

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.

District Of Easington Local Plan (2001)

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EASINGTON

General Principles of Development

Ref	Local Plan Policy	Status
1	General Principles of Development POLICY: The council will have due regard to the provisions of the development plan in the determination of planning applications and development proposals. Account will be taken of whether the proposal would accord with the principles of sustainable development together with any benefits to the community and the local economy. It will also require the following principles to be applied to the location, design and layout of all new development:- i) A location within the defined settlement boundaries, as shown on the proposals map except where a proposed development in the countryside would be allowed by other policies in the plan (policy 3); ii) To assist with the objective of energy conservation (policy 35); iii) Satisfactory and safe provision for pedestrians, cyclists, public transport, cars and other vehicles (policy 36 and 37); iv) A high standard of design and landscaping which relates well to the natural and built features of the site, the surrounding area and adjacent land uses (policy 35); v) The protection of the best and most versatile agricultural land, existing public rights of way, landscape character, trees, hedgerows, geology, geomorphology, wildlife and natural habitats (policies 7, 10, 11; 14-18); vi) The protection of the built environment of historic and/or architectural value (policies 20-24); vii) To assist with the objective of reducing crime and increasing personal safety through appropriate design and layout (policy 38); viii) To safeguard the visual and general amenity of people living and working within the vicinity of the site (policy 35); ix) The protection of the environment from development that generates Pollutants of water, air or soil (policies 25-27). ALSO: Refer to page 16 of the District of District of Easington Local Plan (2001) for full policy justification.	SAVED

Environment (2 - 48)

Ref	District of District of Easington Local Plan Policy	Status
2	Renewable Energy	EXPIRED
	<p>POLICY: Wherever possible the council will give favourable consideration to renewable energy proposals and will give due consideration to their wider environmental benefits, and national government policy to encourage their development in environmentally acceptable locations. Proposals for the generation of power from renewable energy sources, as well as any associated development (which may include access roads, transmission lines, pylons and other ancillary buildings), will be permitted provided the economic and environmental benefits (including the reduction in emissions of greenhouse gases) outweigh their environmental and visual impact (including any impact on local amenity); those 'impacts' will be assessed in accordance with other policies in this plan; commensurate measures to restore or treat the site when operations cease must be indicated.</p> <p>ACTION: Refer to Policy 39 Renewable Energy Generation of the North East Regional Spatial Strategy (2008)</p> <p>AND: refer to Planning Policy Statement 22: Renewable Energy</p>	
3	Protection of the Countryside	SAVED
	<p>POLICY: Development limits are defined for the settlements of the District and are shown on the proposals map and the settlement inset maps. Development outside the 'settlement limits' will be regarded as development within the countryside. Other than specifically allowed for by other policies, development in the countryside will not be approved.</p> <p>ALSO: Refer to page 18 of the District of District of Easington Local Plan (2001) for full policy justification.</p>	
4	Green Belt Extension in County Durham	SAVED
	<p>POLICY: The following areas of land, as defined on the proposals map, are designated as green belt and represent an extension of the Tyne and Wear green belt in the county of Durham:</p> <ul style="list-style-type: none"> i) North of Lord Byron's walk; ii) North of Seaham Grange Industrial Estate and north west of the A1086 to the junction with the B1404 road; iii) West of the former Tuthill quarry to Ryhope railway and north of the B1404 road <p>ALSO: Refer to page 19 of the District of District of Easington Local Plan (2001) for full policy justification.</p>	
5	Control Over Development In The Green Belt	EXPIRED
	<p>POLICY: Within the green belt planning permission will not be granted, other than in very exceptional circumstances, unless it is for:</p> <ul style="list-style-type: none"> i) The erection of new buildings required for agriculture or forestry enterprises ii) Essential facilities for outdoor sport and recreation, for cemeteries and for other uses of land which would preserve the openness of the green belt. iii) and, providing there is no material reduction in the openness or erosion of the purposes of the green belt and that the building is in keeping with its surroundings: <ul style="list-style-type: none"> a) the re-use of existing buildings in accordance with policies 59, 60 and 70, and b) limited extensions to existing dwellings in accordance with policy 73. <p>ACTION: Refer to Section 3 of Planning Policy Guidance 2: Green Belts.</p>	

