

Foreword

Background

The 2004 planning reform introduced a new planning policy framework across the country. Furthermore Local Government reorganisation has resulted in the amalgamation of the 7 former Durham District and Borough Authorities with Durham County Council. As a result the new unitary council, Durham County Council as sole Local Planning Authority for County Durham, is preparing a new plan for the district known as the Local Development Framework. This new plan will transitionally replace the existing 9 adopted Local Plans. The new planning system made provision for the existing Local Plans to be 'saved' for an initial three year period. This is to ensure that they remained a material consideration for the determination of planning applications and to safeguard against a policy vacuum. This initial three year period ended on 27th September 2007. As the former Council's of County Durham were still in the early stages of preparing the new plan for their respective areas an application was made directly to the Secretary of State for Communities and Local Government to 'save' the Local Plan policies still considered necessary for a further three years. Each former Council's application was successful as a result directions were served on each Council confirming all policies to be saved and extending their life for a further three years. These policies can therefore continue to be used in the determination of planning applications. The remaining policies expired on 27th September 2007; they were effectively deleted on this date.

To make the application to the Secretary of State for Communities and Local Government, the Councils had to follow a strict protocol. The key considerations included whether the policies repeated or were contrary to national or regional planning policy, whether they contributed towards the overall development strategy for their areas and their contribution towards their respective Sustainable Community Plans. Any policies which did not meet the criteria could not be 'saved' beyond 27th September 2007.

To guide interested parties through the changes resulting from the direction and subsequent amalgamation of the former Councils of County Durham, the Council has prepared this simple, easy to use guide.

How to use this guide

This guide, together with the Adopted Proposals Map (Adopted Proposals Maps can be viewed at www.durham.gov.uk), should be used as the starting point to identify which policies are relevant to planning proposals and applications for a given geographical area within the County. For ease the chapters and policies identified in this document are in the same order as they appear in the relevant Local Plan. Next to each policy reference and title the status of that policy is clearly set out; colours have been used to differentiate between those policies which are 'saved' (Green) and those which have 'expired' (Pink).

For 'saved' policies:

- The full policy wording is identified;
- Readers are directed to the relevant page number of the Local Plan where the full policy justification can be viewed; and
- Where appropriate, key sections of national or regional policy have been identified to be used in conjunction with the policy.

For 'expired' policies:

- The appropriate action has been clearly identified. This usually directs the reader to a key piece of national or regional planning policy which has superseded the policy.

In addition to the above the following should be considered:

- Given the age of the Local Plans all 'saved' policies should be read in the context of national and regional planning policies, many of which post date the Local Plans. For a number of the 'saved' policies key sections of national and regional policy have been identified for the reader; it is important to note however that these references are intended as a starting point, additional national and regional policy may also be relevant; and
- It is also important to consider that new evidence (such as local housing need or play and recreation standards) has emerged since the Local Plan was adopted, considerable weight during the determination of planning applications.

Derwentside District Local Plan (1997)

Chapter	Section	Pages
1	General Development Principles	3
2	Environment	4-13
3	Housing	14-21
4	Community Facilities	22-24
5	Industry	25-28
6	Tourism	29-31
7	Agriculture	32-33
8	Recreation	34-35
9	Commerce	36-39
10	Transport	40
11	Consett Inset	41-43
12	Leadgate Inset	44
13	South Moor Inset	45-46
14	Burnhope Inset	47

DERWENTSIDE

General Policy

Ref	Derwentside District Council Local Plan Policy	Status
GDP1	General Development Principles	SAVED
	<p>POLICY: 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:</p> <ul style="list-style-type: none">(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;(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. <p>ALSO: Refer to pages 3 and 4 of the Derwentside District Council Local Plan (1997) for full policy justification.</p>	

Environment

Ref	Derwentside District Council Local Plan Policy	Status
EN1	Protecting the Countryside	SAVED
	<p>POLICY: 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 in the area.</p> <p>ALSO: Refer to page 9 of the Derwentside District Council Local Plan (1997) for full policy justification.</p>	
EN2	Preventing Urban Sprawl	SAVED
	<p>POLICY: Except where specific provision has been made in the plan, development outside existing built up areas will not be permitted if it results in:</p> <ul style="list-style-type: none"> (a) The merging or coalescence of Neighbouring settlements; or (b) Ribbon development; or (c) An encroachment into the Surrounding countryside. <p>ALSO: Refer to page 9 of the Derwentside District Council Local Plan (1997) for full policy justification.</p>	
EN3	Extensions to Buildings in Rural Areas	SAVED
	<p>POLICY: Extensions to single buildings and those contained within small groups of buildings in the countryside, will only be permitted if:</p> <ul style="list-style-type: none"> (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. <p>ALSO: Refer to page 10 of the Derwentside District Council Local Plan (1997) for full policy justification.</p>	
EN4	Conversion of Rural Buildings	SAVED
	<p>POLICY: The change of use or conversion of existing buildings in the countryside will be permitted for the following:</p> <ul style="list-style-type: none"> - Economic or employment generating uses, including diversification of agricultural enterprises (see policy AG2) - Recreation or tourist facilities - Visitor accommodation (see Policy TO6) <p>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.</p> <p>The change of use or conversion of existing buildings in the countryside will only be permitted if:</p> <ul style="list-style-type: none"> (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 (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 	

	<p>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.</p> <p>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.</p> <p>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.</p> <p>Proposals should also meet the requirements of policy GDP1 with regards to species protected by the wildlife and countryside act 1981.</p> <p>ALSO: Refer to pages 10 and 11 of the Derwentside District Council Local Plan (1997) for full policy justification and SAVED Supplementary Planning Guidance 3 – Conversion of Rural Buildings.</p> <p>AND: Refer to paragraphs 17 and 18 of Planning Policy 7: Sustainable Development in Rural Areas.</p>	
EN5	<p>Development within the North Pennines AONB</p> <p>POLICY: 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.</p> <p>ALSO: Refer to page 13 of the Derwentside District Council Local Plan (1997) for full policy justification.</p>	SAVED
EN6	<p>Development Within Areas Of High Landscape Value</p> <p>POLICY: 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:</p> <ul style="list-style-type: none"> • 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 <p>ALSO: Refer to page 13 of the Derwentside District Council Local Plan (1997) for full policy justification.</p>	SAVED
EN7	<p>Protection of Historic Parkland</p> <p>POLICY: the following historic parklands will be protected from development which would harm their character:</p> <p>Beamish Park; Broomshiels Hall; Greencroft Park; Greenwell Ford; Hamsterley Park;</p>	SAVED

	<p>Shotley Park; Ushaw College; Woodlands Hall.</p> <p>ALSO: Refer to page 14 of the Derwentside District Council Local Plan (1997) for full policy justification.</p>	
EN8	<p>Protection of Relic Landscapes</p> <p>POLICY: The following relic landscapes will be protected from development which would harm their character:</p> <p>Hedleyhope Fell; North Of Iveston</p> <p>ACTION: This policy is no longer required as it is not workable and policy EN2 of the Derwentside District Council Local Plan (1997) provides sufficient guidance.</p>	EXPIRED
EN9	<p>Works To Trees Covered By Preservation Orders</p> <p>POLICY: 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:</p> <p>(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.</p> <p>ALSO: Refer to page 16 of the Derwentside District Council Local Plan(1997) for full policy justification.</p>	SAVED
EN10	<p>Protection Of Ancient Woodlands</p> <p>POLICY: development which would have a detrimental effect of the following areas of ancient woodland will not be permitted:</p> <ul style="list-style-type: none"> • 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 • Friarside Plantation • Grahams Flat Wood • Hag Wood • Hag Wood/Park Wood • Hagg Dene Wood • Hamsteels Wood • Harperley Wood • Hedleyhope Wood • Hellhole Wood • High House Wood 	SAVED

- 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

ALSO: Refer to page 16 of the **Derwentside District Council Local Plan(1997)** for full policy justification.

