it cannot address wider economic and social issues, it will be an extremely important component in identifying policy and determining future actions.

Reasons for Preparing the Plan

There are six reasons why Derwentside District Council (the Council) has decided to prepare a District Local Plan (the Plan) for the whole of its area:

1. The Town and Country Planning Act 1990, as amended by the Planning and Compensation Act 1991 places a statutory duty on the Council to prepare a plan for its area.
2. To identify and encourage appropriate development, improve localities and protect sensitive areas.
3. To provide guidance for developers, public authorities and the public.
4. To increase certainty in the Council's decision making over planning proposals.
5. To raise investment confidence in Derwentside.
6. To bring planning issues to the attention of the public and create the opportunity to become involved in planning the future development and conservation of the District.

Previous Local Plans

Previously there were a number of statutory local plans which applied to all or part of Derwentside. Appendix A gives a list of these plans, together with the dates of adoption. The plans which were adopted in 1981 and 1982 have expired. Plans which were published or adopted since 1987 have been carefully reviewed to determine whether their policies and proposals are still relevant to the Plan. The Leadgate Local Plan and the draft Consett Local Plan have been reviewed, updated and incorporated as 'Insets' to the Plan. Whilst it had been intended to prepare a local plan for the South Moor and Quaking Houses area, for which a Project Report was published in February 1990, the change in legislation resulted in this also being incorporated as an 'Inset'. A topic paper was published in April, 1992, which identified issues and opportunities there.

Derwentside Charter for the Environment

Embodied within the Plan is the underlying theme of the necessity to protect and enhance the natural and built environment of the District. The Council published its Charter for the Environment in May 1993, which outlines its commitment to maintain and upgrade environmental standards in order to improve the quality of life for residents and visitors. All proposed development must take full account of the local and wider environment and must not compromise the ability of future generations to meet their own needs. The environment is a finite and non-renewable resource and development must be sustainable in order to ensure future generations can enjoy the beauty and quality of the District's natural environment.

Environmental Appraisal

The 1991 Development Plan Regulations require local authorities to have regard to environmental considerations when preparing local plans and government advice in PPG12 recommends that the environmental implications of policies should be appraised as part of the plan preparation process.

During the preparation of the Plan, environmental considerations have been fully taken into account. Although adequate provision has been made for development, particular attention has been paid on assessing the impact of development on the environment, especially that which may not be sustainable.

It is the Council's intention to set up a monitoring system to assess the impact of future development on the District's environment, particularly its important wildlife resources, in order that the Plan's policies can be fully assessed. This will set the basis to enable a full environmental appraisal of the Plan's policies and proposals to be carried out at its first review.

How to Use the Plan

The Plan consists of a Written Statement, a Proposals Map and appendices.

- (a) The Written Statement sets out the aim and general objectives of the Plan followed by the policies and proposals for the Plan area within chapters as they relate to ten specific topics, and three detailed inset areas for Consett, Leadgate and South Moor. The supporting text outlines specific objectives and strategies together with the reasons why the Council believes each policy is necessary.
- (b) The Proposals Map shows on an Ordnance Survey base, the precise boundaries of land affected by particular policies or proposals. It is not a zoning plan and is not intended to show how all land within the District is to be used. For the three inset areas the Proposals Map has been printed at a larger scale and can be found at the end of those chapters.
- (c) The Appendices contain Detailed Policy on Open Space Provision/Play Space within New Housing Areas, an index of Supplementary Planning, conservation and development site schedules, Conservation Area profiles, supporting documents, an index of policies, and a glossary of terms.

The Plan Period

Although the Plan aims to guide the future pattern of development within Derwentside until 2006, the Council does recognise that:

1. The rate of development can change significantly as economic conditions vary over the next 10 years.
2. As a result of time, financial and other constraints, the Plan is, by necessity, a broad based one covering only the major land use issues.

The Plan will need to be reviewed regularly to ensure it remains relevant, and revised as necessary. Furthermore, more detailed development policies and proposals for particular settlements will be included as additional insets. Such reviews will have regard to the overall aims and strategy, and there will be opportunities for further consultation.

MAIN ISSUES

The ten topic papers, published in August 1991 for consultation, identified many of the issues (such as future levels of population and employment, the provision of land for housing and industry, the protection of the best environments and improvements of the poorest, and maintaining the vitality of town and village centres) with which the Plan attempts to deal.

Undoubtedly, the main issue dealt with in the Plan is the need to strike the right balance between 'conservation of the environment' and 'development'. Countryside conservation, in particular, has become an increasingly pertinent issue, because of the need to safeguard its value as a landscape, wildlife, and recreational resource. For those without easy access to the countryside, the protection and creation of pockets of open green space within urban areas is often as important.

Some areas of scenic landscape, Conservation Areas, architectural buildings of merit, important wildlife habitats and archeological sites are already protected from inappropriate developments, but other areas have considered for similar protection. In other parts of the District, development could be used positively to help improve the environment, provided that careful attention is given to its location and design.

DEVELOPMENT PRESSURES

Up to 2006 it is likely that the main development pressures in the District will continue to be focused on the more attractive areas such as the Browney and Derwent Valleys, and around the eastern periphery of the District which is nearest to the A1 corridor. The level of demand for building land will depend on the vitality of both the regional and local economies and the success of attracting inward investment, which in turn will affect the number of jobs, migration and, therefore, demand for housing. Within other parts of Derwentside there will be localised pressures where there are opportunities for investment or demand for accommodation.

The number of new homes depends on the population level which needs to be provided for in 2006. Without future net in-migration the District will continue to lose population because of the age structure of its present residents. An aging population naturally leads to decline. A more balanced future population will help to create stability in the longer term. Whether population growth can be achieved will not only depend on the supply of jobs and demand for homes but also on the amount of land released for new housing by neighbouring authorities. The allocation of an excessive number of housing sites in Derwentside will not in itself produce population growth and may lead to the more attractive countryside sites being used rather than land which is better located for development.

The location of most new homes can be influenced by restricting new development to selected settlements if suitable sites are available. It will be important to assess the adequacy of the existing land supply as well as considering alternative sites for new housing.

It is difficult to forecast how much land will be needed for industrial development within the District, because of the varied travel to work patterns across administrative boundaries which have become established. Providing quality sites in a variety of locations, sufficient to cater for anticipated job requirements in a range of industries, is an important consideration. Land surplus to industrial requirements can then be allocated for alternative uses.

Sustaining and improving town and village centres is also important. They serve an important function as places of employment as well as providing the focus for shopping, leisure, social and other services for both residents and visitors.

SCOPE AND OPERATION OF THE PLAN

The Plan cannot be considered in isolation. It has to have due regard to other strategies and plans operating in the area including Central Government's Planning Policy Guidance Notes, ministerial circulars and Regional Planning Guidance as well as Durham County Council's Structure Plan Review, the District Local Plans or Unitary Development Plans of adjoining districts, and other strategies and policies of Derwentside Council and other agencies.

National Policies

Central Government planning policy advice is mainly issued in the form of Planning Policy Guidance Notes (PPGs). These provide advice on general and specific aspects of planning policy and Local Planning Authorities are expected to have regard to them in the exercise of their planning functions.

The principle PPG concerning Local Plan preparation is PPG12 - Development Plans and Regional Planning Guidance (February 1992). Advice is given on the procedures for plan preparation, the contents of plans and their format. A list of all current PPGs, and published draft PPGs is set out in Appendix B.

Regional Planning Guidance

In September, 1993, the Department of the Environment, Northern Regional Office, published its Regional Planning Guidance for the Northern Region (RPG7), to assist the County Councils of Cleveland, Durham and Northumberland in updating their Structure Plans.

On the topic of the provision of land for new housing, the Department consider that these Structure Plans should provide for a basic requirement of 50,500 new dwellings between 1991 and 2006. The Guidance states that the Durham County Structure Plan should seek to stabilise population levels in Durham and a figure of 21,000 new dwellings has been included to help achieve this.

The Durham County Structure Plan Review is expected to update the requirement (using more recent 1991 Census statistics) and translate this figure into requirements for the eight districts in the County.

Durham County Structure Plan

In non-metropolitan areas, Structure Plans provide the strategic planning basis for District Local Plans. A District Local Plan is required to be in general conformity with the Structure Plan, and a Statement of General Conformity from Durham County Council was needed before the Plan could be adopted.

The existing Durham County Structure Plan was approved by the Secretary of State in January, 1981, and subsequently two updating alterations on a range of topics were approved in May and August 1989.

Durham County Council are now preparing a replacement for the existing Structure Plan. As part of this, a Deposit Plan for the Review has been published which sets out a suggested approach to conservation and development in the County up to 2006. The aims of the Review are:

- (i) to generate and provide for development to meet the social and economic needs of the County's residents in ways which do not compromise the quality of the environment and the quality of life of future generations, in accordance with the principles of sustainability;
- (ii) to create for the people of County Durham the best possible opportunities for work, housing, shopping, education and leisure and for meeting social and community needs including assisting those within the community with particular disadvantages to improve their quality of life; and
- (iii) to protect and improve the built and natural environment of the County.

Introduction

The Deposit Draft of the County Durham Structure Plan Review also states that to fulfill these aims it is necessary to sustain and expand the Economy whilst at the same time improving the Environment. These two main themes are seen as inter-dependent and to underlie the strategy of the Review.

The Derwentside District Local Plan was prepared in the expectation of conformity with both the emerging replacement Structure Plan as well as with the existing approved plan which is considered to be dated.

In accordance with PPG12 a copy of the Deposit version of the Plan was sent to Durham County Council with a request that a statement of general conformity be issued. As the County Council had not placed the Structure Plan Review on deposit, at that time, the statement of non-conformity which was issued was largely based on the existing 1981 Structure Plan. The issues of non-conformity have now been resolved allowing the adoption of the District Local Plan.

Adjoining District Local Plans or Unitary Development Plans

All District Councils adjoining Derwentside are currently preparing District Wide Local Plans, whilst Gateshead M.B.C. is preparing its Unitary Development Plan, which although similar to a District Local Plan also contains strategic policies. Where the policies and proposals of adjoining authorities are known, they have been taken into account in the preparation of Derwentside's Plan.

The Strategies and Policies of Derwentside District Council and other Agencies

The Plan has taken into account other strategies or policies of Derwentside District Council and other agencies in the preparation of its policies and proposals. The reduction in the level of money available for the Housing Investment Programme has resulted in policies being formulated allowing the provision of affordable housing, whilst the Council's Economic Development objectives are reflected in the amount of land to be available for industrial development and the classification of industrial estates. Similarly the objectives and proposals of outside agencies such as the Great North Forest Authority and Durham County Council's Transport Policies and Programme document have resulted in proposals and policies being identified to deal with tree planting and road building.

Plan Preparation

This document is the adopted version of the Plan. It is based on the aims and strategies identified in the Draft Strategy, the First (Consultation) Draft Plan published for comments in July 1993, the Deposit Draft plan (June 1994), the Inspector's Report (following the Public Local Inquiry) and Proposed Modifications published in May and September 1996.

The First (Consultation) Draft Plan was the subject of a 10 week consultation exercise which ended on 30th September, 1993. (A full statement of public consultation is contained within Appendix M). During these 10 weeks the Council was involved in an extensive programme of public consultation, including exhibitions in 37 different locations throughout the District at which officers were present 25 days to answer questions, receive views and discuss issues. Meetings were held with six parish councils and a residents group. Advertisements were placed in the local newspaper inviting people to comment and informing them of the location of exhibitions. Posters were displayed locally when an exhibition was in a particular area. Press releases were also issued to local newspapers and radio. Libraries and all Council offices were sent a copy of the Plan, and copies were also sent to a wide range of national, regional and local organisations. 1,600 persons on the council's mailing list received a letter advising them of the Plan and where it was available for purchase or reference. A factsheet was published which was sent to all persons on the mailing list and was available free at all exhibitions.

The exhibitions were attended by over 950 people, and over 3,000 comment forms were distributed. Over 620 written responses were made along with nine petitions. All comments received were considered by the Council. Many were positive and of great assistance in the preparation of this Deposit Draft Plan. Significant changes were made to the Plan, including the deletion of sites for approximately 1,000 dwellings and the policy on Executive

Introduction

Housing. A new chapter "General Development Principles" was added but a preferred corridor for the Dipton Bypass could not be identified.

The Second Draft Plan was placed on Deposit for six weeks in June 1994. During this time residents, local community groups, businesses and organisations registered their formal objections. 590 objections to the Plan were made at this stage. In March 1995 the Council published a series of Proposed Changes to the Deposit Plan in an attempt to resolve some of these objections. Although as a result many objections were conditionally withdrawn the Proposed Changes generated a further 213 counter objections. Between June and August 1995 a government appointed Inspector, Mr F Farrimond, conducted a Public Local Inquiry into the objections and counter objections. His report, containing recommendations was received in February 1995. The Council considered the contents of the Inspector's Report and published 60 Proposed Modifications to the Plan as a result of its decisions on each of the Inspector's recommendations.

A separate document containing the Inspector's Report and a statement of the Council's decisions and reasons on each of his recommendations was also published. This explained that the Council accepted all but three of the Inspector's recommendations.

In addition to those Proposed Modifications relating directly to the Inspector's recommendations, a number of further minor changes were proposed. These mainly related to the Reasoned Justification and to the need to ensure that the Reasoned Justification reflected the policy changes recommended by the Inspector. Three other modifications were also proposed in order to reflect new information or changed circumstances. 45 further objections were received to the Proposed Modifications.

In September 1996 the Council published a further 114 Additional Proposed Modifications to the Deposit Draft of the Derwentside District Local Plan. This document repeated many of the Proposed Changes originally published by the Council in March 1995 and contained six additional modifications which resulted from the responses received to the Proposed Modifications published in May. None of the minor objections received resulted in the need for further material modifications to the Plan.

[A full statement about the Council's public consultations on the Plan is contained within Appendix M]

A notice announcing the Council's intention to adopt the Plan was published in December 1996 and finally the Derwentside District Local Plan was formally adopted on the 14th January 1997.



AIM & GENERAL OBJECTIVES

AIM AND GENERAL OBJECTIVES

It is essential that the Plan has a clear view of what it is seeking to achieve - its aim and objectives - and how this is to be brought about - its strategy. The aim and general objectives of the Plan are contained within this chapter, whilst the development strategies for each topic are included within the introductions to those chapters. Although a fairly wide range of options was open to the Council, it is hoped that the chosen strategies reflect the aspirations of most residents and business people in the District.

The Aim of the Plan

BY 2006 THE COUNCIL WANTS DERWENTSIDE TO HAVE ACHIEVED RECOGNITION AS A GREENER AND BETTER PLACE IN WHICH TO LIVE, WITH ATTRACTIVE URBAN AS WELL AS RURAL AREAS; FOR A WIDER CHOICE OF QUALITY FACILITIES TO BE AVAILABLE, AND POSSESSING A STRONG AND STABLE ECONOMY WHICH PROVIDES A FULLER RANGE OF EMPLOYMENT AND INVESTMENT OPPORTUNITIES.

In order to achieve this aim, both general and specific objectives must be pursued. The purpose of these objectives is twofold. Firstly, they serve as statements of intent by the Council with regard to planning matters, thereby being of interest and assistance to developers and investors or simply someone wishing to understand why the Council has acted in a certain way. Secondly, they are the basis upon which the policies in the Plan will be formulated, whilst hopefully limiting or channeling any debate on how a policy should be interpreted.

Although objectives will be pursued, they may not be achieved in the ultimate degree. Limitations upon finance and other resources, reliance upon the actions of other authorities or individuals and many other factors may influence the achievement of objectives. Nevertheless, they are set out as the desired goals of the Council for its Plan. It should also be noted that they have not been listed in any order of priority nor should they be read in isolation. For example, an environment objective about conserving and enhancing important landscapes is relevant to the tourism objective of encouraging the development of visitor accommodation.

General Objectives

The general objectives of the Plan are:-

- 1. To redress the current population imbalance and decline by encouraging the in-migration of younger families, while still providing for the needs of the aging population.**
- 2. To ensure that most new development permitted is of a quality design, sited and constructed to a high standard, is energy efficient, and positively contributes to and improves its immediate surroundings and the District as a whole.**
- 3. To conserve and enhance the open countryside, scenic landscapes, wildlife and the heritage of the District.**

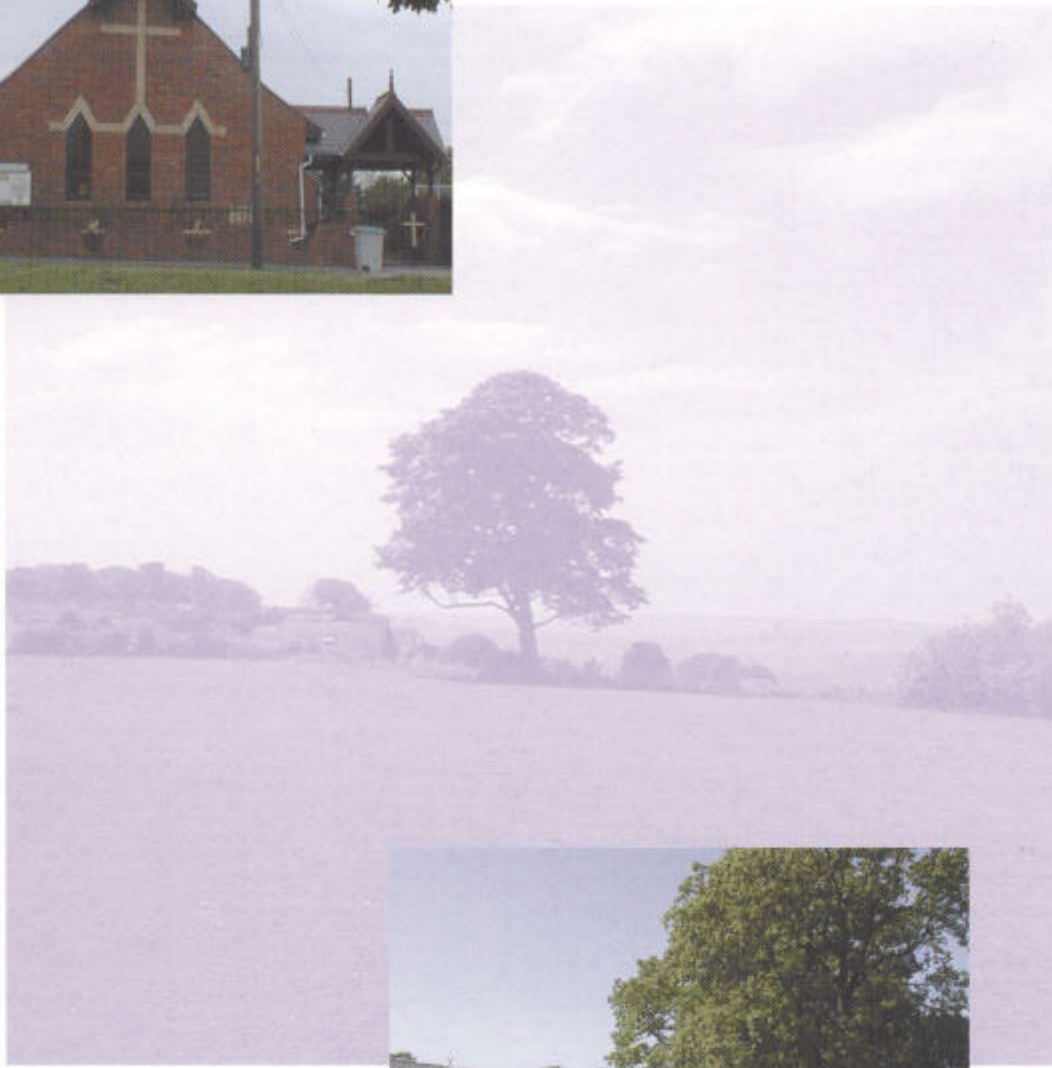
- 4. To upgrade the quality and image of all towns and villages by improving and maintaining the appearance and vitality of their centres, by requiring a high standard for new development and other work and by undertaking or encouraging the improvement of neglected sites.**
- 5. To ensure that there is an adequate and comprehensive range of all facilities to meet the needs of the population and to encourage and complement housing and other types of development.**
- 6. To minimise existing and potential conflicts between different land uses and developments.**
- 7. To ensure that employment opportunities are provided to help economic regeneration in the District and assist in reducing unemployment.**

Specific Objectives

In addition to the above general objectives, more specific ones are contained within the introductions to each topic chapter, later in this Plan, and it is from these that the individual policies and proposals have been formulated.

GENERAL DEVELOPMENT PRINCIPLES

CHAPTER 2



GENERAL DEVELOPMENT PRINCIPLES

New development gives the opportunity to improve the built environs of the area making it more attractive and sustainable. The creation of an attractive, sustainable environment in which to live and work is essential for the way in which people perceive their surroundings and adds to their quality of life. The Council will encourage developers to follow the principles laid out in the General Development Principles in order that new schemes both compliment and enhance the surrounding area.

GDP1 General Development Principles

Proposals should be well related to the existing environment, and take account of the presence of natural features such as differing ground levels, trees, hedgerows and wildlife habitats. The maintenance of the setting of an area is also an important consideration. Important open spaces will be protected whilst the creation of new open spaces and wildlife habitats will be encouraged. Schemes must also incorporate landscaping to ensure that new development can be satisfactorily incorporated into the wider area.

Existing traditional or historic features such as ancient monuments or stone walls and outbuildings will be protected. It may be possible to utilise and preserve these existing traditional structures by incorporating them within a scheme. New development should be well related to the existing settlement pattern and compliment and enhance the character of the area; although innovative layout and design may well be acceptable in appropriate locations.

Although environmental considerations have been consistently and comprehensively taken into account in the preparation of the Plan, particular attention has been paid to energy conservation and global warming. Development must be carefully located to reduce the need for additional car journeys. Ideally, developments should be easily accessible and capable of being served by public transport, allowing a reduction in the number of car journeys. In turn this will help reduce the levels of CO² emissions which contribute significantly to the greenhouse effect and global warming.

Development should also be designed where possible to incorporate energy conservation features. Energy efficient

Policy GDP 1

WHEN CONSIDERING PROPOSALS FOR NEW DEVELOPMENT, THE COUNCIL WILL NOT ONLY ASSESS EACH APPLICATION AGAINST THE POLICIES IN THE FOLLOWING CHAPTERS, BUT WILL ALSO EXPECT, WHERE APPROPRIATE, THE FOLLOWING MEASURES TO HAVE BEEN INCORPORATED WITHIN EACH SCHEME:

- (A) A HIGH STANDARD OF DESIGN WHICH IS IN KEEPING WITH THE CHARACTER AND APPEARANCE OF THE AREA. THE FORM, MASS, LAYOUT, DENSITY AND MATERIALS SHOULD BE APPROPRIATE TO THE SITE'S LOCATION, AND SHOULD TAKE INTO ACCOUNT THE SITE'S NATURAL AND BUILT FEATURES;
- (B) DESIGNED AND LOCATED TO CONSERVE ENERGY AND BE ENERGY EFFICIENT;
- (C) PROTECTION OF EXISTING LANDSCAPE, NATURAL AND HISTORIC FEATURES;
- (D) PROTECTION OF IMPORTANT NATIONAL OR LOCAL WILDLIFE HABITATS, NO ADVERSE EFFECT UPON, OR SATISFACTORY SAFEGUARDS FOR, SPECIES PROTECTED BY THE WILDLIFE AND COUNTRYSIDE ACT 1981, NO HARMFUL IMPACT ON THE ECOLOGY OF THE DISTRICT AND PROMOTION OF PUBLIC ACCESS TO, AND THE MANAGEMENT AND ENHANCEMENT OF, IDENTIFIED NATURE CONSERVATION SITES;

[contd.]

should not be seen as an afterthought, but should be a key-stone in all new development. Energy efficiency developments are vital to help reduce the demand on non-renewable fossil fuel resources and to produce a lifestyle which is self-sustaining. Where possible development should be sited to maximise passive solar gain by utilising southerly aspects.

There are many green areas of land within the District that are not recreational open space, but are extremely important elements in the formation of the character of the area by giving relief to densely developed areas, acting as environmental buffers, forming or allowing an important view etc. The importance of these areas is recognised by the Council which will retain and protect them from unsuitable development.

It is generally accepted that some crime can be prevented or deterred by good design practice. Development schemes should be laid out to encourage the creation of territory, with careful thought over the number of accesses. Public space should be designed to ensure they can be surveyed and easily maintained. All areas should be well lit with sharp bends and restricted views avoided. Similarly when choosing species for landscaping the rates of growth and maintenance requirements should be considered to prevent encroachment onto footways or obscuring lighting or windows. Developers are advised to contact Durham Constabulary's Architectural Liaison Officer at Police HQ, Durham for detailed advice.

Development must not be allowed to have such an effect on its neighbours that their quality of life is diminished. Proposals ranging from the extension of an existing building to the construction of a whole estate may affect the amenities of neighbouring occupiers and land users. Schemes which cause unsatisfactory levels of noise, smell, dust or other general disturbance, or a loss of light, privacy or the over dominance of a structure will be considered to be unacceptable. In the case of house extensions, the Council have published Supplementary Planning Guidance. Other proposals will be assessed on their particular merits.

Protecting and maintaining the quality of watercourses and water supplies should be considered at the outset of any design process. Adequate provision, to the satisfaction of the National Rivers Authority, will need to be made for surface water drainage and development should be excluded from areas which are liable to flood or where groundwater resources and their use would be damaged.

Policy GDP1 [contd.]

- (E) **THE PROTECTION OF OPEN LAND WHICH IS RECOGNISED FOR ITS AMENITY VALUE OR THE CONTRIBUTION ITS CHARACTER MAKES TO AN AREA;**
- (F) **THE PROVISION OF ADEQUATE LANDSCAPING WITHIN THE DESIGN AND LAYOUT OF THE SITE AND WHERE APPROPRIATE CREATION OF WILDLIFE HABITATS REFLECTING THE SEMI-NATURAL VEGETATION OF THE SURROUNDING AREA AND USING NATIVE SPECIES WHEREVER POSSIBLE;**
- (G) **DESIGNED AND LOCATED TO DETER CRIME AND INCREASE PERSONAL SAFETY;**
- (H) **PROTECTION OF THE AMENITIES OF NEIGHBOURING OCCUPIERS AND LAND USERS;**
- (I) **ADEQUATE PROVISION FOR SURFACE WATER DRAINAGE;**
- (J) **PROTECTION OF AREAS LIABLE TO FLOOD FROM DEVELOPMENT;**
- (K) **PROTECTION OF GROUND WATER RESOURCES AND THEIR USE FROM DEVELOPMENT.**

Chapter 3

ENVIRONMENT

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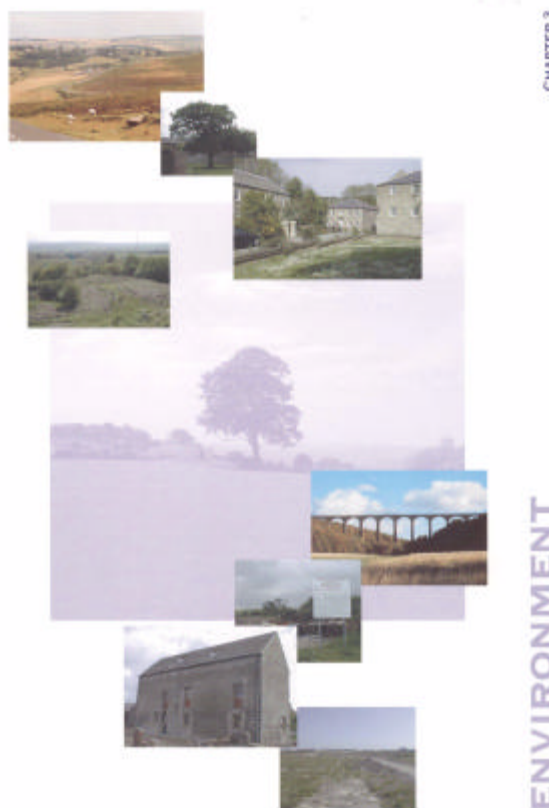
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ENVIRONMENT

INTRODUCTION

Landscape

The District contains a wide variety of landscape ranging from unspoilt open moorlands, the wooded valleys of the Derwent and the Browney to the exposed industrialised plateau stretching from Consett to Stanley. Although vegetation, agriculture and development all play an important role in the appearance of the area, it is the interplay of geology and climate which has moulded the basic form of the landscape.

Some of the landscapes within the District are already recognised and afforded varying forms of protection under their present designations such as the Areas of Outstanding Natural Beauty (AONB) etc. They are, however, essentially landscapes considered to be of national regional and county significance and with the exception of the AONB have been chosen because of the presence of trees. As a result there are many other landscapes which contribute to the character and beauty of the District which have not previously been identified and protected.

Ecological and Scientific Features

As with landscape designations, there are a number of sites already recognised for their ecological, scientific importance within the District. English Nature have identified one National Nature Reserve and five Sites of Special Scientific Interest. Again, however, there are many other areas which have never previously been designated.

In identifying areas of landscape or ecological, geological and geomorphological importance, the Council has taken account of the designations of its adjoining districts. Gateshead Metropolitan Borough Council in its Draft Unitary Development Plan has also identified important wildlife corridors. It is considered that due to the rural nature of Derwentside that it was not necessary to continue these across the boundary.

The Built Environment

There are many architectural and historic features within the District, but only a small percentage are protected by designation as Conservation Areas or scheduled as Ancient Monuments. There are currently 15 Conservation Areas, 290 known sites of archaeological interest of which 12 are Scheduled and 311 Listed Buildings varying from churches and halls to sundials and milestones. The most common form of development pressure is upon the more attractive villages from new housing development, which in many instances will adversely affect the visual character by making the village more intrusive and visible in the landscape.

Future Trends

Smaller, attractive villages and their setting in high quality, countryside throughout Derwentside are increasingly seen to be the most attractive and highly valued features of the District by both residents and visitors.

There is, however, increasing pressure being placed upon these areas in the District for various forms of development, and it is essential that the Plan adequately identifies important landscape, ecological, geological, scientific, architectural and historic features and controls unsuitable development in order to maintain and improve the quality of environment for present and future generations.

Environment Strategy and Objectives

Although the Council through the Plan, seeks to encourage development within Derwentside, it also aims to conserve the better environments and take opportunities to improve those that are of poorer quality.

The policies in this Chapter are based upon ten specific objectives:-

1. To conserve and enhance those already designated landscapes, and identify further areas which make important contributions to the beauty and character of the District and afford those similar special controls over land use and development.
2. To maintain and improve the image of the District by identifying opportunities to secure visual improvements especially at selected vistas and along main roads.
3. To ensure that the use and development of land does not cause air, water or noise pollution and, in particular, that residential areas are not adversely affected.
4. To permit only development and advertising of a scale and type that does not harm or degrade the natural and built environment and to introduce controls and guidelines for them in order that they are of an appropriate style and character for the area, town or village.
5. To provide and maintain adequate levels of open space within existing settlements and new developments for the purposes of recreation, wildlife and habitat conservation, rain water absorption and as a visual balance to the buildings and works.
6. To encourage the conservation, maintenance and planting of trees, hedgerows and other vegetation for the purposes of nature conservation and the enhancement of the landscape, urban areas and streets.
7. To identify and encourage the improvement or development of sites of dereliction and those which are vacant and under used within urban areas and to encourage other actions which will upgrade the District's image.
8. To create a better countryside by protecting, conserving and enhancing the natural environment of the District, including its wildlife habitats, wildlife corridors, geological and physical features and, in particular, to protect from adverse development any sites of designated importance.
9. To identify, conserve and enhance the cultural heritage of the District including the sites, buildings, monuments, areas and features of architectural or historical significance by the introduction of special controls over land use and development and by undertaking enhancement schemes.
10. To resist development which would significantly damage historic watercourse features, the quality or ecology of watercourses or compromise statutory water quality objectives.

DEVELOPMENT IN THE COUNTRYSIDE**EN1 Protecting the Countryside**

A high quality natural environment promotes the appearance of the District and aids its economic regeneration. As well as providing a pleasant environment it sustains a rich natural heritage and encourages outdoor leisure.

Land beyond the existing built up area, if not allocated for development on the Proposals Map, will be treated as 'countryside'. As a general principle, most new development will be directed to sites within built up areas, or sites allocated for development, whilst the countryside should be protected from inappropriate development.

As well as providing leisure and recreational opportunities the countryside is a constantly changing workplace. It is necessary to balance and integrate the requirement to protect the countryside for its own sake with the need to sustain and encourage the vitality and viability of the rural economy, including agriculture. Whilst many of the activities in the countryside are outside the scope of planning control, there are other forms of development which can be accommodated without detriment. Any new development within the countryside should be to the benefit of the rural economy whilst not harming the surrounding area. New buildings should wherever possible respect the style and character of the locality. Proposals for new buildings in the countryside outside of existing settlements or on land not allocated for development will be strictly controlled.

Policy EN1

DEVELOPMENT IN THE COUNTRYSIDE WILL ONLY BE PERMITTED WHERE IT BENEFITS THE RURAL ECONOMY OR HELPS TO MAINTAIN OR ENHANCE LANDSCAPE CHARACTER. PROPOSALS SHOULD BE SENSITIVELY RELATED TO EXISTING SETTLEMENT PATTERNS AND TO HISTORIC, LANDSCAPE, WILDLIFE AND GEOLOGICAL RESOURCES OF THE AREA.

EN2 Preventing Urban Sprawl

The encroachment of urban areas into the countryside will be prevented except where the Plan identifies sites on the edges of existing settlements, where further urban growth is considered to be acceptable. These areas are shown on the Proposals Map. In all other instances further intrusion into the countryside will be resisted in order to protect the amenities, character and identity of the countryside as well as regulating the shape and size of urban areas within the District.

Areas of open land between existing towns and villages that currently maintain the distinction between the countryside and built-up areas, prevent coalescence of settlements and provide a rural setting to development will also be preserved. Such areas provide an important link to the countryside and are a valuable recreation resource and wildlife habitat.

EN3 Extensions to Buildings in Rural Areas

As within urban areas, people living in the countryside may wish to extend their houses, business premises etc. Within the countryside, however, many buildings are sited as single units or within small clusters which are important factors in the formation of the character of the locality.

In order to protect the character of the countryside the appearance and size of any extension must be appropriate. All extensions should be designed so as to reflect the original building in terms of siting, design and the use of materials. Unduly large extensions often result in buildings becoming highly prominent within the landscape, and therefore, within the countryside extensions should not exceed the floorspace or volume of the original building by 50%. Within the nationally important North Pennines Area of Outstanding Natural Beauty even an extension of this size can greatly detract from the landscape, and it is therefore considered that extensions here should not exceed the floorspace or volume of the original building by 30%.

It is recognised that there are many different locational criteria involved in assessing the acceptability of an extension. The above figures are for guidance only and should not be considered as absolute figures to work from or towards.

Policy EN2

EXCEPT WHERE SPECIFIC PROVISION HAS BEEN MADE IN THE PLAN, DEVELOPMENT OUTSIDE EXISTING BUILT UP AREAS WILL NOT BE PERMITTED IF IT RESULTS IN:

- (A) THE MERGING OR COALESCENCE OF NEIGHBOURING SETTLEMENTS; OR
- (B) RIBBON DEVELOPMENT; OR
- (C) AN ENCROACHMENT INTO THE SURROUNDING COUNTRYSIDE.

Policy EN3

EXTENSIONS TO SINGLE BUILDINGS AND THOSE CONTAINED WITHIN SMALL GROUPS OF BUILDINGS IN THE COUNTRYSIDE, WILL ONLY BE PERMITTED IF:

- (A) THE PROPOSAL REFLECTS THE CHARACTER AND STYLE OF THE ORIGINAL BUILDING; AND
- (B) THE SCALE OF THE EXTENSION DOES NOT ADVERSELY AFFECT THE APPEARANCE OF THE ORIGINAL BUILDING; AND
- (C) THE PROPOSAL DOES NOT RESULT IN THE LOSS OF A FEATURE WHICH CONTRIBUTES TO THE CHARACTER OF THE ORIGINAL BUILDING OR LOCALITY.

EN4 Conversion of Rural Buildings

Derwentside contains a range of buildings in the open countryside, from barns to older industrial structures, which often make a positive contribution to the landscape and "heritage" of the District. Many of these buildings are under-utilised or have fallen into disuse as a result of changing needs and practices. Often these buildings, although not listed, make a valuable and positive contribution to the character of the area and, therefore, their retention and preservation is important to help maintain the elements which make up the countryside.

In accordance with Government advice contained within Planning Policy Guidance Note 7 (The Countryside and the Rural Economy), the re-use or adaptation of such buildings for "economic" uses such as workshops, recreation or tourist facilities and accommodation, will be encouraged. Such re-uses can help to reduce demands for new buildings in the countryside, assist diversification and sustain the rural economy by encouraging new enterprise and employment initiatives.

The Government guidance goes on to state that residential conversions have a minimal impact on the rural economy. Therefore, the Council will encourage the reuse of these buildings for uses other than residential. However, there may be certain instances where due to economic circumstances a residential conversion is the only viable alternative.

Any conversion must, however, not result in a feature that is alien to the character of the countryside. The creation of a residential curtilage around the building may be harmful to the landscape, particularly in areas of high landscape quality, such as the AONB, whilst the character of the building may be adversely affected by closing old or installing new door and window openings as well as constructing garages, drives, hardstandings, and through associated residential paraphernalia such as washing lines and patio furniture. Taken together, these can lead to the urbanised setting of an otherwise rural building.

If a building in the countryside was previously used for residential purposes, but the residential use of that building has since been abandoned, the Council will consider development proposals for such a building against the same criteria as for any other rural building.

Policy EN4

THE CHANGE OF USE OR CONVERSION OF EXISTING BUILDINGS IN THE COUNTRYSIDE WILL BE PERMITTED FOR THE FOLLOWING:

- ECONOMIC OR EMPLOYMENT GENERATING USES, INCLUDING DIVERSIFICATION OF AGRICULTURAL ENTERPRISES (SEE POLICY AG2)
- RECREATION OR TOURIST FACILITIES
- VISITOR ACCOMMODATION (SEE POLICY TO6)

IF THE BUILDINGS ARE NOT TO BE DEVELOPED SOLELY FOR ANY OF THE USES IDENTIFIED ABOVE, CONSIDERATION WILL BE GIVEN TO THE CONVERSION OF THE BUILDINGS TO RESIDENTIAL USE OR A MIX OF USES.

THE CHANGE OF USE OR CONVERSION OF EXISTING BUILDINGS IN THE COUNTRYSIDE WILL ONLY BE PERMITTED IF:

- (A) **THE BUILDINGS ARE STRUCTURALLY SOUND AND PHYSICALLY CAPABLE OF CONVERSION WITHOUT SIGNIFICANT REBUILDING OR EXTENSIONS. EVIDENCE OF THIS MAY BE REQUIRED AND THEREFORE APPLICATIONS SHOULD BE SUPPORTED BY A WRITTEN ASSESSMENT UNDERTAKEN BY AN APPROPRIATELY QUALIFIED PROFESSIONAL; AND**
- (B) **THE FORM, BULK AND GENERAL DESIGN OF BUILDINGS ARE IN KEEPING WITH THEIR SURROUNDINGS. THIS SHOULD INCLUDE THE RETENTION OF EXISTING DOOR AND WINDOW OPENINGS AND MINIMISING THE NUMBER OF NEW OPENINGS (INCLUDING ROOFLIGHTS). OTHER VISUAL, ARCHITECTURAL OR HISTORIC FEATURES SHOULD BE RETAINED AND DESIGN DETAILS AND MATERIALS TO BE USED SHOULD BE TRADITIONAL AND/OR SYMPATHETIC; AND**

[contd.]

Where proposals for the conversion of rural buildings would involve extensive alteration, rebuilding and/or extension, because a significant proportion of the structure is in a ruinous state, such proposals will be considered as new development in the countryside. In judging whether a building is ruinous, the principal consideration will be the existing fabric of the buildings, i.e. the condition of the main structural elements, and whether anything other than incidental reinstatement is required. Where the proposal is for residential use it will be considered against Policies HO14 and/or HO15.