6	Strategic Gap Between Easington Village and Peterlee	SAVED
<p>POLICY: The open area separating Easington Village and Peterlee, shown on the proposals map, is allocated as a 'green wedge'. In this area, development will be limited to agriculture, horticulture, forestry, wildlife reserves and informal recreation uses involving the quiet enjoyment of the countryside. All proposals should maintain the open nature of this area.</p> <p>ALSO: Refer to page 21 of the District of District of Easington Local Plan (2001) for full policy justification.</p>		
7	Protection of Areas of High Landscape Value (AHLV)	SAVED
<p>POLICY: The special character, quality and appearance of the landscape within those areas designated as areas of high landscape value on the proposals map will be maintained and enhanced. Any development likely to adversely affect the character, quality or appearance of those AHLV's will only be permitted if it meets a need that outweighs the value of the landscape and there is no alternative location within the county. The council will require developers to demonstrate that adverse effects are minimised (as far as is reasonable) and that commensurate efforts to compensate for unavoidable damage are made.</p> <p>ALSO: Refer to page 21 of the District of District of Easington Local Plan (2001) for full policy justification.</p>		
8	Magnesium Limestone Grassland	EXPIRED
<p>POLICY: The coastal zone as defined in the proposals map will be restored to a semi-natural habitat for nature conservation purposes, including magnesian limestone grassland on areas currently in intensive agricultural use, where it does not conflict with policy 12'</p> <p>ACTION: Refer to Section 2 of Planning Policy Guidance 20: Coastal Planning</p>		
9	Protection Of The Coastal Zone Environment	SAVED
<p>POLICY: Except as specifically allowed under other policies of this plan, development in the coastal zone, as identified on the proposals map, will only be permitted if the requirement for the project cannot be met outside the coastal zone and the need for, or benefit from, the scheme outweighs any adverse impact. Other relevant policies in this plan will be used to assess the 'need,' or 'adverse impact' associated with any proposal.'</p> <p>ALSO: Refer to page 23 of the District of Easington Local Plan (2001) for full policy justification.</p>		
10	Protection Of Trees And Hedgerows	EXPIRED
<p>POLICY: The council will seek to protect trees and hedgerows by requiring that:</p> <ul style="list-style-type: none"> i) The layout and design of development proposals where possible provides for the retention and integration of trees and hedgerows and that adequate protection measures are provided during site works; ii) Significant trees threatened by development should be protected through the designation of tree preservation orders, as necessary; Trees and hedgerows and other landscape features lost to development should be replaced, preferably with local native species. <p>ACTION: Refer to Hedgerow Legislation 1997 and High Hedge Regulation 2004 and paragraph 16 of Planning Policy Statement 7: Sustainable Development in Rural Areas.</p>		
11	Tree Preservation Orders	EXPIRED
<p>POLICY: The topping, lopping and felling of trees which are the subject of a tree preservation order or are located within conservation areas will only be approved where necessary for the purposes of woodland management and where that management does not seriously damage amenity and nature conservation interests, or where the trees are considered to be dangerous. Where permission is given to fell trees replacement planting will be required if deemed appropriate.</p>		

	<p>ACTION: Refer to Policy 36 Trees, Woodlands and Forests of the North East Regional Spatial Strategy (2008)</p> <p>AND: refer to Tree Preservation Orders: A Guide to the Law and Good Practice 2006 - Addendum September 2008</p>	
12	<p>Protection of Agricultural land</p> <p>POLICY: The development of the best and most versatile agricultural land will only be approved in the following exceptional circumstances:</p> <ul style="list-style-type: none"> i) Where it would be capable of returning to its existing agricultural quality in the future at an economic cost; or ii) Where there is an overriding need for development and a lack of suitable development opportunities in already developed areas, and either sufficient land in grades below IIIa or sufficient lower grade land which does not have an environmental value recognised by statutory designation, is unavailable <p>ACTION: Refer to Paragraphs 28 and 29 of Planning Policy Statement 7: Sustainable Development in Rural Areas in place of this policy.</p>	EXPIRED
13	<p>Protection of Watercourses</p> <p>POLICY: Where development has the potential to impact upon a watercourse or water body, the council will require works to be undertaken to mitigate any such impact. The culverting of watercourses will only be approved where it would not cause safety, flooding or maintenance problems or adversely affect nature conservation interests.</p> <p>ACTION: Refer to Policy 34 (Aquatic and Marine Environment) of North East Of England Regional Spatial Strategy To 2021</p>	EXPIRED
14	<p>Protection of Special Areas of Conservation</p> <p>POLICY: Development which (either individually or cumulatively) is likely to adversely affect (either directly or indirectly) a designated or candidate special area of conservation, and is not directly connected with, or necessary for, managing the scientific interest of the site, will only be approved where:</p> <ul style="list-style-type: none"> i) There is no alternative solution; and ii) There are imperative reasons of over-riding national interest for the development. In the case of sites which host a priority habitat or a priority species, such development will only be approved where: iii) It is necessary for reasons of human health or public safety; or iv) Beneficial consequences of primary nature conservation importance arise. <p>Before any project is allowed, developers will be required to demonstrate that adverse effects are minimised and that commensurate efforts to compensate for unavoidable damage are made.'</p> <p>ALSO: Refer to page 26 of the District of Easington Local Plan (2001) for full policy justification.</p>	SAVED
15	<p>Protection of Sites of Special Scientific Interest, and National Nature Reserves</p> <p>POLICY: Development which (either individually or cumulatively) is likely to adversely affect (either directly or indirectly) a notified site of special scientific interest will only be approved where:</p> <ul style="list-style-type: none"> i) There is no alternative solution; and ii) The development is in the national interest. <p>Before any project is allowed, developers will be required to demonstrate that adverse effects are minimised and that commensurate efforts to compensate for unavoidable damage are made.</p>	SAVED

