

Site Schedules

The schedules within the section are sub-divided into three categories dealing with development, landscape and nature conservation, as follows:-

Development Sites -

- (i) Housing (Proposed)
- (ii) Housing (with Associated Uses)
- (iii) Housing (Sites with Planning Permission as at 1.4.94)
- (iv) Development Opportunity Sites

Landscape Conservation Sites -

- (v) Areas of Landscape Value
- (vi) Historic Parklands
- (vii) Relic Landscapes

Nature Conservation Sites -

- (viii) Sites of Special Scientific Interest
- (ix) National Nature Reserve
- (x) Sites of Nature Conservation Importance.

Schedule of Development Sites

Housing (Proposed)

This schedule gives the following detailed information on the sites allocated for housing development under Policy HO3.

1. **Location:** A scaled plan showing the gross area of the site proposed for housing.
2. **Site Name:** This gives the name of the site and the settlement. They are the same as the names quoted in Policy HO3.
3. **Reference:** This is a unique reference number which should be quoted on all correspondence pertaining to the site.
4. **Site Capacity:** This gives the average number of dwellings that the site could accommodate. This is based on 25 to the hectare and is not prescriptive. For example, on sites developed with social housing, this figure will be higher. On sites where access is poor, site capacity may also be reduced.
5. **Gross Site Area:** This is the total hectareage of the site.
6. **Ownership:** This is either public (ie. Derwentside District Council or Durham County Council) or private.
7. **Access:** This gives details of access points based on preliminary comments received from the Highway Authority (Durham County Council).
8. **Service Provision:** Only known constraints relating to sewage, surface water drainage and gas provision are shown on the schedules. It may be that certain sites may not be able to be developed in the short-term due to existing sewage constraints. These sites are included in the Plan because infrastructure agencies will have greater certainty as the basis for their own investment programmes and infrastructure provision will, therefore, be more likely to keep pace with the development proposed.

There may be constraints to developing parts of some sites where there are existing trees. Refer to Policy EN12.

There may be other constraints, such as mining subsidence, and these should be investigated by potential developers.

9. **Additional Information:** This provides information (a) pertaining to the relevant policies in the Plan relating to the site, (b) if it is included in one of the three insets and (c) any other relevant information.

Key to the notations shown:

Woodland Edge Planting: which is required on those sites with a countryside edge (Policy HO23).

Access: Possible suitable access points to the site. Details of these would need to be discussed with the local planning authority and determined in conjunction with the Highway Authority.

Existing tree planting to be retained.

The sites included in this schedule are listed below.

ANNFIELD PLAIN

HARPERLEY ROAD
PONTOP TERRACE
REAR OF EARL GREY PUBLIC HOUSE

BURNHOPE

FORMER FELL ROW
OPPOSITE CHURCH
PARKSIDE
REAR OF PARKSIDE
SOUTH OF VALE VIEW
WEST OF CHURCH

CONSETT

RAILWAY STREET
SHERBURN TERRACE

DELVES

GLOUCESTER ROAD

DIPTON

EWEHURST

HAMSTERLEY

EAST OF DANE ENGINEERING

LANGLEY PARK

ADJOINING HILLSIDE ESTATE

LEADGATE

GARDEN TERRACE
STATION YARD

MEDOMSLEY

MEDOMSLEY SAWMILL

NEW KYO

SHIELD ROW LANE

QUAKING HOUSES

OSWALD TERRACE

SHOTLEY BRIDGE

NORTH OF MURRAY HOUSE
WOOD STREET

SOUTH MOOR

OXHILL FARM

STANLEY

STANLEY HALL
TYNE ROAD

Schedule of Development Sites

Housing (with Associated Uses)

This schedule gives the following detailed information on the sites allocated for housing development under Policy HO4.