Decay may be preferable to conversion where a building stone building will weather progressively, and the growth of vegetation will also soften its appearance. However, the fact that a building may suffer dereliction is so derelict that its conversion would have an adverse impact on the landscape. For example, an abandoned if a new use is not permitted is not considered sufficient to warrant any significant relaxation of policy regarding development in the countryside. Derelict buildings may also provide a valuable habitat for endangered species of wildlife.

Developers should be aware that species protected under the Wildlife and Countryside Act 1981 often inhabit rural buildings. In determining applications for planning permission, where it is considered likely that an existing building proposed for conversion accommodates such species, English Nature may be consulted so that their view can be sought on what, if any, safeguards or provisions could be sought in order to protect the species.

In accordance with advice in paragraph D3 of PPG7, the withdrawal of agricultural Permitted Development Rights will generally only be appropriate where the replacement of farm buildings with a significant number of new ones could have a detrimental effect on the landscape.

In instances where approval for conversion to residential use is given, the Council may seek to preserve the character of the building and its setting by removing all rights under the General Development Order to extend or alter the property without its prior consent.

Further advice has been produced in a separately published SPG entitled "Conversion of Rural Buildings". The Council's full range of SPGs is indexed in Appendix I of this Plan.

Policy EN4 (contd.)

- (C) THERE WOULD BE NO ADVERSE EFFECT ON THE SETTING OF THE BUILDINGS, INCLUDING ANY ATTRACTIVE ADJOINING OR NEIGHBOURING BUILDINGS AND/OR THE CHARACTER OR APPEARANCE OF THE SURROUNDING COUNTRYSIDE; AND
- (D) THERE WOULD BE NO LOSS OF AMENITY TO NEIGHBOURING OCCUPIERS THROUGH NOISE, SMELL, POLLUTION OR GENERAL DISTURBANCE AS A DIRECT RESULT OF THE NEW USE; AND
- (E) VEHICULAR ACCESS AND OTHER SERVICES EXIST OR CAN BE PROVIDED WITHOUT ADVERSELY EFFECTING THE APPEARANCE OF THE SURROUNDING AREA.

WHERE RE-USE OF FARM BUILDINGS IS INVOLVED, PLANNING PERMISSION MAY BE SUBJECT TO A CONDITION WITHDRAWING AGRICULTURAL PERMITTED DEVELOPMENT RIGHTS, IN ORDER TO CONTROL THE CONSTRUCTION OF NEW FARM BUILDINGS ON THAT PARTICULAR UNIT.

WHERE CONVERSION TO RESIDENTIAL USE IS INVOLVED, PLANNING PERMISSION MAY BE SUBJECT TO A CONDITION WITHDRAWING THE NORMAL PERMITTED DEVELOPMENT RIGHTS TO ALTER OR EXTEND A DWELLING.

PROPOSALS SHOULD ALSO MEET THE REQUIREMENTS OF POLICY GDP1 WITH REGARDS TO SPECIES PROTECTED BY THE WILDLIFE AND COUNTRYSIDE ACT 1981.

LANDSCAPE CONSERVATION**EN5 Development within the North Pennines AONB**

To the west of the A68 the District is entirely rural, largely unspoilt and part of the North Pennines Area of Outstanding Natural Beauty (AONB), which was designated by the Countryside Commission. This statutory designation has the primary purpose of conserving and enhancing the natural beauty, which includes protecting flora, fauna, geology and landscape features.

It is a strongly defined upland landscape unit of high quality, mainly composed of a moorland plateau that is generally unenclosed and largely managed for grouse and rough grazing for sheep. This results in the wild quality that is the essence of the area and the heather clad moors which add colour to the scenery.

The River Derwent forms the northern boundary of the area and the steep sided wooded valley is an important element in the landscape.

The Plan aims to conserve or enhance the AONB by ensuring that special care and attention is taken to prevent the area being spoilt by inappropriate large scale development. Whilst development that is required for the health of rural enterprises including agriculture will be encouraged, any development which occurs in the AONB should be designed and sited to ensure that no unnecessary damage is caused to the landscape. Development proposals within the North Pennines AONB will also be considered, where appropriate, under Policies IN8 and AG2 which relate to industrial development in the countryside and the diversification of agricultural enterprises.

Policy EN5

WHEN CONSIDERING PROPOSALS WITHIN THE NORTH PENNINES AREA OF OUTSTANDING NATURAL BEAUTY, DEVELOPMENT WILL ONLY BE PERMITTED WHERE IT CONSERVES OR ENHANCES THE HIGH LANDSCAPE QUALITIES OF THE AREA.

EN6 Development within Areas of High Landscape Value

The Proposals Map identifies twelve Areas of High Landscape Value (AHLV) within the District. AHLVs are areas of countryside whose overall landscape quality is particularly high and could easily be damaged by inappropriate development. The first six areas in the policy list are those landscapes considered to be of County-wide importance, whilst the other six smaller areas are just as important within the District. Details of the areas listed in the policy are outlined in the site schedule in Appendix F(v). These areas will be protected from development which would harm their special landscape character by taking special care with the siting and design of developments considered to be appropriate. In general, development within these designated areas should be compatible with its predominantly rural nature.

Policy EN6

IN THE FOLLOWING AREAS OF HIGH LANDSCAPE VALUE DEVELOPMENT WILL BE PERMITTED PROVIDED THAT IT PAYS PARTICULAR ATTENTION TO THE LANDSCAPE QUALITIES OF THE AREA IN THE SITING AND DESIGN OF BUILDINGS AND THE CONTEXT OF ANY LANDSCAPING PROPOSALS:

**BEAMISH AND CAUSEY
BROWNEY AND SMALLHOPE BURN VALLEYS
HOWNSGILL
LOWER DERWENT AND PONT VALLEYS
MIDDLE DERWENT VALLEY
USHAW COLLEGE**

**BEGGARSIDE AND KNITSLEY BURN VALLEYS
HEDLEYHOPE FELL AND HEDLEYHOPE BURN
NEWHOUSE BURN
NORTH LANGLEY
PAN BURN
WHITESIDE BURN**

EN7 Protection of Historic Parklands

The Proposals Map identifies eight small areas of Historic Parkland, which have a distinct character which differs from the surrounding agricultural landscape. This results from the fact that the landscape has been specifically formed, designed and maintained as parkland. In visual and topographical terms such areas are of local importance.

Whilst most are contained within Areas of Landscape Value, a few are not and therefore, the intention is that all identified areas should be afforded the same level of protection against inappropriate development. Details of the areas listed in the policy are outlined in the site schedules in Appendix F(vi).

Development falling within a Historic Parkland that is considered appropriate in the countryside under the terms of Policy EN1 will be encouraged by the Council provided that proposals are accompanied by a management plan for the future care and maintenance of the Historic Parkland.

Policy EN7

THE FOLLOWING HISTORIC PARKLANDS WILL BE PROTECTED FROM DEVELOPMENT WHICH WOULD HARM THEIR CHARACTER:

**BEAMISH PARK
BROOMSHIELS HALL
GREENCROFT PARK
GREENWELL FORD
HAMSTERLEY PARK
SHOTLEY PARK
USHAW COLLEGE
WOODLANDS HALL**

EN8 Protection of Relic Landscapes

There are two pockets of distinctive landscape within the District which are vestiges of historic landscapes of local significance and have been recognised as 'Relic Landscapes'. Although their aesthetic appeal may not necessarily be as great as that of other landscape areas, they are of local importance due to their special character and historical/cultural significance and as such are afforded protection from inappropriate development. Details of the areas listed in the policy are outlined in the site schedule in Appendix F(vii).

Policy EN8

**THE FOLLOWING RELIC LANDSCAPES WILL
BE PROTECTED FROM DEVELOPMENT WHICH
WOULD HARM THEIR CHARACTER:**

**HEDLEYHOPE FELL
NORTH OF IVESTON**

TREE PRESERVATION AND PLANTING**EN9 Works to Trees Covered by Preservation Orders**

At present there are over 130 Tree Preservation Orders (TPOs) on individual or groups of trees in Derwentside. New orders are regularly made by the Council where there is a perceived threat to important trees within the landscape or townscape. (Appendix J gives a list of orders in force on 1st April, 1994.)

Local planning authorities have specific powers to protect important trees by making TPOs. It is an offence to cut down, top, lop, uproot, willfully damage or willfully destroy a tree without the consent of the planning authority.

Policy EN9

CONSENT WILL ONLY BE GRANTED FOR THE CUTTING DOWN, LOPPING, PRUNING, TOPPING, OR UPROOTING OF ANY TREE PROTECTED BY A TREE PRESERVATION ORDER IF THE PROPOSED WORK IS NECESSARY BECAUSE:

- (A) **OF GOOD ARBORICULTURAL REASONS; OR**
- (B) **THE SURVIVAL OR GROWTH PROSPECTS OF OTHER PROTECTED TREES IS THREATENED; OR**
- (C) **IT CAN BE PROVED THAT THE TREE IS CAUSING STRUCTURAL DAMAGE AND NO OTHER REMEDIAL ACTION TO THE TREE IS POSSIBLE; OR**
- (D) **THE TREE IS A DANGER TO LIFE OR LIMB.**

EN10 Protection of Ancient Woodlands

Certain areas of the District have had a continuous woodland cover since at least 1600 AD. These areas are known as Ancient Woodland, and contain a diversity of plants and animals whose distribution is determined by woodland habitat. Many of the species are confined to Ancient Woodland areas due to their intolerance of disturbance or their poor powers of dispersal. English Nature have compiled a national inventory of Ancient Woodlands and 50 such areas in Derwentside are identified on the Proposals Map. Such areas and their associated plant and animal life make a great contribution to local history and landscape. If such areas were to be destroyed they could never be re-created and are, therefore, afforded special protection.

It is recognised that some Ancient Woodlands are currently in a state of decline. There may be instances where development considered appropriate under the terms of Policy EN1, falling within an area of Ancient Woodland, would be considered acceptable provided that they are submitted in conjunction with a management plan which is of overall benefit to the future management and survival of the wood.

When considering applications for a felling licence, the Forestry Authority consult with the Council as a matter of course. The Council will object to the felling of an Ancient Woodland unless it forms part of the process for the sensitive management of these areas.

Policy EN10

DEVELOPMENT WHICH WOULD HAVE A DETRIMENTAL EFFECT OF THE FOLLOWING AREAS OF ANCIENT WOODLAND WILL NOT BE PERMITTED:

**BACK GILL WOOD
BLACK BANKS
BOBGINS BURN WOOD
BOG WOOD
BURNHOPE BURN WOOD
BYERSIDE WOOD
CAUSEY BURN WOOD
CAUSEY GILL
COALPARK GILL/OX WOOD
DAM WOOD
DEANERY WOOD
DENE BANKS WOOD
DERWENT WOOD
EAST LAW WOOD
EBCHESTER WOOD
FRIAR SIDE PLANTATION
GRAHAMS FLAT WOOD
HAG WOOD
HAG WOOD/PARK WOOD
HAGG DENE WOOD
HAMSTEELS WOOD
HARPERLEY WOOD
HEDLEYHOPE WOOD
HELLHOLE WOOD
HIGH HOUSE WOOD
HISEHOPE BURN WOOD
HISEHOPE BRIDGE WOOD
HOLLYBUSH WOOD
HORSLEYHOPE BURN WOOD
HOWDEN WOOD
KNITSLEY WOOD
LANCHESTER VALLEY WOOD
MALTON WOOD
MILL WOOD
MOSS WOOD
NORTH WOOD
OLD DRIFT WOOD
OLD HALL WOOD
PAN BURN WOODS
PEA WOOD
PONTBURN WOOD
PRIESTFIELD WOOD
RALPH'S WOOD
ROWLEY BANK/CRAG WOOD
STANLEY WOOD
WEST FINES WOOD
WEST HAMSTEELS WOOD
WEST SHIELDS WOOD
WEST WOOD
WHITESIDE BURN WOOD**

EN11 Trees and Development

Whether an isolated specimen or in a small group, trees are often significant features in the formation of the character and attractiveness of an area. They also provide a wildlife habitat. As such, development proposals will be carefully scrutinised to ensure that important trees will not be harmed.

Many trees are already protected by Tree Preservation Orders or are located within Conservation Areas. However, on sites where there are trees and development is proposed, consideration should be given to protecting any tree which is of value, at the earliest possible opportunity. The developer will be required to provide a survey which grades the trees' physical condition, based on BS.5837. The Council will then take account of the species, age and amenity value of the trees and determine whether they are suitable for retention.

Many developments are dominated by the physical size of a tree, whilst similarly a building or underground services located too close to a tree may severely damage its root system. Dependent upon the grade of the tree, buildings and services will be required to be located a defined distance from a tree, although allowances will be made for differing site characteristics, the aspect and fenestration of a building and whether the tree is an individual specimen or part of a group.

Extensions falling within 'permitted development rights' are exempt from requiring planning permission and may result in a building so encroaching on a tree that its health and stability are threatened. In appropriate instances, therefore, 'permitted development rights' will be removed.

Where approved development would result in the loss of statutorily protected trees, the Council will require the developer to plant suitable replacements.

Further advice on development affecting trees is included within a separate SPG published by this Council. The Council's full range of SPGs is indexed in Appendix I of this Plan.

Policy EN11

DEVELOPMENT WILL ONLY BE PERMITTED WHICH WILL NOT CAUSE HARM TO, OR RESULT IN THE LOSS OF:

- (A) TREES PROTECTED BY PRESERVATION ORDERS; OR
- (B) TREES WHICH CONTRIBUTE TO THE CHARACTER AND APPEARANCE OF CONSERVATION AREAS.

THROUGHOUT THE DISTRICT EXISTING TREES SHOULD BE RETAINED AND INCORPORATED IN NEW DEVELOPMENTS WHERE POSSIBLE. IN DETERMINING PLANNING APPLICATIONS CONSIDERATION WILL BE GIVEN TO THE AFFECT OF A PROPOSED DEVELOPMENT ON ANY EXISTING TREES, EITHER ON THE SITE ITSELF OR ON ADJACENT SITES, WHICH DO, OR WHICH WHEN MATURE WILL, CONTRIBUTE SIGNIFICANTLY TO ANY OF THE FOLLOWING:

- (A) THE LANDSCAPE DIVERSITY
- (B) THE SETTING OF NEARBY EXISTING OR PROPOSED BUILDINGS
- (C) A WILDLIFE HABITAT
- (D) VISUAL AMENITY

THIS WILL BE ACHIEVED BY REQUIRING THE DEVELOPER TO PROVIDE A FULL TREE SURVEY TO ENABLE THE TREES TO BE GRADED ACCORDING TO THEIR CONDITION AND AMENITY VALUE.

WHERE THE LOSS OF AN IMPORTANT TREE OR TREES IS CONSIDERED ACCEPTABLE, APPROVAL WILL BE SUBJECT TO A REQUIREMENT THAT SUITABLE REPLACEMENT PLANTING BE CARRIED OUT EITHER WITHIN THE APPLICATION SITE OR ON RELATED LAND WITHIN THE APPLICANT'S CONTROL.

EN12 Development within the Great North Forest

The Great North Forest is a community forest project; first announced in 1989, based around South Tyneside and North County Durham, covering an area of 62 square miles. The Forest Plan, published in January, 1994, identifies a part of Derwentside as being within the boundaries of the Forest. It is this boundary which is shown on the Proposals Map, although it will be reviewed in 1996.

- The guiding principles of the Great North Forest are:
- to provide a positive framework to support the regeneration of urban fringe countryside;
- to create an attractive and diverse landscape for local people in which to live, work and play;
- to provide a permanent, high quality environment to attract new industry and investment;
- to offer alternative uses and new opportunities for diversification on land removed from agriculture;
- to conserve and enhance sites of ecological value while creating new opportunities for nature conservation;
- to increase opportunities for access, sport and recreation, art and cultural events within the countryside;
- to establish a local supply of home grown timber and woodland products;
- to generate new employment opportunities in timber and leisure related activities;
- to create opportunities for education and learning at all levels, particularly in relation to the national curriculum;
- to offer opportunities to recognise, protect and enhance the cultural heritage of the area;
- to contribute to global environmental improvements through filtering pollution, carbon fixation and oxygen release.

It is not expected that all of the Forest will be woodland, but where the opportunities exist and there would be no harm to areas of nature and wildlife conservation value e.g. diverse grasslands, wetlands, development considered appropriate under the other policies of the plan and falling within the Great North Forest area will be expected to respect the objectives of the community forest, and will normally be required to incorporate substantial woodland planting.

Policy EN12

DEVELOPMENT WITHIN THE GREAT NORTH FOREST WILL ONLY BE PERMITTED IF THE PROPOSALS INCORPORATE SUBSTANTIAL AMOUNTS OF WOODLAND PLANTING.

CONSERVATION AREAS**EN13 Development within Conservation Areas**

A Conservation Area is an area of special architectural or historical interest, the character of appearance of which it is desirable to preserve or enhance. The boundaries of the 15 Conservation Areas in Derwentside are shown on the Proposals Map and in more detail within Appendix G, which also contains detailed profiles outlining the important characteristics of each area.

Within Conservation Areas new development is required to make a positive contribution to the quality of the area. New development must be of a nature that preserves or enhances the appearance or character of the area.

The Council is committed to ensuring that the value of Conservation Areas is appreciated, by protecting the existing buildings and environs which contribute to the beauty and character of the area. Features, including natural ones, which contribute to the character and/or provide valuable connections with an area's history, must be retained and should not be removed or obscured.

Due to the importance of Conservation Areas, outline applications will only be considered where they contain sufficient information to determine the impact of the proposal on the locality. Similarly, temporary buildings are not normally of a sufficiently high standard of design or construction to be of merit in a Conservation Area.

Policy EN13

DEVELOPMENT IN CONSERVATION AREAS WILL ONLY BE PERMITTED IF IT PRESERVES OR ENHANCES THE CHARACTER OR APPEARANCE OF THE AREA.

APPLICATIONS FOR DEVELOPMENT WILL BE ASSESSED AGAINST ALL THE FOLLOWING CRITERIA:

- (A) **WHETHER THE PROPOSAL, INCLUDING THE LOCATION AND MASSING OF ANY BUILDING, PRESERVES OR ENHANCES THE CHARACTER OR APPEARANCE OF THE AREA;**
- (B) **WHETHER THE ARCHITECTURAL DETAILS AND MATERIALS TO BE USED REFLECT THE CHARACTER OF THE AREA;**
- (C) **WHETHER THERE IS AN ADVERSE EFFECT ON TREES AND HEDGEROWS AND OTHER LANDSCAPE FEATURES WHICH CONTRIBUTE TO THE AREA'S CHARACTER AND APPEARANCE.**

OUTLINE APPLICATIONS FOR PLANNING PERMISSION WILL ONLY BE CONSIDERED IF SUFFICIENT DETAILS ARE SUBMITTED TO ENABLE PROPER ASSESSMENT OF THE PROPOSAL. TEMPORARY BUILDINGS AND STRUCTURES WILL NOT USUALLY BE PERMITTED.

EN14 Demolition in Conservation Areas

Within designated Conservation Areas, specific consent is required for demolition of buildings and even partial demolition of small features such as walls and chimney stacks. Often buildings or structures which individually are not Listed are crucial in forming the character of the Conservation Area. Buildings and structures should be retained unless it can be demonstrated that demolition or redevelopment would be of greater benefit to the locality.

Demolition that occurs prematurely can create gaps in sensitive areas for considerable periods of time or deny a change in circumstances which could have led to the re-use of the building and, therefore, demolition will normally be conditional on the prior letting of a contract for an approved redevelopment.

Developers should be aware that old or vacant buildings often form important wildlife habitats for species protected under the Wildlife and Countryside act 1981.

Policy EN14

DEMOLITION OF BUILDINGS, STRUCTURES OR FEATURES IN CONSERVATION AREAS WILL ONLY BE PERMITTED WHERE:

- (A) DEMOLITION OF THE EXISTING BUILDING WOULD PRESERVE OR ENHANCE THE CHARACTER OR APPEARANCE OF THE AREA; OR**
- (B) DEMOLITION WOULD ENABLE A USE OR REDEVELOPMENT WHICH WOULD ENHANCE THE CHARACTER OR APPEARANCE OF THE AREA AND AN ACCEPTABLE REPLACEMENT DEVELOPMENT HAS BEEN GRANTED PLANNING PERMISSION.**

EN15 Materials in Conservation Areas

To ensure that the built environment of Conservation Areas is preserved or enhanced, new development must respect the existing construction materials and features predominant in that area. Where natural (eg. stone and blue slate) materials are to be used, particular attention must also be paid to the method of construction, size of blocks, architectural detailing and type of pointing.

Manufactured stone, brick or artificial slate (but not concrete tiles) will only be allowed where the building is not visible in the street scene or, for walls, in an area of predominantly brick. For roofs, the alternative materials will be allowed if the roof is only generally visible.

Agricultural buildings should be designed and make use of materials which reflect the style and appearance of existing buildings in the area. However, the Council acknowledges that the functional requirements of some agricultural buildings do not permit the use of traditional materials. In such instances, the use of modern materials which are compatible in appearance with local traditional materials may be considered acceptable.

The Council recognises that there are growing numbers of existing property owners replacing doors and windows in materials, and of a design which are alien and seriously affect the character and appearance of Conservation Areas. Where planning permission is required traditional materials should be used.

Window frames should be of a painted softwood (preferably sliding sash) with a vertical emphasis and doors of a traditional design (e.g. paneled timber with a separate fanlight). Rainwater guttering and downpipes, whilst ideally being cast iron, should be black in colour.

EN16 Protection of Open Spaces in Conservation Areas

The character and appearance of some Conservation Areas relies as much upon the spaces between buildings as on the buildings themselves. The sub-division, or development, of these open spaces or gardens will nearly always have an adverse effect on the character of the area. By preventing inappropriate development these important open spaces can be preserved.

Policy EN15

IN CONSERVATION AREAS NEW BUILDINGS AND EXTENSIONS WILL BE REQUIRED TO BE CONSTRUCTED IN MATERIALS WHICH ARE IN CHARACTER WITH THE AREA.

Policy EN16

DEVELOPMENT WHICH DOES NOT PRESERVE OR ENHANCE THE CHARACTER OR APPEARANCE OF OPEN SPACES WITHIN CONSERVATION AREAS WILL NOT BE PERMITTED

ARCHITECTURAL OR HISTORIC BUILDINGS AND FEATURES**EN17 Alterations and Extensions to Listed Buildings**

A Listed Building or structure is considered individually to be of such architectural or historic interest that it should be retained. Such Buildings or structures are identified by the Secretary of State for the Environment under the provisions of the Planning (Listed Buildings and Conservation Areas) Act 1990. Buildings are graded I, II* or II according to age, quality, character or relevance to uniqueness. Listed buildings are irreplaceable and works on them or within their grounds require the specific consent of the Council. In Derwentside there are currently 311 Listed Buildings, a full list of which is available for inspection at the Council Offices in Consett.

The character of such buildings and structures can easily be damaged by unsympathetic alterations or even small repairs. Original features, both internal and external, such as doors, windows and chimney stacks should be retained and sensitively repaired, where necessary. Only if repairs are not possible will like-for-like replacements be allowed. As a rule, repairs are always preferable to the replacement of existing features.

Proposals to extend a Listed Building, or construct a new building within their grounds should be in sympathy, scale, proportion and materials to match that of the Listed Building and must not detract from the Building or its setting.

Fully detailed drawings, at an appropriate scale and clearly showing all proposed works should be submitted with applications for Listed Building consent.

Within the District there are many buildings and structures that are neither included on the statutory list, nor fall within the boundaries of a Conservation Area, but have strong associations with the character, identity, or history of an area. Such buildings and structures have a character which may be difficult to reproduce.

The Council will seek to prevent the demolition or alteration of buildings associated with the character, identity or history of an area by making an Article 4 direction (i.e. removing any right under the General Development Orders to alter the building without the consent of the Council) apply to have them spot listed or serve a Building Preservation Notice under Section 3 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Policy EN17

CONSENT WILL ONLY BE GIVEN TO AN ALTERATION OR EXTENSION TO A LISTED BUILDING OR TO THE ERECTION OF A NEW BUILDING ADJACENT TO A LISTED BUILDING WHERE:

- (A) THE SPECIAL CHARACTER OF THE BUILDING OR ITS SETTING, INCLUDING INTERNAL FEATURES AND ELEMENTS WITHIN THE CURTILAGE OF THE BUILDING, WILL BE RETAINED; AND**
- (B) THE DESIGN AND SCALE OF THE PROPOSAL AND THE MATERIALS TO BE USED ARE COMPLEMENTARY TO THE EXISTING BUILDING.**

EN18 Demolition of Listed Buildings

Buildings and structures Listed under the provisions of the Planning (Listed Buildings and Conservation Areas) Act 1990 are of such historic or architectural interest that they are an irreplaceable resource and it is an objective of Government Policy to secure the preservation of such buildings.

Listed buildings need to be protected against damage and neglect which may lead to them requiring extensive repair. Grants for repair work may be available from English Heritage and Durham County Council.

Policy EN18

**THE TOTAL OR SUBSTANTIAL DEMOLITION
OF LISTED BUILDINGS WILL NOT BE
PERMITTED.**

EN19 Protection of Sites and Settings of Ancient Monuments and Archaeological Features

Archaeological remains are a finite, non-renewable resource, which are in many cases highly fragile and vulnerable to damage or disturbance. The District contains 290 known archaeological sites, 13 of which are Scheduled Ancient Monuments:

Inkerman Coke Ovens (near Tow Law)
 Causey Arch (east of Tanfield)
 Ebchester [Vindomora] Roman Station
 Friarside Chapel (north of Burnopfield)
 Derwentcote steel furnace (near Hamsterley)
 Collierley Chapel (near Dipton)
 Castle Steads camp (near Esh Winning)
 Esh Cross
 Remains of Roman aqueduct (west of Lanchester)
 Healeyfield smelt mill flues (Castleside)
 Lanchester Roman Fort
 Langley Old Hall (north of Langley Park)
 Hunting Lodge [remains of] (near Muggleswick)

These sites are the diverse remains of thousands of years of past human activities: agricultural, industrial; social; economic; military and religious, dating from prehistoric times to the twentieth century.

The permission of the Secretary of State for the Environment is required before carrying out works on Scheduled sites. Other known archaeological sites will require the submission of an archaeological evaluation, and the Council encourages developers to enter into negotiations at an early stage.

There is a presumption in favour of the preservation of all nationally important archaeological remains whether Scheduled or not. In instances of lesser importance, if planning permission is granted, the developer should satisfy the Council that a programme of archaeological investigation and recording will be carried out prior to the commencement of the development.

The Council shall encourage schemes for the enhancement of sites of archaeological interest and their settings.

Policy EN19

WHERE NATIONALLY IMPORTANT ARCHAEOLOGICAL REMAINS, WHETHER SCHEDULED ANCIENT MONUMENTS OR NOT, AND THEIR SETTINGS, WOULD BE AFFECTED BY A PROPOSED DEVELOPMENT, THERE WILL BE A PRESUMPTION IN FAVOUR OF THEIR PHYSICAL PRESERVATION IN SITU.

OTHER KNOWN ARCHAEOLOGICAL REMAINS OF MORE LOCAL IMPORTANCE WILL BE PROTECTED FROM DAMAGE TO THEIR FEATURES OF ARCHAEOLOGICAL INTEREST.

WHERE A PROPOSED DEVELOPMENT IS LIKELY TO AFFECT A SITE OF ARCHAEOLOGICAL INTEREST OR ITS SETTING, THE COUNCIL MAY REQUEST AN ARCHAEOLOGICAL ASSESSMENT, PRIOR TO DETERMINING AN APPLICATION.

WHERE DEVELOPMENT IS TO BE APPROVED THAT COULD AFFECT KNOWN ARCHAEOLOGICAL REMAINS, THE COUNCIL WILL REQUIRE THE DEVELOPER TO ENSURE THAT ADEQUATE PROVISION HAS BEEN MADE FOR THE EXCAVATION AND RECORDING OF THE REMAINS BEFORE DEVELOPMENT COMMENCES. THIS WILL NORMALLY BE A CONDITION OF PLANNING PERMISSION.

NATURE CONSERVATION

Although development proposals will be judged against all policies in the Plan together with any other material considerations, the weight to be accorded to nature conservation interests will increase directly in relation to the scale of the importance of the nature conservation designation identified in the Plan. The policies in this section of the Plan reflect this tiered approach which is advocated within Government Planning Guidance.

EN20 Special Protection Areas

The EC Habitats Directive requires that special measures are taken to conserve the habitats of listed species by designating Special Protection Areas (SPAs) and Special Areas of Conservation (SACs). Part of the candidate North Pennines SPA is within the boundary of Derwentside, this being the area of moorland to the west of the A68 which is considered to be internationally important for its mosaic of valuable habitats and as a breeding site for a number of less common species of birds. The formal designation of the North Pennines SPA is likely within the time period that the Plan is in effect, and PPG9 states that both existing, and candidate SPAs should be protected through the planning system. The exact boundaries of the North Pennines SPA will be shown in Appendix F and on the Proposals Map at the time of the first review.

Annex C to PPG9 interprets the requirements of the Habitats Directive with regard to SPA's and candidate SPA's. In considering proposals for development likely to have a significant effect on such sites, the District Council will, in consultation with English Nature, first seek to ascertain whether the proposal would adversely affect the integrity of the site defined as the coherence of its ecological structure and function, across its whole area, that enables it to sustain the habitat and/or the levels of population of the species for which it was classified. Proposals which would have such an affect will only be granted planning permission if there are no alternative and suitable available sites and the development is required for imperative reasons or overriding public interest sufficient to outweigh the ecological importance of the site. Such reasons may be of a social or economic nature. However for sites which host a priority habitat or species the only considerations which will normally justify the granting of planning permission are those which relate to human health, public safety, or beneficial consequences of primary importance to the environment.

Policy EN20

PROPOSALS FOR DEVELOPMENT WHICH WOULD ADVERSELY AFFECT THE INTEGRITY OF DESIGNATED OR CANDIDATE SPECIAL PROTECTION AREAS WILL ONLY BE PERMITTED WHERE:

- (A) **THERE ARE NO SUITABLE AND AVAILABLE SITES WHICH ARE REASONABLE ALTERNATIVES FOR THE PROPOSED DEVELOPMENT; AND**
- (B) **THE DEVELOPMENT IS JUSTIFIED BY IMPERATIVE REASONS OF OVERRIDING PUBLIC INTEREST WHICH ARE SUFFICIENT TO OUTWEIGH THE ECOLOGICAL IMPORTANCE OF THE DESIGNATION.**

WITHIN DERWENTSIDE DISTRICT THE CANDIDATE NORTH PENNINES SPECIAL PROTECTION AREA INCLUDES THE AREA OF MOORLAND TO THE WEST OF THE A68 ROAD.

EN21 Protection of the National Nature Reserve and Sites of Special Scientific Interest

The Wildlife and Countryside Act 1981 places a duty on local authorities and other public bodies to have regard to the desirability of conserving flora and fauna and features of geological and physical interest. In recent years, sites of important ecological significance have been deteriorating in both extent and quality.

Within Derwentside, English Nature have designated five Sites of Special Scientific Interest (SSSI). Part of the Derwent Gorge and Horsleyhope Ravine SSSI has recently been designated as a National Nature Reserve (NNR). These areas are statutorily protected sites of nature conservation interest.

In view of the national significance of NNR's and SSSI's development which would result in harmful ecological changes will only be permitted in the most exceptional circumstances. Potential damage to such sites is assessed by English Nature who regard the degree of damage to the Site as the most important criterion. It may be that some operations would be acceptable on part of the site, or at a particular time of year, or with modifications to protect the wildlife or geological interest. Planning obligations may be useful to prevent damage being caused which may adversely affect the value of the site. In certain instances, such controls will be extended to those areas normally considered "permitted development" (by the removal of rights given under the General Development Orders) and to adjoining areas which although not designated, could, if developed, result in damage to the ecology and value of the neighbouring designated site.

Details of the sites listed in the policy are contained within the site schedules in Appendix F (viii) and F (ix).

A recent EC Directive concerns conservation of the habitats of rare or vulnerable species of birds, and much of the moorland area to the west of the A68 is a candidate Special Protection Area (SPA). During the time that the Plan is in effect, it is likely that such a designation will be made.

Policy EN21

DEVELOPMENT WILL ONLY BE PERMITTED WHEN IT WOULD NOT ADVERSELY AFFECT DESIGNATED NATIONAL NATURE RESERVES AND SITES OF SPECIAL SCIENTIFIC INTEREST. DEVELOPMENT PROPOSALS IN OR LIKELY TO AFFECT SUCH SITES WILL BE SUBJECT TO SPECIAL SCRUTINY. THE DERWENT GORGE AND MUGGLESWICK WOODS ARE CURRENTLY DESIGNATED A NATIONAL NATURE RESERVE, AND THE FOLLOWING ARE CURRENTLY DESIGNATED AS SITES OF SPECIAL SCIENTIFIC INTEREST:

**CAUSEY BANK MIRES
DERWENT GORGE AND HORSLEYHOPE
RAVINE
GREENCROFT AND LANGLEY MOOR
HISEHOPE BURN VALLEY
RIDLEY GILL**

WHERE PLANNING PERMISSION IS TO BE GRANTED, SUCH APPROVAL MAY BE SUBJECT TO A PLANNING CONDITION, OR TO THE APPLICANT ENTERING INTO A PLANNING OBLIGATION TO ENSURE THE PROTECTION OF THE NATURE CONSERVATION INTEREST.

WHERE AN IMPORTANT SITE IS BEING HARMED, OR IS IN DANGER OF BEING HARMED, BY PERMITTED DEVELOPMENT, CONSIDERATION WILL BE GIVEN TO THE REMOVAL OF THESE RIGHTS BY ARTICLE 4 DIRECTIONS, SUBJECT TO THE APPROVAL OF THE SECRETARY OF STATE.

EN22 Protection of Sites of Nature Conservation Importance

In addition to the sites included in Policy EN22, 47 other locations have been identified as being important nature conservation areas in the District. The Plan designates these as Sites of Nature Conservation Importance (SNCI). Forty four have been identified as being important at County level, and of these, 41 are County Wildlife Sites formally identified and approved by Durham County Council after consultation with English Nature and Durham Wildlife Trust. The other three are County Geological sites, also approved by Durham County Council, and identified after consultation with Durham University and local experts. The remaining five SNCI's are considered to be of District-wide importance, and were identified by Derwentside District Council after consultation with the local branch of Durham Wildlife Trust."

There may be certain types of development which, due to their nature, or size, will affect only a small area of the site or have no adverse impact on the ecological value of the remainder and may, therefore, be acceptable.

When resources become available the County Council intends establishing Local Nature Reserves on sites within its ownership and already designated as County Wildlife Sites. The primary management objective on those sites will be nature conservation with provision for educational and informal recreational use being made as appropriate. Within Derwentside the County Council are considering designating the following as Local Nature Reserves: Briardene Meadow, Malton Reserve, Tanfield Marsh and Greencroft SSSI. Burnopfield Meadow, South Stanley Wood (Part), West Wood (Part) and The Grove Ponds are potential Local Nature Reserves in the control of the District Council.

The boundaries of the sites listed in the policy are contained within the site schedule in Appendix F(x).

Policy EN22

DEVELOPMENT WILL ONLY BE PERMITTED WHICH WOULD NOT LEAD TO THE LOSS OF OR CAUSE SIGNIFICANT HARM TO SITES OF NATURE CONSERVATION IMPORTANCE. THE FOLLOWING ARE CURRENTLY PROPOSED AS SITES OF NATURE CONSERVATION IMPORTANCE:

SNCI's OF COUNTY IMPORTANCE

BECKLEY WOOD
 BLACK PLANTATION
 BRIARDENE MEADOW
 BROOMHILL DENE
 BURNHOPE BURN WOOD
 BURNHOPE POND
 BURNOPFIELD MEADOW
 BUTSFIELD AND QUICK BURN
 CAUSEY BURN
 CAUSEY BURN WOOD
 CRAGHEAD CRAGS
 DERWENT RIVER GORGE
 EWEHURST WOOD
 GREENWELL FORD MEADOW
 HARELAW HEATH
 HARPERLEY AND PEA WOODS
 HEDLEYHILL COLLIERY WOOD
 HEDLEYHOPE FELL
 HELLHOLE WOOD
 HISEHOPE BURN WOOD
 HORSLEYHOPE MILL MEADOW
 HOWDEN AND SODFINE WOODS
 KNITSLEY AND HIGH HOUSE WOODS
 KYO BOGS
 LEAPMILL BURN MEADOW
 LOVES WOOD AND MALTON NATURE RESERVE
 MIDDLES WEST
 MORROW EDGE HEATH
 MUGGLESWICK COMMON
 MUGGLESWICK MARSH
 NANNY MAYERS RAILWAY
 PAN BURN WOODS
 PONTBURN WOODS
 PONTOP FELL
 RAGPATH HEATH
 SOUTH STANLEY WOOD
 STONEY HEAP/BANTLING LIME KILN
 STUARTFIELD MOOR
 TANFIELD MARSH
 UPPER DEERNESS VALLEY
 WEST WOOD
 WESTLAW WOOD AND SPA WELL
 PADDOCK
 WHITEHALL MOSS
 WHITESIDE BURN WOOD

[contd.]

Policy EN22 [contd.]**SNCI's OF DISTRICT IMPORTANCE**

**BROOMS POND
HAREHOPE BURN
HARRY COLLINSON MEMORIAL WOOD
THE GROVE PONDS
WEST BILLINGSIDE MEADOW**

**WHERE DEVELOPMENT IS PERMITTED THE
RETENTION AND PROTECTION OF WILDLIFE
HABITATS MAY BE SECURED THROUGH
PLANNING CONDITIONS OR OBLIGATIONS.**

EN23 Wildlife Corridors

Government guidance emphasises the importance of conserving wildlife throughout the countryside and suggests that wildlife corridors, by linking important habitats and facilitating the movement of species, can help maintain the range and diversity of flora, fauna, geological and landform features and ensure the survival of important species. In association with English Nature and Durham County Council a number of wildlife corridors of strategic importance within Derwentside have been identified. Other corridors of more local importance will need to be considered at the first review of the Plan. The corridors of strategic significance are:

The Derwent Valley - this forms the northern boundary of the District and in addition to being an important and attractive element in the landscape, provides a natural corridor for the movement of wildlife in close proximity to a number of settlements both within Derwentside and the adjoining district of Gateshead. This corridor also links a range of sites designated for their nature conservation value. In the west of the District the corridor terminates as it reaches the major wildlife reservoir of the North Pennines. In the north of the District the corridor complements the proposed corridor within the Deposit Draft Gateshead UDP.