EN11 Trees and Development

SAVED

POLICY: 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 effect 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.

ALSO: Refer to page 18 of the **Derwentside District Council Local Plan (1997)** for full policy justification.

EN12	Development within the Great North Forest	SAVED
<p>POLICY: development within the great north forest will only be permitted if the proposals incorporate substantial amounts of woodland planting.</p>		
<p>ALSO: Refer to page 19 of the Derwentside District Council Local Plan (1997) for full policy justification.</p>		
EN13	Development within Conservation Areas	EXPIRED
<p>POLICY: 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:</p>		
<p>(a) Whether the proposal, including the location and massing of any building, preserves or enhances the character or appearance of the area;</p> <p>(b) Whether the architectural details and materials to be used reflect the character of the area;</p> <p>(c) Whether there is an adverse effect on trees and hedgerows and other landscape features which contribute to the area's character and appearance.</p>		
<p>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.</p>		
<p>ACTION: This policy is not longer required as it repeats the guidance provided in policy GDP1. Refer to Paragraphs 4.21 to 4.24 of Planning Policy Guidance 15: Planning and the Historic Environment.</p>		
EN14	Demolition in Conservation Areas	SAVED
<p>POLICY: Demolition of buildings, structures or features in conservation areas will only be permitted where:</p>		
<p>(a) Demolition of the existing building would preserve or enhance the character or appearance of the area; or</p> <p>(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.</p>		
<p>ALSO: Refer to page 21 of the Derwentside District Council Local Plan (1997) for full policy justification.</p>		
<p>AND: Refer to Paragraphs 4.25 and 4.29 (in particular 4.27) of Planning policy Guidance 15: Planning and the Historic Environment.</p>		
EN15	Materials in Conservation Areas	EXPIRED
<p>POLICY: In conservation areas new buildings and extensions will be required to be constructed in materials which are in character with the area.</p>		
<p>ACTION: This policy is not longer required as it repeats the guidance provided in policy GDP1. Refer to Paragraphs 4.2, 4.4 and 4.18 of Planning Policy Guidance 15: Planning and the Historic Environment.</p>		
EN16	Protection of Open Spaces in Conservation Areas	EXPIRED
<p>POLICY: Development which does not preserve or enhance the character or appearance of open spaces within conservation areas will not be permitted.</p>		
<p>ACTION: This policy is not longer required as it repeats the guidance provided in policy GDP1 of the Derwentside District Council Local Plan (1997).</p>		
<p>ALSO: Refer to Planning Policy Guidance 15: Planning and the Historic Environment and Planning Policy Guidance 17: Planning for Open space, Sport and Recreation.</p>		

EN17	Alterations and Extensions to Listed Buildings	SAVED
<p>POLICY: 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:</p> <p>(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</p> <p>(b) The design and scale of the proposal and the materials to be used are complementary to the existing building.</p> <p>ALSO: Refer to page 23 of the Derwentside District Council Local Plan (1997) for full policy justification.</p> <p>AND: Section 3 (Paragraphs 3.8 to 3.15 in particular) of Planning Policy Guidance 15: Planning and the Historic Environment.</p>		
EN18	Demolition of Listed Buildings	EXPIRED
<p>POLICY: The total or substantial demolition of listed buildings will not be permitted.</p> <p>ACTION: This policy is not believed to be required due to the listed buildings controls that have to be fully scrutinised before any decision is reached and the guidance provided in Paragraph 3.16 of Planning Policy Guidance 15: Planning and the Historic Environment.</p>		
EN19	Protection of Sites and Settings of Ancient Monuments and Archaeological Features	SAVED
<p>POLICY: 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.</p> <p>Other known archaeological remains of more local importance will be protected from damage to their features of archaeological interest.</p> <p>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.</p> <p>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.</p> <p>ALSO: Refer to page 24 of the Derwentside District Council Local Plan (1997) for full policy justification.</p> <p>AND: Refer to Paragraph 13 of Planning Policy Guidance 16: Archaeology and Planning</p>		
EN20	Special Protection Areas	EXPIRED
<p>POLICY: proposals for development which would adversely affect the integrity of designated or candidate special protection areas will only be permitted where:</p> <p>(a) there are no suitable and available sites which are reasonable alternatives for the proposed development; and</p> <p>(b) the development is justified by imperative reasons of overriding public interest which are sufficient to outweigh the ecological importance of the designation.</p> <p>Within Derwentside District the candidate North Pennines Special Protection Area includes the area of moorland to the west of the A68 road.</p> <p>ACTION: Refer to Paragraph 6 of Planning Policy Statement 9: Biodiversity and Geological Conservation.</p>		

EN21 Protection of Natural Nature Reserve and Sites of Scientific Interest SAVED

POLICY: 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.

ALSO: Refer to page 27 of the **Derwentside District Council Local Plan (1997)** for full policy justification.

EN22 Protection of Sites of Nature Conservation Importance SAVED

POLICY: 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 Craggs
- 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

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.

ALSO: Refer to page 28 of the **Derwentside District Council Local Plan (1997)** for full policy justification.

EN23 Wildlife Corridors **SAVED**

POLICY: 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.

ALSO: Refer to pages 29 and 30 of the **Derwentside District Council Local Plan (1997)** for full policy justification.

EN24 Proposals for the Reclamation and Re-use of Derelict sites **SAVED**

POLICY: proposals for the reclamation and re-use of derelict sites will be approved provided that:

- consideration has been given to the existing or potential value of the site for nature conservation, amenity or reclamation; and
- wherever possible the proposal deals comprehensively with the environmental improvement needs of the site; and
- associated proposals for the site's after use accord with other policies in the plan.

ALSO: Refer to page 31 of the **Derwentside District Council Local Plan (1997)** for full policy justification.

EN25	Development Affected by Pollution	SAVED
<p>POLICY : Residential or other sensitive development will not be permitted on sites affected by unacceptable levels of pollution from adjoining land uses.</p> <p>ALSO: Refer to page 33 of the Derwentside District Council Local Plan (1997) for full policy justification.</p> <p>AND: Need to reference Minerals Policy Statement 1: Planning and Minerals; Minerals Policy Statement 2: Controlling and mitigating the environmental effects of mineral extraction in England - Annex 1 and 2; and, Planning Policy Statement 10: Planning for Sustainable Waste Management – Annex E</p>		
EN26	Control of Development Causing Pollution	SAVED
<p>POLICY: 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.</p> <p>ALSO: Refer to page 33 of the Derwentside District Council Local Plan (1997) for full policy justification.</p> <p>AND: Need to reference Minerals Policy Statement 1: Planning and Minerals - para 17; Minerals Policy Statement 2: Controlling and mitigating the environmental effects of mineral extraction in England - Annex 1 and 2; Planning Policy Statement 10: Planning for Sustainable Waste Management – Annex E and Planning Policy Guidance 24: Planning and Noise.</p> <p>ACTION: Repeats Permitted Development Rights and repeats Policy GDP1.</p>		
EN27	Development On Or Close To Landfill Sites	SAVED
<p>POLICY: 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:</p> <p>(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</p> <p>(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.</p> <p>ALSO: Refer to page 33 of the Derwentside District Council Local Plan (1997) for full policy justification.</p> <p>AND: Need to reference Minerals Policy Statement 1: Planning and Minerals; Minerals Policy Statement 2: Controlling and mitigating the environmental effects of mineral extraction in England - Annex 1 and 2; and, Planning Policy Statement 10: Planning for Sustainable Waste Management – Annex E</p>		
EN28	Hazardous Substances Consent	EXPIRED
<p>POLICY: 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.</p> <p>ACTION: This policy is no longer required and other policies would be used to test an application that came forward. Refer to Derwentside District Council Local Plan (1997) policies INS5 and EN26.</p>		