	ALSO: Refer to paras. 3.58 to 3.61 of the District of Easington Local Plan (2001) for full policy justification.	
16	Protection Of Sites Of Nature Conservation Importance, Local Nature Reserves And Ancient Woodlands	SAVED
	<p>POLICY: Development which (either individually or cumulatively) is likely to adversely affect (either directly or indirectly) a notified site of nature conservation importance, a local nature reserve or an ancient woodland will only be approved where :</p> <p>i) There is no alternative solution within the county or the district (as appropriate); and ii) The development is in the national interest.</p> <p>Before any project is allowed, developers will be required to demonstrate that adverse effects are minimised and that commensurate efforts to compensate for unavoidable damage are made.</p> <p>ALSO: Refer to paras. 3.62 to 3.66 of the District of Easington Local Plan (2001) for full policy justification.</p>	
17	Identification And Protection Of Wildlife Corridors	SAVED
	<p>POLICY: Development which would adversely affect a wildlife corridor or a wildlife link will only be approved where compensatory features are provided which would maintain the integrity of the corridor or link.</p> <p>ALSO: Refer to page 29 of the District of Easington Local Plan (2001) for full policy justification.</p>	
18	Species And Habitat Protection	SAVED
	<p>POLICY: Development which would significantly adversely affect, either directly or indirectly, any protected species or its habitat will only be approved where the reasons for the development clearly outweigh the value of the species or its habitat. Before any project is allowed, developers will be required to demonstrate that adverse effects are minimised and that commensurate efforts to compensate for unavoidable damage are made.</p> <p>ALSO: Refer to page 29 of the District of Easington Local Plan (2002) for full policy justification.</p>	
19	Management of Areas of Nature Conservation Interest	SAVED
	<p>POLICY: The promotion of the interests of nature conservation will be encouraged throughout the district. Areas of nature conservation interest, particularly those of national importance will be protected and enhanced. Measures will include:</p> <p>i) The appropriate management of District Council owned land; ii) Encouraging landowners and occupiers to adopt management regimes sympathetic to nature conservation; iii) Seeking provision for nature conservation or creation of habitat in development proposals; iv) Seeking opportunities for new habitat creation on both public and private land; v) Improving access and providing interpretation to appropriate sites of wildlife interest; vi) Controlling inappropriate development in accordance with policies 14-18.</p> <p>ALSO: Refer to page 30 of the District of Easington Local Plan (2001) for full policy justification.</p>	
20	Protection of Archaeological Sites	EXPIRED
	<p>POLICY: Where nationally important archaeological sites (whether scheduled or not) and their settings would be affected by a development proposal, there will be a presumption in favour of their physical preservation in situ. Proposals likely to adversely affect such sites will only be approved where:</p>	

	<p>i) There is no alternative solution; and ii) The development is in the national interest.</p> <p>Before any project is allowed, developers will be required to demonstrate that adverse effects are minimised, that commensurate efforts to preserve remains in situ will be made and, where damage is unavoidable, that satisfactory arrangements for an appropriate programme of archaeological investigation, recording and publication will exist.</p> <p>ACTION: This policy is no longer required as it repeats the guidance provided in PPG15: Planning and the Historic Environment, PPG16: Archaeology and Planning and North East Of England Regional Spatial Strategy To 2021 Policies 8 (Protecting and Enhancing the Environment) and 32 (Historic Environment).</p>
21	<p>Assessment and Protection of Areas of Archaeological Interest EXPIRED</p> <p>POLICY: Within areas of regional or local archaeological interest the council will require a programme of archaeological assessment and/or evaluation to be carried out before the determination of a planning application. Where possible archaeological remains should be preserved in situ. Development proposals likely to adversely affect such sites will only be approved where:</p> <p>i) There is no alternative solution within the region or locality (as appropriate); and ii) The benefits from the development outweigh the intrinsic importance of the remains.</p> <p>Before any project is allowed, developers will be required to demonstrate that adverse effects are minimised (as far as is reasonable) and, where preservation of the remains in situ is not justified, that satisfactory arrangements for an appropriate programme of archaeological investigation, recording and publication will exist.</p> <p>ACTION: This policy is no longer required as it repeats the guidance provided in PPG15: Planning and the Historic Environment, PPG16: Archaeology and Planning and North East Of England Regional Spatial Strategy To 2021 Policies 8 (Protecting and Enhancing the Environment) and 32 (Historic Environment).</p>
22	<p>Preservation and Enhancement of Conservation Areas SAVED</p> <p>POLICY: The council will seek to preserve or enhance the character, appearance or setting of the district's conservation areas by:</p> <p>i) Not allowing development which would detract from the character, appearance or setting of the conservation area; ii) Only permitting development within, adjoining or affecting conservation areas where it is appropriate in terms of its siting, layout, site coverage, height, roof style, detailed design and materials iii) Protecting important views into and out of the conservation area iv) Protecting trees, hedgerows, open spaces and other landscape features which contribute to the character or appearance of the conservation area and its setting; v) Maintaining a general presumption in favour of retaining buildings which make a positive contribution to the character and appearance of the conservation area and only allowing complete or substantial demolition where a strong case in favour of the demolition as opposed to preservation can be made having taken into account alternative uses, the possibility of charitable or community ownership and any community benefits arising from the proposal, and vi) Only granting consent to demolish buildings in conservation areas where there are acceptable detailed plans for any redevelopment. Any such consents shall be subject to conditions to provide that demolition shall not take place until a contract for the carrying out of the works of redevelopment and planning permission for those works has been granted vii) Only considering outline planning applications in conservation areas if supported by sufficient details to enable the impact of the proposal upon the character, appearance or setting of the area to be assessed.</p> <p>Paragraph 3.81 to 3.86.</p>