Policy EN23

**WHEN CONSIDERING DEVELOPMENT
PROPOSALS, REGARD WILL BE HAD TO THE
NEED TO MAINTAIN THE NATURE
CONSERVATION VALUE AND INTEGRITY OF
THE FOLLOWING WILDLIFE CORRIDORS OF
STRATEGIC IMPORTANCE:**

**THE DERWENT VALLEY
THE BROWNEY VALLEY
DERWENT/ BROWNEY LINK
BEAMISH/GREENCROFT LINK**

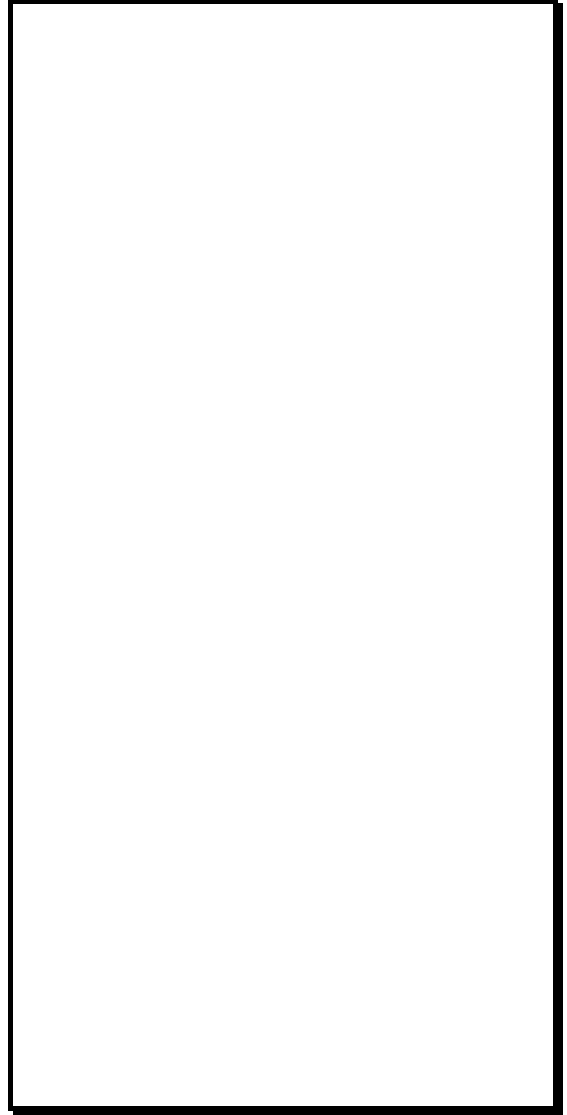
**WHEREVER POSSIBLE, DEVELOPMENT
PROPOSALS WHICH WOULD IMPINGE ON A
WILDLIFE CORRIDOR SHOULD INCLUDE
COMPENSATORY MEASURES TO ENHANCE OR
RESTORE THE NATURE CONSERVATION
INTEREST OF THE AREA..**

The Browney Valley - this is another significant landscape feature which forms a natural corridor for the movement of wildlife through the southern part of the District and links a number of SNCF's and an Ancient Woodland.

Derwent/Browney Link - this corridor allows for the movement of wildlife N-S through the District between the two major valleys and Wildlife Corridors of the Derwent and Browney. It is also designed to link a number of important habitats at Greencroft Park, Bantling Lime Kilns and Pontop Fell.

Beamish/Greencroft Link - in the NE of the District the Beamish and Causey Burns provide valuable habitats and natural corridors for the movement of wildlife along the Team Valley. This proposal would link this area to a number of designated nature conservation sites including Harperley Woods, Kyo Bogs and Greencroft and would also allow for the movement of wildlife through one of the more urbanised parts of the District. It would also complement and link to the proposed Team Valley wildlife corridor within the Deposit Draft Gateshead UDP.

The District Council will seek to ensure that these wildlife corridors are maintained and, wherever opportunities arise, enhanced, so as to maintain the diversity of wildlife throughout the District and the viability of individual wildlife sites. Where development would impinge on these corridors development proposals should include, wherever possible, appropriate compensatory provisions which may include the establishment of buffer zones, ecologically sensitive landscaping and the use of native species so as to enhance the nature conservation interest and facilitate the continued movement of wildlife.



DERELICT LAND**EN24 Proposals for the reclamation and re-use of Derelict Sites**

In recent years the District and County Councils have done much to improve the appearance of the District and to reclaim areas of derelict land. However at the end of the financial year 1993/94 there were 15 sites still on the District Council's derelict land database (see table 1).

**TABLE 1: DERELICT LAND SURVEY
DERELICT SITES AS OF 31.3.94**

<u>Site Name</u>	<u>Area (Ha)</u>
West Ousterley Tip, Craghead	2.60
Consett/Durham Railway, Consett	3.15
Bowes Railway, Dipton	6.00
Byermoor Colliery, Crookgate	7.10
Hill Top Heap, Dipton	2.00
Broomhill Tip, Allendale	1.00
Low Westwood Heap, Hamsterley Colliery	2.96
Dipton Gasworks	0.67
West Kyo Gasworks, Annfield Plain	0.33
Howngill Plate Mill, Consett	8.54
Templetown Brickworks, Consett	19.50
Hisehope Head Quarry, Muggleswick	2.00
Waskerley Quarry	2.00
Marley Hill South Gravel Pit, Causey	3.00
Hanging Stone Quarry, Greencroft	2.00

The reclamation of the Consett/Durham Railway and Bowes Railway sites are expected to be achieved through the creation of the Lanchester Valley Walk extension and Bowes Railway Footpaths (see also Policy TO3).

Continuing efforts are therefore needed to address this problem in order to improve the District's image and attract inward investment. Where they are available and are justified, the District and County Council will use public funds including derelict land grant for reclamation schemes. However the reclamation of many of the sites will depend on public sector developments such as the Sunnyside Bypass, which will help to reclaim the Byermoor Colliery site, or private sector development as at Templetown Brickworks. Additionally some sites which are naturally regenerating or which have existing or potential value for nature conservation, amenity or recreation may not justify or require reclamation.

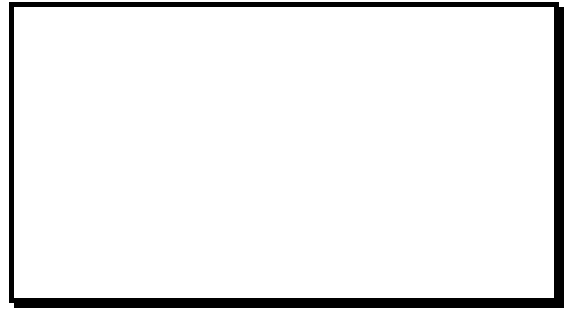
Policy EN24**PROPOSALS FOR THE RECLAMATION AND RE-USE OF DERELICT SITES WILL BE APPROVED PROVIDED THAT:**

- (A) CONSIDERATION HAS BEEN GIVEN TO THE EXISTING OR POTENTIAL VALUE OF THE SITE FOR NATURE CONSERVATION, AMENITY OR RECLAMATION; AND
- (B) WHEREVER POSSIBLE THE PROPOSAL DEALS COMPREHENSIVELY WITH THE ENVIRONMENTAL IMPROVEMENT NEEDS OF THE SITE; AND
- (C) ASSOCIATED PROPOSALS FOR THE SITE'S AFTER USE ACCORD WITH OTHER POLICIES IN THE PLAN.

Chapter 3

Wherever possible piecemeal improvements to sites should be avoided and proposals should deal comprehensively with the environmental. This will ensure that public or private funds are used most efficiently, the use of the site can be most effectively planned and any disturbance to neighbouring residents or uses is kept to a minimum. Proposals for the other use of derelict sites should conform to the relevant policies for that use in the rest of the Plan.

Environment



POLLUTION CONTROLS

EN25 Development Affected by Pollution

Where there is a known source of pollution, sensitive developments such as residential uses or hospitals should not be located within their vicinity. This will prevent unnecessary controls being imposed on their operations, and a poor quality of residential amenity.

Policy EN25

RESIDENTIAL OR OTHER SENSITIVE DEVELOPMENT WILL NOT BE PERMITTED ON SITES AFFECTED BY UNACCEPTABLE LEVELS OF POLLUTION FROM ADJOINING LAND USES.

EN26 Control of Development Causing Pollution

The importance of protecting and upgrading the environmental quality of the District is a highly important aim of the Plan. The impact of pollution from development can often be experienced over a considerable area. Smoke, smell and noise, for example can be carried by the wind and liquid pollutants may find their way into watercourses. Development which is likely to increase levels of pollution or loss of amenity will be resisted. Similarly pollution sources that are likely to affect nearby uses that are considered sensitive will be resisted or carefully controlled through appropriate conditions.

Developments which directly prevent an existing or potential source of pollution will be encouraged.

Policy EN26

IN THE DETERMINATION OF APPLICATIONS FOR PLANNING PERMISSION, THE COUNCIL WILL TAKE ACCOUNT OF THE POTENTIAL POLLUTION WHICH MAY BE CAUSED BY THE PROPOSED DEVELOPMENT. PLANNING PERMISSION WILL ONLY BE GRANTED FOR DEVELOPMENT WHICH IS NOT LIKELY TO HAVE AN ADVERSE IMPACT ON THE ENVIRONMENT HAVING REGARD TO THE LIKELY LEVELS OF AIR, NOISE, SOIL OR WATER POLLUTION.

EN27 Development on or close to Landfill and Contaminated Sites

Increased knowledge of the effect of methane gas, leachates and contaminants on land, water and buildings has increased the concern over developments and waterways within close proximity to landfill or contaminated sites. In the interests of safety and in accordance with Government advice, applications for development within 250m of mine workings, landfill site or contaminated site will be required to be accompanied by an investigation assessing the condition of the site, identifying any particular hazards or problems. Where appropriate the remedial or containment measures necessary to overcome the hazards must be outlined. Unless a satisfactory report is submitted planning permission will not be granted.

Policy EN27

PLANNING PERMISSION WILL ONLY BE GRANTED FOR NEW DEVELOPMENT WITHIN A 250 METRE RADIUS OF A LANDFILL SITE, MINE WORKINGS, OR ON OR ADJACENT TO A CONTAMINATED SITE, IF THE DEVELOPER:

- (A) **PROVIDES THE RESULTS OF AN EXPERT INVESTIGATION TO DETECT AND MONITOR THE PRESENCE AND LIKELY EFFECTS OF ANY GASES, LEACHATES, CORROSIVE MATERIALS, GROUNDWATER AREAS OF PERMEABLE SUB STRATA AND THE POTENTIAL FOR SUBSIDENCE WITHIN AND AROUND THE SITE; AND**
- (B) **IDENTIFIES A DETAILED PROGRAMME OF REMEDIAL WORKS TO RESOLVE KNOWN AND POTENTIAL PROBLEMS, COVERING SITE PREPARATION, DESIGN AND BUILDING CONSTRUCTION, PROTECTION FOR WORKERS AND ALL OTHER MEASURES REQUIRED TO MAKE THE SITE, PROPOSED DEVELOPMENT AND SURROUNDING AREA SAFE AND STABLE.**

EN28 Hazardous Substances Consent

The Planning and Hazardous Substances Act 1990 requires an installation to obtain the consent of the Council for the presence of a hazardous substance in an amount at or above its controlled quantity (as identified in the Planning (Hazardous Substances) Regulations 1992). Hazardous Substances Consent is designed to regulate the presence of substances deemed to be hazardous so that these cannot be kept or used above specified quantities until the Council has had the opportunity to assess the risk of an accident and its consequences for people in the surrounding area. The Council, as the Hazardous Substances Authority will consult the Health and Safety Executive on all applications for Hazardous Substances Consent.

Policy EN28

APPLICATIONS FOR HAZARDOUS SUBSTANCES CONSENT WILL ONLY BE APPROVED IF THE RISK CAN BE SHOWN TO BE TOLERABLE IN THE CONTEXT OF EXISTING AND POTENTIAL USES OF NEIGHBOURING LAND.

EN29 Noise

Noise can be irritating and can create problems to people living or working within proximity of its source. Developments which produce high levels of noise should be located away from existing noise sensitive uses, such as housing, schools, hospitals, health centres etc. to avoid causing disturbance and disruption to residents and users of such buildings. Alternatively noise sensitive developments should not be located nearby noisy activities.

Where appropriate, the Council may apply conditions to noise generating developments to control noise level, operating hours, the activities carried out and the type and number of vehicles used. Other means of sound attenuation such as mounding, baffle fencing and sound proofing of buildings will be sought where necessary.

Policy EN29

PLANNING PERMISSION WILL ONLY BE GRANTED FOR DEVELOPMENT IF IT:

- (A) **WOULD NOT RESULT IN NOISE GENERATING USES LIKELY TO CAUSE AN UNACCEPTABLE DEGREE OF DISTURBANCE BEING LOCATED IN CLOSE PROXIMITY TO EXISTING NOISE-SENSITIVE USES; OR**
- (B) **WOULD NOT GENERATE NOISE LEVELS WHICH WOULD HAVE A SIGNIFICANT ADVERSE AFFECT ON THE AMENITIES OF NEIGHBOURING OCCUPIERS.**

NEW NOISE-SENSITIVE DEVELOPMENTS WILL BE PERMITTED WHERE THEY WOULD BE LOCATED AN APPROPRIATE DISTANCE FROM ANY EXISTING NOISE-GENERATING USES.

Chapter 4

HOUSING

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HOUSING

INTRODUCTION

Population

The population of the District has been in decline from its peak of 110,000 in 1920, as the coal mining and iron and steel industries shed labour causing outward migration in search of work. This decline was most evident during the period 1951 and 1971 when a net loss of 17,000 persons was recorded. A comparison between the 1981 and 1991 censi shows the rate of loss has slowed considerably with a fall in population from 88,800 to only 86,046.

At the same time that the population has been in decline, it has also been aging with approximately 20% of the residents of the District now being of pensionable age.

Household Structure and Housing Stock

The District has also mirrored the national trend towards smaller average household size. In 1951 there were an average of 3.4 persons per house compared with an average of 2.46 today. Despite the decline in population, smaller household sizes have resulted in a demand for new housing.

The District contains approximately 36,500 dwellings, the tenure pattern of which has changed radically in recent years. Private dwellings now account for 60% of units an increase of 30% since 1961, whilst private rented has fallen from 36% to 8% in the same period. The Local Authority has seen its stock fall by 3,300 houses to approximately 11,500 as people have taken advantage of their "Right to Buy". Council house waiting lists over the same period have increased, and this gap has been partly filled by Housing Associations whose stock now account for approximately 2.5% (900 units) of the total.

Between 1981 and 1994, nearly 2,000 new dwellings were constructed in Derwentside, whilst approximately 650 dwellings were demolished. This has resulted in an increase in the housing stock of about 1,350 dwellings. The majority of new building has occurred in Burnopfield, Annfield Plain, Blackhill, Shotley Bridge, Lanchester, Langley Park, Stanley and Tanfield Lea.

Future Trends

Durham County Council has prepared estimates of the future size and structure of the District's population up to 2006. These predictions assume that past trends between 1951 and 1991, would continue but at a much reduced rate. These projections indicate that the total population will fall by just 3% to nearly 83,200 by 2006.

The projected average household size is expected to fall from 2.46 to 2.23 by 2006. This figure reflects the increasing proportion of elderly persons, particularly lone pensioner households.

The Office of Population, Census and Surveys also publish official annual estimates of mid year resident population for local authority areas. Their mid year estimates for Derwentside of 86,800 for 1991 has increased to 87,170 for 1992. If this trend continues, the District Council's objective of a stable population should be achievable.

Housing Strategy and Objectives

In order to encourage continued regeneration and secure the viability and vitality of existing services, Derwentside District Council has identified redressing population decline as one of its general objectives. To achieve a stable population by the year 2006, additional dwellings will be needed to provide homes for both existing residents and for those people wishing to move into the area. It is highly important that younger people are attracted to the District to help to create a more balanced age structure and a continuing stable population.

The number of new homes required within the District is based upon a scenario of population growth aimed at generating a more balanced age structure in order to stabilise population in the longer-term. New housing development will be directed to suitable sites whilst the environment of older housing areas will be improved.

The policies in this Chapter are based upon eight specific objectives:-

1. To identify and provide sufficient housing land for development where people would wish to live, where services are or can efficiently be made available, and which is well related in scale and location to existing settlements.
2. To provide and encourage the development of new 'starter' homes and to encourage existing homes to be extended for the needs of young families.
3. To allow housing development in the countryside only for the needs of the agricultural and forestry industries whilst not adversely affecting designated areas or other natural features.
4. To encourage housing provision for elderly and disabled persons close to facilities and main routes of communication.
5. To encourage some housing development on vacant, derelict and under used land within existing urban areas, or by using vacant or under used floorspace within existing shopping centres.
6. To encourage the development of a limited number of higher priced dwellings for executives to help meet the needs of local people and those firms making inward investment decisions.
7. To encourage and enable the development of affordable housing for rent and purchase, including in rural areas.
8. To improve residential environments and to encourage new housing developments in older housing areas.

HOUSING LAND

HO1 Maintenance of a Five Year Supply of Housing Land

The Council will ensure that there is an adequate and balanced supply of housing land available to meet the housing needs of the District and the demand for land from housebuilders and housing associations. The Council will continue to monitor the uptake of sites, and the type of opportunity presented by land which remains available. Changes within the housing stock and the availability and supply of windfall sites will be taken into account.

In assessing housing land availability, the Council will take account of Government advice on land availability study methodology, presently contained in Annexes B and C of PPG3.

Policy HO1
A FIVE YEAR SUPPLY OF LAND FOR HOUSEBUILDING WILL BE MAINTAINED WITH REFERENCE TO THE TOTAL NUMBER OF DWELLINGS PROPOSED IN POLICY HO2;

HO2 New Dwelling Requirements

In order to achieve the Council's strategy of a stable population by the year 2006, it is estimated that at least 3,600 new dwellings will be needed during the Plan period, as shown in the table below.

Estimated Housing Needs in Derwentside

	<u>1991</u>	<u>2006</u>
Total Population	86,000	86,000
Average Household Size	2.46	2.23
Total Number of Households	35,000	38,600
Additional Dwellings Required		3,600

The calculation of the number of new dwellings which need to be allocated on sites in the Plan is based on 400 dwellings having already been completed (up to April, 1994) and 200 being provided on sites which have started. A further 750 dwellings will become available if sites not started, but having the benefit of planning permission were to be completed. Even allowing for a conservative estimate of 310 dwellings being demolished, and 350 dwellings being built on small sites, this will leave a requirement of at least 2,210 dwellings to be provided on large sites (those of 0.4 hectares or over).

Policy HO2
SUFFICIENT LAND IS ALLOCATED TO PROVIDE FOR AT LEAST 2128 NEW DWELLINGS FOR COMPLETION IN THE 12 YEAR PERIOD BETWEEN APRIL 1994 AND APRIL 2006.

The table below shows the calculation:

Completed (91/94)	400
Started	200
Sites with planning permission (on 1/4/94)	750
Small Sites	350
Demolitions (April 1991/1994)	-130
Demolitions (April 1994/2006)	-180
	<hr/>
Sub Total	1,390
Large Sites:	
Proposed (Policy HO3)	963
Proposed with Associated Uses (Policy HO4)	1,240
	<hr/>
Sub Total	2,203
	<hr/>
Total	3,593

The sites shown under policies HO3 and HO4 are those which it is felt are the best ones to meet the required target in Policy HO2 (i.e. 3,600 - 1,390 = 2,210). However, changes to the market, housing demand and average household size may require changes to be made to the sites chosen at a future review. This may result in certain sites being removed or additional sites being included in a new plan.

Sites with planning permission are shown on the Proposals Map for information. It seems likely though, that more than half of the 18 sites will remain undeveloped. Appendix F(iii) gives details of planning permissions and housing land availability.

The figure for started includes all sites which are under construction, including those dwellings on each site which are yet to be started.

The figure for small sites (those less than 0.4 hectares), which includes conversions, redevelopment opportunities and other windfalls, is an estimate based on recent trends.

The figure for demolitions is an estimate based on 15 per year for the remainder of the Plan period.

The table does not include a figure for large "windfall" sites (over 0.4 hectares) as it is difficult to estimate what future redevelopment opportunities will arise. Nor does it include any of the four Development Opportunity Sites (identified in Policy HO6) being used for housing.

<u>Dwellings</u>

For the purpose of this calculation it has been assumed that each household will require a dwelling and that the number of second homes, vacant dwellings and the number of persons living in institutions will remain constant

The total figure would provide for about the number of dwellings estimated to fully meet the Plan objective of population stability.



HO3 Large Sites Identified for Housing Development

In order to achieve the aim of a stable population, private housebuilders and housing associations must be certain that their plans can be implemented. Sufficient large sites (i.e. those over 0.4 hectare) have, therefore, been identified, under policies HO3 and HO4, in a range of locations to cater for the differing demand requirements for housing. The development of the sites should help to broaden the available range of new housing and assist those people who wish to live in the area. In accordance with central government policy it is anticipated that these large housing sites will contribute to the regeneration of the urban areas within the District.

All potential sites and sites which have been notified to the authority have been subject to a detailed assessment against a number of criteria (see Appendix E for a full methodology and list of criteria). A scoring system has been used to select the best sites for development.

The Plan seeks to ensure that new residential development is well related to settlements which possess a good range of facilities and services which can support such development. When allocating new housing sites consideration has been given to:-

- (a) the impact on the landscape and nature conservation interests;
- (b) the need to utilise derelict, underused or vacant sites;
- (c) the scale and location of the development in relation to existing development;
- (d) the availability and capacity of existing infrastructure including schools, shops, employment facilities;
- (e) the impact on nature conservation, archeological features and agricultural land;

Policy HO3

THE FOLLOWING LARGE SITES ARE PROPOSED FOR HOUSING DEVELOPMENT:

	Dwellings (Estimated)
<u>ANNFIELD PLAIN</u>	
HARPERLEY ROAD	40
PONTOP TERRACE	15
REAR OF EARL GREY P.H.	10
<u>BURNHOPE</u>	
SOUTH OF VALE VIEW	15
<u>CONSETT</u>	
RAILWAY STREET	25
SHERBURN TERRACE	40
<u>DELVES</u>	
GLOUCESTER ROAD	80
<u>DIPTON</u>	
EWEHURST	40
<u>HAMSTERLEY</u>	
EAST OF DANE ENGINEERING 50	
<u>LANGLEY PARK</u>	
ADJACENT TO HILLSIDE ESTATE	20
<u>LEADGATE</u>	
GARDEN TERRACE	25
STATION YARD	20
<u>MEDOMSLEY</u>	
MEDOMSLEY SAWMILL	35
<u>NEW KYO</u>	
SHIELD ROW LANE	75
<u>QUAKING HOUSES</u>	
OSWALD TERRACE	10
<u>SHOTLEY BRIDGE</u>	
ELM PARK	38
NORTH OF MURRAY HOUSE	50
WOOD STREET	10
<u>SOUTH MOOR</u>	
OXHILL FARM	60
<u>STANLEY</u>	
CHESTER ROAD	15
STANLEY HALL	270
TYNE ROAD	35

(f) whether the site provides opportunities to secure other developments for the benefit of residents of the District, and

(g) whether a developer has expressed an interest in the site - or there is interest in housing development within a settlement as a whole.

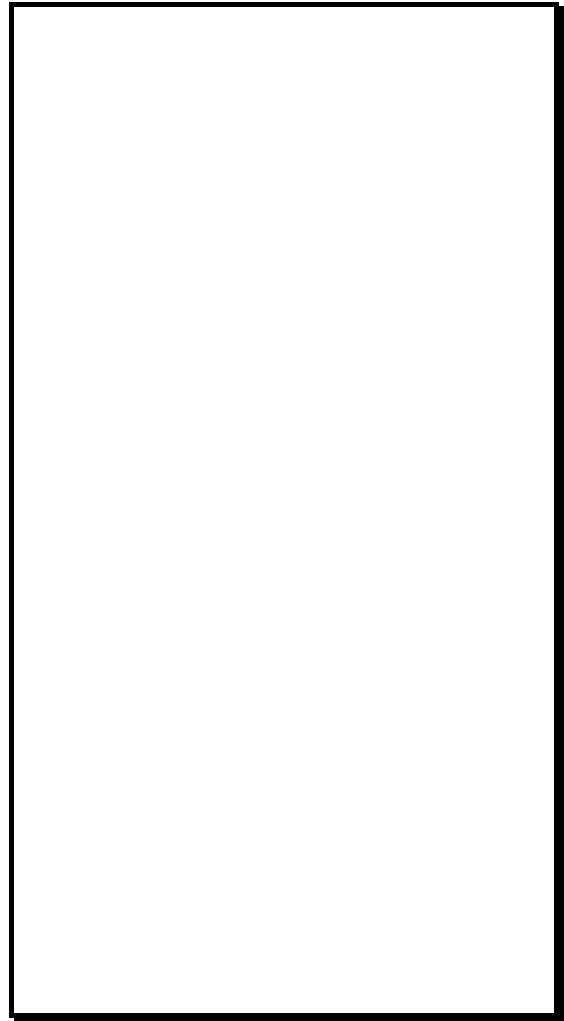
(h) whether appropriate drainage has or could be provided.

Although most potential housing development sites within existing built up areas have been identified, any applications received for large housing developments on new sites will be assessed against similar considerations and assessment criteria to those explained previously.

The development of large sites outside the existing built up areas of towns and villages, other than those identified on the Proposals Map, will be considered unacceptable. Sites identified after the Plan is placed on deposit will be fully assessed at the first review of the Plan.

The 21 proposed housing development sites listed under this policy are identified on the Proposals Map. The schedule in Appendix F(i) shows each site at a larger scale and gives information which may be useful to interested developers. It also shows when woodland edge planting is required, on those sites listed under Policy HO21.

Some sites may also be suitable for development with low cost housing. These are identified under Policy HO8.



HO4 Large Sites Identified for Housing and Associated Development

The Proposals Map also identifies 16 large sites allocated for housing development with associated uses. These are the same as proposed housing development sites, except that not all the site should be developed for housing. Instead, the developer will be required to provide elements of 'planning gain' such as recreational open space, village greens, road links etc. The site schedule in Appendix F(ii) indicate the specific requirements for every individual site.

<u>Policy HO4</u>	
THE FOLLOWING LARGE SITES ARE PROPOSED FOR HOUSING DEVELOPMENT WITH ASSOCIATED USES:	
	Dwellings (Estimated)
<u>BLACKHILL</u>	
BERRY EDGE (PHOENIX COURT)	35
<u>BURNHOPE</u>	
WHITEHOUSE FARM	65
<u>CONSETT</u>	
BERRY EDGE (TEMPLETOWN)	40
BERRY EDGE (TUDOR TERRACE)	135
KNITSLEY LANE	100
KNITSLEY LANE (SOUTH)	165
<u>HOBSON</u>	
SYKE ROAD, PICKERING NOOK	60
<u>LANGLEY PARK</u>	
NORTH OF HOSPITAL	50
<u>SHOTLEY BRIDGE</u>	
QUEENS ROAD	120
<u>SOUTH MOOR</u>	
LIME STREET	45
<u>STANLEY</u>	
KIP HILL	40 LOW
STANLEY FARM	70
MIDDLES FARM	180
<u>THE GROVE</u>	
BERRY EDGE (HALL COTTAGES)	60
BERRY EDGE (FELL VIEW)	50

DEVELOPMENT PROPOSALS FOR ANY OF THE SITES LISTED IN THIS POLICY WILL ONLY BE APPROVED IF, IN ADDITION TO HOUSING, THOSE USES SHOWN ON THE SITE SCHEDULES IN APPENDIX F (ii) ARE INCLUDED IN THE SCHEME.

HO5 Development on Small Sites

New housing should be built in sustainable locations where people have easy access to transport, jobs, shops, schools and other facilities. Whilst residential development on large sites other than those shown on the proposals map will normally be unacceptable, there are many smaller sites (of less than 0.4 hectares) within towns and villages that are capable of being developed.

<u>Policy HO5</u>
HOUSING DEVELOPMENT ON SMALL SITES WILL ONLY BE PERMITTED IN THE SETTLEMENTS LISTED BELOW, WHERE THE DEVELOPMENT:
[contd.]

This development may take the form of infilling between existing buildings or additional housing on the periphery of settlements thereby "rounding it off", although acceptable instances are likely to be few in number. Any proposal must adequately demonstrate that it is appropriate to the locality, and must not cause injury to the locality, neighbouring occupiers, the countryside or nature conservation interests.

The acceptability of applications to develop large back gardens to the rear of existing houses for residential development will be judged in relation to the following criteria:

- i) Whether the proposal would reflect the form and the character of existing development in the locality;
- ii) Whether a safe and convenient means of vehicular and pedestrian access could be provided, including adequate parking provision;
- iii) Whether adequate space would remain between the existing and proposed buildings so as not to cause loss of amenity to neighbouring properties;
- iv) Whether the proposal incorporates sensitive design and good landscaping.

“Tandem” development, i.e. one house situated immediately behind another and sharing the same access, is more likely to be harmful as it would be difficult for this type of development to satisfy the above criteria

The District of Derwentside contains many settlements that are linear or ribbon in nature and the extension of these ribbons into the countryside will not be acceptable.

For clarity, the settlements to which this policy applies are listed. Housing development in smaller settlements will not be appropriate unless it complies with policies HO10 or HO14.

Policy HO5 [contd.]

- A) IS APPROPRIATE TO THE EXISTING PATTERN AND FORM OF DEVELOPMENT IN THE SETTLEMENT; AND**
- (B) DOES NOT EXTEND BEYOND THE EXISTING BUILT UP AREA OF THE SETTLEMENT; AND**
- (C) REPRESENTS ACCEPTABLE BACKLAND OR TANDEM DEVELOPMENT; AND**
- (D) DOES NOT EXCEED 0.4 HECTARES IN SIZE IF TAKEN TOGETHER WITH AN ADJOINING SITE.**

**ANNFIELD PLAIN (INCLUDING CATCHGATE AND WEST KYO)
 BLACKHILL
 BURNHOPE
 BURNOPFIELD
 CASTLESIDE
 CONSETT
 CORNSAY COLLIERY
 CRAGHEAD
 CROOKGATE
 DELVES LANE (INCLUDING CROOKHALL)
 DIPTON (INCLUDING FLINTHILL)
 EBCHESTER
 ESH
 ESH WINNING
 GREENCROFT
 HAMSTERLEY (INCL. LOW WESTWOOD)
 HAMSTERLEY MILL
 HARELAW
 HOBSON (INCLUDING PICKERING NOOK)
 IVESTON
 LANCHESTER
 LANGLEY PARK
 LEADGATE
 MAIDEN LAW
 MEDOMSLEY
 MOORSIDE
 NEW KYO
 NO PLACE
 OXHILL
 QUAKING HOUSES
 QUEBEC
 SATLEY
 SHOTLEY BRIDGE
 STANLEY (INCLUDING SHIELD ROW)
 TANFIELD
 TANFIELD LEA (INCLUDING BROOMHILL)
 TANTOBIE
 THE DENE
 THE GROVE
 THE MIDDLES
 SOUTH MOOR (INCLUDING OXHILL)
 WHITE-LE-HEAD**

HO6 Development Opportunity Sites Suitable for Housing

There are eight Development Opportunity Sites identified on the Proposals Map, which are suitable for a number of different uses. They are, in the main, sites within the built up area that have been cleared or whose former use has ceased. Those sites listed in the policy, along with 3 others contained within the Inset areas, are suitable, in principle, for housing development.

Policy HO6

THE FOLLOWING DEVELOPMENT OPPORTUNITY SITES ARE ACCEPTABLE, IN PRINCIPLE, FOR HOUSING DEVELOPMENT:

**DERWENT STREET, BLACKHILL
MEDOMSLEY DETENTION CENTRE
WEST ROAD, ANNFIELD PLAIN
WOOD STREET, SHOTLEY BRIDGE**

ANY PROPOSAL FOR RESIDENTIAL DEVELOPMENT ON THESE SITES MUST COMPLY WITH THE REQUIREMENTS OUTLINED IN THE SITE SCHEDULE CONTAINED WITHIN APPENDIX F (iv).

HO7 Development Limit for Lanchester and Burnhope

The settlement of Lanchester has experienced severe pressure from housebuilders in recent years. The Council has reviewed the existing Interim Development Limit which protects and maintains the attractive setting of the village, in particular the slopes to the north east and south west, and the character of the historic centre which would suffer from increased traffic and congestion

The boundary has been slightly amended to include dwellings at Fenhall Park, but not the existing scrapyard, petrol filling station and garage. This policy reinforces that protection, as it is not intended to approve further development outside of the existing built up area before the first review of the Plan. At that time it is anticipated that an 'Inset' for Lanchester will be prepared, during which the Development Limit will be reviewed. The Development Limit may need to be reconsidered earlier, if circumstances were to change before the first review.

Within Burnhope two sites have been allocated for housing development, at Whitehouse Farm and South of Vale View, with a combined capacity for 80 new dwellings. It is hoped that the identification of these sites will continue the process of regeneration within the village begun with the successful Estates Action Scheme there and help to secure environmental improvements and support local services. The above sites, together with those with existing planning permissions, should be sufficient to achieve these goals and meet local need within the plan period without the necessity for extensions to the built up area of the village which may detract from its environment. Additional small sites may however be approved provided they meet the terms of Policy HO5. The issue of a settlement boundary, which would help to define a limit to development for the whole village, still needs to be looked at. However, it is considered that this exercise can only be carried out properly when an Inset is prepared for Burnhope. This will allow a comprehensive analysis of the wider needs of the community to be undertaken, and help provide a local context for longer term development. The Council intends, therefore, to proceed with making a formal alteration to the District Local Plan, in respect of Burnhope, at the earliest practicable opportunity following its adoption.

Policy HO7

**NO NEW HOUSING DEVELOPMENT IN
LANCHESTER WILL BE APPROVED OUTSIDE
THE DEVELOPMENT LIMIT.**

LOCAL AND SPECIAL NEEDS HOUSING

HO8 Low Cost Housing Provision

The District Council have carried out a Housing Needs Survey based on Council waiting lists which has indicated that within the District there are areas where demand for affordable housing exceeds supply. The larger housing development sites for (for the purpose of this policy, those of 2 hectares or over) within those areas are capable of providing a full range of housing.

Developers submitting schemes for any of the sites identified within the policy must include an element of affordable housing. The actual level is not fixed but will be determined by negotiation taking into account the size of the site, its developability (i.e. any constraints and the costs of overcoming them) and the level of housing need within the locality itself

In order that housing provided under this policy is retained in perpetuity developers will be required to either accept conditions, or enter into a legal agreement restricting occupation to those in need.

Policy HO8

ON THE FOLLOWING ALLOCATED SITES, DEVELOPERS WILL BE EXPECTED TO PROVIDE AN ELEMENT OF AFFORDABLE HOUSING:

**GLOUCESTER ROAD, DELVES
KNITSLEY LANE, CONSETT
LOW STANLEY FARM, STANLEY
OXHILL FARM, SOUTH MOOR
STANLEY HALL, STANLEY**

ANY DWELLINGS PROVIDED IN ACCORDANCE WITH THIS POLICY SHALL BE SUBJECT TO A LEGAL AGREEMENT OR OTHER ALTERNATIVE MECHANISM TO ENSURE THAT THE INITIAL AND SUBSEQUENT OCCUPANCY OF THE DWELLINGS IS RESTRICTED TO HOUSEHOLDS WHO ARE IN NEED OF LOW COST HOUSING:

HO9 Provision of Specialist Housing

Falling household size, and an aging population and the aim of the Council to attract young persons into the District has increased the need for single or two person accommodation. On larger housing sites a mix of housing types will provide for a variety of customers and assist in the formulation of a stable community. The Council will seek to achieve these objectives through negotiation with the site developer.

Policy HO9

ON PROPOSED HOUSING DEVELOPMENT SITES OF TWO HECTARES OR OVER IN SIZE DEVELOPERS WILL BE EXPECTED TO PROVIDE A VARIETY OF HOUSE TYPES, INCLUDING ACCOMMODATION SUITABLE FOR SMALL HOUSEHOLDS AND THE ELDERLY.

HO10 Affordable Housing in Rural Areas

The need for "affordable" housing within a rural community is a material planning consideration. Central Government has recognised that in many rural localities there are particular difficulties in securing an adequate supply of housing for local needs. The Government, therefore, encourages the inclusion of an "exceptions" policy in Local Plans. Under this policy small sites within or adjoining villages, although not normally considered acceptable for housing, may be released for such housing; provided that the Council is satisfied over the local need for affordable housing in the area, and over the adequacy of the arrangements to reserve such housing as affordable both initially and on subsequent change of occupant.

Sites for affordable housing have not been identified on the Proposals Map as they are only limited exceptions to existing policies of restraint and not a new form of housing allocation. It is also likely that such sites will be small, less than 0.4 hectares, as large scale development will be unacceptable due to the nature of the rural settlements within which the policy will apply. Although affordable housing sites will normally be developed by housing associations, detailed development control considerations over design, layout, access etc. will be applied, as the proposal must not adversely affect the character of the area.

Policy HO10

WHERE IT IS NECESSARY TO MEET RURAL HOUSING REQUIREMENTS, SMALL SCALE DEVELOPMENTS IN VILLAGES MAY BE PERMITTED ON LAND THAT WOULD NOT NORMALLY BE RELEASED FOR DEVELOPMENT, PROVIDED THAT:

- (A) **THE DEVELOPER CAN SHOW A DEMONSTRABLE NEED FOR AFFORDABLE HOUSING WITHIN THE LOCALITY; AND**
- (B) **THE DEVELOPMENT MEETS THE NEED OF LOCAL PEOPLE WHO ARE UNABLE TO AFFORD THE COST OF PROPERTY ON THE OPEN MARKET; AND**
- (C) **THE SITE IS WITHIN OR IMMEDIATELY ADJOINING THE VILLAGE; AND**
- (D) **THE DEVELOPMENT IS SMALL IN SCALE AND RESPECTS THE CHARACTER OF THE SETTLEMENT; AND**
- (E) **THE DEVELOPMENT WOULD NOT LEAD TO THE COALESCENCE OF SETTLEMENTS OR THE NARROWING OF AN IMPORTANT OPEN BREAK BETWEEN SETTLEMENTS.**

ANY PERMISSION GRANTED IN ACCORDANCE WITH THIS POLICY WILL BE DEPENDANT ON THE PRIOR COMPLETION OF A LEGAL AGREEMENT OR AN ALTERNATIVE MECHANISM TO:

- (A) **ENSURE THAT INITIAL AND SUBSEQUENT OCCUPANCY OF THE DWELLINGS IS RESTRICTED TO HOUSEHOLDS WHO ARE IN NEED OF LOW COST HOUSING; AND**
- (B) **ESTABLISH A MECHANISM FOR THE MANAGEMENT OF THE SCHEME BY AN APPROPRIATE HOUSING ASSOCIATION, VILLAGE TRUST OR SIMILAR ORGANISATION.**

HO11 Housing for Disabled Persons

Provision for a wide variety of housing demand including special needs housing for disabled persons must be made. Disabled persons should not be 'ghettoised' into separate housing complexes and should be given the same choice of housing types and tenures as able bodies persons.

Whilst the actual level of provision is not fixed, developers must, taking into account the size of the site, its developability (i.e. the number of development constraints and the cost of overcoming them) and the numbers of existing mobility houses, provide a mobility housing element. The Council will seek to achieve these objectives through negotiations with the site developer.

Policy HO11

ON PROPOSED HOUSING DEVELOPMENT SITES OF ONE HECTARE OR OVER THE COUNCIL WILL EXPECT DEVELOPERS TO PROVIDE A NUMBER OF DWELLINGS WHICH ARE DESIGNED AS MOBILITY OR WHEELCHAIR HOUSING.

HO12 Sheltered Accommodation, Care and Nursing Homes

The projected rise in the number of single person pensioner households will have serious implications for housing provision within the District. On sites within built-up areas and in certain mixed use areas, the environment and character is such that the provision of elderly person or other specialist accommodation is acceptable. Suitable sites should ideally be located within close proximity to a town or village centre or on or close to a bus stop, in order that less mobile persons may continue to enjoy such amenities. Proposals for nursing houses etc. should also provide a reasonable area of private open space to allow residents to safely enjoy the outdoors.

A large number of conversions to, or new build of, care homes etc. in the same locality can have a marked effect on the character of an area. The occupants of such units have different lifestyles to the residents of houses, and the social mix of an area is likely to change as a result of an influx of elderly persons. The Council will take care to ensure that an over-dominance of such uses does not adversely affect the character of the area.

Policy HO12

WITHIN BUILT UP AREAS, PLANNING PERMISSION WILL ONLY BE GRANTED FOR SHELTERED ACCOMMODATION, CARE HOMES AND NURSING HOMES IF THE DEVELOPMENT:

- (A) PROVIDES A REASONABLE AREA OF ACCESSIBLE PRIVATE OPEN SPACE; AND
- (B) DOES NOT LEAD TO AN OVER CONCENTRATION OF SUCH FACILITIES WITHIN THE AREA; AND
- (C) IS WELL LAID OUT AND DESIGNED IN SCALE AND CHARACTER WITH NEIGHBOURING DWELLINGS.

HO13 Accommodation for Travellers

As a result of the Criminal Justice and Public Order Act, 1994 local authorities are no longer under a statutory obligation to provide and manage sites for travellers. However, there is an existing site at Tower Road, Greencroft, which adequately provides for the needs of travellers.