	ALSO: Refer to North East Regional Spatial Strategy to 2021 (Adopted 2008)	
EN29	Noise	EXPIRED
	<p>Planning permission will only be granted for development if it:</p> <p>(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</p> <p>(b) would not generate noise levels which would have a significant adverse affect on the amenities of neighbouring occupiers.</p> <p>New noise-sensitive developments will be permitted where they would be located an appropriate distance from any existing noise-generating uses .</p> <p>ACTION: refer to Planning Policy Guidance 24: Planning and Noise and Planning Policy Statement 23: Planning and Pollution Control and Minerals Policy Statement 2: Controlling and mitigating the environmental effects of mineral extraction in England – in particular Annex 2.</p>	

Housing

Ref	Derwentside District Council Local Plan Policy	Status																																																																						
HO1	Maintenance Of A Five Year Supply Of Housing Land	EXPIRED																																																																						
	<p>POLICY: A five year supply of land for housebuilding will be maintained with reference to the total number of dwellings proposed in policy HO2</p> <p>ACTION: Refer to Policy 28 of North East of England Regional Spatial Strategy to 2021 (Adopted 2008) and the Strategic Housing Market Assessment once prepared.</p>																																																																							
HO2	New Dwelling Requirements	EXPIRED																																																																						
	<p>POLICY: 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.</p> <p>ACTION: Refer to Policy 28 of North East of England Regional Spatial Strategy to 2021 (Adopted 2008) and the Strategic Housing Market Assessment once prepared.</p>																																																																							
HO3	Large Sites Identified For Housing Development	EXPIRED																																																																						
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	ACTION: Refer to Policies 6 and 28 of North East of England Regional Spatial Strategy (Adopted July 2008), the Strategic Housing Market Assessment once prepared and Planning Policy Statement 3: Housing	
HO4	Large Sites Identified For Housing And Associated Development	EXPIRED
	<p>POLICY: The following large sites are proposed for housing development with associated uses:</p> <p>Dwellings (estimated);</p> <p>Blackhill Berry Edge (Phoenix Court) 35 Burnhope Whitehouse Farm 65 Consett Berry Edge (Templetown) 40 Berry Edge (Tudor Terrace) 135 Knitsley Lane 100 Knitsley Lane (South) 165 Hobson Syke Road, Pickering Nook 60 Langley Park North Of Hospital 50 Shotley Bridge Queens Road 120 South Moor Lime Street 45 Stanley Kip Hill 40 Low Stanley Farm 70 Middles Farm 180 The Grove Berry Edge (Hall Cottages) 60 Berry Edge (Fell View) 50</p> <p>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.</p> <p>ACTION: Refer to Policies 6 and 28 of North East of England Regional Spatial Strategy to 2021 (Adopted 2008), the Strategic Housing Market Assessment once prepared and Planning Policy Statement 3: Housing</p>	
HO5	Development On Small Sites	SAVED
	<p>POLICY: Housing development on small sites will only be permitted in the settlements listed below, where the development:</p> <p>(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:</p> <ul style="list-style-type: none"> • 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 (Including 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

ALSO: Refer to pages 43 and 44 of the **Derwentside District Council Local Plan (1997)** for full policy justification.

HO6 Development Opportunity Sites Suitable For Housing **EXPIRED**

POLICY: 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).

ACTION: Refer to Policies 6 and 28 of **North East of England Regional Spatial Strategy to 2021 (Adopted 2008)**, the **Strategic Housing Market Assessment** once prepared and **Planning Policy Statement 3: Housing**

HO7 Development Limit For Lanchester And Burnhope **SAVED**

POLICY: No new housing development in Lanchester will be approved outside of the Development Limit.

ALSO: Refer to page 45 and 46 of the **Derwentside District Council Local Plan (1997)** for full policy justification.

HO8	Low Cost Housing Provision	SAVED
<p>POLICY: On the following allocated sites, developers will be expected to provide an element of affordable housing:</p> <ul style="list-style-type: none"> • Gloucester Road, Delves • Knitsley Lane, Consett • Low Stanley Farm, Stanley • Oxhill Farm, South Moor • Stanley Hall, Stanley <p>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.</p> <p>ALSO: Refer to page 47 of the Derwentside District Council Local Plan (1997) for full policy justification.</p> <p>AND: Use in conjunction with Planning Policy Statement 3: Housing, paragraphs 3, 9, 10,15, 22-24, 27-30 and 33 in particular and Planning Policy Statement 7: Sustainable Development in Rural Areas and North East Regional Spatial Strategy to 2021 (Adopted 2008)</p>		
HO9	Provision Of Specialist Housing	EXPIRED
<p>POLICY: 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.</p> <p>ACTION: refer to paragraphs 20 & 21 of Planning Policy Statement 3: Housing</p> <p>ALSO: Refer to North East Regional Spatial Strategy to 2021 (Adopted 2008).</p>		
HO10	Affordable Housing In Rural Areas	SAVED
<p>POLICY: 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:</p> <ul style="list-style-type: none"> (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. <p>Any permission granted in accordance with this policy will be dependent on the prior completion of a legal agreement or an alternative mechanism to:</p> <ul style="list-style-type: none"> (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. <p>ALSO: Refer to page 48 of the Derwentside District Council Local Plan(1997) for full policy justification.</p> <p>AND: Use in conjunction with Planning Policy Statement 3: Housing, paragraphs 3, 9, 10,15, 22-24, 27-30 and 33 in particular and Planning Policy Statement 7: Sustainable Development in Rural Areas and policies 11 and 30 of the North East regional Spatial Strategy to 2021 (Adopted 2008)</p>		

HO11	Housing For Disabled Persons	EXPIRED
<p>POLICY: 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.</p> <p>ACTION: Refer to policies 24 and 30 of North East of England Regional Spatial Strategy (Adopted July 2008) and paragraph 13(v) of Planning Policy Statement 1: Delivering Sustainable Development; and Planning and Access for Disabled People: A Good Practice Guide 2005 (ODPM, March 2003).</p>		
HO12	Sheltered Accommodation, Care And Nursing Homes	EXPIRED
<p>POLICY: Within built up areas, planning permission will only be granted for sheltered accommodation, care homes and nursing homes if the development:</p> <ul style="list-style-type: none"> (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. <p>ACTION: Refer to policies 24 and 30 of North East of England Regional Spatial Strategy (Adopted July 2008) and paragraph 13(v) of Planning Policy Statement 1: Delivering Sustainable Development; and Planning and Access for Disabled People: A Good Practice Guide 2005 (ODPM, March 2003).</p>		
HO13	Accommodation For Travellers	SAVED
<p>POLICY: An application for a residential caravan site for travellers will only be approved if:</p> <ul style="list-style-type: none"> (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. <p>ALSO: Refer to page 50 of the Derwentside District Council Local Plan (1997) for full policy justification.</p>		
HO14	Infill Housing	EXPIRED
<p>POLICY: Limited infill housing development (i.e. 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:</p> <ul style="list-style-type: none"> (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. <p>ACTION: Refer to Planning Policy Statement 3: Housing and Planning Policy Statement 7: Sustainable Development in the Countryside.</p>		
HO15	Agricultural And Countryside Workers' Dwellings	EXPIRED
<p>POLICY: 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:</p> <ul style="list-style-type: none"> (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. 		