1. **Location:** A scaled plan showing the gross area of the site proposed for development.
2. **Site Name:** This gives the name of the site and the settlement. They are the same as the names quoted in Policy HO4.
3. **Reference:** This is a unique reference number which should be quoted on all correspondence pertaining to the site.
4. **Site Capacity:** This gives the average number of dwellings that the site could accommodate. This is based on 25 to the hectare and is not prescriptive. For example, on sites developed with social housing, this figure will be higher. On sites where access is poor, site capacity may also be reduced.
5. **Gross Site Area:** This is the total hectareage of the site.
6. **Ownership:** This is either public (ie. Derwentside District Council or Durham County Council) or private.
7. **Access:** This gives details of access points based on preliminary comments received from the Highway Authority (Durham County Council).
8. **Service Provision:** Only known constraints relating to sewage, surface water drazinage and gas provision are shown on the schedules. It may be that certain sites may not be able to be developed in the short-term due to existing sewage constraints. These sites are included in the Plan because infrastructure agencies will have greater certainty as the basis for their own investment programmes and infrastructure provision will, therefore, be more likely to keep pace with the development proposed.

There may be constraints to developing parts of some sites where there are existing trees. Refer to Policy EN12.

There may be other constraints, such as mining subsidence, and these should be investigated by potential developers.

9. **Additional Information:** This provides information (a) pertaining to the relevant policies in the Plan relating to the site, (b) if it is included in one of the three insets and (c) any other relevant information.

Key to the notations shown:

Woodland Edge Planting: Which is required on those sites with a countryside edge (Policy HO23).

Access: Possible suitable access points to the site. Details of these would need to be discussed with the local planning authority and determined in conjunction with the highway authority.

Existing tree planting to be retained

Recreational open space (other than that required by policy HO24)

Retail units/rural workshops

Footpath link

Road improvement/new road provision

Car parking

Village green/open space

The sites included in this schedule are listed below.

BLACKHILL

BERRY EDGE (PHOENIX COURT)

BURNHOPE

WHITEHOUSE FARM

CONSETT

BERRY EDGE (TUDOR TERRACE)

BERRY EDGE (TEMPLETOWN)

KNITSLEY LANE

KNITSLEY LANE (SOUTH)

HOBSON

SYKE ROAD, PICKERING NOOK

LANGLEY PARK

NORTH OF HOSPITAL

SHOTLEY BRIDGE

QUEENS ROAD

SOUTH MOOR

LIME STREET

STANLEY

CHESTER ROAD

KIP HILL

MIDDLES FARM

LOW STANLEY FARM

THE GROVE

BERRY EDGE (HALL COTTAGES)

BERRY EDGE (FELL VIEW)

Schedule of Development Sites

Housing (with Planning Permission on 1.4.94)

This schedule lists those sites of 0.4 ha. or over which have a current planning approval in effect on 1st April, 1994. They have been used in calculating the housing land requirement under policy HO1 of the Plan. The estimated total capacity for these sites is 746 dwellings. The following detailed information is given on each site.

1. **Location:** A scaled plan showing the gross area of the site approved for housing.
2. **Site Name:** This gives the name of the site and the settlement.
3. **Site Capacity:** This gives the approved number of dwellings on the site as the average number of dwellings that the site could accommodate (based on 25 to the hectare which is not prescriptive).
4. **Gross Site Area:** This is the total hectarage of the site.
5. **Ownership:** This is either public (ie. Derwentside District Council or Durham County Council) or private.
6. **Access:** This gives details of the access point(s) to the site. This is shown as an
7. **Planning Status:** Type of planning permission granted.
8. **Date of Permission:** Date planning certificate was issued.
9. **Additional Information:** This provides any other relevant information.

The sites included in the schedule are listed below.