Should, however, a further site be required in the future, then the Council wishes to provide persons who live in mobile homes with an acceptable living environment. Any new development should be able to demonstrate that it does not adversely affect the amenities of the area or neighbouring occupiers, whilst also providing a satisfactory level of amenities to the occupiers of the site by the adequate provision of bathing and toilet facilities, landscaping etc., and where appropriate space for working and for the accommodation of animals.

Policy HO13

AN APPLICATION FOR A RESIDENTIAL CARAVAN SITE FOR TRAVELLERS WILL ONLY BE APPROVED IF:

- (A) **LANDSCAPING AND DRAINAGE ARE SATISFACTORY; AND**
- (B) **IT DOES NOT HAVE AN ADVERSE IMPACT ON THE COUNTRYSIDE, WILDLIFE OR AGRICULTURE; AND**
- (C) **THERE IS NO LOSS OF AMENITY TO THE FUTURE RESIDENTS OF THE SITE, NEIGHBOURING OCCUPIERS AND THE AREA AS A WHOLE.**

HOUSING DEVELOPMENT IN OPEN COUNTRYSIDE**HO14 Infill Housing**

In order to protect the character of the countryside and avoid uneconomic demands for public services, new residential development within the countryside will normally be resisted. There are, however, a number of instances where development will be allowed within the countryside such as affordable housing, or where the dwelling is necessary for the operation of an agricultural or forestry enterprise (see Policy HO15). In all instances the character and amenities of the area will be protected against obtrusive development.

The countryside within the District contains many small villages and hamlets not listed under Policy HO5. Dependent upon the impact on the character of the area and the amenities of surrounding occupiers, the infilling of small gaps within groups of buildings may be considered to be acceptable. The infill of existing gaps may benefit the countryside as it could help to relieve development pressure from inappropriate locations whilst assisting to sustain rural services and facilities. In certain instances it may be desirable to retain gaps which contribute to the character of the area.

The Council will pay particular attention to siting and layout of any proposed development, in order to protect the character of the area and ensure that the existing and future occupiers of adjoining dwellings do not suffer any adverse loss of amenity.

Policy HO14

LIMITED INFILL HOUSING DEVELOPMENT (IE. THE FILLING OF A SMALL GAP) WILL ONLY BE APPROVED IN SETTLEMENTS NOT LISTED UNDER POLICY HO5 OR IN OTHER SMALL GROUPS OF HOUSING IN THE COUNTRYSIDE, IF THE DEVELOPMENT:

- (A) WOULD BE WITHIN WELL ESTABLISHED PHYSICAL BOUNDARIES; AND
- (B) WOULD BE APPROPRIATE TO THE EXISTING PATTERN AND FORM OF DEVELOPMENT IN THE AREA; AND
- (C) WOULD NOT OCCUPY IMPORTANT OPEN SPACES IN THE STREET SCENE; AND
- (D) WOULD BE SITED AND DESIGNED IN SCALE AND CHARACTER WITH NEIGHBOURING DWELLINGS; AND
- (E) WOULD NOT HARMFULLY EXTEND BEYOND THE EXISTING DEVELOPED AREA.

HO15 Agricultural and Countryside Workers' Dwellings

Although there is a general presumption against new residential development in the open countryside, in instances where Policy AG5 (the Farm Sub-division Policy) does not apply, an exception to the normal policy may be allowed where the demands of an agricultural or forestry operation make it essential for one or more persons to live close to their work. In order to assess whether a new dwelling within the countryside is justified, the Council will require the submission of a report which clearly establishes that the applicant's stated intentions to engage in farming or forestry are genuine, reasonably likely to materialise and capable of being sustained for a reasonable period of time. In assessing applications the Council may apply functional and financial tests. The functional test will establish whether it is essential, for the proper functioning of the enterprise, for workers to be readily available at all times, both to tend animals or agricultural processes at short notice or to deal with emergencies which could lead to the loss of crops. Where such tests are inconclusive, financial tests may be applied to give further evidence of need.

In instances where the Council receives a planning application for a dwelling on a newly established or proposed agricultural or forestry development and the viability of the enterprise is yet to be established, it will be normal practice not to approve a dwelling but grant temporary consent for a period of two to three years for a caravan. Once this period has elapsed, assuming viability can be demonstrated, a permanent dwelling could be approved.

If a new dwelling is considered appropriate, care must be taken over its siting. Ideally it should be close to other farm buildings or other dwellings and be of a size commensurate with the additional functional requirements.

Any approval for a worker's house within the countryside will normally be subject to a condition or planning agreement restricting occupation.

Policy HO15

IN THE OPEN COUNTRYSIDE, A NEW DWELLING WILL ONLY BE PERMITTED WHERE IT CAN BE CLEARLY DEMONSTRATED THAT IT IS ESSENTIAL FOR ONE OR MORE PERSONS ENGAGED SOLELY OR MAINLY IN AGRICULTURE OR FORESTRY TO LIVE AT OR IN CLOSE PROXIMITY TO THEIR PLACE OF EMPLOYMENT IN ORDER TO PERFORM THEIR DUTIES. IN DETERMINING SUCH APPLICATIONS THE COUNCIL WILL CONSIDER:

- (A) **WHETHER THERE IS A CLEAR NEED FOR A NEW DWELLING ON THE SITE; AND**
- (B) **WHERE THIS IS NOT CONCLUSIVE, WHETHER THE PROPOSAL IS LIKELY TO FORM PART OF A FINANCIALLY VIABLE ENTERPRISE; AND**
- (C) **WHETHER THE SITE IS WELL RELATED TO EXISTING BUILT DEVELOPMENT IN THE COUNTRYSIDE; AND**
- (D) **WHETHER THE SCALE AND DESIGN OF THE DWELLING WOULD BE APPROPRIATE TO ITS PURPOSE AND SYMPATHETIC TO ITS SURROUNDINGS, I.E. WOULD NOT RESULT IN A LOSS OF AMENITY TO THE SURROUNDING AREA OR NEIGHBOURING OCCUPIERS.**

PLANNING PERMISSION WILL NORMALLY BE SUBJECT TO THE IMPOSITION OF AN OCCUPANCY CONDITION.

HO16 Removal of Agricultural Occupancy Condition

Recent housing trends have shown that people are more and more looking to the countryside as a place to live. In order to protect agriculture as a vital industry, dwellings will be required to house those it employs. To release an agricultural worker's dwelling for general housing purposes, whilst a need still exists either on another agricultural or forestry enterprise in the locality within the vicinity, will result in demand for further housing development within the countryside. In order to protect the countryside, it is essential that dwellings built specifically for agricultural occupation should be kept for such a use, unless it can be demonstrated that it is now redundant of such use by:-

- (a) proving that the property has been widely advertised for sale and/or rent for a minimum period of one year; and
- (b) showing that the valuation reflects the occupancy condition; and
- (c) demonstrating that no reasonable offer has been refused.

Where an agricultural occupancy restriction has been lifted from a dwelling on a farm unit, any proposal for a further workers' dwelling will be subject to particularly close scrutiny of the supporting evidence of agricultural need.

Policy HO16

PLANNING APPLICATIONS FOR THE REMOVAL OF AN AGRICULTURAL OCCUPANCY CONDITION WILL ONLY BE APPROVED WHERE THE APPLICANT CLEARLY DEMONSTRATES THAT THE RESERVATION OF THE DWELLING FOR WORKERS ENGAGED IN AN AGRICULTURAL ENTERPRISE IS NO LONGER WARRANTED.

SUB-DIVISION, CONVERSION AND EXTENSION**HO17 Sub-Division and Adaptation of Existing Buildings to Residential Use**

Flats and houses in multiple occupation provide a type of accommodation for which there is a very real need. The sub-division of large dwellings helps to meet the demand for smaller units of accommodation and can reduce the wastage of properties from under-occupation. Whilst it is recognised that the sub-division of certain types of properties is to be encouraged, it is important that they provide a satisfactory standard of accommodation and amenity to both residents and neighbouring occupiers.

When determining any proposal for a sub-division, particular attention will be made to the provision of a satisfactory level of off-street parking, levels of amenity space and the likely impacts on neighbouring occupiers from noise, overlooking and loss of privacy.

The occupants of sub-divided units often have different lifestyles to the residents of houses. The social mix of an area is likely to change with an influx of predominantly single and transient persons. Vehicle movements can increase, and building and curtilage maintenance is often lower and as a result there can be a marked effect on the street scene and character of an area. The Council will, therefore, seek to prevent an over concentration of such uses in any one particular area.

Policy HO17

PLANNING PERMISSION FOR THE ADAPTATION OF LARGE BUILDINGS OR THE SUB-DIVISION OF AN EXISTING DWELLING TO PROVIDE SMALLER RESIDENTIAL UNITS WILL ONLY BE GRANTED IF:

- (A) THE PROPOSAL IS SYMPATHETIC TO THE CHARACTER OF THE EXISTING BUILDING AND THE LOCALITY AS A WHOLE; AND
- (B) THE PROPOSAL WOULD NOT ADVERSELY AFFECT THE AMENITIES OF FUTURE OCCUPANTS AND/OR NEIGHBOURING OCCUPIERS, OR LOSS OF PRIVACY AND OVERLOOKING; AND
- (C) AN ADEQUATE, ACCESSIBLE AND USABLE AMOUNT OF AMENITY SPACE IS PROVIDED; AND
- (D) A CONCENTRATION OF SUCH USES DOES NOT EFFECT THE CHARACTER OF THE AREA OR WILL NOT CAUSE SERIOUS ANNOYANCE TO EXISTING RESIDENTS.

HO18 Living Over the Shop

Within the centres of towns and villages there may be some scope for providing housing accommodation on the upper floors of commercial premises. Often such areas are disused or underused and may result in inadequate maintenance to the fabric of the building and cause or add to the run-down appearance of the shopping area. Where appropriate, the conversion of upper floors to bring life and vitality back to the building and the shopping centre, whilst also supplying a small stock of accommodation for persons who wish to live in the commercial area, will be encouraged. There will also be additional benefits from increased security to both the individual premises and town centres in general.

Any proposal to re-use upper floors of commercial premises should provide a satisfactory level of amenity to future residents, whilst not adversely affecting any neighbouring occupiers. Where it is considered desirable to promote such use and it is not possible to achieve normal residential car parking standards, a relaxation of the standards may be allowed.

Policy HO18

THE CONVERSION OF THE UPPER FLOORS OF COMMERCIAL PREMISES IN TOWN AND VILLAGE CENTRES FOR RESIDENTIAL USE AS FLATS WILL ONLY BE PERMITTED IF:

- (A) **THE PROPOSAL WOULD NOT ADVERSELY AFFECT THE AMENITIES OF FUTURE OCCUPANTS AND/OR NEIGHBOURING OCCUPIERS THROUGH INCREASED NOISE, DISTURBANCE, LOSS OF PRIVACY OR OVERLOOKING; AND**
- (B) **THE PROPOSAL IS SYMPATHETIC TO THE CHARACTER OF THE EXISTING BUILDING AND THE LOCALITY AS A WHOLE.**

HO19 Extensions and Alterations to Existing Dwellings

The extension of a dwelling house often results in better living accommodation and is seen by many people as an alternative to moving house. In certain instances dwellings may be extended under "permitted development rights" but where planning permission is required the Council will assess the impact of the extension to ensure that it does not adversely affect the character of the building or the area.

In order to ensure an extension will blend with the existing, the use of the correct materials of construction in terms of texture and colour is very important.

The proposal must not be allowed to have an adverse affect on neighbouring properties, through loss of light, loss of outlook, loss of privacy, over-dominance, etc. or reduce off-street parking below adequate levels.

Further advice on house extensions is contained within an SPG published by this Council. A full index of SPG's published by this Council is included in Appendix 1.

Policy HO19

PLANNING PERMISSION WILL ONLY BE GRANTED FOR THE EXTENSION OR ALTERATION OF A DWELLING IF THE PROPOSAL:

- (A) **REFLECTS THE CHARACTER OF THE ORIGINAL DWELLING AND ITS SURROUNDINGS; AND**
- (B) **RESPECTS THE SCALE OF THE ORIGINAL DWELLING; AND**
- (C) **INCORPORATES PITCHED ROOFS WHEREVER POSSIBLE; AND**
- (D) **SPECIFIES MATERIALS TO MATCH THOSE OF THE EXISTING DWELLING; AND**
- (E) **DOES NOT RESULT IN AN UNACCEPTABLE LOSS OF PRIVACY AND/OR AMENITY TO NEIGHBOURING OCCUPIERS; AND**
- (F) **DOES NOT RESULT IN THE LOSS OF OFF-STREET CAR PARKING SPACE SUCH THAT THE LEVEL OF PROVISION IS REDUCED TO BELOW THE MINIMUM REQUIREMENTS.**

HO20 Satellite Dishes

Planning permission is not normally required for the installation of satellite dishes on houses, which are not within a Conservation Area, provided they comply with certain size and siting restrictions. Where permission is required, the dish must be sited, so far as practicable, to minimise its effect on the character and appearance of the building.

Within Conservation Areas criteria for the siting and size of satellite dishes is much more stringent. Where permission is required, the installation of satellite antennae will only be acceptable where they are sited unobtrusively and, where possible, adequately screened. If this is not possible, dishes visible to the public will only be permitted provided the character and visual amenity of the area is not adversely affected.

The installation of satellite antenna on Listed Buildings or Ancient Monuments will not normally be acceptable unless there is no adverse effect on the character or setting of the building or structure.

Policy HO20

PLANNING PERMISSION FOR THE INSTALLATION OF SATELLITE DISHES AND ANTENNA ON RESIDENTIAL PROPERTIES WILL BE APPROVED PROVIDED THEY ARE SITED SO AS TO MINIMISE THEIR IMPACT ON THE BUILDING OR STRUCTURE AND/OR THE AREA AS A WHOLE.

WITHIN CONSERVATION AREAS, THE INSTALLATION OF SATELLITE DISHES AND ANTENNA WILL ONLY BE PERMITTED WHERE THEY ARE SITED UNOBTRUSIVELY AND, WHERE POSSIBLE, ARE SCREENED FROM PUBLIC VIEW.

ON LISTED BUILDINGS AND ANCIENT MONUMENTS, THE INSTALLATION OF SATELLITE DISHES AND ANTENNA WILL ONLY BE PERMITTED WHERE THE ARCHITECTURAL OR HISTORIC CHARACTER, PHYSICAL FABRIC OR SETTING OF SUCH BUILDINGS OR MONUMENTS IS UNLIKELY TO BE ADVERSELY AFFECTED.

DEVELOPER REQUIREMENTS FOR LARGER HOUSING SITES**HO21 Peripheral Planting within Housing Development Sites**

Many of the sites identified as acceptable for housing development on the Proposals Map are on the periphery of existing built-up areas. In order to prevent a "hard" urban edge to these sites, the Council will normally require an average of a 20m. wide strip of woodland to be planted with a mix of preferably native species. The details of this woodland edge should be submitted with the planning application, secured by agreement and provided prior to the occupation of the dwellings. The individual requirements of specific sites which require such treatment are contained within the site schedules in Appendices F(i) and F(ii).

Policy HO21

PERMISSION WILL ONLY BE GRANTED FOR THE FOLLOWING LARGE HOUSING DEVELOPMENT SITES ON THE EDGE OF A SETTLEMENT IF THE PROPOSAL INCORPORATES AN APPROPRIATE AMOUNT OF WOODLAND EDGE PLANTING WITHIN THE SITE:

**ANNFIELD PLAIN
HARPERLEY ROAD
BURNHOPE
WHITEHOUSE FARM
CONSETT
KNITSLEY LANE
KNITSLEY LANE (SOUTH)
HAMSTERLEY
EAST OF DANE ENGINEERING
HOBSON
SYKE ROAD, PICKERING NOOK
LANGLEY PARK
ADJOINING HILLSIDE ESTATE
MEDOMSLEY
MEDOMSLEY SAWMILL
SHOTLEY BRIDGE
ELM PARK
SOUTH MOOR
OXHILL FARM
STANLEY
LOW STANLEY FARM
MIDDLES FARM
KIP HILL**

APPLICATIONS WILL NEED TO SHOW PROPOSED TREE PLANTING BELTS AND, WHERE PLANNING PERMISSION IS TO BE GRANTED, SUCH APPROVAL MAY BE SUBJECT TO A PLANNING CONDITION OR THE APPLICANT AGREEING TO ENTER INTO A PLANNING OBLIGATION TO ENSURE THAT THE AREAS WILL BE PLANTED AND THEN MAINTAINED OVER AN AGREED PERIOD.

HO22 Recreational Public Open Space within Housing Sites

Open space within housing areas helps to meet the immediate recreational needs of people living there, particularly the less mobile and small children. Younger children spend most of their daily lives in close proximity to their house. It is, therefore, important that they have safe and interesting areas in which to play close to their homes. Open space and play areas, if well designed, improve the setting and appearance of houses, but attention must be paid to ensuring they do not cause a nuisance to persons living nearby. In appropriate safe locations, wildlife areas could be included within new housing developments which would add interest and variety by protecting or creating nature conservation resources. Such provision would accord with criterion (E) of Policy GDP1.

Developers of housing sites which contain family housing will be required to provide appropriate levels of open space and play equipment. The Council will seek the minimum standards for outdoor space as specified within the National Playing Fields Association (NPFA) guidelines. This establishes a standard of 2.43 hectares of open space per 1,000 population.

Open space and play areas must be well located in terms of the overall development in order that the amenities of future occupiers are protected. In certain circumstances the Council may negotiate with the developer to provide a contribution towards the improvement or development of other open space within the locality rather than requiring the provision of open space within the specific scheme. Where the occupiers are unlikely to require such amounts of open space, such as elderly person accommodation, the standards may be relaxed.

Further advice on open space provision and play space within new housing areas is included within Appendix H of this Plan.

Policy HO22

PLANNING PERMISSION FOR NEW HOUSING DEVELOPMENTS WILL BE GRANTED IF:

- (A) **THE DETAILED PROPOSALS INCLUDE SUFFICIENT PUBLIC OPEN SPACE AND PLAY AREAS, IN APPROPRIATE LOCATIONS, TO MEET THE NEEDS OF RESIDENTS WITHIN THE DEVELOPMENT, IN ACCORDANCE WITH THE RECOMMENDATIONS CONTAINED IN THE NPFA DOCUMENT THE 6 ACRE STANDARD - MINIMUM STANDARDS FOR OUTDOOR PLAYING SPACE, AT APPENDIX H; AND**
- (B) **SUCH APPROVAL MAY BE SUBJECT TO A PLANNING CONDITION OR THE APPLICANT AGREEING TO ENTER INTO A PLANNING OBLIGATION TO ENSURE THAT THE AREA(S) WILL BE SET OUT AND THEN MAINTAINED; OR**
- (C) **THE DEVELOPER AGREES TO MAKE A FINANCIAL PAYMENT IN LIEU OF DIRECT PROVISION, WHERE SUFFICIENT PROVISION CANNOT BE MADE ON SITE.**

HO23 The Layout of New Housing

New housing development should be designed and laid out to ensure the provision of a satisfactory environment and to safeguard the living conditions of both existing and new residents. Developers must also pay close attention to the risks of burglary, vandalism and personal attack when laying out housing estates and they are advised to contact the Durham Constabulary Architectural Liaison Officer at Police HQ, Aykley Heads, Durham, for detailed advice at an early stage.

In appropriate instances, it will be normal for the Council to prepare development briefs for sites. These briefs will contain advice and guidance on a range of issues, including site layout, house types, housing mix, density, open space, landscaping and requirements for the provision of affordable housing and community facilities.

Further advice on the layout of new housing is included in the Council's SPG document The Layout of New Housing indexed at Appendix I.

Policy HO23

PLANNING PERMISSION FOR NEW HOUSING DEVELOPMENTS WILL BE APPROVED PROVIDED THAT:

- (A) **THE PROPOSALS RESPECT THE DENSITY & CHARACTER OF THE LOCALITY; AND**
- (B) **NO HARM WOULD BE CAUSED TO THE LIVING CONDITIONS OF THE OCCUPIERS OF PROPOSED OR EXISTING DWELLINGS FROM LOSS OF PRIVACY OR DAYLIGHT OR FROM OVERSHADOWING; AND**
- (C) **THE DESIGN & LAYOUT OF THE DEVELOPMENT MINIMISES OPPORTUNITIES FOR CRIME.**

Chapter 5

COMMUNITY FACILITIES

Introduction

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Health and Community Facilities

- CF1 Location of Health and Community Facilities
- CF2 Layout and Design of New Facilities
- CF3 Development Opportunity Sites Suitable for Community Facilities
- CF4 Reuse of the Hospital Site at Maiden Law
- CF5 Disabled Access

Waste Disposal and Recycling

- CF6 Development of Mini Recycling Sites
- CF7 New, and Extensions to, Sewage Treatment Works

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COMMUNITY FACILITIES

INTRODUCTION

Community facilities such as schools, libraries, post offices, health centres, community centres and public utilities all reflect the strength and vitality of neighbourhoods or settlements. Whilst the District Council is not responsible for the provision of the majority of these facilities their future locations, numbers etc. will be influenced by the Plan and must, therefore, be taken into account.

Health Facilities

The increasing numbers of elderly persons within the District will make demands upon health service facilities. At the current time facilities range from a General Hospital at Shotley Bridge to doctors surgeries within the towns and villages of the District. A new district general hospital now looks likely to be located in Durham, replacing or reducing the facilities at Shotley Bridge. This will have severe implications on both employment and health care, and the Council considers the retention of a general hospital within the District as a priority.

Community Facilities

Modern, attractive facilities can assist in the attraction of young families and inward investment to the District. Community facilities provide important services to residents and act as a focus to villages and neighbourhoods. Such facilities are best located centrally with regard to the communities they serve and should be readily accessible by foot, car and public transport. Consideration should also be given to the elderly who form an increasingly large proportion of the District's population.

Waste Disposal

Durham County Council is the waste regulation authority, responsible for policy and for considering all planning applications on these matters. Policies relating to waste disposal are contained within that Council's Structure Plan and Waste Disposal Local Plan. The District Council recognises that waste management areas are necessary but often cause problems for neighbouring land uses. At the moment landfill dominates as the major form of waste disposal. Studies have shown that 50% of household waste is recyclable, and in accordance with its Recycling Plan, approved by the Department of Environment in 1992, the District Council will pursue this option.

Public Utilities

There are no major developments for gas, water or telecommunications services incorporated within the Plan. However, recent legislation in the sewage and electricity industries may result in the necessity to improve sewage facilities and the establishment of renewable energy programmes within the District.

Community Facilities Strategy and Objectives

Through the Plan the Council seeks to ensure improved levels of all community facilities for both residents and visitors.

The policies in this chapter are based upon four specific objectives:-

1. To encourage the maintenance and improvement of an adequate range of health, educational, public utility, social service and general community facilities in convenient locations to meet existing and future needs.
2. To enable the provision of residential and other facilities for people with special needs, in order to improve their quality of life and to allow them to live normally within the community.
3. To encourage the reduction and recycling of waste in order to decrease the amount that needs to be disposed of by landfill or other means and to lessen the demand upon natural resources.
4. To encourage and facilitate access by disabled people to new buildings and areas.

HEALTH AND COMMUNITY FACILITIES

CF1 Location of Health and Community Facilities

The Government's "Care in the Community" strategy has created additional demand for and other health facilities which also encourage social contact and community development. Many areas within the District have a shortage of such facilities, especially for those persons with special needs, and it is, therefore, important that their further development is encouraged.

Medical and community facilities should be in locations accessible to the whole community. They should be in areas with good links to public transport and include or be close to sufficient car parking facilities.

Policy CF1

HEALTH CENTRES, DOCTORS, DENTISTS, OTHER SURGERIES AND COMMUNITY FACILITIES SHOULD BE LOCATED WITHIN OR ON THE EDGE OF TOWN, LOCAL OR VILLAGE CENTRES. WHERE POSSIBLE, THEY SHOULD:

- (A) HAVE LEVEL ACCESS; AND
- (B) BE LOCATED CLOSE TO PUBLIC TRANSPORT; AND
- (C) NOT ADVERSELY AFFECT THE AMENITIES OF NEIGHBOURING RESIDENTS OR LAND USES.

CF2 Layout and Design of New Facilities

Great care must be taken to ensure that the advantages gained from any new community facility are not outweighed by the possible detrimental effects of disturbance such as noise and traffic generation, especially to surrounding housing.

Policy CF2

NEW SITES, BUILDINGS OR EXTENSION FOR COMMUNITY USES (CLASS D1) WILL ONLY BE GRANTED PLANNING PERMISSION IF THE NOISE AND DISTURBANCE LIKELY TO BE CAUSED BY THE ACTIVITIES UNDERTAKEN WOULD NOT HAVE A DETRIMENTAL EFFECT ON THE AMENITIES OF OCCUPIERS OF NEARBY PROPERTIES.

CF3 Development Opportunity Sites Suitable for Community Facilities

There are eight Development Opportunity Sites identified on the Proposals Map, which are suitable for a number of different uses. They are, in the main, sites within the built up area that have been cleared, or whose former use has ceased. Those sites listed in the policy, along with the four others contained within the Inset areas are suitable, in principle, for the development of community facilities.

Policy CF3

THE FOLLOWING DEVELOPMENT OPPORTUNITY SITES ARE ACCEPTABLE, IN PRINCIPLE, FOR THE DEVELOPMENT OF COMMUNITY FACILITIES (CLASS D1 USES):

**MEDOMSLEY DETENTION CENTRE
WOOD STREET, SHOTLEY BRIDGE
DERWENT STREET, BLACKHILL
WEST ROAD, ANNFIELD PLAIN**

ANY PROPOSAL FOR THE DEVELOPMENT OF COMMUNITY FACILITIES ON THESE SITES MUST COMPLY WITH THE REQUIREMENTS OUTLINED IN THE SITE SCHEDULE CONTAINED WITHIN APPENDIX F (iv).

CF4 Reuse of the Hospital site at Maiden Law

At present Maiden Law Hospital is a self-contained group of buildings on the hillside north of Lanchester within the Browney and Smallhope Burn Area of Landscape Value. This policy should therefore be read in conjunction with Policy EN6 of the Plan.

Most of the buildings are currently in health use. However, the future of the Hospital (excluding those sections which are the subject of long leases to other health-related organisations) is to be considered by the Regional Health Authority and relevant health Trusts within the context of wider ranging reorganisations within the health service that are being experienced throughout the country. During the Plan period a proportion of the buildings and associated land within the Hospital site may become surplus to health service requirements.

A specific policy for Maiden Law Hospital has therefore been included in the Plan to allow for this possibility. The policy has drawn on the national guidance in PPG2 (revised) on the future use of major developed sites in Green Belts. Whilst the site is not within a designated green belt it is located in the countryside outside existing settlement limits and it is logical that a similar approach could be adopted in this location, but suitably amended and refined to reflect the fact that this site is within an Area of Landscape Value rather than green belt.

Each planning application would be treated on its merits in accordance with the criteria listed in the policy. Proposals would also need to comply with The General Development Principals in Policy GDP1 and any of the relevant policies in the Plan. This policy is an exception to the provisions of Plan Policies EN1 and EN6.

CF5 Disabled Access

Buildings must be designed for the needs of all people including those with disabilities and those that suffer from reduced mobility. In order that the buildings used by the public are accessible to everyone, all development proposals should include reasonable provision for people to gain access.

Policy CF4

PROPOSALS FOR THE RE-USE OR REDEVELOPMENT OF THE MAIDEN LAW HOSPITAL SITE WILL BE ACCEPTABLE, PROVIDED THAT:

- (A) **THE REDEVELOPMENT DOES NOT EXCEED THE EXTENT OF THE EXISTING BUILDINGS ON THE SITE; AND**
- (B) **IN THE CASE OF CONVERSION OR REDEVELOPMENT THE USE, FORM, BULK AND GENERAL DESIGN OF THE DEVELOPMENT ARE IN KEEPING WITH THE SURROUNDINGS; AND**
- (C) **THE DEVELOPMENT WILL NOT HARM THE ENVIRONMENTAL QUALITY AND CHARACTER OF THE AREA; AND**
- (D) **THE DEVELOPMENT WILL NOT HARM THE AMENITIES OF NEIGHBOURING RESIDENTS/PATIENTS OR LAND USERS; AND**
- (E) **THE DEVELOPMENT IS COMPATIBLE WITH THE KEY AIMS OF PPG13; TO REDUCE THE LENGTH AND NUMBER OF INDIVIDUAL JOURNEYS, ENCOURAGE ALTERNATIVE MEANS OF TRANSPORT AND REDUCE RELIANCE ON THE PRIVATE CAR.**

Policy CF5

ALL DEVELOPMENT PROPOSALS WILL BE REQUIRED TO REASONABLY PROVIDE FOR DISABLED PEOPLE TO GAIN ACCESS TO THE PREMISES.

WASTE DISPOSAL AND RECYCLING

The Council aims to ensure that adequate arrangements are made for the disposal of different types of waste, whilst having full regard to economic and environmental considerations.

When consulted on landfill waste disposal applications, the Council will assess an application alongside the list of criteria, outlined below, which aim to protect the environment and neighbouring occupiers from likely adverse effects of waste disposal:

- o the appropriations of the type of waste and method of disposal to the site;
- o the availability of alternative sites;
- o the proximity to settlements and the impact on the local community including additional noise, dust, vibration, traffic, visual intrusion and other potential disturbances;
- o whether it is considered to be piecemeal;
- o the standard of restoration and after uses proposed for the whole site, including associated activities;
- o the scale and likely duration of the operation including the cumulative impact upon the landscape and local communities;
- o the impact in relation to the economic development or tourist attraction of the District;
- o the effect on Sites of Special Scientific Interest, National Nature Reserves, Areas of Landscape Value, Sites of Nature Conservation Importance, archaeological sites, mature trees and hedgerows;
- o the effect on water resources and the hydrology of the area, including pollution, disturbance of the surface, and sub-strata drainage and consequential environmental effects;
- o the effects on Ancient Monuments, Listed Buildings, historic parkland, Conservation Areas, sites of archaeological interest, and the footpath network;
- o the extent to which the majority of the site can be environmentally improved by the removal of derelict land; and
- o the prospect of achieving an improved land form or use and the progressive restoration of tipped areas.

Proposals which involve waste incineration will be processed on their particular merits.

CF6 Development of Mini Recycling Sites

At present only 2% of Britain's waste is recycled whilst 90% is disposed of in landfill sites. Recyclable materials are now a very common feature in household products, and the aim of the Government is to ensure that 50% of recyclable household waste is recycled. In order to prevent the exploitation of natural resources, and to reduce the requirement for landfill sites, the Council wishes to promote recycling initiatives and has had its Recycling Plan which will be implemented during 1993, approved by the Department of the Environment.

Certain large scale developments, such as superstores, are visited frequently by large numbers of people and, therefore, form ideal locations for these centres. The Council in negotiating on such schemes will require developers to provide collection points.

The world's supply of raw materials is finite and, therefore, the Council will seek to promote developments which use scarce and non-renewable resources more efficiently. It will also seek to promote the use of renewable materials, and promote energy conservation.

Policy CF6

MINI RECYCLING CENTRES WILL BE ASSESSED ACCORDING TO ALL THE FOLLOWING CRITERIA:

- (A) CONVENIENCE TO THE PUBLIC; AND
- (B) VISUAL IMPACT; AND
- (C) TRAFFIC SAFETY; AND
- (D) NOISE AND OTHER DISTURBANCE; AND
- (E) IMPACT ON NEIGHBOURING USES.

THE COUNCIL WILL ALSO REQUIRE APPROPRIATE NEW LARGE SCALE DEVELOPMENTS TO PROVIDE COLLECTION POINTS FOR RECYCLABLE MATERIALS FOR USE BY THE PUBLIC.

CF7 New and Extensions to Sewage Treatment Works

As a result of the EC directive on Urban Waste Water and the imposition by the Government of strict limits on discharge consent conditions into rivers, secondary sewage treatment facilities may have to be provided at various treatment works in the District. Proposals for the improvement of sewage works to meet appropriate standards of treatment will normally be approved, provided that the proposal does not have an adverse affect on the amenities of neighbouring occupiers or the area as a whole.

The most environmentally effective means of disposal of foul sewage and trade effluent is through a recognised water reclamation facility where capacity exists. It is often difficult to guarantee a consistent quality of effluent from small privately-operated treatment plants. Consequently their use should be avoided except in such circumstances where controls over quality of discharge can be assured.

Policy CF7

PLANNING PERMISSION FOR NEW SEWAGE FACILITIES AND EXTENSIONS TO EXISTING TREATMENT PLANTS TO ENSURE THAT APPROPRIATE STANDARDS OF SEWAGE TREATMENT MAY BE MET WILL BE GRANTED, PROVIDED THAT:

- (A) THERE IS NO LOSS OF AMENITY TO NEIGHBOURING OCCUPIERS, FROM INCREASES IN NOISE, SMELL, TRAFFIC AND GENERAL DISTURBANCE; AND
- (B) THE PROPOSAL DOES NOT ADVERSELY AFFECT THE CHARACTER OF THE LOCALITY OR LANDSCAPE.

CF8 Development of Wind Farms

In some locations within the District the climate is such that the generation of electricity from wind farms is likely to become a commercially viable proposition. Single wind turbines supplying specific uses are dealt with under the terms of Policy CF9. This policy is intended to relate to farms of 2 or more turbines.

Whilst the Council supports the concept of renewable energy, wind farms may be visually prominent, a source of noise, shadow flicker, electromagnetic interference can affect the safety and ecology of the area. In order to minimise these potential impacts, applications will be judged against the criteria outlined in the policy.

The minimum separation distance between turbines rated 350-500 kilowatts and neighbouring dwellings will be relevant for most proposals. However, if turbines were rated higher then separation distances must be greater as the potential for noise will increase. Lower rated turbines are likely to be quieter and lesser separation distances may be acceptable.

In certain instances, where the background noise level is higher than normal, such as from industrial sites or main roads, a lesser separation distance between turbines and noise sensitive uses may be acceptable.

Electromagnetic disturbance is a land use consideration because it results in effects on the quality of life for surrounding residents or businesses. So too is the direction of rotation because the visual impact will be lessened if all turbines rotate in the same direction.

Having regard to advice in the Town and Country Planning (Assessment of Environmental Effects) Regulations, 1988, applications for some wind farms may need to be accompanied by an Environmental Assessment, which should include photo montages of the turbines from distances of 5, 10 and 20 kms., details of safety measures, a noise study, an ecology study, and the likelihood of electromagnetic interference and shadow flicker. Full details of the grid connection, turbine type, turbine colour and the service road must also be submitted. For larger scale developments i.e. over two machines, photo montages should be accompanied by a more sophisticated means of landscape assessment, including electronic mapping to determine zones of visual influence and computer graphics to generate landscape images.

In applying the policy criteria account will be taken of any proposed development impact mitigation measures.

Policy CF8

THE DEVELOPMENT OF WIND FARMS OF TWO OR MORE TURBINES WILL BE APPROVED PROVIDED:

- (A) TURBINES RATED BETWEEN 350-500 KILOWATTS ARE LOCATED A LEAST 350 METRES FROM NEIGHBOURING DWELLINGS; AND
- (B) THE DEVELOPMENT, INCLUDING SERVICE ROADS, ANY BUILDINGS AND ALL TRANSMISSION LINES BETWEEN THE DEVELOPMENT AND THE POINT OF CONNECTION TO THE GRID, WILL NOT RESULT IN DEMONSTRABLE HARM TO THE VISUAL AMENITIES AND CHARACTER OF THE AREA; AND
- (C) THE TURBINES AND THEIR ASSOCIATED BUILDINGS ARE PAINTED A SUITABLE COLOUR; AND
- (D) NO ELECTROMAGNETIC DISTURBANCE IS LIKELY TO CAUSED BY THE PROPOSAL; AND
- (E) THE TOPOGRAPHY OF THE SITE HAS BEEN TAKEN INTO ACCOUNT FOR THE LAYOUT OF THE TURBINES; AND
- (F) ALL TURBINES ROTATE IN THE SAME DIRECTION; AND
- (G) THERE IS NO DEMONSTRABLE HARM TO WILDLIFE.

Chapter 5

Proposals for wind farms in the North Pennines AONB & the North Pennine Moors candidate Special Protection Area will be considered against both this policy and Plan Policies EN5 & EN20.

CF9 Renewable Energy

Renewable energy covers energy flows that occur naturally and repeatedly in the environment. In industrialised countries energy tends to be supplied from fossil and nuclear sources. The burning of fossil fuels results in CO² emissions which in turn cause global warming. In order to protect our environment and build a suitable lifestyle for future generations it is necessary to reduce CO² emissions. Alternative sources of renewable energy are fundamental in order to achieve this goal.

Whilst recognising the importance of renewable energy sources proposals may be intrusive in the landscape, and adversely affect neighbouring residents or wildlife. Any application for such an installation should include details of associated developments so that their likely impact upon the environment can be assessed and some applications may need to be accompanied by an Environmental Assessment indicating its likely effect on human beings, flora, fauna, soil, water, air, climate, the landscape, material assets and the cultural heritage. Advice on which proposals would require an Environmental Assessment is set out in the Town & Country Planning (Assessment of Environmental Effects) Regulations 1988.

Applications involving large chimneys or single wind turbines should be accompanied by photo montages or electronic mapping from a distance of at least 5 km to allow better understanding of visual impact.

In applying the policy criteria account will be taken of any proposed development impact mitigation measures.

Policy CF8 deals with the development of wind farms which involve more than one turbine

Community Facilities



Policy CF9

EXCLUDING WIND FARMS PROPOSALS FOR THE DEVELOPMENT OF RENEWABLE ENERGY SOURCES WILL BE APPROVED, PROVIDED THAT THERE IS NO DEMONSTRABLE HARM TO:

- (A) THE VISUAL APPEARANCE OF THE AREA; AND
- (B) SURROUNDING RESIDENTS; AND
- (C) ON THE ECOLOGY OF THE AREA.

PROPOSALS SHOULD INCLUDE DETAILS OF ASSOCIATED DEVELOPMENTS INCLUDING ACCESS ROADS, TRANSMISSION LINES, PYLONS AND OTHER ANCILLARY BUILDINGS.

TELECOMMUNICATIONS**CF10 Development of Telecommunications Equipment**

Large telecommunications developments may have a significant visual impact on the landscape. Often, due to operational requirements, developments have to be located in elevated positions, thereby exacerbating their impact on the environment. Within the District a number of installations already exist and any new developments of this nature should be located at these sites, if possible. New development sites at prominent and intrusive locations, especially within the AONB and AHLVs should be avoided.

Applicants seeking permission for larger sites or masts will be expected to provide evidence that they have explored the possibility of erecting antennae on an existing building, mast or other structure.

Buildings and roads that are ancillary to masts, antennae etc. will be examined under the same criteria. The Council would encourage early consultation with operators to enable the requirements of telecommunications networks and the routing and phasing of network development to be taken into account.

In some cases proposals for telecommunications development require the prior approval of the Council. When determining such proposals under the prior notification procedure, the Council will consider the proposed developments against the criteria outlined in the Policy.

Policy CF10

PLANNING PERMISSION FOR THE ERECTION OF TELECOMMUNICATION EQUIPMENT WILL BE APPROVED WHERE:

- (A) IT IS LOCATED AT AN EXISTING MAST SITE; AND
- (B) A NEW MAST SITE IS PROPOSED, DUE TO TECHNICAL AND OPERATIONAL CONSTRAINTS OF THE USE OF AN EXISTING MAST SITE. OPERATORS WILL BE REQUIRED TO PROVIDE EVIDENCE THAT THEY HAVE EXPLORED THE POSSIBILITY OF ALTERNATIVE SITES. THIS IS OF PARTICULAR IMPORTANCE WHERE THE SITE FALLS WITHIN THE AONB, AN ALV OR WHERE IT'S VISUAL IMPACT WOULD BE SUCH THAT IT WOULD NORMALLY BE REFUSED BECAUSE OF SITING OR APPEARANCE CONSIDERATIONS; AND
- (C) IT IS SITED AND DESIGNED SO AS TO MINIMISE ITS IMPACT ON A BUILDING, STRUCTURE AND/OR THE AREA AS A WHOLE, SUBJECT TO TECHNICAL AND OPERATIONAL REQUIREMENTS.