	<p>ALSO: Refer to paras. 3.81 to 3.86 of the District of Easington Local Plan (2001) for full policy justification. See also Castle Eden Conservation Area Appraisal 2007, Seaham Conservation Area Appraisal 2007 and Easington Village Conservation Area Appraisal 2008.</p>	
23	<p>Control of Advertisement in Conservation Areas</p> <p>POLICY: The location and design of advertisements in a conservation area should be appropriate both to the character of the buildings on which they are situated and the surrounding area.</p> <p>ACTION: Refer to Paragraphs 22 and 23 of Planning Policy Guidance 19: Outdoor Advertisement Control and Paragraphs 4.31 to 4.37 of Planning Policy Guidance 15: Planning and the Historic Environment.</p>	EXPIRED
24	<p>Protection of Listed Buildings</p> <p>POLICY: Any developments which adversely affect the character, appearance, special architectural features or setting of a listed building will not be approved. Proposals for the alteration or extension of a listed building should incorporate the retention of architectural or historic features which are important to the character of the building. The complete or substantial demolition of a listed building will only be approved in exceptional circumstances where either:</p> <ul style="list-style-type: none"> i) There would be substantial benefits for the community which would decisively outweigh the loss resulting from demolition; or ii) All other options with regard to alternative uses including charitable or community uses have been reasonably explored and found not to be feasible or viable. <p>ALSO: Refer to page 34 of the District of District of District of Easington Local Plan (2001) for full policy justification.</p> <p>And: Refer to Paragraph 3.16 of Planning Policy Guidance 15: Planning and the Historic Environment.</p>	SAVED
25	<p>Protection Of Groundwater Supplies</p> <p>POLICY: Developments which would pose an unacceptable risk to the quality and quantity of groundwater supplies will not be approved.</p> <p>ACTION: Refer to Policy 34 (Aquatic and Marine Environment) of North East Of England Regional Spatial Strategy To 2021</p>	EXPIRED
26	<p>Waste Water Management</p> <p>POLICY: Development will only be permitted when foul and surface water sewers and sewage treatment works of an adequate capacity and design are available or will be provided in time to serve the development.</p> <p>ACTION: Refer to Planning Policy Statement 12: Local Spatial Planning, paragraphs 4.8 and 4.9.</p> <p>ALSO: Paragraphs B3 to B8 of Planning Policy Statement 12: Local Spatial Planning outline the need to take account of infrastructure such as sewerage early on in preparing Development Plan Documents.</p>	EXPIRED
27	<p>Control Of Potentially Polluting Development</p> <p>POLICY: Planning permission for development that may generate pollutants of water, air or soil, noise, vibration, light, heat or radiation will only be approved where such pollution will not have a serious adverse effect upon:</p> <ul style="list-style-type: none"> i) The amenity of local residents and/or the occupiers of nearby land and property; or ii) The local environment, where such an effect would adversely affect the use of land. <p>ACTION: Refer to Planning Policy Statement 23: Planning and Pollution Control.</p>	EXPIRED

28	Development for Public Utilities	EXPIRED
<p>The operational development of water, drainage, and other utility service providers will be approved provided that the development will not have an unacceptable effect upon:</p> <ul style="list-style-type: none"> i) The amenity of local residents and/or occupiers of nearby land and property in accord with policy 34;or ii) The quality of the local environment or areas of nature conservation importance, in accord with policy 19. <p>ACTION: Refer to Planning Policy Statement 12: Local Spatial Planning “creating strong safe and prosperous communities through Local Spatial Planning”, paragraphs 4.8 and 4.9. Paragraphs B3 to B8 of Planning Policy Statement 12: Local Spatial Planning outline the need to take account of infrastructure such as sewerage early on in preparing Development Plan Documents and Annex H of Planning Policy Statement 25: Development and Flood Risk.</p>		
29	Sites for Recycling	SAVED
<p>POLICY: Developments which are of a scale and nature such that they are accessible to and/or visited by the public will normally be required to provide sites for the collection of recyclable waste. Such sites should be designed and located where they are accessible and convenient for use by members of the public and do not have any serious adverse effect upon:</p> <ul style="list-style-type: none"> i) The amenity of local residents and/or the occupiers of nearby land and property; or ii) The quality of the local environment; or iii) Highway safety. <p>ALSO: See page 36 of District of Easington Local Plan (2001) for full policy justification.</p> <p>ACTION: Refer to County Durham Waste Local Plan</p>		
30	Reclamation of Derelict Land	EXPIRED
<p>POLICY: The following sites are identified for reclamation, as detailed in the relevant chapters of the plan:</p> <ul style="list-style-type: none"> i) Former Easington Colliery (policy E3) ii) Former Hawthorn Coke works (policy 50) iii) Former Seaham Colliery (policy S9) iv) Former Vane Tempest Colliery (policy S8) v) Former Easington Colliery spoil heap vi) Former Horden Colliery spoil heap <p>Planning permission for works to reclaim derelict land or despoiled beaches will be approved where there is no serious adverse effect upon:</p> <ul style="list-style-type: none"> i) The amenity of local residents and/or the occupiers of nearby land and property; or ii) The quality of the local environment. <p>ACTION: No action required. Policy no longer needed as development complete or programme no longer being implemented.</p>		
31	Urban Fringe Improvements	EXPIRED
<p>POLICY: The council will seek to encourage the improvement of land in urban fringe areas and along principal transport routes. Encouragement will also be given to the improvement of buildings that are prominent in the countryside. Planning permission for the change of use of land on the urban fringe for the purposes of outdoor recreation and nature conservation will be approved subject to the criteria detailed in policy 19 (nature conservation) and policy 86 (countryside recreation). Other development proposals relating to this land will be considered in terms of policy 3. Landscaping works are proposed in the following areas:</p>		