	Estimated Number of Dwellings
<u>BLACKHILL</u>	
PARK ROAD	60
<u>BURNHOPE</u>	
WEST TERRACE	13
<u>CASTLESIDE</u>	
CASTLEHILLS	39
DROVER ROAD	100
<u>CONSETT</u>	
HARTINGTON STREET SCHOOL	10
<u>DELVES</u>	

MORTON'S GARAGE	12
<u>DIPTON</u>	
FLINTHILL CROSSROADS	15
<u>HOBSON</u>	
ROBINSON TERRACE	16
<u>LANGLEY PARK</u>	
QUEBEC STREET	15
FININGS PARK	23
<u>LEADGATE</u>	
LAUREL DRIVE	170
<u>MEDOMSLEY</u>	
TOWN FARM	9
NORTH VIEW	50
<u>SATLEY</u>	
SATLEY VILLAS	6
<u>SHOTLEY BRIDGE</u>	
GOLDEN ACRE	20
<u>STANLEY</u>	
PEARSON STREET	12
SHIELD ROW GARDENS	120
<u>THE GROVE</u>	
OAKFIELD LANE	56
	—
	746

The quality of sites that comprise the existing housing land supply in the District is evaluated by the Council in consultation with representatives of the house-builders' Federation, as part of a County wide monitoring exercise on the availability of land for housing on a regular basis.

An evaluation of twelve of the above sites undertaken in the summer of 1993 indicated that four of them were of poor quality and unsuitable for development. This accounts for approximately 360 dwellings, or 57% total capacity of the twelve sites assessed.

In the finalised tables that have been agreed for use in work on housing land availability issues, six of the twelve sites assessed are unlikely to be started during the six year study period. Four of these are also considered of poor quality.

The estimated capacity of those four sites which are both of poor quality and on which no, or only a small percentage of development, is expected until at least the year 2000 is approximately 330 dwellings. This represents 40% of the total estimated capacity of sites with planning permission included in this Plan. Based on the Housing Land Study it has been assumed that only 60% of these sites will be developed during the plan period. This is an understatement of what is likely to happen in reality as six of the sites have not been assessed as part of the Study. The actual number of dwellings with permission that are not built is likely to be higher.

It can, therefore, be assumed that not all of these dwellings will be constructed during the period 1994-2006. Previous experience suggests that a number of sites will be constrained due to physical, planning, marketing or demand factors.

One of the objectives of the Plan is to provide sufficient dwellings for a stable population by the end of the Plan period. This has been calculated as representing 3,600 new dwellings. The Plan makes provision for approximately 3,900 dwellings. This apparent over-provision is necessary to allow for those sites which have planning permission which are unlikely to be developed.

Schedule of Development Sites

Development Opportunity Sites

This part of the appendix contains a schedule of the proposed "development opportunity" sites identified on the Proposals Map. Each contains:

1. **Location**: A plan of the site.
2. **Site Name**: This gives the location of and the closest settlement to the proposed development opportunity site. The names correspond with those used in the policies.
3. **Acceptable Uses**: This gives an indication of uses that are acceptable on the site, either in a mixed form or a whole. Other uses will be dealt with on their individual merits.
4. **Ownership**: Where possible the owner has been identified.
5. **Access**: Possible points of access are shown on the Plan as well as in the text.
6. **Service Provision**: Only known constraints relating to sewage, surface water drainage and gas provision on the schedules. It may be that certain sites may not be able to be developed in the short term due to existing sewage constraints. These sites are included in the Plan because infrastructure agencies will have greater certainty as the basis for their own investment programmes and infrastructure provision will, therefore, be more likely to keep pace with the development foreshadowed in the Plan.

Developers should satisfy themselves as to any likely constraints.
7. **Additional Information**: This provides information about the particular sites.
8. **Development Guidelines**: The section is a short planning brief for each site. In many instances it indicates types of building, materials and siting likely to be acceptable.

Sites should be developed in accordance with the policies of the Plan.