	<p>Planning permission will normally be subject to the imposition of an occupancy condition.</p> <p>ACTION: Refer to paragraph 10 and Annex A of Planning Policy Statement 7: Sustainable Development in the Countryside.</p>	
HO16	<p>Removal Of Agricultural Occupancy Condition</p> <p>POLICY: 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.</p> <p>ACTION: Refer to Planning Policy Statement 7: Sustainable Development in Rural Areas, in particular paragraphs 16, 17 and 18 of Annex A.</p>	EXPIRED
HO17	<p>Sub Division And Adaptation Of Existing Buildings To Residential Use</p> <p>POLICY: 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:</p> <ul style="list-style-type: none"> (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 result in a loss of privacy or overlooking; and (c) an adequate, accessible and usable amount of amenity space is provided; and (d) a concentration of such uses does not affect the character of the area or will not cause serious annoyance to existing residents. <p>ALSO: Refer to page 54 of the Derwentside District Council Local Plan (1997) for full policy justification.</p>	SAVED
HO18	<p>Living Over The Shop</p> <p>POLICY: The conversion of the upper floors of commercial premises in town and village centres for residential use as flats will only be permitted if:</p> <ul style="list-style-type: none"> (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. <p>ACTION: Refer to Planning Policy Statement 3: Housing, paragraph 36 in particular and Planning Policy Statement 6: Planning for Town Centres, paragraph 2.21 in particular.</p>	EXPIRED
HO19	<p>Extensions And Alterations To Existing Dwellings</p> <p>POLICY: Planning permission will only be granted for the extension or alteration of a dwelling if the proposal:</p> <ul style="list-style-type: none"> (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 carparking space such that the level of provision is reduced to below minimum requirements. <p>ALSO: Refer to pages 55 of the Derwentside District Council Local Plan (1997) for full policy justification and SAVED SPG 2 – House Extensions.</p>	SAVED

HO20	Satellite Dishes	SAVED
<p>POLICY: Planning permission for the installation of satellite dishes and antenna on residential properties will be approved provided they are sited so as to minimize 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.</p> <p>ALSO: Refer to pages 56 of the Derwentside District Council Local Plan (1997) for full policy justification.</p>		
HO21	Peripheral Planting Within Housing Development Sites	EXPIRED
<p>POLICY: 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:</p> <p><u>Annfield Plain</u> Harperley Road <u>Burnhope</u> Whitehouse Farm <u>Consett</u> Knitsley Lane Knitsley Lane (South) <u>Hamsterley</u> East Of Dane Engineering <u>Hobson</u> Syke Road, Pickering Nook Langley Park Adjoining Hillside Estate <u>Medomsley</u> Medomsley Sawmill <u>Shotley Bridge</u> Elm Park <u>South Moor</u> Oxhill Farm <u>Stanley</u> Low Stanley Farm Middles Farm Kip Hill</p> <p>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.</p> <p>ACTION: This policy is based on old data and it can no longer be relied upon as a credible policy, refer to Planning Policy Statement 3: Housing and Planning Policy Statement 7: Sustainable Development in the Countryside.</p>		
HO22	Recreational Public Open Space Within Housing Sites	SAVED
<p>POLICY: Planning permission for new housing developments will be granted if:</p> <p>(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</p> <p>(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 reduced to below the minimum requirements. be set out and then maintained; or</p>		

(c) the developer agrees to make a financial payment in lieu of direct provision, where sufficient provision cannot be made on site.

ALSO: Refer to page 58 of the **Derwentside District Council Local Plan (1997)** for full policy justification.

HO23 The Layout of New Housing

EXPIRED

POLICY: 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.

ACTION: Refer to **Planning Policy Statement 3: Housing and other** development control policies

Community Facilities

Ref	Derwentside District Council Local Plan Policy	Status
CF1	Location of Health and Community Facilities	EXPIRED
	<p>POLICY: 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:</p> <ul style="list-style-type: none"> (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. <p>ACTION: Refer to GDP 1 of Derwentside District Council Local Plan (1997).</p> <p>ALSO: Planning Policy Statement 6: Planning for Town Centres and the Disability Discrimination Act 2005.</p>	
CF2	Layout and Design of New Community Facilities	EXPIRED
	<p>POLICY: 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.</p> <p>ACTION: Refer to policy GDP 1 of the Derwentside District Council Local Plan (1997)</p>	
CF3	Development Opportunity Sites Suitable for Community Facilities	EXPIRED
	<p>POLICY: The following development opportunity sites are acceptable, in principle, for the development of community facilities (class d1 uses):</p> <p>Medomsley Detention Centre, Wood Street, Shotley Bridge Derwent Street, Blackhill West Road, Annfield Plain.</p> <p>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).</p> <p>ACTION: Implemented, therefore expired.</p>	
CF4	Reuse of the Hospital Site at Maiden Law	EXPIRED
	<p>POLICY: Proposals for the re-use or redevelopment of the maiden law hospital site will be acceptable, provided that:</p> <ul style="list-style-type: none"> (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 PPG 13; to reduce the length and number of individual journeys, encourage alternative means of transport and reduce reliance on the private car. <p>ACTION: Refer to other policies in the Derwentside District Council Local Plan (1997).</p> <p>ALSO: refer to Planning Policy Statement 7: Sustainable Development in Rural Areas, Planning Policy Statement 13: Transportation and Landuse and the North East of England Plan Regional Spatial Strategy to 2021 (2008).</p>	

CF5	Disabled Access	EXPIRED
<p>POLICY: All development proposals will be required to reasonably provide for disabled people to gain access to the premises.</p> <p>ACTION: This policy is now covered in Disability and Discrimination Act 2005.</p>		
CF6	Development of Mini Recycling Sites	EXPIRED
<p>POLICY: Mini recycling centres will be assessed according to all the following criteria:</p> <ul style="list-style-type: none"> (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. <p>ACTION: Repeats General Permitted Development Rights.</p>		
CF7	New, And Extensions To, Sewage Treatment Works	EXPIRED
<p>POLICY: 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:</p> <ul style="list-style-type: none"> (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. <p>ACTION: Repeats policy GDP 1 in the Derwentside District Council Local Plan (1997).</p>		
CF8	Development of Wind Farms	SAVED
<p>POLICY: The development of wind farms of two or more turbines will be approved provided:</p> <ul style="list-style-type: none"> (a) turbines rated between 350-500 kilowatts are located at 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 be caused by the proposal; and (e) the topography of the site has been taken into <p>ALSO: Refer to page 67 of the Derwentside District Council Local Plan (1997) for full policy justification.</p> <p>ACTION: Refer to ‘Planning Policy Statement 1: Delivering Sustainable Development’, ‘Planning Policy Statement 22: Renewable Energy’, ‘Planning for Renewable Energy: A Companion Guide to PPS22’, and ‘The North East of England Plan Regional Spatial Strategy to 2021’.</p>		
CF9	Renewable Energy	EXPIRED
<p>POLICY: Excluding wind farms proposals for the development of renewable energy sources will be approved, provided that there is no demonstrable harm to:</p> <ul style="list-style-type: none"> (a) the visual appearance of the area; and (b) surrounding residents; and (c) on the ecology of the area. <p>Proposals should include details of associated developments including access roads,</p>		

transmission lines, pylons and other ancillary buildings.

ACTION: Refer to ‘**Planning Policy Statement 1: Delivering Sustainable Development**’, ‘**Planning Policy Statement: Planning and Climate Change - Supplement to Planning Policy Statement 1**’, ‘**Planning Policy Statement 22: Renewable Energy - Planning for Renewable Energy: A Companion Guide to PPS22**’, and ‘**The North East of England Plan Regional Spatial Strategy to 2021**’.

CF10

Development of Telecommunication Equipment

SAVED

POLICY: Planning permission for the erection of telecommunication equipment will be approved where:

- (a) it is located at an existing mast site; or
- (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 AHLV or where its 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.

ALSO: Refer to page 69 of the **Derwentside District Council Local Plan (1997)** for full policy justification.