- i) Grass verge either side of B1283 at Grants Houses
- ii) Little Thorpe Quarry
- ii) Allotments, south of former named streets, Wheatley Hill
- iv) West of Mickle Hill housing estate, Blackhall
- v) East of Pesspool Terrace, Haswell
- vi) South of Windsor Terrace, Haswell
- vii) East of Gloucester Terrace, Haswell
- viii) Northern Edge Of Hesleden
- ix) East of Myra Avenue, Hesleden
- x) North of Hesleden County School
- xi) County Council Depot, A1086, South of Horden
- xii) Village Green, Monk Hesleden
- xiii) North of New Housing, Sheraton
- xiv) East of Scrap Yard, Front Street, East of Shotton
- xv) East of Shotton Colliery Industrial Estate
- xvi) South of Charters Crescent, South Hetton
- xvii) South of Craven Cottages, Station Town
- xviii) West of Newholme Estate, Station Town
- xix) West of Milbank Terrace, Station Town
- xx) South of Thornlaw South, Thornley
- xxi) North of Dunelm Road, Thornley
- xxii) South of Dunelm Road, Thornley
- xxiii) South of Cpo Site, Hartlepool Street, Thornley
- xxiv) West of Quetlaw Road, Wheatley Hill
- xxv) West of Bevan Crescent, Wheatley Hill
- xxvi) West of Market Crescent, Wingate
- xxvii) South of Woodlands View, Wingate
- xxviii) Castle Eden Brewery
- xxix) A179 Embankment At Its Junction With A19(T)
- xxx) Sheraton Cutting
- xxxi) Cutting West of Westlea, Seaham
- xxxii) Coastal Railway Corridor
- xxxiii) Allotments, North of Hutton Henry
- xxxiv) Davison Crescent, Murton
- xxxv) Churchyard, Monk Hesleden
- xxxvi) Former Railway Line South of Abbatoir, Haswell

ACTION: Refer to paragraph 26 of **Planning Policy Statement 7: Sustainable Development in Rural Areas** and **Policy 2 of the Local Transport Plan 2 (2006-2011)**.

32

Community Woodlands

EXPIRED

POLICY: The council will encourage the planting of trees, where appropriate, to enhance the quality of the local environment and to provide a local recreational resource. The use of native species will be encouraged. Community woodlands are proposed in the following areas:

- i) North and east of Murton
- ii) North of the former Hawthorn Cokeworks site
- iii) South of Easington
- iv) Around the former Tuthill Quarry
- v) East of Wingate

ACTION: Refer to **North East Of England Regional Spatial Strategy To 2021 policy 8: Protecting and Enhancing the Environment** and **policy 36: Trees, Woodlands and Forests**.

33	Designation of Local Nature Reserves	EXPIRED
<p>POLICY: The council will support the designation of new local nature reserves at:</p> <ul style="list-style-type: none"> i) Brackenhill Woods ii) Blackhall Rocks iii) Blue house Gill iv) And at other sites shown to be worthy of designation <p>ACTION: New Local Nature Reserves can be designated under the National Parks & Access to the Countryside Act 1949</p>		
34	Allotments and Garage Sites	EXPIRED
<p>POLICY: Unsightly allotment and garage sites should be improved in the settlements of Easington Colliery, Haswell, Seaham, Shotton, Thornley, Trimdon Station, and Wheatley Hill. Priority should be given to the improvement of sites which are visible from main traffic routes. Those allotments identified for improvement are detailed in the relevant settlement chapters.</p> <p>ACTION: Development complete or programme no longer required.</p>		
35	Design and Layout of Development	SAVED
<p>POLICY: The design and layout of development will be required to:</p> <ul style="list-style-type: none"> i) Embody the objective of energy conservation and the efficient use of energy where possible; ii) Reflect the scale and character of adjacent buildings and the area generally, particularly in terms of site coverage, height, roof style, detailed design and materials; iii) Provide adequate open space (policies 66 & 90), appropriate landscape features and screening, where required; iv) Have no serious adverse affect on the amenity of people living and working in the vicinity of the development site and the existing use of adjacent land or buildings in terms of privacy, visual intrusion, noise, other pollutants and traffic generation; <p>ALSO: Refer to page 42 of the District of District of District of Easington Local Plan (2001) for full policy justification.</p> <p>AND: Refer to Planning Policy Statement 12: Delivering Sustainable Development and the DETR/CABE companion guide 'By Design'.</p>		
36	Design for Access and the Means of Travel	SAVED
<p>POLICY: To ensure good access and to encourage alternative means of travel to the private car, the design and layout of development will be required to provide:</p> <ul style="list-style-type: none"> i) Safe, attractive and convenient footpath and cycleway links between residential areas and shopping facilities, schools, public transport facilities, leisure facilities and places of employment as an integral part of any major development proposal, where appropriate; ii) Facilities and/or a design capacity which enables the provision of public transport, where appropriate; iii) Safe and adequate access capable of serving the amount and nature of traffic to be generated; iv) Physical measures to exclude or reduce the impacts of motor traffic, particularly through the reduction of vehicle speeds, where appropriate; v) For the access needs of its users and to allow access by people with access difficulties, which can include people with disabilities, elderly people and people with children, where appropriate. <p>ALSO: Refer to paras. 3.144 to 3.149 of the District of Easington Local Plan (2001) for full policy justification.</p>		