The following sites are contained in this schedule:-

BEAMISH MARY PIT, STANLEY
 CONSETT RESERVOIR
 LEADGATE ROAD, CONSETT
 MEDOMSLEY DETENTION CENTRE
 ROSE AVENUE, SOUTH MOOR
 STATION YARD WEST, CONSETT
 WEST ROAD, ANNFIELD PLAIN
 WOOD STREET, SHOTLEY BRIDGE

Schedule of Landscape Conservation Sites

Areas of Landscape Value

The following areas have been identified on the Proposals Map as being Areas of Landscape Value and are protected from development which may be harmful to their character by Policy EN7. These areas of the countryside are considered to be of a particularly high landscape quality and are held in high regard by local communities and visitors.

The first six ALV's listed are considered to be of County wide importance, while the latter six (smaller areas) are of importance at District level.

Beamish and Causey (C1)

This area is the western section of a larger ALV which crosses the District boundary and is centred on Beamish Museum.

To the west, the ALV boundary is the steep, wooded, Causey Burn Gorge crossed by the historic Causey Arch bridge. To the east of this the landscape comprises a large 'basin' around Beamish Hall which is extensively wooded and highly valued for informal recreation. The landscaped golf course and more formally landscaped grounds of Beamish Hall add variety and increase the overall attractive appearance of the area.

Browney and Smallhope Burn Valleys (C2)

The two large, open valleys which meet at Lanchester cover a large part of southern Derwentside to Esh and Langley Park in the east. The Browney Valley is a major through route linking the national north-south east coast transport corridor to Consett and is therefore important in giving first impressions of the District to visitors and tourists.

The predominantly agricultural landscape of the valleys is well maintained and blocks of both coniferous and broad leaved trees help to create an attractive, well balanced appearance.

Howngill (C3)

The Howngill ALV stretches from the southern edges of Castleside and Moorside to the hamlet of Knitsley and is centred on the Listed Howngill Viaduct. The viaduct crosses the steep sided Howngill which is the source of Knitsley Burn and the attractive wooded valley is a major component of the ALV which has some of the most spectacular views in Derwentside.

Lower Derwent and Pont Valleys (C4)

Beginning on the northern edge of Shotley Bridge the ALV covers that area between the River Derwent and the Derwent Walk, including the valley floor settlements of East Law, Ebchester and Westwood. The attractive Derwent Valley contains many established woodlands though is primarily agricultural in nature.

The larger Pont Valley section of the ALV is the basin drained by the Pont Burn and bordered by the settlements of Medomsley, Burnopfield and Dipton, including the northern side of the prominent hill Pontop Pike. The Pont basin itself is heavily wooded and includes large blocks of Ancient Woodland as well as commercial conifer plantations. Public access is permitted over much of the area and the public value the area highly.

The lower section of the ALV, from Hamsterley Mill to Lintzford, includes the area between the river and Burnopfield. This section is of a similar nature, though is less heavily wooded and is also of value for informal recreation with a network of public rights of way complementing the Derwent Walk.

Middle Derwent Valley (C5)

Upstream from Shotley Bridge, the River Derwent passes through a scenic gorge before the valley becomes more open towards Allensford. The area is bounded by the North Pennines AONB to the west and the Consett urban fringe to the east. It is highly valued by the residents of Consett who enjoy access to much of the woodland, river bank and open space so enclosed. Well established broad leaved woodlands are grouped around the tributary streams and reach up the valley sides towards the urban areas, allowing easy access to pleasant countryside.

Ushaw College (C6)

Only a small section of Ushaw College ALV lies in Derwentside in the most south-easterly part of the District. The landscape is one of mature parkland with groups of mature trees separated by large open grassed areas.

The following six ALVs are considered to be of importance at a District level and are generally small extensions which complement the six larger areas previously listed -

Beggarside and Knitsley Burn Valleys (D1)

These two additions to the Hownsgill ALV to the south east and south west, extend the area to cover the steep sided, wooded valleys around the confluence of Knitsley and Beggarside Burn. The proximity of the area to the urban fringe of Consett, and the largely unspoilt landscapes, are a valued resource worthy of protection.