Chapter 6

INDUSTRY

Introduction

Policy Index

Industrial Estate Development

- IN1 Location of New Industrial Development
- IN2 Development within Business Parks
- IN3 Development within Prestige Industrial Parks
- IN4 Development within General Industrial Estates
- IN5 Development Involving Less Attractive Uses
- IN6 Development within Landscaped Areas

Industrial Development Outside Industrial Estates

- IN7 Development in the Countryside
- IN8 Development of Light Industrial/Office Uses
- IN9 Extensions to Industrial Premises



INDUSTRY

INTRODUCTION

Most of the settlements in Derwentside owe their origins to the coal extraction and iron and steel industries. Although coal mining within the District has been in decline since the 1920's, it was the closure of British Steel's Consett Works, the last deep coal mine, and other branch plants during 1980 which initiated an unprecedented change in the employment structure of the District's working population, as its dependence on the older primary industries, typical of the region, ceased. At the 1981 Census over 20% of the 38,850 economically active residents in Derwentside were seeking work.

The 1991 census illustrates the District's success at attracting new firms and jobs: of the 38,250 economically active persons within the District, 3,500 (9.1%) are unemployed, although a further 2.4% are on a Government scheme. The Census of Employment 1989 showed that 61.5% of those employed now work in the service sector and 30% in manufacturing. In attracting new industrial developments, the District has successfully diversified its manufacturing base which is now largely made up of relatively small firms employing less than 100 people. All of these successes have been achieved against a background which, nationally, has seen a fall in industrial employment.

The District, however, still has a high unemployment rate, and there is a need to continue to attract new industry and businesses to maintain the momentum of economic recovery.

Land Availability

Derwentside's location, professional support, environment and communications links have proven capable of attracting a range of small modern industries. In order that the District's success may be built upon, good quality well located land and buildings must be available to meet the requirements of modern industry.

There are approximately 200 hectares of existing industrial land within Derwentside, the vast majority of this land is contained within 31 industrial estates scattered across the District which in the main are located within or adjoining existing settlements, thus potentially keeping travel to work distances to a minimum. In order to reduce the need for car journeys, distances travelled and CO² emissions, the Council in allocating new land for business and industry has sought locations within or close to existing centres of population and that are well related to the existing road/transport network.

Between April, 1986 and March, 1990, an average of 16,000 m² of new industrial floorspace has been developed each year in Derwentside, 40% of which has been constructed by the public sector. Although the floorspace figure has fallen since 1990, demand still exists for new industrial land from new and expanding businesses.

Industry Strategy and Objectives

A minimum of 100 hectares of land for new industrial development is required within the District to meet requirements until 2006. The remaining surplus of land, which although previously identified as acceptable for industrial purposes, can be reallocated for appropriate uses. In order to secure a modern and diverse industrial base, land for purely business and prestige industrial uses will be reserved, along with sites for less attractive uses. Furthermore, opportunities will be taken to improve the appearance and attractiveness of existing industrial sites.

The policies in this chapter are based upon eight specific objectives:

1. To ensure some 100 hectares (approximately 250 acres) of industrial land of a proven standard are available to serve a range of industries.
2. To protect the District's stock of prestige and higher quality industrial sites from adverse neighbouring development.
3. To ensure the development of prestige sites in the District, of a high standard, to meet the needs of modern industry.
4. To improve the appearance of industrial estates and premises by encouraging increased landscaping which reflects the surrounding semi-natural vegetation and the use of native species in tree planting schemes, the protection of areas and species of nature conservation importance, and more attractive buildings on prominent sites.
5. To ensure the development of a high quality business park at Berry Edge as part of the Project Genesis scheme.
6. To ensure that appropriate provision is made for less attractive industrial activities provided that they do not detract from the development of other land or premises in the vicinity, or the overall image of the District and to encourage the relocation of existing incompatible industry to more suitable sites.
7. To encourage the provision of industrial estate infrastructure and establish priorities for environmental improvements.
8. To establish development criteria and policies for relevant sites on all of the District's industrial estates.

INDUSTRIAL ESTATE DEVELOPMENT**IN1 Location of New Industrial Development**

Within the District 31 business/industrial estates are shown on the Proposals Map. In order to ensure the continuing economic redevelopment of the area, and to meet the foreseeable needs of business and industry ascertaining to choice and flexibility, a calculation of industrial land requirements until 2006 was made. This involved projecting population, age structure, unemployment, employment demand, typical development densities, existing and anticipated employment generating measures, trends and resources. The conclusion was that a capacity of 100 hectares of industrial land capable of sustaining development would be required. The Plan allocates at least 100 hectares of industrial land which is capable of sustaining development. Approximately 25 hectares of this requirement will be made up from infilling sites within existing industrial estates and the remainder from sites which although have previously been identified as acceptable for industry in the Industrial Estates Directory are allocated for the first time in a land use plan. Proposals for Berry Edge and Hownsgill are outlined in Policy CI4.

In order to provide for developer requirements to protect the District's stock of business parks and higher quality industrial estates, the Council aims to channel particular development to particular types of location. It has therefore identified three classes of industry/business estate: business park; prestige industrial park and general industrial estate. The Council's attitude to development on these estates are contained within Policies IN2, IN3 and IN4.

POLICY IN1**LAND IS ALLOCATED FOR NEW BUSINESS/INDUSTRIAL DEVELOPMENT AT THE FOLLOWING LOCATIONS:**

	Area (Hectares)
BERRY EDGE BUSINESS PARK	40
CROOKHALL GENERAL INDUSTRIAL ESTATE	3
DELVES LANE NORTH GENERAL INDUSTRIAL ESTATE	8
HARELAW GENERAL INDUSTRIAL ESTATE	2
HOWNSGILL PRESTIGE INDUSTRIAL PARK	20
LEADGATE GENERAL INDUSTRIAL ESTATE	1

IN2 Development within Business Parks

The industrial base of the District and County as a whole has moved from being based on heavy engineering and coal mining, to new light technology and service based industries. When seeking locations such industry demands a high standard of environmental quality. Business parks must be capable of providing the clean and attractive environment that is required by many new technology industries. The design of buildings should reflect the image and grounds should be spacious and attractive. Individual works of art in the form of sculptures and specific landscape features will be encouraged.

The importance and availability of such business parks within the District are recognised by both the Council and the County Council as critical factors in encouraging new investment. Within the District, however, sites suitable for purely business uses are scarce, and are therefore regarded as an extremely important resource. The Council considers it appropriate to exercise very careful control over the type of use and standard of development on these sites. At least 80% of uses should be classified as business and, whilst there may be some limited scope for other uses to locate within business parks, these should mainly provide services for workers and businesses.

The development of general industrial (class B2) and warehousing/storage (class B8) uses will normally be resisted within business parks, and should be located within appropriate sites listed under policies IN3 and IN4.

The classes are taken from the Town and County Planning (Use Classes) Order 1987, a summary of which is contained within Appendix C.

Policy IN2

DEVELOPMENT ON THE FOLLOWING BUSINESS PARKS WILL ONLY BE APPROVED IF IT INCLUDES BUSINESS USES (CLASS B1) ON THE MAJORITY OF THE SITE:

**BERRY EDGE, CONSETT
VILLA REAL, CONSETT**

PLANNING PERMISSION WILL ONLY BE GRANTED IF:

- (A) **UNITS ARE OF HIGH SPECIFICATION AND ATTRACTIVE; AND**
- (B) **VERY HIGH QUALITY LANDSCAPING AND AESTHETIC FEATURES ARE INCORPORATED; AND**
- (C) **THERE IS NO EXTERNAL STORAGE.**

IN3 Development within Prestige Industrial Parks

Prestige industrial parks are high quality major industrial sites, within which it is envisaged the quality of the environment and buildings will make them capable of competing for investment against other attractive sites elsewhere in the country. Because of the relative scarcity of such good quality sites, the Council will seek to provide and maintain a high standard of site layout, design and landscaping, whilst excluding activities that would detract from the estate's appearance and function, especially on prime plots i.e. those at important junctions, fronting main roads etc.

The classes are taken from the Town and County Planning (Use Classes) Order 1987, a summary of which is contained within Appendix C.

Policy IN3

DEVELOPMENT ON THE FOLLOWING PRESTIGE INDUSTRIAL PARKS WILL ONLY BE APPROVED FOR BUSINESS (CLASS B1), GENERAL INDUSTRIAL (CLASS B2) OR STORAGE AND DISTRIBUTION (CLASS B8) USES:

**GREENCROFT, ANNFIELD PLAIN
HOWNSGILL, CONSETT
NUMBER ONE, CONSETT**

PLANNING PERMISSION WILL ONLY BE GRANTED IF:

- (A) UNITS ARE OF GOOD SPECIFICATION AND APPEARANCE; AND
- (B) PRIME PLOTS ARE DESIGNED TO A HIGH STANDARD; AND
- (C) A CLEAN ATTRACTIVE ENVIRONMENT IS CREATED; AND
- (D) HIGH QUALITY OF LANDSCAPING AND AESTHETIC FEATURES ARE INCORPORATED; AND
- (E) EXTERNAL STORAGE IS TO THE REAR OF BUILDINGS AND IS WELL SCREENED.

IN4 Estates Development within General Industrial

Many smaller manufacturing and service industries are located within general industrial estates, and as such serve a vital role in assisting the continuing employment regeneration of the District. Such industrial areas provide important sources of accommodation for small firms and new businesses whilst allowing expansion land for those that already exist. These sites provide the bulk of the District's industrial land resources. As such, they are widely differing in character, quality and the type and number of businesses they contain. Whilst all are in principle, acceptable sites for light industrial/office (B1), general industrial (B2) and storage and distribution (B8) uses, the quality and environment of those estates which lend themselves towards prestige standards will be protected by the Council when determining planning applications.

The classes are taken from the Town and County Planning (Use Classes) Order 1987, a summary of which is contained within Appendix C.

Policy IN4

DEVELOPMENT ON THE FOLLOWING GENERAL INDUSTRIAL ESTATES WILL ONLY BE APPROVED FOR BUSINESS (CLASS B1), GENERAL INDUSTRIAL (CLASS B2) AND STORAGE AND DISTRIBUTION (CLASS B8) USES:

**BERRY EDGE WORKSHOPS, CONSETT
BRADLEY SHOPS, LEADGATE
CARR HOUSE, CONSETT
CASTLESIDE
CRAGHEAD
CROOKHALL
DELVES LANE
DELVES LANE NORTH
DERWENTDALE, BLACKHILL
ESH WINNING
HAMSTERLEY
HARELAW
HOBOSN
LANGLEY PARK NORTH
LANGLEY PARK SOUTH
LEADGATE
MALTON
MORRISON SERVICE, ANNFIELD PLAIN
MORRISON BUSTY NORTH, ANNFIELD PLAIN
MORRISON BUSTY SOUTH, ANNFIELD PLAIN
PARK ROAD, BLACKHILL
PARK ROAD NORTH, BLACKHILL
SPIRACON WORKSHOPS, CONSETT
TANFIELD LEA NORTH
TANFIELD LEA SOUTH
THE GROVE
WATLING STREET, LEADGATE**

PLANNING PERMISSION WILL ONLY BE GRANTED IF:

- (A) UNITS ARE OF GOOD SPECIFICATION AND APPEARANCE; AND**
- (B) PROMINENT AND FRONTAGE PLOTS ARE OF A HIGHER STANDARD OF DESIGN; AND**
- (C) A CLEAN ATTRACTIVE ENVIRONMENT IS CREATED; AND**
- (D) GOOD LANDSCAPING AND SCREENING IS INCORPORATED; AND**
- (E) EXTERNAL STORAGE IS SATISFACTORILY SCREENED AND DOES NOT IMPEDE ON SURROUNDING LAND USES.**

IN5 Development Involving Less Attractive Uses

Certain businesses such as vehicle dismantlers, coal storage or those which generate large amounts of heavy goods vehicle movements such as plant hire and lorry parks are often 'bad neighbours', especially where sites are near to housing. The Council is aware of the need to maintain and improve the image and marketability of industrial sites to ensure that firms continue to be attracted to the District, and therefore such uses are only likely to be acceptable on general industrial estates where they are well screened (both locally and in the wider landscape), have good access and are not too close to housing so as to result in a loss of amenity to their occupiers. It is important that these uses do not impede on the preferred use of the area or other development.

Policy IN5

DEVELOPMENT OF LESS ATTRACTIVE OR UN-NEIGHBOURLY INDUSTRIAL USES WILL BE PERMITTED ON THE FOLLOWING GENERAL INDUSTRIAL ESTATES:

**CROOKHALL
HOBSON
MORRISON SERVICES
MORRISON BUSTY NORTH
MORRISON BUSTY SOUTH
LANGLEY PARK NORTH
ESH WINNING
CRAGHEAD
THE GROVE
PARK ROAD, BLACKHILL
MALTON**

PLANNING PERMISSION WILL ONLY BE GRANTED IF:

- (A) THE SITE IS OR CAN BE WELL SCREENED; AND
- (B) PROMINENT AND FRONTAGE PLOTS ARE AVOIDED; AND
- (C) THE PROPOSAL WILL NOT RESULT IN A SHORTAGE OF READILY AVAILABLE INDUSTRIAL LAND; AND
- (D) SUBSTANTIAL LANDSCAPING IS INCORPORATED; AND
- (E) THE USE DOES NOT ADVERSELY AFFECT THE AMENITIES OF NEIGHBOURING OCCUPIERS OR THE CHARACTER AND APPEARANCE OF THE AREA.

IN6 Development within Landscaped Areas

In many instances, the Council and other public agencies such as English Estates have already planted woodland edges around industrial estates and landscaped open spaces within them.

Developers whose proposals would result in the loss of a planted area will only be granted planning permission if the estate does not suffer a loss of amenity and satisfactory replacement planting is provided.

Policy IN6

DEVELOPMENT AFFECTING LANDSCAPED OR TREE PLANTED AREAS WITHIN OR AROUND THE PERIMETER OF A BUSINESS OR INDUSTRIAL PARK OR ESTATE WILL ONLY BE PERMITTED IF:

- (A) THE SITE CAN BE DEVELOPED WITHOUT ANY SIGNIFICANT ADVERSE EFFECT ON THE SURROUNDING AREA; AND**
- (B) REPLACEMENT LANDSCAPING OF THE SAME OR BETTER QUALITY IS PROVIDED; AND**
- (C) ADJOINING BUSINESS OR INDUSTRIAL USES DO NOT SUFFER ANY ADVERSE IMPACT.**

INDUSTRIAL DEVELOPMENT OUTSIDE INDUSTRIAL ESTATES**IN7 Development in the Countryside**

The District contains 31 industrial estates which are scattered throughout its administrative area. These estates are considered to adequately provide for all industrial requirements.

As a general principle, new industrial development should be directed to those designated industrial estates. Development within the countryside is likely to detract from the appearance of the District, to be remote from centres of population and not served by public transport resulting in long car journeys.

Some industries need to locate close to raw materials such as those related to agriculture and minerals. These exceptions must, however, not damage the environmental qualities of the area or the amenities of local residents.

However, as demonstrated by Policies elsewhere in the Plan, the Council will encourage rural enterprise through the re-use of under-utilised or disused rural buildings for "economic" uses which will assist in generating new enterprise and employment initiatives (EN4) and for the diversification of agricultural enterprises (AG2). In addition, Policy IN9 allows for limited extensions to existing industrial or business premises, subject to certain criteria. Taken together, these policies should aid the promotion of a healthy rural economy.

In instances where it is intended to grant planning permission for industrial development in the countryside, the Council will bear in mind that the subsequent intensification of the use may result in the development becoming unacceptable. As such an intensification of use is difficult to control under planning legislation, the Council, where appropriate, will attach planning conditions to the original grant of permission or require the developer to enter into a planning obligation in order to safeguard local amenity.

Policy IN7

NEW, OR THE LIMITED EXTENSION OF EXISTING, INDUSTRIAL/BUSINESS DEVELOPMENT IN THE COUNTRYSIDE WILL ONLY BE PERMITTED WHERE:

- (A) IT IS DIRECTLY RELATED TO THE WINNING, PROCESSING AND TREATMENT OF MINERALS, OR THE PROCESSING OF AGRICULTURAL OR FORESTRY PRODUCTS AND IS ESSENTIAL FOR SUCH PROCESSING TO TAKE PLACE CLOSE TO THE SOURCE OF NEW MATERIALS, AND THAT SUCH PERMISSIONS WILL BE RELATED TO THE LIFE OF SUCH RAW MATERIAL SOURCES; OR**
- (B) IT INVOLVES A CONVERSION OF A BUILDING COMPLYING WITH POLICY EN4, OR THE DIVERSIFICATION OF AN AGRICULTURAL ENTERPRISE COMPLYING WITH AG2.**

IN8 Development of Light Industrial/Office Uses

Many existing buildings within towns and villages have become redundant as a result of changing needs and practices. Where appropriate, the Council would wish to prevent their dereliction and subsequent adverse visual impact on the area by encouraging their re-use and adaptation for industrial/business use. The development of such uses provides a useful source of employment and provided they have no adverse affect on either the quality of the environment or amenity of local residents should be encouraged.

Uses falling within class B1 of the Town and Country Planning (Use Classes) Order 1987 are capable of being operated within predominantly residential or mixed use areas (that is those containing residential properties mixed with shops, financial services, and community facilities) without causing problems to neighbouring occupiers.

Business are often started by people in their own homes, which do not necessarily require planning permission, provided that there is no overall change in the character of the property's use as a residence. Unfortunately there is no measurement of this and individuals wishing to start a business from home should contact the Council at an early stage.

Policy IN8

WITHIN BUILT UP AREAS PLANNING PERMISSION WILL ONLY BE GRANTED FOR INDUSTRIAL/BUSINESS USES OUTSIDE INDUSTRIAL ESTATES IDENTIFIED ON THE PROPOSALS MAP WHERE:

- (A) **THERE IS NO ADVERSE EFFECT ON THE AMENITIES OF NEIGHBOURING OCCUPIERS; AND**
- (B) **THEY DO NOT PREJUDICE THE SATISFACTORY DEVELOPMENT OF THE SURROUNDING AREA.**

IN9 Extensions to Industrial Premises

The Council wishes to encourage the growth and expansion of existing companies. Outside existing industrial estates it will look positively at extensions to industrial premises, provided that all the criteria listed within the policy can be met.

Policy IN9

EXTENSIONS TO EXISTING INDUSTRIAL OR BUSINESS PREMISES OUTSIDE OF INDUSTRIAL ESTATES WILL ONLY BE PERMITTED IF:

- (A) THERE IS UNLIKELY TO BE A SIGNIFICANT ADVERSE IMPACT ON THE AMENITY OF NEIGHBOURING OCCUPIERS BY VIRTUE OF NOISE, SMELL, DUST AND GENERAL DISTURBANCE; AND**
- (B) THE VISUAL APPEARANCE OF THE AREA IS NOT ADVERSELY AFFECTED; AND**
- (C) ADEQUATE LANDSCAPING IS INCLUDED; AND**
- (D) SPACE IS AVAILABLE FOR SCREENED EXTERNAL STORAGE, IF REQUIRED.**

Chapter 7

TOURISM

Introduction

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Tourist Attractions

- TO1 Sites for the Development of New Tourist Attractions
- TO2 Development of Tourist Attractions
- TO3 Development of Recreational Paths
- TO4 Development Opportunity Sites Suitable for Tourism

Visitor Accommodation and Facilities

- TO5 Development of Visitor Accommodation
- TO6 Visitor Accommodation within the Countryside
- TO7 Camping, Caravan and Chalet Development
- TO8 Occupancy Conditions for Caravans and Chalets
- TO9 Winter Storage of Caravans



TOURISM

INTRODUCTION

During the last decade, tourism has been one of the major growth industries both in the District and the UK as a whole. Tourism creates jobs both directly and indirectly and boosts the local economy.

Tourist Attractions

Whilst it is the natural environment of the District that attracts most visitors, Derwentside contains a number of tourist attractions. Beamish Museum, the Tanfield Railway and the Derwent Walk Country Park lie partly within Derwentside along with other reminders of the District's industrial heritage such as Derwentcote Steel Furnace, the Causey Arch and the Hownsgill Viaduct. Both Ebchester and Lanchester have Roman forts once manned by legions using Dere Street, the Roman supply road to Hadrian's Wall. In recent years a number of small scale local attractions have been developed such as Hall Hill Farm at Satley which had over 30,000 visitors in 1993, Leap Mill Farm at Burnopfield and a Roman Museum at Ebchester.

Tourist Accommodation

The District can also be described as "on the doorstep" of many major attractions such as the Beamish Museum, the Metrocentre, the Durham Dales; Durham Cathedral and Hadrian's Wall. Its location, therefore, forms an ideal base for touring holidays. Derwentside possesses approximately 6% of County Durham's beds space and 14% of the County's caravan and camping pitches.

Tourist Trends

There is a continuing growth in the retired population of the United Kingdom both through longer life expectancy and the growth in the number of people taking early retirement. Similarly, there has been a 40% growth in the market for short holidays (1-3 nights) since 1981. As interest in environmental issues and conservation grows, so will the numbers of people wishing to take short breaks based on the enjoyment of the countryside, and it is within this area that Derwentside's strength lies.

Tourism Strategy and Objectives

The Council wishes to encourage more tourists to visit the District, by building on existing and potential tourist attractions which relate to the region's heritage and history and by the development of outdoor pursuits. The creation of formal visitor attractions would be considered. The development of new tourist accommodation is to be encouraged which supports countryside activities or helps promote the District as a base for visiting the region's attractions.

The policies in this chapter are based upon four specific objectives:

1. To encourage the development of sensitively designed and located tourist accommodation.
2. To encourage the provision of a range of activities in rural areas which maintain the "visit to the countryside" experience.
3. To facilitate the development of long-distance walks, linked with other rights of way to form circular routes and to include provision for cycling and horse riding.

4. To encourage the growth of existing attractions and, together with potential tourist sites, protect them from nearby developments which may be detrimental to visitors' experiences.

TOURIST ATTRACTIONS**TO1 Sites for the Development of New Tourist Attractions**

The Proposals Map identifies six sites on which the Council considers the development of new tourist attractions appropriate. Due to their location the sites are suitable only for the development of small scale attractions which could be based on the interpretation of the history of each site. Development will only be appropriate if the proposal is in accordance with Policies EN17 and TO2.

Derwentcote Forge is in the ownership of English Heritage and could be developed in association with the Derwentcote Steel Furnace which has been restored as a small tourist attraction. East Castle Lime Kiln is another important industrial archeological site which could be interpreted in association with parking and picnicing facilities.

Both Ebchester and Lanchester Roman Forts offer more opportunity for interpretation as stations along the Dere Street Roman road. Both are scheduled ancient monuments. At Ebchester, the site is in the centre of the village and dissected by a busy main road. The affect of any development proposals on the village centre would need to be carefully considered, particularly car parking provision. The site of the fort at Lanchester lies on a ridge just outside the village in an agricultural setting. Proposals for development there will not have to adversely affect the farming unit.

The remains of Langley Hall, new Langley Park, will need to be stabilised and consolidated before being interpreted. The existing public right of way could provide access from a car park and picnic site on the main road. Proposals for a Tanfield Railway terminus have already been drawn up for this site near Tanfield, to serve visitors to the steam railway and Causey Arch.

Policy TO1

THE FOLLOWING SITES ARE PROPOSED FOR THE DEVELOPMENT OF APPROPRIATE NEW TOURIST ATTRACTIONS AND RECREATION FACILITIES:

DERWENTCOTE FORGE, HAMSTERLEY.

**EAST CASTLE LIME KILNS -
INTERPRETATION, PARKING AND
PICNICKING FACILITIES.**

**EBCHESTER ROMAN FORT -
INTERPRETATION AND PARKING
FACILITIES, SUBJECT TO NO
ADVERSE AFFECT ON THE
CHARACTER OR APPEARANCE OF
THE CONSERVATION AREA.**

**LANCHESTER ROMAN FORT -
INTERPRETATION, SUBJECT TO NO
ADVERSE AFFECT ON THE
SURROUNDING AGRICULTURAL
LAND.**

**LANGLEY HALL -
STABILISATION AND
INTERPRETATION OF REMAINS.
PARKING AND PICNICKING
FACILITIES ADJOINING ROAD.**

**TANFIELD RAILWAY TERMINUS -
FACILITIES TO SERVE VISITORS TO
THE STEAM RAILWAY AND
CAUSEY ARCH.**

TO2 Development of Tourist Attractions

The natural and historic environments of the District have the potential to be considerable attractions to visitors. However, if further visitors are to be attracted to visit and stay in the District, the extension of attractions or the development of new small scale attractions will, where appropriate, need to be encouraged.

Tourist attractions, although bringing benefits to the District, must not be allowed to adversely affect its appearance and character or the existing amenities of neighbouring landusers. Those located within the countryside must comply with Policies EN1, EN2 and EN4.

TO3 Development of Recreational Paths

Footpaths, bridleways and cycleways are an important recreation resource and provide a large variety of users with access to the countryside. Ideally new recreational paths should cater for all non-motorised users: horseriders; cyclists and walkers. Such routes can create pleasant corridors through both urban and rural areas increasing usage and pleasure from existing open spaces.

There are three existing railway paths within the District which have been provided and are maintained by Durham County Council. Sustrans, a national charity has recently developed a fourth route, the Consett and Sunderland Railway Path.

Opportunities exist for linking these four railway paths together at Lydgetts junction where the Groundwork Trust have recently improved facilities for visitors. Durham County Council intend to extend the Lanchester Valley Walk and the Derwent Walk will be extended as part of the District Council's Project Genesis initiative. Five other routes have been identified as recreational paths, as shown on the Proposals Map. The Bowes Railway and Lanchester Valley Walk (Extension) proposals will be implemented in association with reclamation schemes. Where the routes pass through development sites the Council will expect provision to be made for the path.

The Council will need to seek the co-operation of the County Council and private landowners in order to develop this network of recreational paths throughout the District.

Policy TO2

PLANNING PERMISSION WILL ONLY BE GRANTED FOR THE DEVELOPMENT OF APPROPRIATE NEW OR THE EXTENSION OF EXISTING TOURIST ATTRACTIONS IF THE DEVELOPMENT:

- (A) **RESPECTS THE NATURAL AND PHYSICAL CHARACTERISTICS OF THE AREA; AND**
- (B) **DOES NOT DETRACT FROM THE VISUAL ENVIRONMENT OF THE AREA; AND**
- (C) **IS ADEQUATELY SERVED BY THE ROAD NETWORK; AND**
- (D) **DOES NOT RESULT IN ANY LOSS OF AMENITY TO SURROUNDING OCCUPIERS OR LAND USES.**

Policy TO3

RECREATIONAL PATHS WILL BE DEVELOPED ALONG THE FOLLOWING ROUTES:

**BETWEEN BEAMISH AND CAUSEY
BETWEEN LINTZFORD AND MOUNTSETT
BOWES RAILWAY
CONG BURN
DERWENT WALK (EXTENSIONS)
HARPERLEY BURN
LANCHESTER VALLEY WALK (EXTENSION)
NANNY MEYER'S INCLINE
RIVER DERWENT
STANLEY BURN**

TO4 Development Opportunity Sites Suitable for Tourism

There are eight Development Opportunity Sites identified on the Proposals Map, which are suitable for a number of different uses. They are, in the main, sites within the built up area that have been cleared or whose former use has ceased. Those sites listed in the policy, along with three others contained within the Inset areas are suitable, in principle, for tourist related development.

Policy TO4

THE FOLLOWING DEVELOPMENT OPPORTUNITY SITES ARE ACCEPTABLE, IN PRINCIPLE, FOR TOURIST RELATED DEVELOPMENT:

**BEAMISH MARY PIT, STANLEY
MEDOMSLEY DETENTION CENTRE
WOOD STREET, SHOTLEY BRIDGE**

ANY PROPOSAL FOR TOURIST RELATED DEVELOPMENT ON THESE SITES MUST COMPLY WITH THE REQUIREMENTS OUTLINED IN THE SITE SCHEDULES CONTAINED WITHIN APPENDIX F (iv).

VISITOR ACCOMMODATION AND FACILITIES**TO5 Development of Visitor Accommodation**

New visitor accommodation is required to service the needs of both tourists and business people. It is expected that most of this new accommodation will be located within existing settlements. However, proposals will only be acceptable where it will not adversely affect the amenities of neighbouring land users or the character of the area as a whole.

The advertising of visitor accommodation is dealt with by Policy CO15 in the Commerce Chapter.

Policy TO5

NEW HOTELS, MOTELS, GUEST HOUSES, BED AND BREAKFAST AND SELF CATERING ACCOMMODATION ON SITES WITHIN TOWNS AND VILLAGES, OR EXTENSIONS TO EXISTING ACCOMMODATION, WILL BE PERMITTED, PROVIDED THE DEVELOPMENT IS APPROPRIATE TO THE SCALE AND CHARACTER OF THE AREA.

TO6 Visitor Accommodation within the Countryside

Whilst it is anticipated that most new visitor accommodation will be provided within the built up area, in certain instances, where there is an existing farmstead or similar group of buildings, there may be opportunity to convert existing buildings or construct new ones, provided the development does not have an adverse impact on the amenities of the countryside or neighbouring land users and complies with policies EN2 and EN4.

In order to prevent the permanent occupation or use of converted or newly built visitor accommodation within the countryside by one or more persons, and therefore the effective creation of new residential property, approvals for such developments will normally only be acceptable with a condition or planning obligation.

Further advice on the conversion of rural buildings has been produced in a separately published SPG entitled "Conversion of Rural Buildings".

Policy TO6

WITHIN THE COUNTRYSIDE, PLANNING PERMISSION WILL ONLY BE GRANTED FOR NEW VISITOR ACCOMMODATION WITHIN CONVERSIONS OF EXISTING BUILDINGS ACCEPTABLE UNDER THE TERMS OF POLICY EN4, OR WHERE NEW BUILDINGS CAN BE ADDED TO AN EXISTING FARMSTEAD OR SIMILAR TRADITIONAL GROUP OF BUILDINGS, PROVIDED THAT:

- (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.**

WHERE PLANNING PERMISSION IS GRANTED FOR NEW VISITOR ACCOMMODATION IN THE COUNTRYSIDE, SUCH APPROVAL MAY BE SUBJECT TO A PLANNING CONDITION OR THE APPLICANT AGREEING TO ENTER INTO A PLANNING OBLIGATION LIMITING OCCUPATION BY ANY ONE OR MORE PERSONS TO NOT MORE THAN EIGHT WEEKS IN ANY ONE CALENDAR YEAR.

TO7 Camping, Caravans and Chalet Development

Chalet and caravan and camping sites are considered appropriate within certain locations in the countryside. The development of such accommodation is important to provide facilities for tourists who use the District as a base whilst visiting the region's attractions or for countryside based holidays.

The development of caravans or chalet sites within the countryside can, however, have a severe effect on the landscape, and careful attention must be paid to ensure that new sites do not detract from the appearance of the surrounding environment, one of the District's strongest assets in terms of tourism promotion.

The development of sites where the layout has been comprehensively planned and chalets and caravans are adequately concealed throughout the year will be encouraged, provided that the scale of development in any one area would not adversely affect the landscape, amenities of the local residents or result in an excessive concentration of such a use in that area.

In instances where the Autumn leaf fall will leave the site exposed, the Council will impose a condition requiring some or all of the caravans to be removed between 31st October and 1st March.

Under Section 2 of the Town and Country Planning (Assessment of Environmental Effects) Regulations 1988, the Council may request an Environmental Statement for a "holiday village or hotel complex". The Council will request such environmental statements where sites are within sensitive landscape or ecological areas.

Further advice on caravan and chalet development is included within Appendix I (iv) as Supplementary Planning Guidance.

Policy TO7

WITHIN THE COUNTRYSIDE, PERMISSION WILL ONLY BE GRANTED FOR CAMPING, AND/OR CARAVAN SITES AND CHALET DEVELOPMENTS WHERE:

- (A) **THE PROPOSAL DOES NOT DETRACT FROM THE CHARACTER OF THE AREA; AND**
- (B) **THE SITE IS ADEQUATELY SCREENED BY THE LOCAL TOPOGRAPHY AND EXISTING TREE COVER WHICH IS WITHIN THE CONTROL OF OR MANAGED BY THE APPLICANT; AND**
- (C) **THE SCALE, DESIGN AND MATERIALS OF CHALET DEVELOPMENTS 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 OCCUPIERS.**

PROPOSALS FOR NEW PERMANENT DWELLINGS TO PROVIDE SITE WARDEN'S ACCOMMODATION WILL NOT NORMALLY BE APPROVED, ALTHOUGH PROPOSALS FOR A STATIC CARAVAN OR MOBILE HOME WILL BE PERMITTED PROVIDED IT IS ADEQUATELY SCREENED DURING THE WINTER MONTHS.

TO8 Occupancy Conditions for Caravans and Chalets

Visitor accommodation in the form of static caravans, chalets and other types of self catering accommodation is not normally designed, built or located for permanent residential use. In order to ensure that visitor accommodation is prevented from becoming a permanent home in the countryside (thereby reducing the stock of accommodation within the District), the Council will impose a planning condition on all new sites which are approved.

Policy TO8
PERMISSION FOR STATIC CARAVANS AND CHALETS WILL ONLY BE GRANTED IF OCCUPATION BY ANY ONE PERSON OR GROUPS OF PERSONS IS LIMITED TO NOT MORE THAN 8 WEEKS IN ANY ONE CALENDAR YEAR.

TO9 Winter Storage of Caravans

The availability of winter storage sites for caravans will ease the problems caused by caravans kept on drives at home, or on farms without planning permission. Winter storage may be acceptable within appropriately screened areas of caravan sites, or on sites, such as industrial estates, where they do not prejudice the future development of the land.

Policy TO9
THE WINTER STORAGE OF TOURING CARAVANS WILL ONLY BE PERMITTED IN THE OPEN COUNTRYSIDE IF:

- (A) THE CARAVANS ARE NOT PROMINENT IN THE LANDSCAPE FROM EITHER SHORT OR LONG RANGE VIEWS; AND**
- (B) YEAR ROUND SCREENING IS PROVIDED; AND**
- (C) THE STORAGE OF CARAVANS DOES NOT PREJUDICE THE FUTURE DEVELOPMENT OF THE LAND.**

Chapter 8

AGRICULTURE

Introduction

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Agricultural Land

AG1 [Protection of Better Quality Agricultural Land](#)

Farming

AG2 [Diversification of Agricultural Enterprises](#)
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AG5 [Farm Sub-division](#)



AGRICULTURE

INTRODUCTION

At the time of the last agricultural census in 1988 over 58% of Derwentside was used for the purpose of agriculture, which remains a major primary activity in terms of land use and an activity of great importance in defining the appearance of the landscape. The land is generally of a low quality in terms of agricultural productivity, with the best land being found in the valleys of the River Derwent and Browney. On the surrounding plateaus the more exposed fields are suitable only for grazing purposes, whilst in the west of the District, on the Pennine foothills, rough grazing by sheep is the only agricultural activity possible.

In 1988 M.A.F.F. also undertook a survey which identified some 263 separate agricultural holdings mainly concerned with livestock production. A general decline in the number of establishments, total acreages and the numbers employed had been recorded 1972 - 1988, although this decline has been slowing down in recent years.

The Changing Face of Agriculture

The agricultural policies established after the end of World War II aimed to provide the nation with a reliable source of food at a reasonable price, with a reasonable return to the farmer. These policies were strengthened when the United Kingdom joined the European Community. The trend has now been altered; measures are being taken to reduce the overall cost of support to agriculture, curtailing support and protection. In addition, environmental objectives have been integrated into agricultural support policies and land is being taken out of production.

Farm Diversification

Agriculture will continue to be the major user of land in the countryside, but its role will decrease. New opportunities for a range of alternative land uses are now present although many are not generally recognised as being of a strictly agricultural nature, they have become more important in the rural economy of the District. Some diversification has taken place, and many holdings now specialise in agricultural 'fringe' activities, such as horse riding centres, stud farms or plant nurseries.

Agriculture Strategy and Objectives

Agriculture must be retained as a primary activity within the countryside. The Council, however, recognises that changing economic and social conditions require some farms to diversify, particularly into tourist and recreation ventures, provided that there is no adverse effect on the countryside.

The policies in this Chapter are based upon three specific objectives:-

1. To maintain the established agricultural role of land and, in particular, to protect the best agricultural land from major development or alternative use.
2. While having regard to the other objectives for agriculture, to encourage farm diversification mainly in the form of recreation and tourism, provided that the primary agricultural role is maintained.
3. To encourage the continued existence of agricultural land use and farm buildings in order to protect the image of the countryside.

AGRICULTURAL LAND

AG1 Protection of Better Quality Agricultural Land

Although much of the agricultural land within the District is classified by the Ministry of Agriculture Fisheries and Food as being within grades 4 and 5 (poor quality for agricultural purposes), the lowland valleys of the River Derwent, Causey and Browney contain mainly grade 3 land with likely pockets of grade 2. Land of a quality 2 and 3a is amongst the best and most versatile, and is a natural resource for the future. Advice contained within PPG7 (The Countryside and the Rural Economy) states that "... the need for an efficient and flexible agricultural industry remains as important as ever, and should, therefore, be protected against unnecessary development. Where a choice between sites of different classification exists, development should be directed to land of the lowest quality".

Policy AG1

DEVELOPMENT ON LAND OF GRADES 2 OR 3A AGRICULTURAL QUALITY WILL ONLY BE PERMITTED IF IT CAN BE DEMONSTRATED THAT:

- (A) **THERE IS NO IRREVERSIBLE LOSS OF AGRICULTURAL LAND; OR**
- (B) **NO OTHER SITE ON LOWER GRADE LAND EXISTS UPON WHICH THE DEVELOPMENT COULD REASONABLY BE LOCATED.**

FARMING**AG2 Diversification of Agricultural Enterprises**

The shift in emphasis away from farming and the protection of farm land for its own sake has resulted in a need to diversify the rural economy. The promotion of diversity in the rural economy can present ideal opportunities to increase access by the public to the countryside. Proposals for the diversification of agricultural enterprises should, however, protect the character and landscape of the area as well as the amenities of neighbouring occupiers. Whilst every application will be considered on its merits uses that may be considered appropriate are: bed and breakfast accommodation; bunk houses; food processing; craft workshops; horse ventures; educational farming centres; visitor centres; unconventional livestock etc. Farm shops are considered under the terms of Policy CO7, and industrial development under the terms of Policy IN8.

In accordance with advice in paragraph D3 of PPG7, the withdrawal of permitted development rights will generally only be appropriate where the replacement of farm buildings with a significant number of new ones could have a detrimental effect on the landscape. Applications for new agricultural buildings will be considered against Policy AG3.

Policy AG2

PLANNING PERMISSION FOR THE DIVERSIFICATION OF AGRICULTURAL ENTERPRISES WILL BE GRANTED PROVIDED THAT THE PROPOSAL:

- (A) **WOULD NOT RESULT IN AN ADVERSE IMPACT ON THE CHARACTER AND AMENITIES OF THE AREA; AND**
- (B) **IS OF A SCALE APPROPRIATE TO ITS SURROUNDINGS; AND**
- (C) **DOES NOT RESULT IN A LOSS OF AMENITY TO NEIGHBOURING OCCUPIERS OR LAND USERS; AND**

WHERE THE RE-USE OF FARM BUILDINGS IS INVOLVED, PLANNING PERMISSION MAY BE SUBJECT TO A CONDITION WITHDRAWING PERMITTED DEVELOPMENT RIGHTS, IN ORDER TO CONTROL THE CONSTRUCTION OF NEW FARM BUILDINGS ON THAT PARTICULAR UNIT.

AG3 Carrying out of Agricultural Development

The 1992 amendment to the General Development Order 1988 considerably tightened up planning controls relating to the carrying out of agricultural development by reducing "permitted development" rights for holdings of less than five hectares and introducing a "prior notification" procedure for holdings of more than five hectares. New agricultural development will be considered against its impact on the character of the landscape and its surroundings in terms of visual amenity.