37	Design for Parking	SAVED
<p>POLICY: The design and layout of new development should seek to minimise the level of parking provision (other than for cyclists and disabled people) which, other than in exceptional circumstances, should not exceed the maximum levels set out in appendix 5.</p> <p>ALSO: Refer to paras. 3.150 to 3.154 of the District of Easington Local Plan (2001) for full policy justification.</p>		
38	Designing Out Crime	SAVED
<p>POLICY: The design and layout of development will be required to have due regard to personal safety and the security of property, particularly in the hours of darkness.</p> <p>ALSO: Refer to page 44 of the District of District of District of Easington Local Plan (2001) for full policy justification.</p>		
39	Design for Art	SAVED
<p>POLICY: The council will encourage the provision of artistic elements in the design and layout of development and, in the determination of planning applications, will give due regard to the contribution made by any such elements to the appearance of the scheme and to the amenities of the area.</p> <p>ALSO: Refer to page 44 of the District of Easington Local Plan (2001) for full policy justification.</p>		
40	Control of Advertisements	SAVED
<p>POLICY: The location and design of advertisements should be appropriate both to the character of the buildings on which they are sited and to the surrounding area and should not conflict with existing traffic signs or signals</p> <p>ALSO: Refer to page 44 of the District of Easington Local Plan (2001) for full policy justification.</p> <p>AND: Refer to Planning Policy Guidance 19: Outdoor Advertisement Control.</p>		
41	Control Of Non-Agricultural Buildings In The Countryside	EXPIRED
<p>POLICY: Development, such as animal shelters, feed stores and stock-rearing units to be used in association with a hobby or part-time activity, that is not on agricultural land and/or is not necessary for the purposes of agriculture within an agricultural unit, will only be approved where it is directly adjoining an existing grouping, is well designed and located where it would not otherwise adversely affect the character or appearance of the countryside.</p> <p>ACTION: Refer to Planning Policy Statement 7: Sustainable Development in Rural Areas</p>		
42	Location of Noise Sensitive Development	EXPIRED
<p>POLICY: Residential or other noise sensitive development will not be approved on sites subject to or likely to be subject to unacceptably high levels of noise.</p> <p>ACTION: Refer to PPG 24: Planning and Noise, in particular Paragraph 12.</p>		
43	Development Affected by Hazardous Substances Installations	EXPIRED
<p>POLICY: Development near to notified hazardous installations will be permitted only when following consultation with the health and safety executive the council is satisfied there would be no significant risk to the health and safety of persons living, working or otherwise congregating at the site.</p> <p>ACTION: Refer to the Health and Safety Executive; Planning Policy Statement 23: Planning and Pollution Control – Annex 1; Minerals Policy Statement 1: Planning and</p>		

	Minerals, and the Minerals Policy Statement 1: Planning and Minerals Practice Guide; refer to Minerals Policy Statement 2: Controlling and mitigating the environmental effects of mineral extraction in England - Annex 2; refer to Planning Policy Guidance 24: Planning and Noise.	
44	Development on or Near Landfill Sites	SAVED
	<p>POLICY: New development will only be allowed on or near landfill sites if it is proved that there is no risk to that development or its intended occupiers or users from migrating landfill gas, or that satisfactory remedial measures can be undertaken.</p> <p>ALSO: See page 46 of District of Easington Local Plan (2001) for full policy justification.</p> <p>ACTION: Refer to Policy W5 County Durham Waste Local Plan (2005).</p>	
45	Development On Or Near Colliery Sites	SAVED
	<p>POLICY: New development will only be allowed on or near colliery sites if it is proved that there is no risk to that development or its intended occupiers or users from mine gas, or that satisfactory remedial measures can be undertaken.</p> <p>ALSO: Refer to page 46 of the District of Easington Local Plan (2001) for full policy justification.</p> <p>AND: Minerals Planning Guidance 3: Coal Mining and Colliery Spoil Disposal</p>	
46	Development on Unstable Land	EXPIRED
	<p>POLICY: Development on unstable or potentially unstable land will only be allowed if it is proved that there is no risk to that development or its intended occupiers or users from such instability or that satisfactory remedial measures can be undertaken.</p> <p>ACTION: Refer to Planning Policy Guidance14: Development on Unstable Land.</p>	
47	Control of Unauthorised Development	SAVED
	<p>POLICY: Where unauthorised development occurs which is of serious harm to the locality the council will where considered necessary:</p> <ul style="list-style-type: none"> i) Consider the use of appropriate enforcement action; or, ii) Resolve to apply for an injunction, whether or not it has exercised or proposes to exercise any other powers to enforce planning control; <p>Where an enforcement notice full compliance period has expired and compliance has not occurred the council will consider what steps, including the possibility of prosecution, are appropriate to ensure full compliance.</p> <p>ALSO: Refer to page 47 of the District of District of Easington Local Plan (2001) for full policy justification.</p> <p>AND: Refer to Planning Policy Guidance 18: Enforcing Planning Control.</p>	
48	Proper Maintenance of Land and Buildings	SAVED
	<p>POLICY: Where the condition of land and/or buildings is considered to adversely affect the amenity of the area the council will consider whether to serve a notice under section 215 of the town and country planning act 1990 to effect an environmental improvement. Where a section 215 notice full compliance period has expired and compliance has not occurred the council will consider what steps, including the possibility of prosecution, are appropriate to secure full compliance.</p> <p>ALSO: Refer to page 47 of the District of Easington Local Plan (2001) for full policy justification.</p>	