Hedleyhope Fell and Hedleyhope Burn (D2)

Hedleyhope Fell is an area of distinctive landscape of a special character in a part of the District where the landscape has suffered great disturbance from past opencast mining activities. The open hillside is valued for informal recreation and wildlife.

To the east of the Fell, the open valley of Hedleyhope Burn is basically an agricultural landscape with hedgerow trees and copses defined to the east by the village of Cornsay Colliery.

Newhouse Burn (D3)

This small area is an extension to the north west of the Smallhope Burn Valley ALV encompassing the northern valley side of Newhouse Burn. The large fields used for grazing contain many mature trees which act to extend the parkland landscape of Greencroft Estate to the east further up the valley. The western edge of this area is defined by a Birch woodland.

North Langley (D4)

A small area to the north of Langley Lane at the eastern edge of the District has been added to the Browney Valley ALV. The area is centred around Langley Old Hall and is heavily wooded, mostly with coniferous trees which helps to frame the Browney Valley ALV. The wooded hillside provides an attractive feature as one enters the District on the main route from the east.

Pan Burn (D5)

This area covers the upper reaches of the Pan Valley which is one of the main tributaries to the River Browney. The area is defined in the west by the landscaped estate of Broomshiels Hall, near Satley, and follows the valley floor of the Pan Burn to the east. The established woodland alongside the stream is an important visual buffer to the largely reclaimed opencast workings to the south and east.

Whiteside Burn (D6)

This area does not link with any other ALVs within the District, but is an important landscape that has remained undisturbed by the opencast mining activities that have been undertaken in all of the surrounding areas. The area is defined to the north by Holmside Lane linking that village to Burnhope in the west and encompasses the blocks of woodland on the opposite side of the valley which are highly visually attractive.

Schedule of Landscape Conservation Sites

Historic Parklands

The Proposals Map identifies eight areas of Historic Parkland within the District. These areas are protected from development that would be harmful to their character by Policy EN8. This schedule of landscape conservation sites outlines the boundaries of the following sites in greater detail.

1. BEAMISH PARK
2. BROOMSHIELDS PARK
3. GREENCROFT PARK
4. GREENWELL FORD
5. HAMSTERLEY PARK
6. SHOTLEY PARK
7. USHAW PARK
8. WOODLANDS HALL

Schedule of Landscape Conservation Sites

Relic Landscapes

The Proposals Map identifies two areas of Relic Landscape within the District. These areas are protected from development that would be harmful to their character by Policy EN9. This schedule of landscape conservation sites outlines the boundaries of the following sites in greater detail.

1. HEDLEYHOPE FELL
2. NORTH OF IVESTON

Schedule of Nature Conservation Sites

Sites of Special Scientific Interest

The Proposals Map identifies five Sites of Special Scientific Interest. These areas are protected from development which would result in harmful ecological changes by Policy EN22. This schedule of nature conservation sites outlines the boundaries of the following sites in greater detail.

- 2.1 CAUSEY BANK MIRES
- 2.2 DERWENT GORGE AND HORSLEYHOPE RAVINE
- 2.3 GREENCROFT AND LANGLEY MOOR
- 2.4 HISEHOPE BURN VALLEY
- 2.5 RIDLEY GILL

Key to symbols for main sources of interest in the Sites of Special Scientific Interest:-

A	-	Amphibian (Amphibians)
B	-	Botanical (Plants)
E	-	Entomological(Insects)
G	-	Geological (Rocks)
R	-	Reptilian (Reptiles)
M	-	Mammalian (Mammals)
O	-	Ornithological(Birds)

Schedule of Nature Conservation Sites

National Nature Reserve

The Proposals Map identifies a National Nature Reserve designated by English Nature. This area is protected from development which would result in harmful ecological changes by Policy EN22. This schedule outlines the boundary of the following site in greater detail.