In instances where the Council is not satisfied that an operational need exists for proposed agricultural development, applicants will be required to provide an independent technical appraisal for assessment by the Authority.

This Council has produced a number of SPG's published separately to this Plan including one entitled "Siting and Design of Agricultural Buildings" which will also be used in assessing proposals considered under this policy. Developers of agricultural development falling within permitted development rights under the General Development Orders, and therefore, not requiring planning permission are encouraged to comply with the requirements of this policy and the further advice on the siting and design of agricultural building included within the SPG referred to above as Supplementary Planning Guidance.

Policy AG3

PLANNING PERMISSION FOR AGRICULTURAL DEVELOPMENT WILL BE GRANTED PROVIDED IT:

- (A) IS REQUIRED FOR THE OPERATIONAL NEEDS OF THE AGRICULTURAL UNIT AND IS DESIGNED FOR THE PURPOSES OF AGRICULTURE WITHIN THE UNIT; AND
- (B) IS SITED AND DESIGNED TO BE IN SCALE WITH, AND NOT FORM AN INTRUSIVE ELEMENT WITHIN, THE LANDSCAPE; AND
- (C) DOES NOT RESULT IN A LOSS OF AMENITY TO SURROUNDING OCCUPIERS THROUGH NOISE, SMELL AND GENERAL DISTURBANCE; AND
- (D) INCORPORATES ADEQUATE LANDSCAPING WHERE APPROPRIATE.

AG4 Carrying Out of Agricultural Development under the Prior Notification Procedure.

In certain instances where full planning permission is not required by virtue of rights permitted under the General Development Orders a developer must apply to the Council for a determination as to whether prior approval is required for certain details of the proposal. In cases where the Council considers that a development would have a significant effect on its surroundings a formal submission of details for approval will be required.

In such instances the principle of the development and other planning issues will not be relevant. The Council will consider only, the effect of the development upon the landscape in terms of visual amenity, as well as the desirability of preserving ancient monuments, archaeological sites, listed buildings and their settings and sites of recognised nature conservation value.

Policy AG4

PROPOSALS FOR AGRICULTURAL DEVELOPMENT UNDER THE PRIOR NOTIFICATION PROCEDURE WILL BE DETERMINED AS NOT REQUIRING FURTHER DETAILS PROVIDING THEY ARE SITED AND DESIGNED TO BE IN SCALE WITH, AND NOT FORM AN INTRUSIVE ELEMENT WITHIN, THE LANDSCAPE.

AG5 Farm Sub-division

The continuing pressure for new housing within the countryside and financial pressure on farmers is resulting in the break-up of some farms and the selling off of buildings. For many years agricultural and forestry workers have enjoyed a concession allowing them houses within the countryside. However, some of the demand for new houses may be speculative, by people who wish to exploit the system and have a house in the countryside but have no intention of deriving a full-time income from the land and, by persons breaking up farms and claiming agricultural exemption on all the individual 'parts'.

Paragraph E12 of PPG7 "The Countryside and the Rural Economy", states that if the LPA is concerned about abuse, then it may be helpful to investigate the history of the holding including, for example whether any dwellings have been sold separately. Such a sale could constitute evidence of a lack of need. The Council will, therefore, operate this strict policy to ensure the new dwellings in the countryside are strictly controlled, and prevent the exploitation of the 'agricultural exemption'. In considering proposals under Criterion (B), the Council will normally consider the history of the holding, e.g. whether planning permission has been granted for the conversion of farm buildings or for new dwellings, whether dwellings or farm buildings have been sold separately from farm land, within the previous 10 years, i.e. prior to the date of submission of an application for a new dwelling. In considering such information, the Council will take into account whether the dwellings/farm buildings which have been sold, could have satisfied the need of the agricultural or forestry enterprise. For example, if a dwelling was sold together with a parcel of land which was physically separated and/or situated some distance from the main holding, this may not have been sufficiently close to satisfy the need. In such an instance, less weight may be given to the fact that it had been separated from the holding.

Policy HO15 refers to proposed new Agricultural and Countryside Workers' dwellings in the open countryside.

Policy AG5

WHERE LAND HAS BEEN BOUGHT OR SEPARATED FROM AN EXISTING FARM, THE COUNCIL WILL ONLY GRANT PLANNING PERMISSION FOR A NEW DWELLING IF:

- (A) AN AGRICULTURAL OR FORESTRY ENTERPRISE HAS BEEN ESTABLISHED AND THE APPLICATION IS SUPPORTED BY AN ASSESSMENT OF SUSTAINABLE VIABILITY; AND**
- (B) THE RECENT PATTERN OF USE OF LAND AND BUILDINGS ON THE HOLDING INDICATES THAT THE PROPOSAL IS NOT AN ABUSE OF THE CONCESSION THAT THE PLANNING SYSTEM AFFORDS TO AGRICULTURAL OR FORESTRY DWELLINGS.**

Chapter 9

RECREATION

Introduction

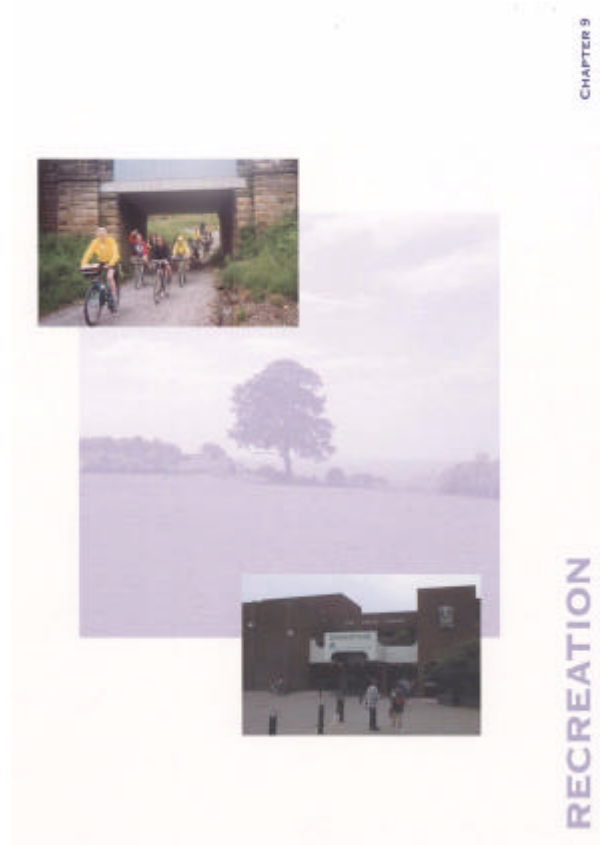
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Recreation Facilities

- RE1 Sites for Outdoor Recreational Facilities
- RE2 Protection of Existing Recreational Open Spaces
- RE3 Recreation Facilities within the Countryside
- RE4 Protection of Rights of Way and Recreational Paths
- RE5 Provision of Picnic and Parking Sites

Sports and Cultural Facilities

- RE6 Sports and Cultural Facilities
- RE7 Development of Golf Courses
- RE8 Outdoor Sports which may cause Nuisance
- RE9 Development Opportunity Sites Suitable for Leisure and Recreation



RECREATION

INTRODUCTION

The provision of a wide and diverse range of recreational facilities can greatly assist in the attraction of new residents, visitors and investors to the District by enhancing its image. The past two decades have seen a significant increase in the provision of recreational facilities both indoor and outdoor, and both the major centres of Consett and Stanley are well served by sporting facilities.

Within the District, however, the Northern Council for Sport and Recreation (NCSR) has identified a shortage of facilities for indoor bowls, golf, swimming and small sports halls. The District also lacks informal recreation areas within the urban fringe and a recent review of play areas for children concluded that there was an under provision in specific locations, with only 31.5 acres overall compared with a National Playing Fields Association recommendation of 43-65 acres for current population levels.

Recreation Trends

During the past decade people's work and spending patterns have changed. In general, people now have more leisure time and spend more money on leisure pursuits. As the demographic structure of the District's population changes there is likely to be a change in the demands for recreational facilities, from strength and stamina sports to sports attractive to the middle aged and elderly.

The District Council has built up a good network of recreational facilities throughout the District, ranging from leisure complexes to children's play areas. Certain areas, however, still have a short fall in recreation provision. Similarly, existing areas of open space must be protected in order that they may continue to provide a recreational resource.

Recreation Strategy and Objectives

The creation and retention of recreational facilities, public open space and wildlife habitats is encouraged. New recreational developments should be dispersed around the District and aimed at the interests and needs of the existing community, as well as attracting newcomers and visitors. Those forms of recreation which cause nuisance to neighbouring occupiers will be discouraged.

The specific policies in this Chapter are based upon three objectives:-

1. To encourage the provision of a wide range of high quality recreational facilities and to seek to redress any recognised existing shortfalls in them.
2. To encourage the development, better community use and retention of recreational resources.
3. To expand and improve the network of paths for pedestrians, cyclists and horseriders.

RECREATIONAL FACILITIES**RE1 Sites for Outdoor Recreational Facilities**

The Plan identifies two sites on which the Council wishes to see additional and complementary recreational facilities developed. In addition, there are policies within two of the Inset chapters which identify further proposals in Consett and Leadgate. Such facilities should help to assist in meeting the needs of all the residents of the District. New facilities such as an educational resource/visitor centre, improved access for the disabled, adventure play park and improved car parking would be appropriate there.

The facilities provided at these locations must be appropriate to the existing character of the sites. Allensford and Harperley are Country Parks and take their character from their green woodland setting with flat grassed recreation areas. Both have scope for an improved level of visitor facilities, but these must not impinge on the openness of the area.

Policy RE1

THE FOLLOWING SITES ARE PROPOSED FOR THE DEVELOPMENT OF APPROPRIATE NEW OUTDOOR RECREATIONAL FACILITIES:

**ALLENSFORD COUNTRY PARK
HARPERLEY COUNTRY PARK**

PLANNING PERMISSION FOR FACILITIES ON THESE SITES WILL ONLY BE APPROVED IF THEY DO NOT DETRACT FROM THE APPEARANCE OF THE AREAS OR ADVERSELY AFFECT THEIR SETTING OR NEIGHBOURING OCCUPIERS.

RE2 Protection of Existing Recreational Open Spaces

Within the District there are a wide range of open spaces and leisure facilities that provide relaxation and recreation opportunities, whilst contributing to the pleasantness of the area as a whole. The National Playing Fields Association (NPFA) recommends a minimum requirement of 6 acres of recreation space per 1,000 adults in order to provide a diverse range of play opportunities for adults, youths and children.

The need to protect recreational open space in order to promote recreation and sport is recognised by the Government in its PPG 17 (Sport and Recreation). The Council will, therefore, apply the NPFA standard in the assessment of applications that could result in a loss of recreational open space. Recreational open space is often important in the formation of the distinctive visual qualities of an area, and, notwithstanding any over provision in the NPFA requirement, development that adversely affects the character and appearance of an area will be resisted.

Within or adjoining many housing estates are minor pieces of open space. A grant of planning permission is required for their use as private garden, and such applications will normally be resisted unless the applicant can adequately justify a need for the land, and demonstrates that the consequent reduction in the area of open space does not threaten its viability as a usable area.

Policy RE2

PLANNING PERMISSION WILL ONLY BE GRANTED FOR DEVELOPMENT WHICH WOULD RESULT IN THE LOSS OF EXISTING RECREATIONAL OPEN SPACE (INCLUDING PUBLIC OPEN SPACE, SCHOOL PLAYING FIELDS, PRIVATE SPORTS GROUNDS, AND ALLOTMENTS) IF THAT LOSS WOULD NOT GIVE RISE TO A DEFICIENCY, OR WOULD NOT BE IN AN AREA OF THE DISTRICT WHERE THERE IS ALREADY A DEFICIENCY IN SUCH SPACES OR WHERE ITS RETENTION IS NOT NECESSARY AS PART OF THE CHARACTER OF THE AREA.

RE3 Recreational Facilities within the Countryside

The countryside provides an important recreational resource, when meeting the needs of residents in the District. Developments within the countryside, however, need to be carefully controlled in order that the appearance and character of the landscape, along with the best agricultural land, wildlife habitats and natural environments are protected.

Many opportunities exist within the countryside which are consistent with the aim of farm diversification to utilise underused natural or man-made resources, such as reservoirs and forests. The suitability of proposals for recreation will be considered in relation to its potential effects on the landscape. Contouring, remoulding, draining, the removal of existing features and the construction of car parks etc. can cause harm to vegetation and wildlife, and create alien features within the landscape, thereby affecting its appearance.

It would be difficult to list all kinds of recreational facilities which would be acceptable in the countryside because at each locality there will be different considerations. However, facilities such as picnic sites, visitor information centres, pony trekking centres and water based recreation are the kinds of facilities more likely to be acceptable than the more intensive activities such as golf driving ranges and artificial ski slopes which invariably require floodlighting and can be intrusive in a countryside setting.

Policy RE3

THE DEVELOPMENT OF RECREATIONAL FACILITIES IN THE COUNTRYSIDE WILL ONLY BE PERMITTED WHERE THERE IS NO ADVERSE AFFECT ON THE AMENITIES OF THE LOCALITY, LOCAL RESIDENTS OR THE NATURAL ENVIRONMENT, EG. GEOLOGY OR WILDLIFE HABITATS.

RE4 Protection of Rights of Way and Recreational Paths

The existing footpath network of public rights of way, and other routes across open space and private land within the District, provides many opportunities for both long and short distance recreational walks. The Council recognises the importance of these and seeks to extend the footpath network by the identification of further routes under Policy TO3. Durham County Council are the relevant authority with responsibility to maintain and protect public rights of way, and the Council will work with them to ensure that the rights of way network is safeguarded.

Any development which affects an existing or proposed footpath or recreational path will only be acceptable if that section of the route is provided at the developer's expense.

Policy RE4

DEVELOPMENT WHICH WOULD DIRECTLY AFFECT A PUBLIC RIGHT OF WAY OR OTHER RECOGNISED OR PROPOSED RECREATIONAL PATH 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 AND OTHER RECREATIONAL PATHS.

RE5 Provision of Picnic and Parking Sites

In order to encourage recreational activities within the countryside or outdoor recreation areas, any new proposal must also involve the provision of a range of support services such as parking areas, picnic areas, public toilets and information points. Within the countryside particular attention must be paid to siting and design in order to avoid damage to the visual amenities of the area.

Policy RE5

DEVELOPMENT OF NEW OR THE EXTENSION OF EXISTING RECREATIONAL FACILITIES AND TOURIST ATTRACTIONS WILL ONLY BE APPROVED WHERE ADEQUATE PROVISION OF PARKING, AND IF APPROPRIATE PICNIC, FACILITIES HAS BEEN MADE, AND WHERE THEY CAN BE DEVELOPED WITHOUT ADVERSELY AFFECTING THE AREA.

SPORTS AND CULTURAL FACILITIES

RE6 Sports and Cultural Facilities

As built up areas are readily accessible to most sections of the population, the development of new or extension of existing sports and cultural facilities there will be encouraged. Careful attention must, however, be paid to ensure they do not adversely affect the area or surrounding occupiers.

Policy RE6

PROPOSALS FOR NEW OR THE EXTENSION OF EXISTING SPORTS AND CULTURAL FACILITIES WITHIN BUILT-UP AREAS WILL ONLY BE APPROVED IF:

- (A) THERE IS NO ADVERSE EFFECT ON THE CHARACTER OF THE AREA; AND
- (B) THERE IS NO LOSS OF AMENITY TO SURROUNDING OCCUPIERS.

RE7 Development of Golf Courses

Golf courses should be designed to fit in with their surroundings rather than imposed on sites. In sensitive and highly visible landscapes a golf course is likely to be acceptable only if it is low in density and designed to fit in with its surroundings. There may be occasions when a course may cause irreparable damage to an area and will therefore, be unacceptable. Important environmental features should not be disturbed during construction. The submission of a 25 year management plan, which should ensure continuing landscape and environmental management, and, where appropriate, result in the creation of wildlife habitats, will be encouraged.

Policy RE7

NEW GOLF COURSES WILL ONLY BE PERMITTED IF THE PROPOSAL:

- (A) WOULD NOT RESULT IN AN IRREPLACEABLE LOSS OF A SIGNIFICANT AREA OF GRADE 2 OR 3A AGRICULTURAL LAND; AND
- (B) DOES NOT HAVE AN ADVERSE EFFECT ON THE CHARACTER OF THE LANDSCAPE OR NATURE CONSERVATION INTERESTS.

RE8 Outdoor Sports which may cause Nuisance

Motorbike scrambling, war games, clay pigeon shooting, etc. have become increasingly popular in recent years. They do, however, rely on a rural location, and whilst the Council recognises the recreational benefits such uses bring, it also is aware that they may cause damage to the landscape and ecosystem by increasing levels of noise, smell, visual intrusion and increased traffic generation.

Policy RE8

PLANNING PERMISSION WILL ONLY BE GRANTED FOR AIR, MOTORISED AND SHOOTING SPORTS WHERE THE PROPOSAL:

- (A) **DOES NOT GENERATE UNACCEPTABLE LEVELS OF NOISE, VISUAL INTRUSION, DUST, FUMES, SMELL, TRAFFIC OR OTHER NUISANCE TO THE DETRIMENT OF THE CHARACTER OF THE AREA, NEIGHBOURING USES, RESIDENTS AND OTHER USERS OF THE COUNTRYSIDE; AND**
- (B) **DOES NOT CAUSE A CONFLICT WITH A PUBLIC RIGHT OF WAY; AND**
- (C) **WOULD NOT ADVERSELY AFFECT NATURE CONSERVATION INTERESTS, INCLUDING DESIGNATED WILDLIFE AREAS OR HABITATS.**

RE9 Development Opportunity Sites suitable for Leisure and Recreation

There are eight Development Opportunity Sites identified on the Proposals Map, which are suitable for a number of different uses. They are, in the main, sites within the built up area that have been cleared or whose former use has ceased. Those sites listed in the policy along with three others contained within the Inset areas are suitable, in principle, for leisure and recreational development.

Policy RE9

THE FOLLOWING DEVELOPMENT OPPORTUNITY SITES ARE ACCEPTABLE, IN PRINCIPLE, FOR LEISURE AND RECREATIONAL DEVELOPMENT:

**BEAMISH MARY PIT, STANLEY
DERWENT STREET, BLACKHILL
MEDOMSLEY DETENTION CENTRE
WEST ROAD, ANNFIELD PLAIN
WOOD STREET, SHOTLEY BRIDGE**

ANY PROPOSAL FOR LEISURE AND RECREATIONAL DEVELOPMENT ON THESE SITES MUST COMPLY WITH THE REQUIREMENTS OUTLINED IN THE SITE SCHEDULE CONTAINED WITHIN APPENDIX F(iv).

Chapter 10

COMMERCE

Introduction

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- CO2 Development Opportunity Sites Suitable for Commerce

Out of Town Centre Developments

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COMMERCE

INTRODUCTION

Shopping and office uses within the District have been traditionally located town and village centres. The success or failure of these ventures determines many aspects of the image and appearance of these centres. Whilst the maintenance of retailing and business uses, which are the major activity of town and village centres is desirable, they are dependent upon many factors largely beyond the control of the Council.

Retail Trends

The 1980's saw a large number of changes affect the retail industry. Rapid growth in consumer spending fuelled massive new retail development in both town centres and out-of-town locations. Disposable income rose, as did leisure time and, increasingly, shopping became perceived as a leisure activity. With the advent of the new retail developments people now expect to shop in a safe, clean and pleasant environment, with good car parking. The growth in car ownership has stimulated competition between shopping areas, with some people now willing to travel 50 plus miles to shop.

Business Trends

The establishment of Enterprise Zones and Development Corporations, both aiming for development in the short-term, created new locations for offices, which in recent years have tended to be located in purpose built business parks rather than within town and city centres.

Shopping Hierarchy

There are two major centres within the District: Consett and Stanley, along with six local centres serving the villages of Blackhill, Leadgate, Annfield Plain, South Moor, Langley Park and Lanchester. All of these settlements have limited catchment areas with a study undertaken in 1991 showing that approximately 37% of residents expenditure on convenience goods and 79% on comparison goods is spent outside the District.

The existing town and village centres within the District are increasingly competing with larger commercial centres outside the area. In order to retain their vitality these centres will be encouraged to diversify their functions, whilst also improving their environment and hence their image as safe attractive areas, and thereby attract a greater proportion of local custom.

The Council, however, recognises that if new commercial development is to be attracted to the District, not all of it can be accommodated within existing centres, and the Plan, therefore, seeks to strike a balance between need and acceptability.

Commerce Strategy and Objectives

New commercial development is to be concentrated in existing shopping centres to enable them to compete. Where suitable sites are not available in these centres, a limited number of new large premises, such as those selling bulky goods, will be acceptable on the edge of town centres.

The policies in this Chapter are based upon six specific objectives:-

1. To increase and protect the range of shopping and commercial uses in shopping centres and to undertake improvements to buildings and the environment in order to make them more attractive and thereby reduce net outflows of retail expenditure from the District.
2. To seek to ensure that all existing floorspace in the major and local shopping centres is used to full capacity and efficiency.
3. While encouraging most new retail development to locate in existing shopping centres, to ensure there is still an adequate supply of land for the development of larger premises such as those selling bulky goods, provided that they do not have an adverse effect on industrial estates and shopping centres.
4. To improve accessibility of shopping centres by both public and private transport through a range of traffic management schemes and to provide adequate and conveniently located parking.
5. To reduce vehicular/pedestrian conflict within the main and local shopping centres.
6. To improve servicing provision to existing premises in shopping centres.

TOWN CENTRE DEVELOPMENTS**CO1 Supporting Existing Town Centres within the District**

Within existing town centres within the District the range and quality of the activities they provide and their accessibility by all sections of the population are highly important characteristics in determining their health. At the moment town and village centres provide readily accessible shopping and business locations to people entering by foot or public transport.

Existing car ownership within the District is relatively low which makes it particularly important to protect existing centres and reinforce their role. The Council itself is currently improving the image of existing shopping areas by providing new hard and soft landscaping, seating areas and waste bins etc. but it is also important that a diversity of uses which complement each other are encouraged in order to make such centres vibrant and attractive places for residents and visitors.

Policy CO1

THE COUNCIL WILL PROTECT AND IMPROVE THE EXISTING TOWN CENTRES WITHIN THE DISTRICT BY GRANTING PLANNING PERMISSION ONLY FOR DEVELOPMENTS WITHIN THOSE CENTRES WHICH WOULD NOT:

- (A) **ADVERSELY AFFECT THE AMENITIES OF LOCAL RESIDENTS; AND**
- (B) **BE DETRIMENTAL TO THE MAIN SHOPPING FUNCTION OF THE CENTRE; AND**
- (C) **BE DETRIMENTAL TO ROAD SAFETY.**

CO2 Development Opportunity Sites Suitable for Commerce

There are eight Development Opportunity Sites identified on the Proposals Map, which are suitable for a number of different uses. They are, in the main, sites within the built up area that have been cleared or whose former use has ceased. Those sites listed in the policy, along with another contained within the Inset areas are suitable, in principle, for commercial and office development.

Policy CO2

THE FOLLOWING DEVELOPMENT OPPORTUNITY SITES ARE ACCEPTABLE, IN PRINCIPLE, FOR COMMERCIAL AND OFFICE DEVELOPMENT:

**DERWENT STREET, BLACKHILL
WEST ROAD, ANNFIELD PLAIN**

ANY PROPOSAL FOR COMMERCIAL AND OFFICE DEVELOPMENT ON THESE SITES MUST COMPLY WITH THE REQUIREMENTS OUTLINED IN THE SITE SCHEDULE CONTAINED WITHIN APPENDIX F (iv).

OUT OF TOWN CENTRE DEVELOPMENTS**CO3 Controlling Out of Town Centre Retail Developments**

The Council acknowledge that it may not be possible to accommodate all new retail development within existing town centres. It is also aware that it is not the function of the planning system to inhibit competition or preserve existing commercial interests.

The past 15 years has seen a great change in the retail industry, and Government advice is that retailing must generally be able to respond to consumer needs and demands, provided that the effects do not deny access to retail facilities for significant sectors of society.

Out of town centre retail units may provide a valuable function but any can have significant impacts on existing shopping areas. The Council must therefore attempt to balance the benefits of new out of town centre facilities against the impacts on the existing shopping centres.

In order to assess the possible impacts on the vitality and viability of existing shopping centres, the Council will require a retail impact study to be submitted for all shopping facilities over 1,000 m² gross floor area (including retail warehouses). It is also recognised that different types of retail development can have different impacts on the vitality of nearby shopping centres. If it is considered necessary the Council will seek to guard against subsequent changes in the character and composition of out of town centre retail units by imposing relevant conditions or entering into a planning obligation with the developer.

Any out of town centre retail facility should be located close to existing shopping centres in order that it may complement existing facilities, provide opportunities for stimulating competition, or new incentives for innovation and change. Development should also be accessible by a variety of transport modes, including public transport, thereby not resulting in an unacceptable increase in CO² and other polluting emissions.

Policy CO3

THE COUNCIL WILL GRANT PLANNING PERMISSION FOR OUT-OF-TOWN CENTRE RETAIL DEVELOPMENT PROVIDED THAT:

- (A) NO TOWN CENTRE OR EDGE OF TOWN CENTRE SITE IS AVAILABLE; AND
- (B) THE IMPACT OF THE PROPOSED DEVELOPMENT (EITHER IN ITS OWN RIGHT OR IN CONJUNCTION WITH OTHER RECENT OR PROPOSED RETAIL DEVELOPMENTS) IS NOT SUCH AS TO ADVERSELY AFFECT THE VITALITY AND VIABILITY OF ANY NEARBY TOWN CENTRE OR THE RURAL ECONOMY; AND
- (C) THE SITE OF THE DEVELOPMENT FALLS WITHIN THE EXISTING URBAN AREA; AND
- (D) THE SITE IS ACCESSIBLE BY PUBLIC TRANSPORT; AND
- (E) THE DEVELOPMENT WOULD BE WELL RELATED TO THE PRIMARY ROAD NETWORK; AND
- (F) THE DEVELOPMENT WOULD NOT RESULT IN THE LOSS OF RESIDENTIAL, INDUSTRIAL OR BUSINESS LAND FOR WHICH THERE IS AN OVERRIDING NEED.

CO4 Location of Petrol Filling Stations, Car Showrooms and Garden Centres

Petrol filling stations, car showrooms and garden centres provide an important retail function and complement other shopping facilities. Due to the large areas of land they often require, their traffic generation capabilities and their appearance, they are not appropriate within the open countryside and should be located within or on the periphery of built up areas. In general, they are only acceptable on main road frontages where they do not detract from the appearance or character of the area or harm the living conditions of nearby residents.

Policy CO4

PLANNING PERMISSION FOR NEW PETROL FILLING STATIONS, CAR SHOWROOMS, GARDEN CENTRES AND OTHER ESTABLISHMENTS SELLING HORTICULTURAL OR AGRICULTURAL PRODUCE WILL ONLY BE GRANTED IF:

- (A) THE SITE IS WITHIN OR ADJOINING THE BUILT-UP AREA OF A SETTLEMENT; AND
- (B) THE SITE IS ADJACENT TO A CLASSIFIED ROAD; AND
- (C) THE PROPOSAL DOES NOT ADVERSELY AFFECT THE CHARACTER OR APPEARANCE OF THE AREA; AND
- (D) THE PROPOSAL DOES NOT RESULT IN A LOSS OF AMENITY TO NEIGHBOURING OCCUPIERS.

CO5 Retailing from Industrial Premises

Retail facilities will be directed towards the District's existing Shopping Centres, in order to protect and improve their vitality and viability. As a result, retail units will not be permitted on Industrial Estates.

Some incidental retail activity may be considered acceptable from industrial premises without the need for planning permission. However, where it is considered that planning permission is required, in order to be acceptable any such retailing must be ancillary to the main employment use of the site and the goods must be produced on the premises.

Policy CO5

RETAILING FROM INDUSTRIAL PREMISES WILL ONLY BE PERMITTED WHERE:

- (A) THE RETAIL ELEMENT WOULD BE ANCILLARY TO THE MAIN MANUFACTURING AND EMPLOYMENT USE OF THE PREMISES; AND
- (B) THE PROPOSAL WOULD NOT BE DETRIMENTAL TO ROAD SAFETY OR EXISTING SERVICING AND CAR PARK ARRANGEMENTS; AND
- (C) THERE IS UNLIKELY TO BE SIGNIFICANT ADVERSE IMPACT ON THE AMENITY OF NEIGHBOURING OCCUPIERS BY VIRTUE OF NOISE OR GENERAL DISTURBANCE.

CO6 Corner Shops

Small shops, such as corner shops, provide for local and immediate shopping needs within residential areas. They should be less than 100m² in floor area so as not to undermine the viability of local shopping areas, or attract traffic to the detriment of the locality.

Policy CO6

PROPOSALS FOR SMALL NEIGHBOURHOOD SHOPS WITHIN RESIDENTIAL AREAS WILL BE APPROVED PROVIDED THEY DO NOT ADVERSELY AFFECT THE AMENITIES OF LOCAL RESIDENTS.

CO7 Retailing in the Countryside

Whilst the countryside is not normally an appropriate location for retail uses due to the problems of visual impact and traffic generation, farm shops and nurseries by their nature require such a location. Development should be located so as to not cause problems from traffic generation, or adversely impact on the appearance of the area or the amenities of neighbouring occupiers.

In order to prevent unrestricted retailing in the countryside the range and type of goods sold will be controlled. For example, the Council would consider patio furniture, sheds and other goods more suited to a garden centre as not being appropriate.

Policy CO7

PLANNING PERMISSION WILL ONLY BE GRANTED FOR RETAIL DEVELOPMENT WITHIN THE COUNTRYSIDE, WHERE:

- (A) **THE ENTERPRISE IS PRIMARILY CONCERNED WITH THE PRODUCTION AND SALE OF AGRICULTURAL PRODUCE, SPECIALITY REGIONAL FOODS OR LOCAL CRAFT PRODUCTS; AND**
- (B) **THE AMOUNT OF IMPORTED PRODUCE AND RANGE OF GOODS TO BE SOLD WOULD NOT RESULT IN A LEVEL OF ACTIVITY WHICH WOULD HAVE AN ADVERSE AFFECT ON THE CHARACTER OR APPEARANCE OF THE COUNTRYSIDE, THE AMENITIES OF NEIGHBOURING OCCUPIERS OR WOULD ADVERSELY AFFECT THE VITALITY OR VIABILITY OF TOWN CENTRES WITHIN THE DISTRICT.**

CO8 Open Air Markets

New open air markets or car boot sales can have an adverse impact on the visual appearance of the area, due to the amounts of land they take up and traffic they generate. New market development will only be acceptable where it does not form an unduly prominent feature, can be adequately accessed and serviced, and does not harm the living conditions of nearby residents or undermine the functions of established shopping areas.

Policy CO8

OPEN AIR MARKETS WILL ONLY BE PERMITTED WHERE:

- (A) THE SITE IS NOT PROMINENT IN THE LANDSCAPE; AND
- (B) THE VITALITY AND VIABILITY OF NEARBY SHOPPING CENTRES WILL NOT BE ADVERSELY AFFECTED; AND
- (C) THE PROPOSAL DOES NOT RESULT IN A LOSS OF AMENITY TO NEIGHBOURING OCCUPIERS; AND
- (D) ADEQUATE PARKING FACILITIES CAN BE PROVIDED ON OR CLOSE TO THE SITE.

INDIVIDUAL COMMERCIAL PREMISES**CO9 New Shop Fronts**

Shop fronts are probably the most important features in the street scene of town and village centres. It is, therefore, highly important to ensure traditional shop fronts are retained or any replacement is in sympathy with the building and its surroundings. Important architectural features must not be destroyed or obscured and the proportions of the facade should be retained. Particular care must also be taken over advertisements on shops (see Policy CO14).

The design of new shop fronts should make provision for access, in accordance with Policy CF5, for persons with restricted mobility. Further advice on the design of new shop fronts is included within the Council's SPG document Shop Fronts indexed at Plan Appendix I.

Policy CO9**PLANNING PERMISSION FOR NEW SHOP FRONTS WILL ONLY BE GRANTED PROVIDED:**

- (A) THE DESIGN IS IN PROPORTION WITH AND SYMPATHETIC TO THE CHARACTER OF THE BUILDING AND ITS SURROUNDINGS; AND
- (B) ANY EXISTING ARCHITECTURAL FEATURES ARE RETAINED OR DESIGNED INTO THE NEW SHOP FRONT.

CO10 Roller Shutters

Roller shutters are often visually aggressive features in the street scene. Although the Council sympathises with the problems caused by theft and damage, roller shutters can severely damage the character of a building or area by introducing material and colours alien to a building, damaging symmetry and obscuring features within a shop front.

There are three elements to roller shutters: the box, the shutter itself and guide rails which enable their free movement. Each element is dealt with separately:

(a) **The Box**

In all new shopping developments and replacement shop fronts, provision should be made within the fascia to accommodate a roller shutter box. In all other instances all reasonable steps must be taken to incorporate roller shutter boxes within the fascia.

Policy CO10**PROTECTIVE ROLLER SHUTTERS WILL ONLY BE PERMITTED IF:**

- (A) THE BUILDING IS NOT WITHIN A CONSERVATION AREA; AND
- (B) THE BOX IS INCORPORATED WITHIN THE FASCIA; AND
- (C) THE ROLLER SHUTTERS ARE COLOURED TO MATCH THE SHOPFRONT OR FASCIA.

(b) The Shutter

It is the shutters themselves which, due to their intention, form the most aggressive element of the structure. Only shutters of the open grill, punched lath or perforated type, all suitably colour co-ordinated, will be accepted, unless the applicant can satisfactorily demonstrate that the above are not acceptable for justifiable security reasons, then suitably coloured solid shutters may be acceptable. Untreated or galvanised roller shutters of any type will not be permitted.

(c) Guide Rails

Ideally any roller shutter should extend across the entire frontage of a property, but where necessary guide rails must be incorporated within the pilaster (vertical framework to the shop front) and be colour co-ordinated.

Roller shutters will not normally be acceptable within Conservation Areas, where other security measures such as internal grills, or laminated security glass should be considered.

CO11 Private Hire Offices

The number of private hire taxi companies has been increasing in recent years. Although the Council recognises their importance as both a service provider and employment source, they can cause problems to neighbouring occupiers, particularly residential properties, through the noise from customers and vehicle movements and to highway safety, through on-street parking. Due to the problems the Council consider it reasonable to permit two cars to operate from a predominately residential area and four from predominately commercial areas as these would reflect a normal level of vehicle movements for such localities.

Policy CO11

PLANNING PERMISSION WILL ONLY BE GRANTED FOR THE USE OF PROPERTIES AS PRIVATE HIRE OFFICES IF:

WITHIN TOWN CENTRES:

- (A) ADEQUATE PARKING IS PROVIDED IN CLOSE PROXIMITY TO THE OFFICE; AND
- (B) ANY RADIO ANTENNA IS SITUATED IN AN UNOBTRUSIVE LOCATION.

WITHIN PREDOMINANTLY COMMERCIAL AREAS:

- (A) PREMISES ARE NOT LOCATED ADJACENT TO PARKING RESTRICTIONS; AND
- (B) OFF-STREET PARKING IS PROVIDED WITHIN OR ADJOINING THE SITE; AND
- (C) ANY RADIO ANTENNA IS SITUATED IN AN UNOBTRUSIVE LOCATION; AND
- (D) A MAXIMUM OF FOUR CARS ARE OPERATED IF THE PREMISES ARE WITHIN 20 METRES OF RESIDENTIAL PROPERTY.

WITHIN RESIDENTIAL OR PREDOMINANTLY RESIDENTIAL AREAS:

- (A) A MAXIMUM OF TWO CARS ARE OPERATED; AND
- (B) CUSTOMERS ARE NOT PICKED UP FROM THE DWELLING; AND
- (C) NO ON-SITE MAINTENANCE OR SERVICING IS CARRIED OUT; AND
- (D) THERE IS ADEQUATE PARKING WITHIN THE CURTILAGE; AND
- (E) ANY RADIO ANTENNA IS SITUATED IN AN UNOBTRUSIVE LOCATION.

CO12 Hot Food Take-aways and Cafes

Hot food uses such as restaurants, cafes and take-aways fulfil an important role in assisting the diversity of uses within shopping centres. They can, however, cause problems with noise, smells, litter and parking, particularly where they are close to concentrations of residential properties.

Within mixed use areas hot food uses will only be acceptable where there would be no harmful effect on local living conditions from noise, disturbance or odours and satisfactory opening hours are proposed. Such restrictions should prevent an unacceptable loss of amenity to neighbouring residents by reducing disturbance in the late evening and intrusive odours.

Within residential locations, including isolated corner shops, hot food uses will normally be considered unacceptable due to the detrimental effect on residents from smell and general disturbance

Policy CO12

PLANNING PERMISSION WILL ONLY BE GRANTED FOR HOT FOOD USES IN THE FOLLOWING LOCATIONS:

WITHIN TOWN CENTRES IF:

- (A) PREMISES ARE NOT LOCATED CLOSE TO CONCENTRATIONS OF RESIDENTIAL PROPERTY; AND
- (B) PREMISES ARE NOT LOCATED ADJACENT TO PARKING RESTRICTIONS.

WITHIN MIXED USE AREAS OR LOCAL SHOPPING CENTRES IF:

- (A) THERE WOULD BE NO HARMFUL EFFECT ON THE LIVING CONDITIONS OF NEARBY RESIDENTS FROM NOISE AND DISTURBANCE OR SMELLS AND ODOURS: AND
- (B) PREMISES ARE NOT LOCATED ADJACENT TO PARKING RESTRICTIONS.

SUCH USES WILL ONLY BE CONSIDERED APPROPRIATE IF:

- (A) SATISFACTORY OPENING HOURS ARE PROPOSED; AND
- (B) SATISFACTORY DETAILS OF THE FUME EXTRACTION EQUIPMENT INCLUDING ITS SITING HAVE BEEN SUBMITTED AND AGREED; AND
- (C) AN APPROVED SCHEME FOR THE COLLECTION AND DISPOSAL OF LITTER CAN BE EFFECTIVELY IMPLEMENTED AND RETAINED; AND
- (D) SATISFACTORY TRADE REFUSE FACILITIES ARE AVAILABLE.

HOT FOOD USES ARE CONSIDERED TO BE UNACCEPTABLE IN PREMISES WHICH ARE BOTH LOCATED AMIDST DWELLINGS AND ARE ISOLATED FROM OTHER NON-RESIDENTIAL USES.

ADVERTISEMENTS**CO13 Poster Hoarding Sites**

The indiscriminate siting of advertisement hoardings can lead to a significant reduction in the character of an area. Applications for poster hoardings will be determined in accordance with amenity and public safety considerations. Hoardings must have regard to the general characteristics of the locality (including historic and architectural features), respect the scale of their surroundings and, where appropriate, to be accompanied by landscaping.

Government advice contained within PPG 19 (Outdoor Advertising Control) is that poster hoardings are normally out of place in the open countryside, in villages and predominantly residential areas.

Where advertisements which are displayed without the benefit of express consent fail to comply with the requirements of the policy, the Council will, where possible, take the necessary steps to discontinue the display.

Policy CO13**ADVERTISEMENT CONSENT FOR LARGE POSTER HOARDINGS WILL ONLY BE GRANTED IF:**

- (A) THE SITE IS NOT WITHIN THE OPEN COUNTRYSIDE, A CONSERVATION AREA, A RESIDENTIAL OR PREDOMINANTLY RESIDENTIAL AREA; AND
- (B) THE HOARDING IS IN SCALE WITH THE BUILDING, ADJOINING BUILDINGS AND/OR THE SURROUNDING LOCALITY; AND
- (C) THE HOARDING HAS REGARD TO THE SYMMETRY OF THE BUILDING OR ARCHITECTURAL FEATURES; AND
- (D) THE LOCATION IS NOT OVERLY PROMINENT; AND
- (E) THERE IS NO ADVERSE EFFECT UPON TRAFFIC SAFETY; AND
- (F) THE PROPOSAL DOES NOT ADVERSELY AFFECT LOCAL AMENITY; AND
- (G) THE SCHEME INCLUDES, WHERE APPROPRIATE, LANDSCAPING, FENCING AND SEATING; OR
- (H) IT IS THE BEST MEANS OF SCREENING AN UNSIGHTLY BUILDING OR AREA.