Industry & Business (49 -65)

Ref	Local Plan Policy	Status
49	<p>Strategic Reserve Industrial Site</p> <p>POLICY: 68ha of land to the south of the A19(T) to Dawdon Link Road is reserved for a single major employer operating a large scale business or industrial enterprise. The piecemeal development of the site will not be allowed. Only suitable large scale proposals for class B1(business) or class B2 (general industry) will be approved, provided that:</p> <ul style="list-style-type: none"> i) the scheme would result in substantial employment or other economic benefits within East Durham; ii) it can be demonstrated that the scheme could not be satisfactorily accommodated on any other existing or allocated site within the district; iii) high standards of layout, building design and landscaping are achieved, in accordance with policy 34, and measures are taken to minimise the adverse effects on the AHLV, the listed building and important archaeological remains; iv) there is no adverse effect on SSSIs or SNCIs, in accordance with policies 15 and 16; v) safe, attractive and convenient access arrangements are made for pedestrians, cyclists, public transport and the private car, in accordance with Policy 36, and vehicular access is gained solely from A19(T) to Dawdon Link Road vi) adequate measures are secured to enable a significant proportion of the District's residents to travel to and from the site for work by means other than the private car. <p>ALSO: Refer to page 53 of the District of Easington Local Plan (2001) 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>	SAVED
50	<p>Former Hawthorn Cokeworks Site</p> <p>POLICY: The former Hawthorn Cokeworks will be reclaimed and redeveloped to provide 42ha of open space and landscaping and a 'prestige industrial estate extending to about 33ha. Proposals for class B1 (business) class B2 (general industry) and class B8 (warehousing) will be approved, provided that:</p> <ul style="list-style-type: none"> i) adequate treatment and/or removal of contaminants on the site is completed ii) high standards of layout, building design and landscaping are achieved, in accordance with policy 35; iii) there is no adverse effect on SSSIs or SNCIs, in accordance with policies 15 and 16; iv) safe, attractive and convenient access arrangements are made for pedestrians, cyclists, public transport and the private car, in accordance with policy 36; v) adequate measures are secured to enable a significant proportion of the district's residents to travel to and from the site for work by means other than the private car. <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>	EXPIRED
51	<p>Development of Small Industrial Estates</p> <p>POLICY: 23.3 hectares of land is allocated for new small industrial estates/ expansion of existing estates at the following locations:</p> <ul style="list-style-type: none"> i) Blackhall Industrial Estate (5 ha) (see policy B3). ii) Sea View Industrial Estate, horden (11 ha) (see policy Ho5). iii) Thornley Station Estate (3 ha). iv) North of Murton Street, Murton (4.3 ha) (see policy M8). <p>ALSO: Refer to page 56 of the District of Easington Local Plan (2001) for full policy justification.</p>	SAVED

52	Prestige Industrial Estates	SAVED
	<p>POLICY: The part of Seaham Grange Industrial Estate excluded from the Enterprise Zone is designated as a Prestige Estate. Proposals for class B1 (business), B2 (general industry) and B8 (warehousing) will be approved provided:</p> <ul style="list-style-type: none"> i) the proposal incorporates high standards of site layout building design and landscaping in accordance with policy 35; and ii) external storage is to the rear of buildings and is well screened; and iii) the proposal would not detract from the environment of the estate as a whole. <p>Retail developments will only be approved where such development accords with policy 105 (retailing on industrial estates).</p> <p>ALSO: Refer to page 58 of the District of Easington Local Plan (2001) 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>	
53	Existing General Industrial Estates	SAVED
	<p>POLICY: General industrial estates are designated at the following locations:</p> <ul style="list-style-type: none"> i) Peterlee north east; ii) Peterlee north west (outside the EZ); iii) Peterlee south west (outside the EZ); iv) Dalton Flatts, Murton. <p>The following uses will be allowed on the general industrial estates: class B1 (business), class B2 (general industry) and B8 (warehousing) and retail uses as permitted by policy 105 (retailing on industrial estates).</p> <p>ALSO: Refer to page 59 of the District of Easington Local Plan (2001) for full policy justification.</p> <p>ACTION: Refer to ‘Planning Policy Statement 1: Delivering Sustainable Development’, ‘Planning Policy Statement 4: Planning for Sustainable Economic Development’, ‘Planning Policy Statement 6: Planning for Town Centres’, and ‘Planning Policy Guidance 13: Transport’.</p>	
54	Existing Small Industrial Estates	SAVED
	<p>POLICY: Small industrial estates are designated at the following locations:</p> <p>Blackhall Colliery Cold Hesledon George Street, Seaham Kingfisher, Seaham Sea View/Phoenix, Horden South Hetton Shotton Colliery Thornley Station Wheatley Hill Workshops Wingate Grange</p> <p>The following uses will be allowed on these small industrial estates: class B1 (business), B2 (general industry) and B8 (warehousing) and retail uses as permitted by policy 105 (retailing on industrial estates). Bad neighbour uses may also be allowed at Thornley Station.</p> <p>ALSO: Refer to page 59 of the District of Easington Local Plan (2001) for full policy</p>	