1.1 DERWENT GORGE AND MUGGLESWICK WOODS

Key to symbols for main sources of interest in the National Nature Reserve:-

A	-	Amphibian (Amphibians)
B	-	Botanical (Plants)
E	-	Entomological(Insects)
G	-	Geological (Rocks)
R	-	Reptilian (Reptiles)
M	-	Mammalian (Mammals)
O	-	Ornithological(Birds)

Schedule of Nature Conservation Sites

Sites of Nature Conservation Importance

The Proposals Map identifies 49 Sites of Nature Conservation Importance including County Geological Sites. These areas are protected from development which would result in harm by Policy EN23. This schedule of nature conservation sites outlines the boundaries of the following sites in greater detail.

- 3.1 BECKLEY WOOD
- 3.2 BLACK PLANTATION
- 3.3 BROOMHILL DENE
- 3.4 BURNHOPE BURN WOOD
- 3.5 BURNHOPE POND
- 3.6 BURNOPFIELD MEADOW
- 3.7 BUTSFIELD BURN
- 3.8 CAUSEY BURN AND CAUSEY BURN WOOD
- 3.9 CRAGHEAD CRAGS
- 3.10 DERWENT RIVER GORGE
- 3.11 GREENWELL FORD MEADOW
- 3.12 HEDLEY HILL COLLIERY WOOD
- 3.13 HEDLEYHOPE FELL
- 3.14 HELLHOLE WOOD
- 3.15 HISEHOPE BURN WOOD
- 3.16 HORSLEYHOPE MILL MEADOW
- 3.17 HOWDEN AND SODFINE WOODS
- 3.18 KNITSLEY AND HIGH HOUSE WOODS
- 3.19 LEAPMILL BURN MEADOW
- 3.20 LOVES WOOD AND MALTON NATURE RESERVE
- 3.21 MORROW EDGE HEATH
- 3.22 MUGGLESWICK COMMON
- 3.23 MUGGLESWICK MARSH
- 3.24 NANNY MAYERS RAILWAY
- 3.25 NORTH PLANTATION
- 3.26 PAN BURN WOODS
- 3.27 PONTBURN WOODS COMPLEX
- 3.28 RAGPATH HEATH
- 3.29 SOUTH STANLEY WOOD
- 3.30 UPPER DEERNESS VALLEY
- 3.31 WEST WOOD
- 3.32 WEST BUTSFIELD QUARRY
- 3.33 WESTLAW WOOD
- 3.34 WHITEHALL MOSS
- 3.35 WHITESIDE BURN WOOD
- 3.36 BANTLING LIME KILNS
- 3.37 BLACK BANKS
- 3.38 BRIARDENE MEADOW
- 3.39 BROOMS PONDS
- 3.40 EWEHURST WOOD
- 3.41 HAREHOPE BURN
- 3.42 HARPERLEY AND PEA WOOD
- 3.43 HARRY COLLINSON MEMORIAL WOOD
- 3.44 KYO BOGS

3.45	PONTOPEL
3.46	STUARTFIELD LODGE PLANTATION
3.47	TANFIELD MARSH
3.48	THE GROVE PONDS
3.49	WEST BILLINGSIDE MEADOW

Key to symbols for main sources of interest in the Sites of Nature Conservation Importance:-

A	-	Amphibian (Amphibians)
B	-	Botanical (Plants)
E	-	Entomological(Insects)
G	-	Geological (Rocks)
R	-	Reptilian (Reptiles)
M	-	Mammalian (Mammals)
O	-	Ornithological(Birds)

Scheduled Ancient Monuments

Ebchester (Vindomora) Roman Station
Derwentcote Steel Furnace
Castle Steads Camp (Esh Winning)
Esh Cross
Remains of Roman Aqueduct
Healeyfield Smelt Mill Flues
Lanchester Roman Station (Longovicium)
Old Hall (Langley)
Hunting Lodge Remains (Muggleswick)
Inkerman Coke Ovens
Causey Arch
Friarside Chapel
Colliery Chapel (Dipton)

Further information on these monuments can be obtained from the County Archaeological Officer at the Bowes Museum, Barnard Castle.