ACTION: Refer to **Planning Policy Guidance 8: Telecommunications**. Refer to **Planning Policy Statement 7: Sustainable Development In Rural Areas** for guidance on AONBs. Refer to **The North East Of England Regional Spatial Strategy To 2021(Adopted 2008) Policy 31**.

Employment

Ref	Derwentside District Council Local Plan Policy	Status														
IN1	Location of New Industrial Development	SAVED														
	<p>POLICY: Land is allocated for new business/industrial development at the following locations:</p> <table style="margin-left: auto; margin-right: auto;"> <thead> <tr> <th></th> <th style="text-align: center;">Area (Hectares)</th> </tr> </thead> <tbody> <tr> <td>Berry Edge Business Park</td> <td style="text-align: center;">40</td> </tr> <tr> <td>Crookhall General Industrial Estate</td> <td style="text-align: center;">3</td> </tr> <tr> <td>Delves Lane NorthGeneral Industrial Estate</td> <td style="text-align: center;">8</td> </tr> <tr> <td>Harelaw General Industrial Estate</td> <td style="text-align: center;">2</td> </tr> <tr> <td>Hownsgill Prestige Industrial Park</td> <td style="text-align: center;">20</td> </tr> <tr> <td>Leadgate General Industrial Estate</td> <td style="text-align: center;">1</td> </tr> </tbody> </table> <p>ALSO: Refer to page 73 of the Derwentside District Council Local Plan (1997) for full policy justification.</p> <p>ACTION: Refer to ‘Planning Policy Statement 1: Delivering Sustainable Development’, ‘Planning Policy Guidance 4: Industrial, Commercial Development and Small Firms’, ‘Planning Policy Guidance 13: Transport’.</p>		Area (Hectares)	Berry Edge Business Park	40	Crookhall General Industrial Estate	3	Delves Lane NorthGeneral Industrial Estate	8	Harelaw General Industrial Estate	2	Hownsgill Prestige Industrial Park	20	Leadgate General Industrial Estate	1	
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Hownsgill Prestige Industrial Park	20															
Leadgate General Industrial Estate	1															
IN2	Development within Business Parks	SAVED														
	<p>POLICY: Development on the following Business Parks will only be approved if it includes business uses (Class B1) on the majority of the site:</p> <ul style="list-style-type: none"> • Berry Edge, Consett • Villa Real, Consett <p>Planning permission will only be granted if:</p> <p>(a) units are of high specification and attractive; and (b) very high quality landscaping and aesthetic features are incorporated; and © there is no external storage.</p> <p>ALSO: Refer to page 74 of the Derwentside District Council Local Plan(1997) for full policy justification.</p> <p>ACTION: Refer to ‘Planning Policy Statement 1: Delivering Sustainable Development’, ‘Planning Policy Guidance 4: Industrial, Commercial Development and Small Firms’, ‘Planning Policy Guidance 13: Transport’.</p>															
IN3	Development within Prestige Industrial Parks	SAVED														
	<p>POLICY: 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:</p> <ul style="list-style-type: none"> • Greencroft, Annfield Plain • Hownsgill, Consett • Number One, Consett <p>Planning permission will only be granted if:</p> <p>(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.</p> <p>ALSO: Refer to page 74 of the Derwentside District Council Local Plan (1997) for full policy justification.</p>															

ACTION: Refer to ‘**Planning Policy Statement 1: Delivering Sustainable Development**’, ‘**Planning Policy Guidance 4: Industrial, Commercial Development and Small Firms**’, ‘**Planning Policy Guidance 13: Transport**’.

IN4

Development within General Industrial Estates

SAVED

POLICY: 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.

ALSO: Refer to page 75 of the **Derwentside District Council Local Plan (1997)** for full policy justification.

ACTION: Refer to ‘**Planning Policy Statement 1: Delivering Sustainable Development**’, ‘**Planning Policy Guidance 4: Industrial, Commercial Development and Small Firms**’, ‘**Planning Policy Guidance 13: Transport**’.

IN5

Development Involving Less Attractive Uses

SAVED

POLICY: 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.

ALSO: Refer to page 76 of the **Derwentside District Council Local Plan (1997)** for full policy justification.

ACTION: Refer to ‘**Planning Policy Statement 1: Delivering Sustainable Development**’, ‘**Planning Policy Guidance 4: Industrial, Commercial Development and Small Firms**’, ‘**Planning Policy Guidance 13: Transport**’, ‘**Planning Policy Statement 23: Planning and Pollution Control**’, ‘**Planning Policy Statement 23: Planning and Pollution Control - Annex 1: Pollution Control, Air and Water Quality**’, and ‘**Planning Policy Guidance 24: Planning and Noise**’.

IN6 Development within Landscaped Areas **SAVED**

POLICY: 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.

ALSO: Refer to page 77 of the **Derwentside District Council Local Plan (1997)** for full policy justification.

IN7 Development in the Countryside **EXPIRED**

POLICY: 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.

ACTION: Refer to ‘**Planning Policy Statement 1: Delivering Sustainable Development**’, ‘**Planning Policy Statement 7: Sustainable Development in Rural Areas**’, ‘**Durham County Council Minerals Local Plan**’.

ACTION: Any planning applications will be subject to **Planning Policy Statement 7: Sustainable Development In Rural Areas: Sustainable Development in Rural Areas**.

AND: **The North East Of England Regional Spatial Strategy To 2021 (Adopted 2008)** Policy 11 supersedes this policy.

IN8	Development of Light Industrial/Office Uses	EXPIRED
<p>POLICY: Within built up areas planning permission will only be granted for industrial/business uses outside industrial estates identified on the proposals map where:</p> <p>(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.</p> <p>ACTION: Refer to ‘Planning Policy Statement 1: Delivering Sustainable Development’, ‘Planning Policy Guidance 4: Industrial, Commercial Development and Small Firms’, ‘Planning Policy Guidance 13: Transport’.</p>		
IN9	Extensions to Industrial Premises	EXPIRED
<p>POLICY: Extensions to existing industrial or business premises outside of industrial estates will only be permitted if:</p> <p>(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.</p> <p>ACTION: Refer to ‘Planning Policy Statement 1: Delivering Sustainable Development’, ‘Planning Policy Guidance 4: Industrial, Commercial Development and Small Firms’, ‘Planning Policy Statement 23: Planning and Pollution Control’, ‘Planning Policy Statement 23: Planning and Pollution Control - Annex 1: Pollution Control, Air and Water Quality’, ‘Planning Policy Guidance 24: Planning and Noise’, and Saved Policies in Derwentside District Local Plan.</p>		

Tourism

Ref	Local Plan Policy	Status
T01	Sites For The Development Of New Tourist Attractions	SAVED
	<p>POLICY: The following sites are proposed for the development of appropriate new tourist attractions and recreation facilities:</p> <ul style="list-style-type: none"> • Derwentcote Forge, Hamsterley. • East Castle Lime Kilns - interpretation, parking and picnicking facilities. • Ebchester Roman Fort - interpretation and parking facilities, subject to no adverse effect on the character or appearance of the conservation area. • Lanchester Roman Fort - interpretation, subject to no adverse effect 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. <p>ALSO: Refer to page 82 of the Derwentside District Council Local Plan (1997) for full policy justification.</p>	
T02	Development Of Tourist Attractions	EXPIRED
	<p>POLICY: 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 b) does not detract from the visual environment of the area c) is adequately served by the road network and d) does not result in any loss of amenity to surrounding occupiers or land uses.</p> <p>ACTION: Refer to policy GDP1 of the Local Plan, Planning Policy Guidance 13: Transport, and Planning Policy Statement 7: Sustainable Development In Rural Areas.</p>	
T03	Development Of Recreational Paths	SAVED
	<p>POLICY: Recreational paths will be developed along the following routes:</p> <ul style="list-style-type: none"> • Between Beamish And Causey • Between Lintzford And Mountsett • Bowes Railway • Cong Burn • Derwent Walk (Extension) • Harperley Burn • Lanchester Valley Walk (Extension) • Nanny Meyer's Incline • River Derwent • Stanley Burn <p>ALSO: Refer to page 83 of the Derwentside District Council Local Plan (1997) for full policy justification.</p>	