CO14 Advertisements on Business Premises

The display of a firm's name upon its premises is a common and essential practice. Where the Council exercise control over the advertisement it will determine the application with regard to amenity and safety. Also, the Council will ensure that advertisements preserve and enhance the character of the building and area.

Internally illuminated signs are often visually intrusive and as such will be resisted in Conservation Areas.

Policy CO14

APPLICATIONS SUBMITTED FOR ADVERTISEMENTS OR SIGNS ON SHOPS OR BUSINESS PREMISES WILL ONLY BE PERMITTED IF:

- (A) THEY ARE LOCATED AT OR BELOW FASCIA LEVEL; AND
- (B) THEY ARE OF A COMPATIBLE SIZE AND HEIGHT TO THE PREMISES; AND
- (C) THEY ARE SYMPATHETIC TO THE CHARACTER AND APPEARANCE OF THE BUILDING AND AREA AS A WHOLE AND NOT UNDULY PROMINENT; AND
- (D) THEY DO NOT ADD TO THE GENERAL CLUTTER OF ADVERTISEMENTS.

CO15 Advertisements for Tourist Accommodation and Facilities

Tourist accommodation and other facilities often require advance directional signs located within the open countryside. Whilst it is recognised that well-sited signposts which guide customers and delivery vehicles can help businesses and reduce traffic congestion, there is a need to protect the character of the countryside from excessive advertising.

In instances where it is considered appropriate to erect advance signage for tourist accommodation or facilities, every attempt must be made to ensure that the sign, by virtue of its design and colour, is appropriate to its locality. Where several advance signs are in close proximity they must not result in clutter.

Policy CO15

ADVERTISEMENTS FOR TOURIST ACCOMMODATION AND FACILITIES IN THE COUNTRYSIDE WILL ONLY BE PERMITTED:

- (A) ON MAIN ROAD FRONTAGES IF THERE ARE NO MORE THAN 2 SIGNS, ONE FACING IN EACH DIRECTION, LOCATED WITHIN 200 METRES OF THE RELEVANT JUNCTION; AND
- (B) ON MINOR ROAD FRONTAGES IF THEY ARE REMINDER SIGNS ONLY AND NECESSARY FOR HIGHWAY SAFETY; AND
- (C) IF THE SIGNS ARE NON-ILLUMINATED; AND
- (D) IF THE SIGNS DO NOT RESULT IN CLUTTER; AND
- (E) IF THERE ARE NO HIGHWAY SAFETY PROBLEMS; AND
- (F) IF THE SIGNS DO NOT ADVERSELY AFFECT THE VISUAL AMENITIES OF THE AREA.

Chapter 11

TRANSPORT

Introduction

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Road Proposals

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Parking, Access and Servicing

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TRANSPORT

INTRODUCTION

Transport policy is the responsibility of Durham County Council. The District can, however, influence the issues of the Highway Authority through its own proposals. Both the County and District Councils recognise that integrated transportation and planning can make great improvements to safety and amenity whilst allowing the efficient movement of people and goods.

Today, more than ever, with the advent of "footloose" industry an efficient transportation network plays a highly important role in attracting new industry and employment to the area. The opening of the Consett bypass in April, 1993, was the final phase of improvements to the A692/A693, linking Derwentside to the A1(M).

Road Improvement

Despite improvements to the east-west part of the primary road network, there still remains a problem of traffic movement, particularly heavy goods vehicles, through a number of villages, and the need for improved links to Tyneside and the A1(M). In the districts adjoining Derwentside there are proposals for improvements to the A692 at Sunnyside, the A691 at Witton Gilbert and the Durham City Northern Bypass which will give the District improved connections to the A1 in all directions. **It is acknowledged, though, that the routing of new roads and their construction may have adverse effects on nature conservation and the District Council will seek to minimise any such effect in respect of road improvement proposals within Derwentside.**

Traffic Calming

Due to the history of the built environment of the District many shopping areas are often under pressure from pedestrian/vehicular conflicts. In some instances traffic calming techniques including the provision of pedestrian refuges, street furniture and changing material can reduce both vehicle numbers and speed. Such schemes will be introduced as they are advanced by Durham County Council, the Highway Authority.

Recent Trends

Car ownership in Derwentside, although being below the national average, is now 56.7% (1991) compared with 49.2% in 1981. This growth has been a long term trend and has placed more demands on the transport network, though increased vehicle flows, parking and access requirements.

Transport Strategy and Objectives

Traffic management measures are to be used to help to deal with problems of traffic and parking in residential areas. Town centre parking facilities, particularly for short stay motorists, will be improved. New development should be located within or on the edge of built up areas in order that they may be accessible to public transport.

The policies in this Chapter are based upon seven specific objectives:-

1. To encourage and facilitate the maintenance and improvement of a balanced package of efficient and less polluting transport, in order to increase opportunities of access.
2. To minimise the adverse effects of traffic and parking, particularly upon residential properties.
3. To encourage a well-designed road network for transporting passengers and goods and to ensure that the impact of traffic generated by new developments upon the network is carefully assessed.
4. To ensure there is adequate parking to meet the demand generated by new or altered development.
5. To seek the early completion of the Durham City (Northern), Sunnyside and Witton Gilbert by-passes.
6. To encourage and support the provision of adequate public transport and associated facilities.
7. To promote safe movement and to reduce conflicts between pedestrians, cyclists, horseriders and vehicles.
8. To improve internal strategic road links to Tyneside and A1(M) corridor

PPG13 Transport

Current Government advice in PPG13 Transport, indicated that transport policies should seek to reduce growth in the length and number of motorised journeys, to encourage alternative means of travel which have less environmental impact and hence to reduce reliance on the private car. Those objectives will be a material consideration applying to all the transport policies in this chapter.

ROAD PROPOSALS**TR1 Proposed Schemes**

Development that would prejudice the implementation of the road schemes listed in this Policy will not be permitted. The Crookgate Bank Improvement is needed to improve both the strategic road network and links to Tyneside.

A link road between Hownsgill Drive and Knitsley Lane would provide direct access from the Delves Lane Industrial Estate to the Consett Bypass. Hownsgill Drive, at its southern end should be closed off, once the road link to the Consett Bypass is complete. The District Council will encourage the Highway Authority to close the road between the industrial estate and the residential properties at Knitsley so as to protect and improve the amenities of residents on or close to Hownsgill Drive.

Details of the proposed link road between Park Road and Consett Bypass are given under Policy CI5.

The Proposals Map shows the corridor of the western end of the Sunnyside Bypass, which is now in Derwentside as a result of recent administration boundary changes, and the western end of the Witton Gilbert Bypass, which may include improvements to the junction at Kaysburn Road End.

Policy TR1

LAND WHICH MAY BE REQUIRED FOR THE CONSTRUCTION OF THE FOLLOWING PROPOSED ROAD SCHEMES WILL BE SAFEGUARDED FROM OTHER DEVELOPMENT:

**CROOKGATE BANK IMPROVEMENT
LINK ROAD BETWEEN HOWNSGILL
DRIVE AND THE CONSETT BYPASS
LINK ROAD BETWEEN PARK ROAD AND
THE CONSETT BYPASS
SUNNYSIDE BYPASS
WITTON GILBERT BYPASS**

PARKING, ACCESS AND SERVICING**TR2 Development and Highway Safety**

Durham County Council, the Highway Authority, will be consulted on all applications which have an implication on the highway network. A proposal will not be granted unless adequate traffic flows can be maintained, a safe access and egress are available, and adequate provision made for parking, servicing and manoeuvring. Satisfactory access to the public transport and adopted road networks are also important criteria.

The car parking standards in Appendix D will also be used to ensure that adequate on site parking is provided

These standards do not fully take account of the national planning guidance contained in PPG13 which now requires such standards to be set as a range of maximum and minimum ranges and more distinction to be made between the level of provision in different areas. It is intended that these issues will be addressed at the first review of the Plan, when it is hoped that the County Council will have published its own revised standards. Any such revised standards published by the Highways Authority may become a material consideration in determining planning applications.

TR3 Cycling

Cycling is an environmentally sustainable form of development, it is energy efficient, and can help reduce both the number of journeys made by motor vehicles, and environmental damage and congestion. It is also a good form of exercise which benefits personal health and can be an enjoyable leisure activity.

The majority of cycling is likely to continue to take place on existing roads, but a range of techniques are available to the Highway Authority to make cycling safer and help cyclists share highway space with other road users. The Council will encourage Durham County Council to establish a network of cycle routes, and incorporate cyclists' needs within highway and traffic management schemes. Opportunities also exist to secure provision for cyclists as part of the development control process.

The need for designating cycle routes in the Plan will be considered at the first review and whether such provision is relevant to a district such as Derwentside.

Policy TR2

PLANNING PERMISSION FOR DEVELOPMENT WILL ONLY BE GRANTED WHERE THE APPLICANT CAN SATISFY THE COUNCIL THAT THE SCHEME INCORPORATES, WHERE NECESSARY:

- (A) A CLEARLY DEFINED AND SAFE VEHICLE ACCESS AND EXIT; AND
- (B) ADEQUATE PROVISION FOR SERVICE VEHICLES; AND
- (C) ADEQUATE VEHICLE MANOEUVRING, TURNING AND PARKING SPACE; AND
- (D) EFFECTIVE ACCESS AT ALL TIMES FOR EMERGENCY VEHICLES; AND
- (E) SATISFACTORY ACCESS TO THE PUBLIC TRANSPORT NETWORK; AND
- (F) A SATISFACTORY ACCESS ONTO THE ADOPTED ROAD NETWORK.

PLANNING PERMISSION WILL ONLY BE GRANTED IF THE PROPOSAL ALSO COMPLIES WITH THE CAR PARKING STANDARDS IN APPENDIX D.

Policy TR3

WHEN CONSIDERING PROPOSALS FOR TRAFFIC MANAGEMENT, ROAD IMPROVEMENTS AND NEW DEVELOPMENTS, THE COUNCIL WILL ENSURE THAT THE NEEDS OF CYCLISTS ARE TAKEN INTO ACCOUNT. PLANNING PERMISSION FOR ANY DEVELOPMENT WHICH IS ACCESSIBLE BY THE PUBLIC WILL ONLY BE GRANTED IF SAFE AND CONVENIENT ACCESS FOR CYCLISTS AND CYCLE PARKING FACILITIES, SUCH AS RACKS OR WALL BARS, ARE PROVIDED.

Chapter 12

CONSETT INSET

Introduction

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- CI1 Development within the Commercial Centre
- CI2 Pedestrian and Traffic Management
- CI3 Provision of Car Parking Facilities
- CI4 Development within Berry Edge
- CI5 Development at Lydgetts Lane
- CI6 Provision of Play Facilities
- CI7 Redevelopment of the Templetown Brickworks
- CI8 Environmental Improvement Site
- CI9 Development Opportunity Sites - Consett Reservoir and Leadgate Road
- CI10 Development Opportunity Site - Station Yard West



CONSETT INSET

INTRODUCTION

The town of Consett, originally known as Berry Edge, grew in response to the needs of the iron and steel industry from a population of 195 in 1841 to about 8,000 in 1896. The scale of industry and its influence on Consett probably peaked in the 1890's, when the 'Company' provided not only 7,600 jobs but also houses, an infirmary and a library for its employees. Investment in new plant and modernisation of facilities within the steelworks continued right up to the 1960's when the workforce still exceeded 6,000 and production of steel reached record levels. Within a few years however the situation changed dramatically as the country sank into economic recession and the demand for steel fell. The eventual closure of the steelworks in 1980 resulted in the loss of the jobs of nearly 4,000 people.

At the present time it is estimated that some 5,400 people (just over 6% of the population of Derwentside) live within the boundary of the Consett Inset area. Obviously the needs and aspirations of these residents are of paramount importance in formulating the Plan's proposals. It must also be remembered, however, that almost 5,000 people actually work within the Inset area and this represents some 20% of the jobs available in the District as a whole. Most of these people live outside Consett and travel into the commercial centre each day. Yet a further consideration has to be that the commercial and leisure facilities located in the town centre serve a catchment population in excess of 35,000 people, again generating considerable traffic movements to and from the town, both during the daytime and at night. It should therefore be apparent that the problems of this Inset area, and the policies adopted to help resolve them, are of fundamental importance to the whole of the District.

Previous Planning Guidance

As far as previous official planning guidance is concerned, the Consett area forms a typical example. The Consett Town Map, published in 1960, and a Comprehensive Development Area Plan for the town centre in 1964 reflected the land uses and aspirations of the former steelworks community. An informal document the "Consett Town Centre: A Planning and Traffic Study", prepared in 1969 provided further guidance until the 1980's. In 1980 the steelworks "Master Plan" was published and was intended as a guide for reclamation work within the former steelworks complex. Although current planning guidance for Consett is contained within the Durham County Structure Plan, published in 1981, the changes which occurred during the early 1980's were recognised by the Council with the publication of a Draft Local Plan for Consett in 1987. Changes to the Development Plan system and the publication of the "Project Genesis" feasibility study for the steelworks site in April, 1992, overtook the adoption process and the Consett Local Plan will now form part of the Derwentside District Local Plan.

The Inset

The Consett Inset draws heavily on both the Draft Consett Local Plan and the proposals in the Project Genesis Study Report, which was commissioned and has been adopted by the Council. It looks at all the activities that together create a commercial centre and at the role of the former steelworks site and surrounding countryside. Included within the Inset are policies for the development of industry, commerce, new roads, new housing and areas for outdoor recreational pursuits. It also contains more general policies aimed at improving the appearance of the town as a whole and giving greater priority to pedestrians, especially within the town centre itself.

This is one of three Insets in the Plan which includes more detailed policies and proposals for a specific area. Many of the district-wide policies and proposals, contained in the eleven topic chapters, also apply to this area. Part of the Middle Derwent Valley and Hownsgill Area of Landscape Value (Policy EN6) fall within the area, as does an Ancient Woodland (Policy EN10) and Sites of Nature Conservation Importance (Policy EN23). There are both existing and proposed business and industrial estates and parks to which Policies IN1 - IN7 apply. Policy TO3 applies to the Derwent Walk (Extension) and there are two proposed road schemes under Policy TR1.

The policies and proposals for the Consett Inset are on a separate part of the Proposals Map which can be found at the end of this Chapter.

CI1 Development within the Commercial Centre

The town centre of Consett serves an area of approximately 35,000 people, this being defined as those living within a five mile radius. The main commercial area is identified on the Proposals Map and contains shops, offices, places of entertainment and other activities which collectively make up a 'town centre'.

In recent years, the national retail trend has been toward out-of-town shopping, especially food, with town centres becoming more leisure based. Consett has to some extent followed this trend, and the Council recognises that the purpose of the town centre is no longer solely retail, and wishes to encourage a wide range of facilities and services within the commercial area to attract people and ensure its continued vitality and viability. At the moment some buildings within the commercial area are vacant or under-used. The intensive use of property within the area has a number of advantages, it improves the overall appearance, and provides opportunities for a diversity of uses which will benefit by their location and gives the image of prosperity.

The Council is in the process of upgrading the appearance of the centre with new paving, street furniture and landscaping. Middle Street has been completed and work is expected to start soon on Front Street. It is hoped that this will encourage investment as well as providing a more pleasant place to shop. The former bus station and market square have been redeveloped, with the construction of a new bus station and phase I of the Victoria Shopping Centre. The market has been relocated to Middle Street.

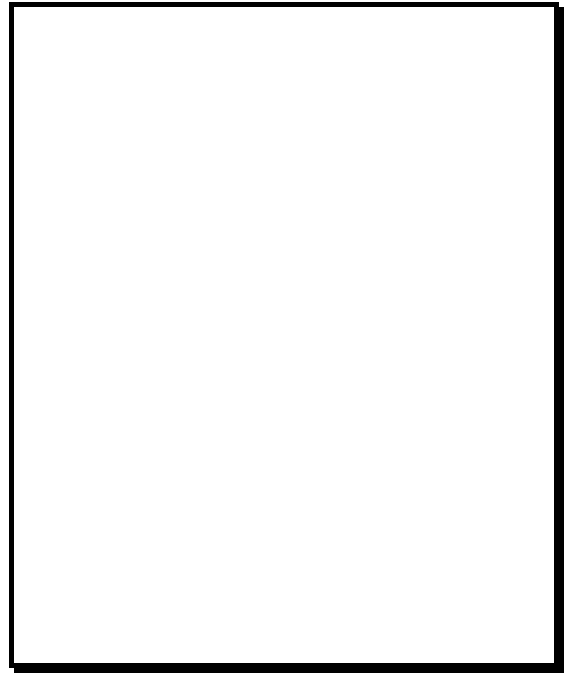
In considering any proposal for alternative uses, careful consideration will be given to the impact of any development on neighbouring properties in terms of noise, fumes, access, parking etc.

Policy CI1

WITHIN THE COMMERCIAL CENTRE, PLANNING PERMISSION WILL BE GRANTED FOR NEW BUILD, CONVERSION, ALTERATION OR EXTENSION OF PROPERTY FOR THE DEVELOPMENT OF SHOPS AND OTHER COMMERCIAL USES, PROVIDED:

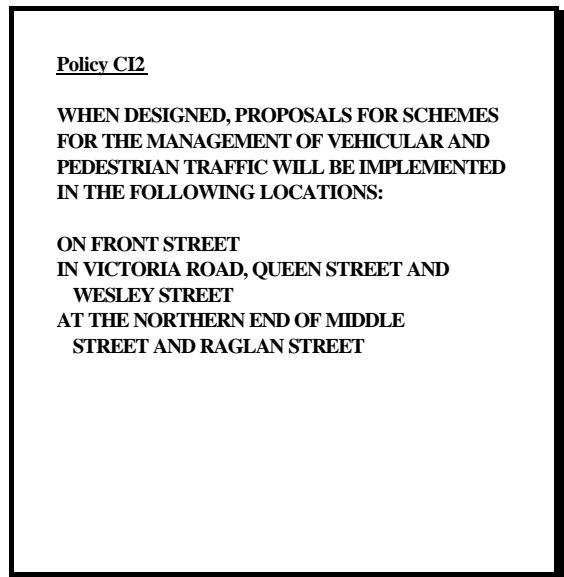
- (A) **THE DESIGN RESPECTS THE TRADITIONAL CHARACTER OF THE EXISTING BUILDINGS; AND**
- (B) **THE PROPOSAL DOES NOT RESULT IN A LOSS OF AMENITY TO NEIGHBOURING OCCUPIERS; AND**
- (C) **THERE WOULD BE NO LOSS OF OFF STREET CAR PARKING WHICH WOULD SIGNIFICANTLY HARM THE INTERESTS OF ROAD SAFETY OR TRAFFIC MANAGEMENT.**

Off street parking within the commercial centre is already at a premium and with additional likely on street parking restrictions any further loss of off street parking could create serious problems. A shortage of off street parking may result in loss of amenity to local residents, near the town centre, and affect the viability of the centre itself. There is evidence that although Derwentside has car ownership levels below the national average, the District loses shopping expenditure to neighbouring towns and retail centres. Restrictions on car parking in Consett town centre would harm its vitality and viability. That harm would result in worsened local shopping and commercial facilities for that large section of the District's population without their own cars and more longer distance car trips to neighbouring town and retail centres. Although national planning guidance now advises that reduced requirements for parking should be adopted for locations which have good access to other means of travel than the private car, PPG13 is not really appropriate to Consett in this respect. Retaining existing off street parking provision within the commercial centre is therefore particularly important.



CI2 Pedestrian and Traffic Management

The redevelopment of Berry Edge and the bus station/market square site is likely to have some effect on traffic flows around the town centre. There is also an outstanding traffic management problem at the northern end of Middle Street which needs to be resolved. An essential element in the improvement of Consett town centre as a shopping environment allowing safe and easy mobility is the creation of a more pedestrian-friendly environment. On Front Street the likely scenario is that buses only will travel in a westward direction, whilst all traffic will be allowed to travel in an eastward direction. It is anticipated that this will reduce traffic using the street by around 50% allowing the introduction of traffic calming measures, such as footpath widening and speed tables. Displaced traffic may seek to find alternative routes through the town centre particularly in the Seymour/Taylor Street area and along Albert Road and a strategy which will eradicate this traffic or alleviate its effects on local residents will be implemented.



CI3 Provision of Car Parking Facilities

In order that the commercial area of Consett may continue to thrive it is important that it is easily accessible to all people. Recent studies have shown that some 50% of spaces in car parks between 100/150m from the centre of Middle Street are occupied by vehicles stopping more than two hours, and that short stay parkers, i.e. shoppers, are finding difficulty in finding a suitable parking space. This is obviously a deterrent factor to visitors.

There is no available space to provide additional car parking space in an area of 100/150m from Middle Street and the cost of providing decked parking spaces on existing car parks is prohibitive. Short term car parking must be favoured in the most central and accessible car parks whilst further long stay car parks, such as the Station Yard site, have been provided on the edge of town.

Although national planning guidance now advises that reduced requirements for parking should be adopted for locations which have good access to other means of travel than the private car, the Council considers that the advice is not relevant to Consett town centre because the viability of the centre may be affected if the guidelines were to be imposed.

Policy CI3

THE COUNCIL WILL ENSURE THAT SUFFICIENT PARKING SPACES TO SERVE THE NEEDS OF THOSE WHO WORK AND VISIT THE COMMERCIAL CENTRE ARE MADE AVAILABLE, BY:

- (A) PROMOTING THE PROVISION OF ADDITIONAL PUBLIC CAR PARKING SPACES WITHIN THE PROPOSED COMMERCIAL DEVELOPMENT AT THE SOUTHERN END OF FRONT STREET;**
- (B) RETAINING THE EXISTING PUBLIC CAR PARKING PROVISION ON PART OF THE RESERVOIR SITE TO THE REAR OF MEDOMSLEY ROAD, WITHIN ANY REDEVELOPMENT SCHEME;**
- (C) INTRODUCING A SCHEME FOR THE SHORT STAY USE OF CAR PARKING SPACES NEAREST THE PEDESTRIANISED AREAS;**
- (D) MAKING ADEQUATE PROVISION FOR DISABLED DRIVERS.**

CI4 Development within Berry Edge

The 700 acre Berry Edge site situated to the south and west of the town centre was previously occupied by Consett Steelworks until its closure in 1980. The site has been subsequently reclaimed for recreational and agriculture uses.

The land use allocations for this site shown on the Proposals Map are based on the proposals contained in the Project Genesis Study Report.

o A Business Park within a Central Park

The increased traffic and environmental pressures on people working in town and city centres has resulted in the increasing recognition of the advantages of business parks. The creation of a business park within a central park for Consett is a concept aimed at creating an attractive setting for those businesses who are concerned over the quality of the environment. Development within the business park must comply with Policy IN2.

o Recreation and Tourism Development

In addition to the site at Lydgetts Lane, outlined in Policy CI5, two further sites for tourism/recreation development are within the Berry Edge site. The site to the north of the proposed Business Park is capable of accommodating built leisure facilities, including hotel development, whilst the one south of the Hownsgill Prestige Industrial Park, the western part of which is currently partly used for horse riding, would be appropriate for the provision of outdoor recreation and tourism facilities, activities related to horseriding or public open space. Development within these areas should also accord with other policies contained in the Tourism and Recreation chapters.

The boundary between the Business Park and the Recreation and Tourism Development Area, as shown on the Proposals Map, is not intended to be rigid, but will be treated with a reasonable degree of flexibility.

o A Prestige Industrial Park

Two blocks of prestige industrial units have already been built on the eastern part of the former Hownsgill Plate Mill site. The remainder of the site is being reclaimed ready for the next stage of development on this proposed Prestige Industrial Park. Development must also be in accordance with Policy IN3.

Policy CI4

PROPOSALS FOR THE COMPREHENSIVE DEVELOPMENT OF BERRY EDGE INCLUDE:

**A BUSINESS PARK WITHIN A CENTRAL PARK FOR CONSETT;
AN AREA FOR RECREATION AND TOURISM DEVELOPMENT;
A SITE FOR USE AS PUBLIC OPEN SPACE AND THE DEVELOPMENT OF OUTDOOR RECREATION, TOURISM AND HORSERIDING FACILITIES;
A PRESTIGE INDUSTRIAL PARK;
SITES FOR HOUSING;
SITES FOR COMMERCE AND COMMUNITY FACILITIES;
A SITE FOR A WIND FARM;
A SITE FOR VISITOR FACILITIES AT LYDGETTS LANE;
THE EXTENSION OF THE DERWENT WALK RECREATIONAL PATH;
A NETWORK OF LOCAL FOOTPATHS;
AREAS OF OPEN SPACE, NATURE CONSERVATION AND WOODLAND; AND
A LINK ROAD BETWEEN PARK ROAD AND THE CONSETT BYPASS.**

WHEN GRANTING PLANNING PERMISSION WITHIN THE BUSINESS PARK OF THE RECREATION AND TOURISM DEVELOPMENT AREAS, THE COUNCIL WILL TREAT WITH FLEXIBILITY THE SITE ALLOCATIONS SHOWN ON THE PROPOSALS MAP.

WITHIN THE AREAS ALLOCATED FOR OPEN SPACE, NATURE CONSERVATION AND WOODLAND, PLANNING PERMISSION WILL BE GRANTED FOR LEISURE RELATED DEVELOPMENTS, PROVIDED THE SITE IS WELL LOCATED AND THE SCHEME WELL DESIGNED SO AS NOT TO ADVERSELY AFFECT THE LANDSCAPE OR CHARACTER OF THE AREA.

- Housing

There are five housing sites proposed within Berry Edge which should cater for a range of housing needs. All of these sites are listed under Policy HO4. They are located within Blackhill, Consett, Templetown with two at The Grove. The sites should be developed in accordance with the detailed schedules contained within Appendix F(ii).

- Commerce and Community Uses

The Council recognises that not all commercial activities can be contained within the existing Consett town centre, and that development on the eastern part of Berry Edge would strengthen and enlarge the town centre by allowing it to diversify. In addition, the site at Park Road creates the opportunity for an extension of the Consett Bypass from the A692 through the Berry Edge site to Park Road. Development of these sites must be in accordance with Policies CF2 or CO3.

- Business Park/Commerce/Community Uses

In order to introduce a degree of flexibility between the business park and the commerce and community uses, an area in which all of those uses would be acceptable has been identified.

- Wind Farm

The development of wind power generators and the climate of Berry Edge is such that electricity could be economically produced. The site best situated for a wind farm, as identified in the Study, lies south of the A692, east of Lydgetts Lane. Development must, however, be in accordance with Policy CF8.

- The Derwent Walk

At present it is possible to walk, cycle or ride from the end of the Derwent Walk in Blackhill across Berry Edge, to Lydgetts Junction where the Waskerley Way and Consett and Sunderland Railway Path begin. It is proposed, though, that the Derwent Walk be properly extended, partly along the existing tracks then through the proposed Business Park and wind farm, as a safer and more interesting route.

- Footpaths Network

The reclamation of the former steelworks site included provision for a network of local footpaths which are now well used. These allow access across Berry Edge and link into the existing footpaths within the Derwent and Hownsgill valleys. Wherever possible, these will be retained and new paths, within the proposed development areas will form part of the network.

- Open Space, Nature Conservation and Woodland

This allocation on the Proposals Map covers most of the areas which were created for those purposes as part of the reclamation scheme. The policies in the Environmental Chapter also protect the most important parts of these areas. There may be scope for limited leisure development such as a community farm, adventure playground, fairground etc. within these areas. These will normally be acceptable, provided that it does not adversely affect the character of the area, neighbouring uses or prejudice its future development.

- Park Road/Consett Bypass Link Road

The development of Berry Edge will result in an increase in the number of vehicle movements in and around the Consett area. A road linking the A692 with Park Road is proposed which will not only give direct access into the proposed Business Park and Recreation and Tourism Development Area, from the Consett Bypass, but should help to relieve traffic flows in the town centre. The first phase of this road, leading from the Consett Bypass has now been constructed.

CI5 Development at Lydgetts Lane

A site at Lydgetts Lane, due to its important position at the junction of a network of railway paths, and proximity to the proposed wind farm and the historic Lydgetts Lane Bridge and Hownsgill Viaduct, has been identified as suitable for the provision of visitor facilities. Proposals for this site must, however, be in keeping with the character of the area and adequately serviced and accessed.

Policy CI5
RECREATION AND TOURISM FACILITIES FOR VISITORS WILL BE PERMITTED ON THE SITE ADJOINING THE JUNCTION OF THE FOUR RAILWAY PATHS AT LYDGETTS LANE, IF:

(A) THE DEVELOPMENT IS RELATED TO THE USE OF THE PATHS OR ASSOCIATED WITH THE WINDFARM; AND

(B) THE DEVELOPMENT IS DESIGNED AND LANDSCAPED IN SYMPATHY WITH THE LOCALITY.

CI6 Provision of Play Facilities

Play is recognised as vital to a child's development and, as such, play areas are particularly important. According to the National Playing Fields Association's standards, there is an overall shortfall of play space within the area. Safe sites for equipped play areas to meet the needs of children living around Railway Street, Station Terrace, Station Yard East and Edith Street have been identified.

Policy CI6
SITES FOR THE PROVISION OF PLAY AREAS ARE PROPOSED AT:

EDITH STREET
RAILWAY STREET
STATION TERRACE
STATION YARD EAST

CI7 Redevelopment of the Templetown Brickworks

The site of the former Templetown Brickworks gives an opportunity to provide new land for homes and industry. Policies HO4 and IN4 identify the site as suitable for both industrial and residential use. As part of any reclamation or development scheme the Council will expect that new housing on the western part of the site will be separated from the proposed extension to the Delves North Industrial Estate (on the east) by a substantial tree planting belt, within which a footpath link should be provided. Access to the industrial site should be taken from the new link road leading to the Consett Bypass.

Policy CI7
DEVELOPMENT ON THE FORMER BRICKWORKS SITE AT TEMPLETOWN WILL ONLY BE PERMITTED IF IT INCLUDES THE PROVISION OF A SUBSTANTIAL TREE PLANTING BELT TO HELP SCREEN INDUSTRIAL USES FROM RESIDENTIAL AREAS AND THE CONSETT BYPASS. PROVISION MUST BE MADE ALSO FOR A FOOTPATH LINK BETWEEN THE CONSETT AND SUNDERLAND PATH AND THE PROPOSED EXTENSION TO THE LANCHESTER VALLEY WALK.

The boundary between the two sites, as shown on the Proposals Map, is not intended to be rigid but will be treated with a reasonable degree of flexibility.

CI8 Environmental Improvement Site

In general, there is a lack of trees and shrubs in and around Consett, and whilst it is intended to landscape much of the Berry Edge site, there are other locations such as gateway sites and hard urban areas which would benefit from environmental improvement by the addition of soft or hard landscaping, the provision of seats, works of art etc. The improvement of these highly important visual sites will improve both peoples' perception of Consett and the image of the District as a whole.

The site shown on the Proposals Map is the former railway line between Leadgate Road and the Consett Bypass. Due to its location close to the Villa Real roundabout, this is an important traffic node and gateway site into the town centre, from which many people gain their first perceptions of Consett.

Policy CI8
ENVIRONMENTAL IMPROVEMENT IS PROPOSED AT THE FOLLOWING LOCATION:
ON LAND BETWEEN THE CONSETT BYPASS AND SHERBURN TERRACE

CI9 Development Opportunity Sites - Consett Reservoir and Leadgate Road

Three Development Opportunity Sites have been identified within this Inset area. The former reservoir on Sherburn Terrace, land adjoining Leadgate Road and part of the former Station Yard, Consett.

The use of the reservoir has been abandoned, although the structure still remains. The development of this site on Sherburn Terrace for the uses listed in the policy will be encouraged, provided it can be demonstrated that no loss of amenity will occur to neighbouring occupiers or the locality as a whole. Public car parking on this site must be retained within any redevelopment scheme.

The site at Leadgate Road includes: the former colliery stables at Carr House, currently used as a small industrial area; the Northern Bus Depot; and the undeveloped field separating these two uses. The site is highly prominent on the approach to Consett being located at the junction of the A691, A692 and Leadgate Road. As such it forms an important 'gateway' into the town. The development of this site for the uses listed in the policy will be encouraged, provided it can be demonstrated that no loss of amenity will occur to neighbouring occupiers or the locality as a whole.

Policy CI9
THE FORMER CONSETT RESERVOIR DEVELOPMENT OPPORTUNITY SITE IS ACCEPTABLE FOR HOUSING, COMMUNITY (CLASS D1 USES), MOTOR CAR SHOWROOM, TOURIST RELATED, LEISURE AND RECREATIONAL DEVELOPMENT, IN PRINCIPLE.
THE DEVELOPMENT OPPORTUNITY SITE AT LEADGATE ROAD, CONSETT, IS ACCEPTABLE FOR HOUSING, COMMUNITY (CLASS D1 USES), TOURIST RELATED, LEISURE AND RECREATIONAL DEVELOPMENT, IN PRINCIPLE.
ANY PROPOSAL ON THESE SITES MUST COMPLY WITH THE REQUIREMENTS OUTLINED IN THE SITE SCHEDULE CONTAINED WITHIN APPENDIX F (iv).

CI10 Development Opportunity Site - Station Yard West

The former Station Yard at the junction of Delves Lane and the Consett Bypass is a highly important 'gateway' site into the town centre. The development of the site for the uses listed in the policy will be encouraged, provided it can be demonstrated that no loss of amenity will occur to neighbouring occupiers or the locality as a whole. The provision of approximately 60 long stay car parking spaces for use by the public will be required over the operational requirements of any development.

Policy CI10

THE DEVELOPMENT OPPORTUNITY SITE ON THE WESTERN PART OF THE FORMER STATION YARD, CONSETT, IS ACCEPTABLE FOR OFFICE (CLASS B1 USES), LARGE NON-FOOD RETAIL, CAR SHOWROOM, COMMUNITY (CLASS D1 USES), LEISURE AND RECREATIONAL, AND TOURIST RELATED DEVELOPMENT, IN PRINCIPLE. ANY PROPOSAL ON THIS SITE MUST COMPLY WITH THE REQUIREMENTS OUTLINED IN THE SITE SCHEDULE CONTAINED WITH APPENDIX F (iv).

Chapter 13

LEADGATE INSET

Introduction

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- L12 Traffic Management Proposals
- L13 Development within the Commercial Centre
- L14 Provision of Play Areas
- L15 Provision of Informal Recreation Areas
- L16 Provision of Footpaths
- L17 Environmental Improvement Sites



LEADGATE INSET

INTRODUCTION

The village of Leadgate, situated to the north east of Consett actually derived its name from a tollgate through which lead laden horses and carts would pass, travelling to the Tyne Valley. Originally a small coal mining settlement comprising only a few houses, Leadgate prospered during the latter part of the 19th Century, its growth being closely allied with the thriving iron and steel industry at Consett, for which the village provided raw materials. In 1895 records show that the community of Leadgate (which included Iveston) was 4,700 strong; almost the same as at the 1991 census.

This period of expansion brought schools, churches, shops, industry and the railway into the settlement to meet the needs of the growing community and many of these buildings are still essential to Leadgate today. Even in the 1920's the village was expanding with the construction of the 'pit' bungalows to provide homes for the coal miners working in the several mines in the area. The broader definition of Leadgate is now taken to include Pont and Bradley Bungalows.

The decline of the coal industry in the area brought an end to Leadgate's era of self-sufficiency. The last NCB deep mine to close in the District of Derwentside was the local Eden Colliery in 1980. The village is now dependent on employment opportunities in a much wider area.

The role of Leadgate has changed significantly and it now forms an integrated part of Consett, with which ties must be strengthened if the village is to prosper. Leadgate still retains a strong community and is the provider of many facilities which meet the needs of the local population. The village will never again be self sufficient, but is playing an important role as part of the broader urban area in the north west of the District.

Previous Planning Guidance

Since the initiation of the planning system in 1948 various attempts have been made to plan for the future growth and change in Leadgate. The original County Development Plan of 1951 identified Pont and Bradley as Category D settlements within which no new development or capital investment would be permitted. This plan, subsequently revised in 1964, formed the policy basis for the 1960 Consett Town Map which represented the first serious attempt at land use planning for Leadgate. In 1972 the non-statutory Leadgate Village Study was published, which identified a list of environmental improvements for the village. The County Development Plan was superseded in 1981 by the Durham County Structure Plan. Derwentside District Council started work on preparing the Leadgate Local Plan in 1984 which was adopted in 1988.

The Inset

The District Local Plan has provided the Council with an opportunity to update the Leadgate Local Plan. This Inset identifies particular needs within the Leadgate area and makes provision to improve living conditions, upgrade the environment and allocate land for new development, there.

This is one of three Insets in the Plan which includes more detailed policies and proposals for a specific area. Many of the District-wide policies and proposals, contained in the eleven topic chapters, also apply to this area. The Proposals Map identifies two proposed housing sites (Policy HO3) and one site with an outstanding planning permission for housing. There is an existing Business Park at Villa Real and the Consett Number One Prestige Industrial Park, to which policies IN2, IN3 and IN7 refer. The existing Bradley Shops and Watling Street Industrial Estates are covered under Policies IN4 - IN7.

The policies and proposal for the Leadgate Inset are shown on a separate part of the Proposals Map, which can be found at the end of this Chapter.

LI1 Road Improvement Corridor at Villa Real

The bridge at Villa Real has always been a hazard to traffic, which is currently controlled by traffic lights to prevent undue weight being placed on its structure. It is expected that the bridge will need to be removed and the road realigned, at a future date. At present the road crosses the Consett and Sunderland Railway Path, the retention of which is important. Provision will have to be made within any road improvement scheme for a safe crossing point.

Policy LI1
LAND WILL BE RESERVED AS NECESSARY FOR THE REMOVAL OF THE ROAD BRIDGE OVER THE FORMER RAILWAY AND FOR ASSOCIATED ROAD IMPROVEMENTS BETWEEN THE VILLA REAL ROUNDABOUT AND WEST PARADE. ANY SCHEME WILL NEED TO MAKE ADEQUATE PROVISION FOR PEDESTRIANS AND CYCLISTS ON THE CONSETT AND SUNDERLAND RAILWAY PATH.

LI2 Traffic Management Proposals

When the Leadgate Bypass was opened it was expected that all through traffic travelling east/west would use the new road. However, some traffic still takes the shorter route through the centre of Leadgate.

At the moment the traffic lights on the Front Street road bridge at Villa Real are a highly important factor in reducing through traffic along Front Street and St. Ives Road and forcing it to use the Leadgate Bypass. When this bridge is removed (see Policy LI3) the Council, with the support of Durham County Council, the highway authority, will introduce alternative traffic management measures on Front Street and St. Ives Road to discourage their use by through traffic.

Policy LI2
WHEN THE EXISTING BRIDGE AT VILLA REAL IS DEMOLISHED, THE COUNCIL WILL SUPPORT THE INTRODUCTION OF TRAFFIC MANAGEMENT MEASURES, TO REDUCE THE FLOW OF TRAFFIC ALONG FRONT STREET AND ST. IVES ROAD, SO AS TO ENCOURAGE VEHICLES TO USE THE BYPASS.

LI3 Development within the Commercial Centre

The shops and offices within the commercial centre provide an extremely important facility to the residents of Leadgate. The boundary shown on the Proposals Map is the area in which new commercial development will be encouraged. Although the retention and improvement of these facilities is important it must not be to the detriment of the neighbouring occupiers or the locality as a whole.

The Council is in the process of upgrading the appearance of the centre with new paving, street furniture and landscaping. It is hoped this will encourage investment as well as providing a more pleasant place to shop.

Although there is at present limited off street parking within the commercial centre, any further loss of off street parking could affect local residents and the viability of the centre. Also, as access to public transport is not good the Council considers that national planning guidance aimed at the adoption of reduced requirements for parking is not entirely relevant to such a small local commercial centre.