T04	Development Opportunity Sites Suitable For Tourism	SAVED
<p>POLICY: The following development opportunity sites are acceptable, in principle, for tourist related development:</p> <ul style="list-style-type: none"> • Beamish Mary Pit, Stanley • Medomsley Detention Centre • Wood Street, Shotley Bridge <p>Any proposal for tourist related development on these sites must comply with the requirements outlined in the site schedules contained within Appendix F(iv).</p> <p>ALSO: Refer to page 84 of the Derwentside District Council Local Plan (1997) for full policy justification.</p>		
T05	Development Of Visitor Accommodation	EXPIRED
<p>POLICY: 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.</p> <p>ACTION: Refer to policy GDP1 of the Derwentside District Council Local Plan (2007).</p>		
T06	Visitor Accommodation Within The Countryside	SAVED
<p>POLICY: 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:</p> <ul style="list-style-type: none"> (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. <p>ALSO: Refer to page 85 of the Derwentside District Council Local Plan (1997) for full policy justification.</p>		
T07	Camping, Caravan And Chalet Development	SAVED
<p>POLICY: Within the countryside, permission will only be granted for camping, and/or caravan sites and chalet developments where:</p> <ul style="list-style-type: none"> (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. <p>ALSO: Refer to page 86 of the Derwentside District Council Local Plan (1997) for full policy justification.</p>		

T08	Occupancy Conditions For Caravans And Chalets	SAVED
<p>POLICY: 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 eight weeks in any one calendar year.</p> <p>ALSO: Refer to page 87 of the Derwentside District Council Local Plan (1997) for full policy justification.</p>		
T09	Winter Storage Of Caravans	SAVED
<p>POLICY: 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.</p> <p>ALSO: Refer to page 87 of the Derwentside District Council Local Plan (1997) for full policy justification.</p>		

Agriculture

Ref	Derwentside District Council Local Plan Policy	Status
AG1	Protection Of Better Quality Agricultural Land	SAVED
	<p>POLICY: Development on land of grades 2 or 3a agricultural quality will only be permitted if it can be demonstrated that:</p> <p>(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.</p> <p>ALSO: Refer to page 90 of the Derwentside District Council Local Plan (1997) for full policy justification.</p>	
AG2	Diversification Of Agricultural Enterprises	SAVED
	<p>POLICY: planning permission for the diversification of agricultural enterprises will be granted provided that the proposal:</p> <p>(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</p> <p>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.</p> <p>ALSO: Refer to page 91 of the Derwentside District Council Local Plan (1997) for full policy justification.</p>	
AG3	Agricultural Development	SAVED
	<p>POLICY: planning permission for agricultural development will be granted provided it:</p> <p>(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.</p> <p>ALSO: Refer to page 92 of the Derwentside District Council Local Plan (1997) for full policy justification.</p>	
AG4	Agricultural Development Under The Prior Notification Procedure	EXPIRED
	<p>POLICY: 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.</p> <p>ALSO: Refer to page 92 of the Derwentside District Council Local Plan (1997) for full policy justification.</p>	

AG5

Farm Sub-Division

EXPIRED

POLICY: 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.

ALSO: Refer to page 93 of the **Derwentside District Council Local Plan (1997)** for full policy justification.

Recreation

Ref	Derwentside District Council Local Plan Policy	Status
RE1	Sites For Outdoor Recreational Facilities	EXPIRED
	<p>POLICY: 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.</p> <p>ACTION: Harperley is no longer a Country Park.</p>	
RE2	Protection of Existing Recreational Facilities	EXPIRED
	<p>POLICY: 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.</p> <p>ACTION: Refer to paragraph 10 of Planning Policy Guidance Note 17: Planning for Open Space, Sport and Recreation.</p>	
RE3	Recreation Facilities within the Countryside	EXPIRED
	<p>POLICY: 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.</p> <p>ACTION: Refer to paragraphs 20 to 32 of Planning Policy Guidance Note 17: Planning for Open Space, Sport and Recreation. Also Planning Policy Statement 7: Sustainable Development in Rural Areas.</p>	
RE4	Protection of Public Footpaths	SAVED
	<p>POLICY: 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.</p> <p>ALSO: Refer to page 97 of the Derwentside District Council Local Plan (1997)</p>	
RE5	Provision of Picnic and Parking Sites	EXPIRED
	<p>POLICY: 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.</p> <p>ACTION: The objectives of this policy are seldom required and can be met by planning conditions.</p>	
RE6	Sports and Cultural Facilities	EXPIRED
	<p>POLICY: Proposals for new or the extension of existing sports and cultural facilities within built-up areas will only be approved if:</p> <p>(a) there is no adverse effect on the character of the area; and</p> <p>(b) there is no loss of amenity to surrounding occupiers</p> <p>ACTION: This policy is not longer required as it repeats the guidance provided in policy GDP1 of the Derwentside District Council Local Plan (1997)</p>	

RE7	Development of Golf Courses	EXPIRED
<p>POLICY: New golf courses will only be permitted if the proposal:</p> <ul style="list-style-type: none"> (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. <p>ACTION: Refer to saved policies GDP1 and AG1 of the Derwentside District Council Local Plan (1997).</p> <p>ALSO: Refer to Planning and Policy Guidance Note 17: Planning for Open Space, Sport and Recreation and Planning Policy Statement 7: Sustainable Development in Rural Areas</p>		
RE8	Outdoor Sports which may cause Nuisance	EXPIRED
<p>POLICY: Planning permission will only be granted for air, motorised and shooting sports where the proposal:</p> <ul style="list-style-type: none"> (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. (d) <p>ACTION: Refer to saved policies GDP1 of the Derwentside District Council Local Plan (1997).</p> <p>ALSO: to Planning and Policy Guidance Note 17: Planning for Open Space, Sport and Recreation and Planning Policy Statement 7: Sustainable Development in Rural Areas.</p>		
RE9	Sites suitable for Sport/Recreation	SAVED
<p>POLICY: The following development opportunity sites are acceptable, in principle, for leisure and recreational development:</p> <p>Beamish Mary Pit, Stanley; Derwent Street, Blackhill; Medomsley Detention Centre, West Road, Annfield Plain; Wood Street, Shotley Bridge.</p> <p>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).</p> <p>ALSO: Refer to page 100 of the Derwentside District Council Local Plan 1997 for full policy justification.</p>		

Commerce Including Retail

Ref	Local Plan Policy	Status
CO1	Supporting Existing Town Centres Within The District	EXPIRED
	<p>POLICY: 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.</p> <p>ACTION: Refer to Planning Policy Statement 6: Planning For Town Centres, Planning Policy Guidance 13: Transport and GDP1.</p> <p>AND: Pay due consideration to the changes in Use Class resulting from the Use Class (Amendments) Order (2005)</p>	
CO2	Development Opportunity Sites Suitable For Commerce	EXPIRED
	<p>POLICY: 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)</p> <p>ACTION: None. This policy is no longer applicable as the site has been developed.</p>	
CO3	Controlling Out Of Town Retail Developments	EXPIRED
	<p>POLICY: The Council will grant planning permission for out-of-town retail development provided that:</p> <ul style="list-style-type: none"> a) no town centre or edge of town centre site is available; 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; c) the site of the development falls within the existing urban area d) the site is accessible by public transport 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. <p>ACTION: Refer to Planning Policy Statement 6: Planning For Town Centres, Planning Policy Statement 1: Delivering Sustainable Development and Planning Policy Guidance 13: Transport.</p>	
CO4	Location Of Petrol Filling Stations, Car Showrooms And Garden Centres	EXPIRED
	<p>POLICY: Planning permission for new petrol filling stations, car showrooms, garden centres and other establishments selling horticultural or agricultural produce will only be granted if:</p> <ul style="list-style-type: none"> a) the site is within or adjoining the built-up area of a settlement b) the site is adjacent to a classified road 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. <p>ACTION: Refer to policy GDP1 of the Derwentside District Council Local Plan 1997.</p>	