Policy LI3

WITHIN THE COMMERCIAL CENTRE, PLANNING PERMISSION WILL BE GRANTED FOR NEW BUILD, CONVERSION, ALTERATION OR EXTENSION OF PROPERTY FOR THE DEVELOPMENT OF SHOPS AND OTHER COMMERCIAL USES, PROVIDED:

- (A) **THE DESIGN RESPECTS THE TRADITIONAL CHARACTER OF THE EXISTING BUILDINGS; AND**
- (B) **THE PROPOSAL DOES NOT RESULT IN A LOSS OF AMENITY TO NEIGHBOURING OCCUPIERS; AND**
- (C) **THERE WOULD BE NO LOSS OF OFF STREET CAR PARKING.**

LI4 Provision of Play Areas

The Council recognises the importance of ensuring that there is adequate provision for children's outdoor recreation within Leadgate. Within the village there are currently six such recreation areas, however deficiencies have been identified at The Squares, and Willow Crescent. Sites have been identified to serve the need of children in these areas. The play areas should ideally contain items of fixed equipment as well as informal 'kick about' areas.

Policy LI4

SITES FOR THE PROVISION OF PLAY AREAS ARE PROPOSED AT:

**GARDEN TERRACE
WILLOW CRESCENT**

LI5 Provision of Informal Recreation Areas

In terms of the recommendations of the National Playing Fields Association, the residents of Pont, Bradley and Watling Street suffer from a deficiency in the level of informal open space. The Council has sought to redress this balance by allocating a site between the Watling Street and Number One Industrial Estates as open space. In the Leadgate Local Plan the site was allocated partly for industrial use but the land has proven to be unstable and surplus to requirements. The site is well located to meet the needs of local people as well as employees on the industrial estates who may wish to relax during their breaks. Tree planting on the site is to be encouraged.

Policy LI5

LAND BETWEEN THE NUMBER ONE AND WATLING STREET INDUSTRIAL ESTATES IS ALLOCATED FOR INFORMAL OUTDOOR RECREATION.

LI6 Provision of Footpaths

The Council recognises the importance of existing footpaths as well as the provision of new routes in order to improve access to the countryside, places of employment etc., whilst reducing problems of trespass and damage.

Within the village the network of footpaths has evolved over a long period and for the most part takes little account of new development. As some residents in the Watling Street area may work within the Number One Industrial Estate or attend Blackfyne School, the Council propose that a new footpath route be created between them. It also recognises the need for two other footpath links which will need to be incorporated within any development schemes for the adjoining sites.

Policy LI6
NEW FOOTPATH LINKS ARE PROPOSED BETWEEN:

**GARDEN TERRACE AND DERE STREET
NUMBER ONE INDUSTRIAL ESTATE AND
DERE STREET
WATLING BUNGALOWS AND PONT LANE**

LI7 Environmental Improvement Sites

Within the village of Leadgate there are two vacant or under-used sites which are unsightly. One is an important 'gateway' site, at the end of the Leadgate Bypass whilst the other is visible from the Consett and Sunderland Railway Path. The Council will promote schemes such as hard or soft landscaping, the provision of seats, works of art etc. to improve the appearance of these sites.

Policy LI7
ENVIRONMENTAL IMPROVEMENTS ARE PROPOSED AT THE FOLLOWING LOCATIONS:

**REAR OF VILLA REAL GARAGE
STATION YARD**

Chapter 14

SOUTH MOOR INSET

Introduction

Policy Index

- SMI1 Protection of Open Space
- SMI2 Environmental Improvement Sites
- SMI3 Development within the Green Wedge
- SMI4 Safeguarding a Site for Educational Use
- SMI5 Redevelopment of School Site
- SMI6 Development Opportunity Site -
Rose Avenue
- SMI7 Development within the Commercial
Centre
- SMI8 Development Limit at Quaking Houses
- SMI9 Provision of Play Facilities
- SMI10 Provision of Woodland Area



SOUTH MOOR INSET

INTRODUCTION

The settlements of South Moor and Quaking Houses can be traced back to 1839 when the first coal mine, the William Pit, was sunk. The coal mining industry flourished in the area and increasingly pressure to provide more good quality miners' homes led to the development of a 'new' South Moor. By the early 1890's work had started on Pine, Elm and Poplar Streets and Holly and Ivy Terraces. By 1898 there were 396 houses in 'new' South Moor, 155 in 'old' South Moor, boasting a total population of 3,306. This growth coincided with the growth in shops and services in the area. The South Moor Hotel opened in 1897 and the South Moor Co-op in 1900. St. George's Church was dedicated in 1898. The first infant school was opened in 1889 and the Greenland School dates from 1908. The Arcadia Cinema opened in 1914 and the Tivoli in 1922. South Moor and Quaking Houses continued to expand rapidly during the first quarter of this century. The decline of the coal industry brought the era of self sufficiency to an end. In more recent times both settlements have become largely reliant on Stanley for employment and facilities. In this respect the villages of South Moor and Quaking Houses have become an integral part of Stanley as a whole, but still retain a strong community spirit and local facilities such as churches, schools, shops and social clubs.

Previous Planning Guidance

The Durham County Development Plan of 1951 was the first attempt to plan for future growth and change in South Moor, whilst quaking Houses was identified as a Category D settlement in which there could be no new development or capital investment.

Based on the County Development Plans of 1964 and 1969, the Stanley Town Map of 1970 looked at land use planning in the Stanley area and within South Moor development was restricted west of Park Road and south of Hustledown Road so that ultimately these areas would be cleared and a wedge of open space between Stanley and Annfield Plain created. In 1981 the Durham County Structure Plan superseded the Development Plan, and gave the opportunity to place South Moor as physically part of Stanley, thereby allowing the District Council to identify South Moor and Quaking Houses as areas in which development and investment would be encouraged.

The Inset

In 1990 Derwentside District Council started work on preparing a South Moor Local Plan. Although the changes to the "Development Plan" system interrupted the process, the District Local Plan has provided the Council with an opportunity to acknowledge the needs of South Moor and Quaking Houses area. The South Moor Inset identifies particular needs and makes provisions to improve conditions, upgrade the environment and allocate land for new development, there.

This is one of three Insets in the Plan which include more detailed policies and proposals for a specific area. Many of the District-wide policies and proposals contained within the eleven topic chapters, also apply to this area. For example, there are three large housing sites proposed. Those sites at Oxhill Farm in South Moor, and at Oswald Terrace, Quaking Houses are listed under Policy HO2. The site at Lime Street is listed under Policy HO3, because of the proposal to provide a village green at the eastern end of the site.

The policies and proposals for the South Moor Inset are shown on a separate part of the Proposals Map, which can be found at the end of this Chapter.

SMI1 Protection of Open Space

The area suffers from a lack of greenery and open space. It is, therefore, highly important to protect existing open areas from development. The South Moor Memorial Park provides a well used recreational resource and a 'green wedge' between South Moor and Quaking Houses. The footpath which passes east to west through the park is part of the proposed Stanley Burn recreational path (see Policy TO3).

The two former housing sites at King Terrace and Parmeter Street provide important green breaks in the built-up area, as well as acting as recreation areas for the nearby houses.

The former South Moor Colliery at the entrance to Quaking Houses is, again, an important green area and provides a pleasant entrance to the settlement. Surrounded by development on three sides its maintenance as an open area is important due to the relief it provides.

The area of heathland to the south of Quaking Houses (the Greencroft and Langley Moor Site of Special Scientific Interest) and the site north of Morrowedge Quarry (proposed Site of Nature Conservation Importance) are protected under Policies EN22 and EN23.

Policy SMI1

PLANNING PERMISSION WILL NOT BE GRANTED FOR DEVELOPMENT WHICH WOULD RESULT IN THE LOSS OF OPEN SPACE ON THE FOLLOWING SITES WHICH PROVIDE A LOCAL AMENITY AND VISUAL RELIEF TO AN OTHERWISE BUILT UP AREA AND CANNOT BE REPLACED ELSEWHERE:

**AT KING TERRACE
AT PARMETER STREET
AT THE ENTRANCE TO QUAKING HOUSES
WITHIN SOUTH MOOR MEMORIAL PARK**

SMI2 Environmental Improvement Sites

There are three other vacant or under-used sites which are also unsightly. Whilst they are not suitable for built development, their improvement would remove eyesores, introduce important greenery and improve the image of the area.

The strip of land running north to south at the end of Muriel Street forms the edge of the settlement. Improvements would help enhance the appearance of the area.

There is a large area of vacant land to the rear of Greenlands. The area is currently prone to flooding and there is a need for improvements to the drainage system. Its location in the heart of the settlement makes the need for improvements vital and a good location for environmental work.

The line of the dismantled railway runs to the rear of Eden Terrace. There is opportunity here to improve the route as an important recreational area.

Policy SMI2

ENVIRONMENTAL IMPROVEMENTS ARE PROPOSED AT THE FOLLOWING LOCATIONS:

**REAR OF EDEN TERRACE
REAR OF GREENLANDS
MURIEL STREET**

SMI3 Development within the Green Wedge

The Council wishes to preserve the identities of South Moor and New Kyo as separate settlements, by identifying a green wedge between them within which built development will be resisted. The value of this open land can be enhanced by additional tree planting, and promoting its use for outdoor recreation.

Policy SMI3
THE COUNCIL WILL PROTECT FROM DEVELOPMENT A GREEN WEDGE BETWEEN NEW KYO AND SOUTH MOOR. PROPOSALS FOR NEW OUTDOOR RECREATION USES WILL ONLY BE APPROVED WHERE:

(A) THERE IS NO ADVERSE AFFECT ON THE CHARACTER OF THE AREA OR ADJOINING LAND USES, AND
(B) THERE IS NO CONFLICT WITH A PUBLIC RIGHT OF WAY.

SMI4 Safeguarding a Site for Educational Use

Durham County Council, as education authority, has reserved a site to the north of Windermere Terrace, South Moor as a location for a new junior and infant school to replace the existing facility at Greenlands. The Plan therefore safeguards the site for this particular use.

Policy SMI4
LAND TO THE NORTH OF WINDERMERE TERRACE WILL BE RESERVED FOR EDUCATIONAL USE.

SMI5 Redevelopment of School Site

If the junior and infant school at Greenlands is to be relocated (as identified in Policy SMI4), this would release the site for re-use or redevelopment.

Being located at the heart of the residential area the site and/or buildings would be suitable for community use by local residents if required for that purpose.

Policy SMI5
IF THE EXISTING GREENLAND JUNIOR AND INFANT SCHOOL WERE TO BE RELOCATED, COMMUNITY USE OF THE EXISTING BUILDINGS WILL BE PERMITTED.

SMI6 Development Opportunity Site - Rose Avenue

A former warehouse on Rose Avenue has been identified as a Development Opportunity Site. It is, however, a non conforming use in a residential area and its demolition and the reuse of the site for a more appropriate use will be encouraged.

Policy SMI6

THE DEVELOPMENT OPPORTUNITY SITE AT THE FORMER WAREHOUSE ON ROSE AVENUE IS ACCEPTABLE FOR HOUSING AND COMMUNITY (CLASS D1 USES) DEVELOPMENT, IN PRINCIPLE.

ANY PROPOSAL ON THIS SITE MUST COMPLY WITH THE REQUIREMENTS OUTLINED IN THE SITE SCHEDULE CONTAINED WITHIN APPENDIX F (iv).

SMI7 Development within the Commercial Centre

The shops and offices within the commercial centre of South Moor provide an extremely important facility to the residents of the area, and allow it to retain a village feel, despite being close to the much larger shopping centre in Stanley. A boundary has been drawn tightly around the existing commercial properties within which new development will be encouraged. However, this must not be to the detriment of neighbouring occupiers or the locality as a whole.

The Council is in the process of upgrading the appearance of the centre with new paving, street furniture and landscaping. It is hoped that this will encourage investment as well as providing a more pleasant place to shop.

Although there is at present limited off street parking within the commercial centre, any further loss of off street parking could affect local residents and the viability of the centre. Also, as access to public transport is not good the Council considers that national planning guidance aimed at the adoption of reduced requirements for parking is not entirely relevant to such a small local commercial centre.

Policy SMI7

WITHIN THE COMMERCIAL CENTRE, PLANNING PERMISSION WILL NORMALLY BE GRANTED FOR NEW BUILD, CONVERSION, ALTERATION OR EXTENSION OF PROPERTY FOR THE DEVELOPMENT OF SHOPS AND OTHER COMMERCIAL USES, PROVIDED:

- (A) **THE DESIGN RESPECTS THE TRADITIONAL CHARACTER OF THE EXISTING BUILDINGS; AND**
- (B) **THE PROPOSAL DOES NOT RESULT IN A LOSS OF AMENITY TO NEIGHBOURING OCCUPIERS; AND**
- (C) **THERE WOULD BE NO LOSS OF OFF STREET CAR PARKING.**

SMI8 Development Limit at Quaking Houses

In recent years there have been a number of planning applications for small scale housing development to the south of the well established building line along Fourth Street, Quaking Houses. Some have been approved, whilst others refused. This has resulted in a high degree of uncertainty as to what is and is not acceptable, for which this Plan provides the opportunity of clarifying the situation. The development limit which has been identified on the Proposals Map does not allow for any new dwellings to be built in front of the existing properties in the interests of preventing urban sprawl.

Policy SMI8

NO FURTHER HOUSING DEVELOPMENT WILL BE PERMITTED SOUTH OF THE DEVELOPMENT LIMIT AT QUAKING HOUSES, INDICATED ON THE PROPOSALS MAP.

SMI9 Provision of Play Facilities

The Council recognises the importance of ensuring adequate provision for children's outdoor recreation. According to the National Playing Fields Association's standards there is a shortage of play areas within the area. Sites have, therefore, been identified for the provision of facilities at Ivy Terrace, Muriel Street and on land adjoining South Stanley Comprehensive School.

Policy SMI9

SITES FOR THE PROVISION OF PLAY AREAS ARE PROPOSED:

**NORTH OF IVY TERRACE, SOUTH MOOR
NORTH OF MURIEL STREET, OLD SOUTH
MOOR
ADJACENT TO STANLEY COMPREHENSIVE
SCHOOL.**

SMI10 Provision of Woodland Area

The planting up of this area of vacant land would help re-create a linear woodland and wildlife corridor along the Stanley Burn.

Policy SMI10

**A SITE IS PROPOSED FOR WOODLAND
PLANTING EAST OF SOUTH MOOR MEMORIAL
PARK.**

Chapter 14A

BURNHOPE INSET

Introduction

Policy Index

- BI1 Development Limit for Burnhope
- BI2 Infill Housing Development
- BI3 Development Opportunity Site - Rear of
South View
- BI4 Environmental Improvement Sites

BURNHOPE INSET

Introduction

Burnhope is situated in the south east of the district of Derwentside, 6 miles from both Durham City and Consett and just over 3 miles from Stanley town centre. As estimated from 1991 Census data the village has a population of almost 1400 people and contains approximately 570 dwellings.

Burnhope owes its existence to the mining industry and has a proud heritage which includes the distinction of being the only place, other than Durham City, where the Miner's Gala has been held. Burnhope Colliery was however, the second pit in the Durham area to close after the war with production ceasing in July 1949, following over 100 years in operation. As a result the village has suffered high levels of unemployment, environmental degradation and social fragmentation. Despite these hardships a strong sense of community has developed in the village and the Council believes the residents have a genuine desire to see the area improved.

Previous Planning Guidance

Burnhope was identified by the Durham County Development Plan of 1951 as a Category B village which meant that the population of the village was expected to remain stable for an extended period.

In response to the closure of the village's colliery the County Development Plans of 1964 and 1969 stated that there should be no further large scale housing development in Burnhope. However, the 1981 Durham County Structure Plan superseded the old Development Plan and reversed previous policy by identifying Burnhope as a village with a reasonable range of facilities and services suitable for additional housing development. The Derwentside District Local Plan, adopted in 1997, identified two large housing sites within the village at Whitehouse Farm and South of Vale View.

The Inset

The Burnhope Inset has been initiated as a result of an undertaking the Council made in the adopted Local Plan. The Government Inspector at the public local inquiry had previously recommended that a development limit should be defined for the whole settlement as a modification to the Plan. However the Council believed that the best way to do this was as part of a comprehensive study of the village's needs and the production of an inset. After extensive consultation and a number of modifications the Inset was finally adopted on the 5th October 1999.

The Burnhope Inset makes provision to upgrade the environment, allocates a new development opportunity site and identifies a development limit for the village. Infill sites for housing are identified but larger sites over 0.4 hectares are not considered at this time as they will be examined during a comprehensive review of the Local Plan.

This is the fourth of the Plan's Insets which include more detailed policies and proposals for specific areas. In addition to those policies exclusive to this chapter many of the existing District-wide policies and proposals contained within the eleven topic chapters, also apply to this area. For example, there is a Site of Nature Conservation Importance identified at Burnhope Pond under Policy EN22.

The policies and proposals for the Burnhope Inset are shown on a separate part of the Proposals Map, which can be found at the end of this Chapter.

BI1 Development Limit for Burnhope

Following concerns from the Government Inspector at the public local inquiry regarding the overall scale and location of development proposed for Burnhope in the Derwentside District Local Plan, the Council gave an undertaking to draw a development limit for the village. The limit has been drawn in such a way as to consolidate the existing form of the village whilst also acknowledging those sites which have gained planning permission since the public inquiry. It will also prevent further harmful encroachment into the surrounding countryside.

POLICY BI1

NO NEW HOUSING DEVELOPMENT AT BURNHOPE WILL BE APPROVED OUTSIDE THE DEVELOPMENT LIMIT.

BI2 Infill Housing Development

Within the new development limit there are a number of small plots of land (less than 0.4Ha) which are currently, or maybe in the future, available for potential housing development. There will of course be other sites which may come forward in the future other than those identified on the Proposals Map. All must comply with the relevant policies in the rest of the Plan.

POLICY BI2

THOSE SITES SUITABLY IDENTIFIED ON THE PROPOSALS MAP ARE ACCEPTABLE FOR SMALL SCALE INFILL HOUSING DEVELOPMENT, IN PRINCIPLE.

BI3 Development Opportunity Site - Rear of South View

An analysis of the needs of Burnhope identified an obvious lack of local employment opportunities and that the village would also benefit from a wider range of retail units or further community facilities. These uses would be best located toward the centre of the village to maximise accessibility. A Development Opportunity Site, suitable for those uses mentioned above, is therefore identified to the rear of South View. Housing must also be an acceptable use on this site because of its previous allocation as part of the larger Whitehouse Farm housing site in the adopted Derwentside District Local Plan under Policy HO4.

POLICY BI3

THE DEVELOPMENT OPPORTUNITY SITE TO THE REAR OF SOUTH VIEW IS ACCEPTABLE FOR HOUSING, COMMERCIAL (CLASS A1), BUSINESS (CLASS B1) AND COMMUNITY (CLASS D1) DEVELOPMENT, IN PRINCIPLE.

ANY PROPOSAL ON THIS SITE MUST COMPLY WITH THE REQUIREMENTS IN THE SITE SCHEDULE CONTAINED WITHIN APPENDIX F(IV).

BI4 Environmental Improvement Sites

The site of the former Durham County Council Depot to the rear of Langley Avenue, which was also previously the site of the village hall, is unsightly but, due to possible access problems, is unsuitable for built development. Environmental improvements could be linked with the adjoining play area and the works required would be relatively modest. Any treatment would greatly improve the appearance of this area.

The community centre building is currently in a run-down condition and is surrounded by overgrown planting. The centre is well used by local residents and should therefore be more attractive and welcoming to users. Improvements to the community centre are therefore likely to give residents a more positive perception of their own village.

POLICY BI4

ENVIRONMENTAL IMPROVEMENTS ARE PROPOSED AT THE FOLLOWING LOCATIONS:

**REAR OF LANGLEY AVENUE
BURNHOPE COMMUNITY CENTRE**

Chapter 15

**MONITORING &
IMPLEMENTATION**

Introduction



MONITORING AND IMPLEMENTATION

MONITORING

The Derwentside District Local Plan is based on a wide range of objectives and assumptions. There will, therefore, be a constant need to monitor both the impacts and effects of the Plan on individual localities, the area as a whole and any changes in local and/or national circumstances which may affect the operation of the large number of policies and proposals contained within it.

The status attached to the Plan will depend upon how up to date it is. Uncertainties about the economy, possible changed priorities, new central government advice, etc. will all affect the validity of the Plan. This in turn will affect the weight attached to the Plan in favour of other material planning considerations, when a policy or proposal is challenged. In order to overcome the problem, the Council will, need to constantly review and update the plan.

Constant monitoring and reviewing of the plan will underline Derwentside District Council's commitment to keeping it at the forefront of the development process by creating a relevant and up to date guide to implementation and decision making.

Departures

The most likely sort of change which may occur at any time during the life of the Plan will come from unexpected, yet desirable, development proposals. Whilst the Plan is designed to provide certainty and stability, there may be instances where development is proposed which is considered acceptable but does not conform with the adopted policies. In such circumstances, proposals will be advertised as departures from the Plan to allow representations to be made and taken into account before a decision is made.

Annual Monitoring Statement

The Council will prepare an Annual Monitoring Statement assessing progress with the Plan's implementation. This statement will contain summaries of:

- o development which has taken place
- o proposals which remain to be implemented
- o any departures from Plan policies
- o pressures for change to policies or proposals
- o the need for possible additional policies
- o priorities for the preparation of alterations to the Plan

Performance indicators which enable policies and strategic objectives to be measured against changes in key matters, such as population size, structure and distribution, national or local policy, development trends and economic indicators, eg. unemployment, inflation, interest rates and yields, will be established.

These will also show whether any problems have arisen and provide a context for setting priorities in implementation. It will be used as the basis upon which the decision to alter or review the Plan will be taken.

IMPLEMENTATION

Planning Policy Guidance Note 12 paragraph 5.20 states:

"Development plans should be realistic. The market will not produce unlimited resources for development in any particular locality. The plan will not give effective direction unless it assumes both a realistic range of levels of resources becoming available, and a need for developers and others to have room to make choices so as to secure efficient use of these resources. In order to give consistency to market expectations, plans should take account of national economic policies, the financial policies of the various implementing agencies and the likely availability for the use of land, labour and other material resources."

The tables on the following pages illustrate that successful implementation of the policies and proposals contained within the plan are dependent upon a large number of agencies which will often need to co-operate closely with each other. The majority of policies and proposals will be implemented through the exercise of the Council's Development Control functions, and will have no direct financial implications to the Authority. Whilst other policies may be implemented by other public bodies, private organisations or individuals, the availability of District Council finance, often catalytic, will be a major consideration if the plan is to be successfully implemented.

Development Control

The policies of the plan relate to both publicly and privately owned land, and they will act as a guide for the Council when it determines planning applications. The Development Control function is the major method of implementing policies concerning the location and appearance of new development and the safeguarding existing facilities.

District Council Expenditure

District Council expenditure can be divided into two types: capital and revenue, both of which will be required to implement the plan.

The Local Government and Housing Act 1989 forms the basis of Government control over capital expenditure. This takes the form of Central Government specifying in the form of a Basic Credit Approval the amount that local authorities can borrow to expand on capital projects each financial year. In the case of Derwentside, this specification is in the form of Credit Approval for 'housing' and 'other services'. The latter includes industrial development, recreational and environmental projects. Capital allocations have been reduced significantly in the past 10 years and the finance system introduced in 1989 continues to have a restrictive effect.

The Council also qualifies for the Department of the Environment's Single Regeneration Budget for schemes such as land reclamation.

Where proposals are to be implemented using District Council finance, there will be a cost in revenue expenditure in staff time, running costs and maintenance, as well as debt repayments on financing capital schemes.

Expenditure by other Public/Private Organisations

Apart from the District Council, other bodies and organisations have an important role in implementing various proposals. For example, Durham County Council are the highway authority, organisations such as Groundwork Trust will play an increasing role in undertaking environmental improvements within the District, and Housing Associations will provide housing for rent.

Public/Private Partnerships

The need to compensate for the restrictions placed on local government finance have resulted in the District Council initiating partnerships with Housing Associations to secure new housing for rent, and other private sector firms, such as Dysart in the Project Genesis Scheme.

In other instances, a limited contribution of funds as a catalyst to development may be advanced by the Council.

CONCLUSION

The District Local Plan will provide a guide to the development of the District over a period until 2006. Unexpected problems and opportunities will arise and financial predictions are always uncertain, but it is considered that the policies and proposals contained within it can be implemented during the plan period.

KEY TO IMPLEMENTATION SCHEDULE

A	- Determining Planning Applications
B	- Planning Brief, Guidance, Advice to Developers
C	- Promotion of Suitable Sites
D	- Negotiation with Developers and Landowners
E	- Consultation with other Agencies
F	- Other Methods
SPG	- Supplementary Planning Guidance (Indexed in Appendix I)
DP	- Designation Procedures
PA	- Planning Agreement under Section 106 Town and Country Planning Act 1990

POLICY IMPLEMENTATION VIA:

POLICY	A	B	C	D	E	F
GENERAL DEVELOPMENT PRINCIPLES						
GDP1	X	X		X	X	
ENVIRONMENT						
EN1	X				X	
EN2	X		X			
EN3	X	X				
EN4	X	X				SPG
EN5	X				X	
EN6	X				X	
EN7	X				X	
EN8	X				X	
EN9	X	X				
EN10	X	X			X	
EN11	X	X				
EN12	X	X			X	
EN13	X	X			X	
EN14	X	X			X	
EN15	X					
EN16	X					
EN17	X	X			X	
EN18	X				X	
EN19	X			X	X	
EN20	X				X	
EN21	X	X			X	
EN22	X	X			X	
EN23	X			X	X	
EN24	X					
EN25	X				X	
EN26	X		X	X		
EN27	X				X	
EN28	X	X			X	
EN29	X	X		X		
HOUSING						
HO1			X			
HO2			X			
HO3	X		X			
HO4	X	X		X		
HO5	X	X				
HO6	X	X	X		X	
HO7	X					
HO8	X			X	X	PA
HO9	X			X	X	PA
HO10	X				X	PA
HO11	X			X		
HO12	X					

POLICY	A	B	C	D	E	F
HO13	X				X	
HO14	X					
HO15	X				X	
HO16	X				X	
HO17	X	X				
HO18	X	X				
HO19	X	X				SPG
HO20	X	X				
HO21	X	X		X		PA
HO22	X	X				PA/DP
HO23	X	X				DP
COMMUNITY FACILITIES						
CF1	X					
CF2	X	X				
CF3	X		X			
CF4	X	X		X		
CF5	X					
CF6	X	X		X		
CF7	X				X	
CF8	X	X				
CF9	X	X				
CF10	X	X				
INDUSTRY						
IN1			X		X	
IN2	X	X	X			
IN3	X	X	X			
IN4	X	X	X			
IN5	X	X			X	
IN6	X					
IN7	X	X				
IN8	X	X				
IN9	X	X				
TOURISM						
TO1			X			
TO2	X	X				
TO3				X	X	
TO4	X	X	X			
TO5	X	X				
TO6	X	X				SPG
TO7	X	X				
TO8	X	X				
TO9	X	X				
AGRICULTURE						
AG1	X				X	
AG2	X	X			X	

POLICY	A	B	C	D	E	F
AG3	X	X				
AG4				X		
AG5	X	X				
RECREATION						
RE1	X	X	X			
RE2	X	X			X	
RE3	X	X				
RE4	X	X		X	X	
RE5	X	X				
RE6	X	X				
RE7	X	X				
RE8	X	X				
RE9	X	X	X			
COMMERCE						
CO1	X	X				
CO2	X	X	X			
CO3	X	X			X	
CO4	X	X				
CO5	X	X				
CO6	X	X				
CO7	X	X				SPG
CO8	X	X				
CO9	X	X				SPG
CO10	X	X				
CO11	X	X				
CO12	X	X				
CO13	X	X				
CO14	X	X				
CO15	X	X				
TRANSPORT						
TR1	X	X				
TR2	X	X			X	
TR3	X	X		X		
CONSETT INSET						
CI1	X	X				
CI2			X		X	
CI3			X		X	
CI4	X	X	X		X	
CI5	X	X	X			
CI6	X		X			
CI7	X	X	X			
CI8			X	X	X	
CI9	X	X	X			
CI10	X	X	X			

POLICY	A	B	C	D	E	F
LEADGATE INSET						
LI1	X	X			X	
LI2					X	
LI3	X	X				
LI4	X		X			
LI5	X		X			
LI6		X		X		
LI7			X	X	X	
SOUTH MOOR INSET						
SMI1	X	X				
SMI2			X	X	X	
SMI3	X	X				
SMI4	X	X			X	
SMI5	X	X	X			
SMI6	X	X	X			
SMI7	X	X				
SMI8	X	X				
SMI9	X		X			
SMI10	X		X	X		

A B C D E F G H I J K L M N O P Q R S T U V W X Y Z

Affordable Housing:

Housing designed for those whose incomes generally deny them the opportunity to purchase or rent houses on the open market as a result of the local relationship between income and price.

Ancient Monument (Scheduled) (also Archaeological Features):

Site which contains the diverse remains of past human activities dating from pre-historic times to the present day. It can refer to agricultural, industrial, social, economic, military or religious activities. It is protected under the Ancient Monuments and Archaeological Areas Act 1979. Non-scheduled sites are not protected by statute but by Policy EN 19 of this plan.

Ancient Woodland:

Woodland that has had continuous tree cover since at least 1600 AD and which now bears stands of native trees which were either not obviously planted (ancient semi-natural woodland) or were replanted (ancient replanted woodland).

Area of High Landscape Value (AHLV):

Area designated in the Durham County Structure Plan or which is deemed by the District Council to be particularly distinctive and attractive in landscape terms.

Area of Outstanding Natural Beauty (AONB):

An area of land which is provided national recognition and protection under statute. (Natural Parks and Access to the Countryside Act (1949)). The purpose of designation is to conserve and enhance the natural beauty of the area; including flora, fauna and geological and physiographical features.

Part of the North Pennines AONB lies within Derwentside and has been given this exceptional protection because of the special quality of the scenery.

Article 4 Direction:

A direction, made under the Town and Country Planning General Development Order, which enables the withdrawal of permitted development rights.

Backland Development:

Development to the rear of existing houses, usually in large back gardens or open areas.

Bridleways:

Rights of way over which the public have a right to pass on foot or on horseback.

British Standard 5837 (B.S. 5837):

Guidance on trees in relation to construction for architects, builders, engineers, land managers, landscape architects and contractors, planners, statutory undertakers, surveyors and those concerned with the care and protection of trees, and all others interested in harmony between trees and construction, published in 1991.

Census:

Census of population and household characteristics now undertaken every ten years by the Office of National Statistics.

Community Facilities:

Including schools and colleges, day centres, health centres, creches, and galleries and museums, public libraries, public halls, places of worship, waste disposal and recycling centres, development associated with renewable energy and telecommunications facilities. Many of these are not directly controlled by District Councils and so are not covered in this plan.

Conservation Area:

An area considered to be of special architectural or historical interest, the character or appearance of which it is desirable to preserve and enhance, designated under, and afforded special protection by, the Planning (Listed Buildings and Conservation Areas) Act 1990.

Contaminated Land:

Land which represents an actual or potential hazard to health or the environment as a result of current or previous uses.

Countryside Commission:

A national organisation established in 1968 which has a statutory duty to watch and advise on countryside policy, turn ideas into practical reality by advising, influencing and helping with funds, and has a statutory duty to promote conservation and access in certain special areas (ie. National Parks, Areas of Outstanding Natural Beauty and Heritage Coasts).

County Geological Site:

An area considered to be of County-wide geological importance, designated on a non-statutory basis by Durham County Council.

County Wildlife Site:

An area considered to be of County-wide nature conservation importance, designated on a non-statutory basis by Durham County Council.

Derelict Land:

Land so damaged by industrial or other development that is incapable of beneficial use without treatment.

Development:

The carrying out of building, engineering, mining or other operations in, on, over or under the land, or the making of any material change in the use of any buildings or land (Section 55 of the Town and Country Planning Act 1990).

Development Brief:

Statement for potential developers, giving guidance as to the favoured land uses for the site, known constraints on development and the standards which any development should meet.

Development Limit:

Defines an area in which development will normally be allowed within the urban area or village.

Development Opportunity Site:

A site contained within the Plan on which a range of land uses may be appropriate.

District Wildlife Site:

An area considered to be of District-wide nature conservation importance, designated for the purposes of this Plan on a non-statutory basis by Derwentside District Council.

Durham Wildlife Trust:

Charitable organisation promoting nature conservation in County Durham, Gateshead, South Tyneside and Sunderland.

Dwellinghouse:

A dwelling inhabited by a single person, a family or by not more than six persons living together as a single household (Use Classes Order Use C3).

English Heritage:

National body, funded by the Government, which manages some ancient monuments and provides specialist advice on conservation of the built environment.

English Nature:

National body, funded by the Government which promotes nature conservation and provides specialist advice.

Environmental Assessment:

A technique for identifying and assessing the environmental effects of development projects, a statutory requirement for certain developments.

Executive Housing:

High quality houses, normally rated within the top two Council Tax bands. Generally of four or more bedrooms, with two bathrooms, utility room/study, full central heating, on a large plot and situated in a pleasant locality.

Farm Diversification:

The process of broadening the economic base of industrial farm businesses, within the overall structural changes in agriculture brought about by reform of the European Union's Common Agricultural Policy, through the development of tourism, crafts and small-scale business enterprises on farms.

Forestry Authority:

Government appointed body responsible for regulating public and private forestry plantations and managing state-owned forests.

General Development Order:

The Town and Country Planning (General Permitted Development) Order 1995, which replaced the Town and Country Planning (General Development) Order 1988, allows for certain types of development to be carded out without the need for planning permission.

Health and Safety Executive:

Statutory agency exercising the functions of the Health and Safety Commission to enforce health and safety legislation.

Hectare:

Metric measurement of land area equivalent to 2.47 acres or an area 100 x 100 metres. Abbreviated to 'ha'.

Highway Authority:

The authority with statutory responsibility for the maintenance and improvement of the highways network, including public rights of way. In the area covered by this Plan, Durham County Council is the Highway Authority.

Historic Parkland:

A landscape which is the product of a preconceived design and which is of local importance in visual and topographical terms.

House in Multiple Occupation:

A house occupied by persons who do not form a single household.

Household:

One person living alone or a group of people living or staying at the same address and sharing living expenses.

Housing and Associated Development Site:

A site included in the Plan which is suitable for residential development but only when combined with additional non-housing elements. These include, new road schemes, footpath links or recreational facilities.

Housing Association:

A non-profit making organisation whose purpose is the provision, association, construction, improvement or managing of houses for sale or rent.

Housing Development:

A Housing Development Site (H03/H04) but also includes the following:-

- (a) a new building to be used for residential purposes;
- (b) substantial extensions to an existing residential building (i.e. such as to fundamentally change the character of the building and, potentially, be capable of use as a separate dwelling unit);
- (c) the change to residential use of the whole or part of an existing building;
- (d) an individual residential caravan in permanent occupation;
- (e) the rebuilding of a building previously used for residential purposes involving either:
 - (i) the demolition of an existing building and the construction of a new building in its place; or
 - (ii) the use of an existing building where the bulk of the building's existing external fabric would not be retained.

Infill:

Small scale developments incorporated into the existing pattern of development in a built-up area.

Landfill Site:

A site where waste is tipped to fill a hole or raise the surface level.

Large Housing Site:

Site with a gross area of 1 acre (0.4 ha) or over identified in the Plan as suitable for residential development.

Large Scale Retail Developments:

Usually single level, self-service stores with at least 1,000 sq.m. gross retail floorspace and often with their own car park. Includes larger supermarkets (up to 2,500 sq.m.) and superstores (over 2,500 sq.m.).

Listed Building:

A structure considered by the Secretary of State for National Heritage to be of special architectural or historic interest and given special legal protection by the Government under the Planning (Listed Buildings and Conservation Areas) Act 1990.

National Nature Reserve (NNR):

A site of national, and sometimes international importance which is owned or leased by English Nature or bodies approved by it, or is managed in accordance with Nature Reserve Agreements with landowners and occupiers. The essential characteristic of an NNR is that it is primarily used for nature conservation.

National Playing Fields Association (NPFA):

National voluntary body which campaigns for the provision of playing fields, public open space and playgrounds.

Northern Region:

The counties of Durham, Cleveland, Cumbria and Northumberland.

Permitted Development Rights:

Certain forms of development, set out in the Town and Country Planning (General Development) Orders, which are permitted without the need to obtain express planning permission under Sections 58-61 of the Town and Country Planning Act 1990. In some circumstances, the permission given is subject to extensive qualification and restrictions.

Planning Obligations:

This may be entered into by agreement between a developer and the local Planning Authority or a developer may undertake to carry out an obligation unilaterally. Planning obligations might restrict the use of land, require certain activities to be carried out or require payments to be made to the Council. They are drawn up under Section 106 of the Town and Country Planning Act 1990.

Plan Period:

The length of time that is catered for by the Plan. The Plan period envisaged for this Plan extends to 2006.

Planning Policy Guidance Notes (PPG's):

Issued periodically by the Department of the Environment, these determine the broad framework within which local planning authorities should decide policy on planning matters.

Primary Road Network:

All trunk roads and important principal roads of more than local significance in both urban and rural areas, but excluding motorways.

Regional Planning Guidance:

Policy framework used in the preparation of structure plans, issued by the Secretary of State for the Environment.

Relic Landscape:

A landscape which is the vestige of an historic landscape of local significance. They are of local importance due to their special character and historical/cultural significance and are afforded protection from inappropriate development.

Rights of Way:

Routes over which the public have a right to pass.

Safeguarding Corridor (Corridor of Interest):

Land identified as being required for the construction or improvement of roads or other infrastructure, and safeguarded for that purpose from other forms of development.

Sites of Nature Conservation Importance (SNCI):

A local, non-statutory designation by the County Council or District Council in consultation with nature conservation bodies, of sites of local conservation interest, including ponds and marshes, woodland, disused quarries, grassland and reservoirs: they include County Wildlife Sites, District Wildlife Sites and County Geological Sites.

Sites of Special Scientific Interest (SSSI):

These are sites which because of their flora, fauna, or geological or physiographical features are designated by the Nature Conservancy Council (English Nature) under Section 23 of the National Parks and Access to the Countryside Act 1949 and Section 15 of the Countryside Act 1968. Certain measures are afforded by this and subsequent legislation to conserve these sites.

Starter Homes:

Housing designed for those, usually first-time buyers, at a lower than average cost to help establish them as home owners.

Structure Plan:

A strategic land use plan produced by County Councils. District wide local plans should conform to these plans.

Sustainable Development:

Development that meets the needs of the present without compromising the ability of future generations to meet their own needs; development which can be accommodated without resulting in unrecoverable environmental damage.

Traffic Management Scheme:

The promotion of a more efficient and environmentally acceptable street system by re-arranging traffic flows, controlling flows at intersections, and regulating the times and places for on-street car parking.

Transport Policies and Programme (TPP):

Document prepared annually by the County Council, as local highway authority, and submitted to the Department of Transport, setting out the County's transport policies and proposed programme of works, with a request for capital allocation from the Government.

Travellers:

Department of Environment Circular 1194 makes reference to the definition of "gypsies" contained in the Caravan Sites Act 1968 as "persons of nomadic habit of life, whatever their race or origin" and it is in the same sense that the term 'traveller' is used in the District Plan.

Tree Preservation Order (TPO):

An Order made by the District Council under Section 198 of the Town and Country Planning Act 1990 to prevent the felling or pruning of trees of high amenity value without its consent.

Use Class/Use Classes Order:

The Town and Country (Use Classes) Order 1987 and the Use Classes (Amendment) Order 1995, places uses of land and buildings into a number of categories, or classes. Planning permission is generally required for changes of use between classes, but not within a class. (Refer to Appendix 'C').

Windfall Housing Site:

A site which becomes available for development during the Plan period which was not available when the Plan was being prepared or which it would be inappropriate to allocate for a specific use.

Wildlife Corridors:

Corridors linking important habitats and facilitating the movement of wildlife. They can help maintain the range and diversity of flora, fauna, geological and landform features and ensure the survival of important species.