CO5	Retailing From Industrial Premises	SAVED
<p>POLICY: Retailing from industrial premises will only be permitted where:</p> <ul style="list-style-type: none"> (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. <p>ALSO: Refer to page 106 of the Derwentside District Council Local Plan (1997) for full policy justification.</p>		
CO6	Corner Shops	EXPIRED
<p>POLICY: Proposals for small neighbourhood shops within residential areas will be approved provided they do not adversely affect the amenities of local residents.</p> <p>ACTION: Refer to policy GDP1 of the Derwentside District Council Local Plan 1997.</p>		
CO7	Retailing In The Countryside	EXPIRED
<p>POLICY: Planning permission will only be granted for retail development within the countryside where:</p> <ul style="list-style-type: none"> 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 effect 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. <p>'ACTION: Refer to policy GDP1 of the Derwentside District Council Local Plan (1997) and Planning Policy Statement 7: Sustainable Development In Rural Areas, paragraph 30 and 31.</p>		
CO8	Open Air Markets	EXPIRED
<p>POLICY: Open air markets will only be permitted where:</p> <ul style="list-style-type: none"> a) the site is not prominent in the landscape b) the vitality and viability of nearby shopping centres will not be adversely affected 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. <p>ACTION: Refer to policy GDP1 of the LP and Planning Policy Statement 6: Planning For Town Centres Paragraph 2.27.</p>		
CO9	New Shop Fronts	SAVED
<p>POLICY: Planning permission for new shop fronts will only be granted provided:</p> <ul style="list-style-type: none"> (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. <p>ALSO: Refer to page 109 of the Derwentside District Council Local Plan (1997) for full policy justification.</p>		

CO10	Roller Shutters	SAVED
<p>POLICY: Protective roller shutters will only be permitted if:</p> <ul style="list-style-type: none"> (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. <p>ALSO: Refer to page 109 and 110 of the Derwentside Local Plan (1997) for full policy justification.</p>		
CO11	Private Hire Offices	SAVED
<p>POLICY: Planning permission will only be granted for the use of properties as private hire offices if:</p> <p>Within town centres:</p> <ul style="list-style-type: none"> (a) adequate parking is provided in close proximity to the office; and (b) any radio antenna is situated in an unobtrusive location. <p>Within predominantly commercial areas:</p> <ul style="list-style-type: none"> (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. <p>Within residential or predominantly residential areas:</p> <ul style="list-style-type: none"> (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. <p>ALSO: Refer to page 110 of the Derwentside District Council Local Plan (1997) for full policy justification.</p>		
CO12	Hot Food Take-Aways And Cafes	SAVED
<p>POLICY: Planning permission will only be granted for hot food uses in the following locations:</p> <p>Within town centres if:</p> <ul style="list-style-type: none"> (a) premises are not located close to concentrations of residential property; and (b) premises are not located adjacent to parking restrictions. <p>Within mixed use areas or local shopping centres if:</p> <ul style="list-style-type: none"> 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. <p>Such uses will only be considered appropriate if:</p> <ul style="list-style-type: none"> (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. <p>Hot food uses are considered to be unacceptable in premises which are both located amidst dwellings and are isolated from other non- residential uses.</p> <p>ALSO: Refer to page 112 of the Derwentside District Council Local Plan (1997) for full</p>		

	policy justification.	
	AND: Pay due consideration to the changes in Use Class resulting from the Use Class (Amendments) Order (2005)	
CO13	Poster Hoarding Sites	SAVED
	<p>POLICY: Advertisement consent for large poster hoardings will only be granted if:</p> <ul style="list-style-type: none"> (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. <p>ALSO: Refer to page 113 of the Derwentside District Council Local Plan (1997) for full policy justification.</p>	
CO14	Advertisements On Business Premises	SAVED
	<p>POLICY: Applications submitted for advertisements or signs on shops or business premises will only be permitted if:</p> <ul style="list-style-type: none"> (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. <p>ALSO: Refer to page 113 of the Derwentside District Council Local Plan (1997) for full policy justification.</p>	
CO15	Advertisements For Tourist Accommodation And Facilities	SAVED
	<p>POLICY: Advertisements for tourist accommodation and facilities in the countryside will only be permitted:</p> <ul style="list-style-type: none"> (a) on main road frontages if there are no more than two 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. <p>ALSO: Refer to page 114 of the Derwentside District Council Local Plan (1997) for full policy justification.</p>	

Transport

Ref	Derwentside District Council Local Plan Policy	Status
TR1	Proposed Schemes	SAVED
	<p>POLICY: Land which may be required for the construction of the following proposed road schemes will be safeguarded from other development:</p> <p>Crookgate Bank Improvement Link Road between Hownsgill Drive And The Consett Bypass Link Road Between Park Road and The Consett Bypass, Sunnside Bypass, Witton Gilbert Bypass.</p> <p>ALSO: Refer to page 117 of Derwentside District Council Local Plan (1997) for policy justification.</p>	
TR2	Development and Highway Safety	SAVED
	<p>POLICY: Planning permission for development will only be granted where the applicant can satisfy the council that the scheme incorporates, where necessary:</p> <ul style="list-style-type: none"> (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. <p>Planning permission will only be granted if the proposal also complies with the car parking standards in appendix d.</p> <p>ALSO: Refer to page 118 of Derwentside District Council Local Plan (1997) for policy justification</p>	
TR3	Cycling	SAVED
	<p>POLICY: 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.</p> <p>ALSO: Refer to page 119 of Derwentside District Council Local Plan (1997) for policy justification</p>	

Consett Inset

Ref	Derwentside District Council Local Plan Policy	Status
CI1	Development within the Commercial Centre	EXPIRED
	<p>POLICY: 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:</p> <ul style="list-style-type: none"> (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. <p>ACTION: This policy repeats guidance in policy GDP1.</p> <p>ALSO: Refer to Planning Policy Statement 6: Planning for Town Centres and Local Transport Plan 2</p>	
CI2	Pedestrian and Traffic Management	EXPIRED
	<p>POLICY: When designed, proposals for schemes for the management of vehicular and pedestrian traffic will be implemented in the following locations:</p> <p>On Front Street in Victoria Road, Queen Street and Wesley Street at the northern end of Middle Street and Raglan Street</p> <p>ACTION: Refer to Durham County Council Local Transport Plan 2.</p>	
CI3	Provision of Car Parking Facilities	EXPIRED
	<p>POLICY: 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:</p> <ul style="list-style-type: none"> (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. <p>ACTION: Refer to Planning Policy Guidance 13: Transport Annex D and refer to Local Transport Plan 2.</p>	
CI4	Development within Berry Edge	EXPIRED
	<p>POLICY: Proposals for the comprehensive development of Berry Edge include:</p> <p>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 horse riding 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.</p> <p>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.</p> <p>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.</p>	

	ACTION: This policy is now out of date since there has been development on the site and it is no longer Relevant.	
CI5	Consett: Development at Lydgates Lane POLICY: Recreation and tourism facilities for visitors will be permitted on the site adjoining the junction of the four railway paths at Lydgetts Lane, if: <ul style="list-style-type: none"> (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. (c) ACTION: Proposals will be assessed against other saved policies in Derwentside District Council Local Plan (1997) .	EXPIRED
CI6	Provision of Play Facilities in Consett POLICY: Sites for the provision of play areas are proposed at: Edith Street Railway Street Station Terrace Station Yard East. ACTION: Refer to Derwentside District Council's Play Area Assessment . This generally seeks to target resources at improving existing play areas rather than providing new ones.	EXPIRED
CI7	Redevelopment of the Templetown Brickworks POLICY: 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. ACTION: This policy is no longer relevant as the site has been developed.	EXPIRED
CI8	Environmental Improvement Site POLICY: Environmental Improvement Is Proposed At The Following Location: On Land Between The Consett Bypass And Sherburn Terrace ACTION: This policy is no longer relevant as the site has been developed.	EXPIRED
CI9	Development Opportunity Site – Consett Reservoir And Leadgate Road POLICY: 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). ACTION: This policy is now out of date as the sites have been developed and therefore no longer relevant.	EXPIRED

CI10	Development Opportunity Site – Station Yard West	EXPIRED
POLICY: 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).		
ACTION: This policy is now out of date as the site has been developed.		

Leadgate Inset

Ref	Derwentside District Council Local Plan Policy	Status
LI1	Road Improvement Corridor at Villa Real	SAVED
	<p>POLICY: 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.</p> <p>ALSO Refer to page 132 of Derwentside District Council Local Plan (1997) for policy justification</p>	
LI2	Traffic Management Proposals	EXPIRED
	<p>POLICY: 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.</p> <p>ACTION : There is no need for a specific policy to deliver the desired outcome and the County Council would determine matters regarding highways.</p>	
LI3	Development within the Commercial Centre	EXPIRED
	<p>POLICY: 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:</p> <p>(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.</p> <p>ACTION:This policy is not longer required as it repeats the guidance provided in policy GDP1 and guidance that would be provided by County Council</p>	
LI4	Provision of Play Areas in Leadgate	EXPIRED
	<p>POLICY: Sites for the provision of play areas are proposed at: Garden Terrace, Willow Crescent.</p> <p>ACTION: Refer to Derwentside District Council's Play Area Assessment. This generally seeks to target resources at improving existing play areas rather than providing new ones.</p>	
LI5	Provision of Informal Recreation Areas in Leadgate	EXPIRED
	<p>POLICY: Land between the number one and Watling Street Industrial Estates is allocated for informal outdoor recreation.</p> <p>ACTION: Refer to Derwentside District Council Open Space Strategy.</p>	
LI6	Provision of Footpaths in Leadgate	EXPIRED
	<p>POLICY: New footpath links are proposed between: Garden Terrace and Dere Street; Number One Industrial Estate and Dere Street; Watling bungalows and Pont lane.</p> <p>ACTION: Planning conditions are sufficient to implement the objectives of this policy.</p>	
LI7	Environmental Improvement Sites	EXPIRED
	<p>POLICY: Environmental improvements are proposed at the following locations: Rear of villa real garage station yard</p> <p>ACTION:This policy is no longer required as other policies would provide the detail required to assess an application. All open spaces have been assessed in the open space strategy.</p>	

South Moor Inset

Ref	Derwentside District Council Local Plan Policy	Status
SMI1	Protection of Open Space in South Moor	EXPIRED
	<p>POLICY: 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 Parameter Street, at the entrance to Quaking Houses within South Moor Memorial Park</p> <p>ACTION: Refer to Derwentside District Council Open Space Strategy</p>	
SMI2	Environmental Improvement Sites	EXPIRED
	<p>POLICY: Environmental improvements are proposed at the following locations:</p> <p>Rear of Eden Terrace Rear of Greenlands Muriel Street</p> <p>ACTION: This policy is no longer required as other policies would provide the detail required to assess an application. All open spaces have been assessed in the open space strategy.</p>	
SMI3	Development within the Green Wedge	EXPIRED
	<p>POLICY: 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:</p> <p>(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.</p> <p>ACTION: This policy is no longer required as it repeats the guidance provided in policy GDP1 of the Derwentside District Council Local Plan (1997).</p>	
SMI4	Safeguarding a Site For Educational Use	SAVED
	<p>POLICY: Land to the North of Windermere Terrace will be reserved for educational use.</p> <p>ACTION: Refer to page 137 of the Derwentside District Council Local Plan 1997 for full policy justification.</p>	
SMI5	Redevelopment of School Site	SAVED
	<p>POLICY: If the existing Greenland Junior and Infant School were to be relocated, community use of the existing buildings will be permitted.</p> <p>ALSO: Refer to page 137 of the Derwentside District Council Local Plan 1997 for full policy justification.</p>	
SMI6	Development Opportunity Sites – Rose Avenue	EXPIRED
	<p>POLICY: The development opportunity site at the former warehouse on Rose Avenue is acceptable for housing and community (Class D1 Uses) development, in principle.</p> <p>Any proposal on this site must comply with the requirements outlined in the site schedule contained within appendix f (iv).</p> <p>ACTION: Refer to Policies 6 and 28 of North East of England Regional Spatial Strategy to 2021 (Adopted 2008), the Strategic Housing Market Assessment once prepared and Planning Policy Statement 3: Housing and other policies as contained within the Derwentside District Council Local Plan(1997).</p>	
SMI7	Development within the Commercial Centre	EXPIRED
	<p>POLICY: 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:</p> <p>(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</p>	

	ACTION: This policy is not longer required as it repeats the guidance provided in policy GDP1.	
SMI8	Development Limit at Quaking Houses	SAVED
	POLICY: No further housing development will be permitted south of the development limit at quaking houses, indicated on the proposals map.	
	ALSO: Refer to page 139 of the Derwentside District Council Local Plan (1997) for full policy justification.	
SMI9	Provision of Play Facilities in South Moor	EXPIRED
	POLICY: 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.	
	ACTION: Refer to Derwentside District Council's Play Area Assessment. This generally seeks to target resources at improving existing play areas rather than providing new ones.	
SMI10	Provision of Woodland Area	EXPIRED
	POLICY: a site is proposed for woodland planting east of south moor memorial park.	
	ACTION: This policy is no longer required as other policies would provide the detail required to assess an application i.e. policy EN12 of the Derwentside District Council Local Plan (1997) . All open spaces have been assessed in the Open Space Strategy	

Burnhope Inset

Ref	Derwentside District Council Local Plan Policy	Status
BI1	Development Limit For Burnhope	SAVED
	<p>POLICY: No new housing development at Burnhope will be approved outside the development limit.</p> <p>ALSO: See the Burnhope Inset of the Derwentside District Council Local Plan (1997) for full policy justification.</p>	
BI2	Infill Housing Development	EXPIRED
	<p>POLICY: Those sites suitably identified on the proposals map are acceptable for small scale infill housing development, in principle.</p> <p>ACTION: Refer to policy HO5 of the Derwentside District Council Local Plan (1997) and pages 47 to 48 for full policy justification.</p>	
BI3	Development Opportunity Site – Rear Of South View	EXPIRED
	<p>POLICY: 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).</p> <p>ACTION: Refer to policies 6 and 28 for housing, policy 19 for Class B1 use and policy 24 of the North East of England Regional Spatial Strategy to 2021 (Adopted 2008), the Strategic Housing Market Assessment once prepared.</p> <p>AND: Refer to Planning Policy Statement 3: Housing, Planning Policy Guidance Note 4: Industrial, Commercial Development and Small Firms and other policies as contained within the Derwentside District Council Local Plan(1997).</p>	
BI4	Environmental Improvement Sites	EXPIRED
	<p>POLICY: Environmental improvements are proposed at the following Locations:</p> <p>Rear of Langley Avenue Burnhope Community Centre</p> <p>ACTION: This policy is no longer required as other policies would provide the detail required to assess an application. All open spaces have been assessed in the open space strategy.</p>	