	justification.	
	ACTION: Refer to ‘ Planning Policy Statement 1: Delivering Sustainable Development ’, ‘ Planning Policy Statement 4: Planning for Sustainable Economic Development ’, ‘ Planning Policy Statement 6: Planning for Town Centres ’, ‘ 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 ’.	
55	Office Development	EXPIRED
	POLICY: New major office developments (class B1) will be approved in or on sites adjoining the main shopping centres of Seaham and Peterlee, or on the prestige industrial estates, including the part of the Seaham grange prestige industrial estate excluded from the enterprise zone, provided they accord with policy 1 of the plan and the principles relating to design and layout, access, parking and designing out crime and design for art, set out in policies 35-39.	
	ACTION: Refer to Planning Policy Statement 6: Planning for Town Centres and Planning Policy Statement 4: Planning for Sustainable Economic Development .	
56	Agriculture & Other economic Development in the Countryside	EXPIRED
	POLICY: Development in the countryside for agriculture and, forestry will be granted planning permission provided that:	
	<ul style="list-style-type: none"> i) where appropriate, it is adjacent to existing development; ii) where it is in an isolated position the proposal incorporates adequate screening; iii) it does not have a serious adverse affect upon the amenity, character or appearance of the land and/or building(s); 	
	ACTION: Refer to ‘ Planning Policy Statement 1: Delivering Sustainable Development ’, ‘ Planning Policy Statement 4: Planning for Sustainable Economic Development ’, ‘ Planning Policy Statement 7: Sustainable Development in Rural Areas ’.	
57	Diversification of the Use of Agricultural Land	EXPIRED
	POLICY: The development of agricultural land and buildings for uses related to the diversification of the agricultural operation will be approved provided that the proposal satisfies the following conditions:	
	<ul style="list-style-type: none"> i) it does not have a serious adverse affect upon the amenity, character or appearance of the land and or building(s); ii) the site can be served by roads capable of accommodating any increase in traffic generated by the development. 	
	New buildings related to agricultural diversification will only be approved where they are adjoining an existing grouping, are well designed and located where they would not otherwise adversely affect the character and appearance of the countryside.	
	ACTION: Refer to ‘ Planning Policy Statement 1: Delivering Sustainable Development ’, ‘ Planning Policy Statement 4: Planning for Sustainable Economic Development ’, ‘ Planning Policy Statement 7: Sustainable Development in Rural Areas ’.	
58	New Industrial Development In The Countryside	EXPIRED
	POLICY: New industrial development in the countryside will only be approved provided it is directly related to the winning, processing, treatment and transportation of minerals or the processing of agricultural and forestry products, if it is essential for such processing to take place close to the source of raw materials and where the proposal satisfies the following conditions:	
	<ul style="list-style-type: none"> i) it does not have a serious adverse affect upon the amenity, character or appearance of the land and or building(s); ii) the site can be served by roads capable of accommodating any increase in traffic 	

	<p>generated by the development;</p> <p>iii) permission for such development will be related to the expected life of the raw material source.</p> <p>Extensions to existing industrial uses in the countryside will be approved provided that the proposal does not have a serious adverse affect upon the amenity, character or appearance of the area.</p> <p>ACTION: Refer to ‘Planning Policy Statement 1: Delivering Sustainable Development’, ‘Planning Policy Statment 4: Planning for Sustainable Economic Development’, ‘Planning Policy Statement 7: Sustainable Development in Rural Areas’.</p>	
59	<p>RE Use And Adaptation Of Buildings In The Countryside For Industry And Business</p> <p>POLICY: The re-use and adaptation of sound buildings in the countryside into class B1 (business), B2 (general industry), class B8 (storage and distribution), class C1 (hotels) uses, farm shops, (which accord with policy 107) holiday cottages or other sporting, art, craft, tourist or recreational uses will be approved, provided the proposal fulfils the following criteria:</p> <p>i) it does not have a serious adverse affect upon the amenity, character or appearance of the area;</p> <p>ii) in the case of buildings of architectural, historical or visual merit, it does not damage or substantially alter the character of the building;</p> <p>iii) the site can be served by roads capable of accommodating any increase in traffic generated by the development.</p> <p>ACTION: Refer to ‘Planning Policy Statement 1: Delivering Sustainable Development’, ‘Planning Policy Statement 4: Planning for Sustainable Economic Development’, ‘Planning Policy Statement 7: Sustainable Development in Rural Areas’, and ‘Planning Policy Guidance 13: Transport’.</p>	EXPIRED
60	<p>Reuse Of Dwellings In The Countryside.</p> <p>POLICY: The sub-division or re-use of large dwellings in the countryside into residential flats, class B1 (business), B2 (general industry), class C1 (hotel), or other sporting, art, craft, tourist or recreational uses will be approved provided the proposal fulfils all the following criteria:</p> <p>i) it does not have a serious adverse affect upon the amenity, character or appearance of the area;</p> <p>ii) it does not damage or substantially alter the character of the building;</p> <p>iii) the site can be served by roads capable of accommodating any increase in traffic generated by the development.</p> <p>ACTION: Refer to ‘Planning Policy Statement 1: Delivering Sustainable Development’, ‘Planning Policy Statement 4: Planning for Sustainable Economic Development’, ‘Planning Policy Statement 7: Sustainable Development in Rural Areas’, and ‘Planning Policy Guidance 13: Transport’.</p>	EXPIRED
61	<p>Industrial Estate Enhancements</p> <p>POLICY: An industrial estate enhancement/revitalisation programme is proposed covering the following estates:</p> <p>Blackhall Cold Hesledon Peterlee North East Seaham Kingfisher Shotton Colliery South Hetton Wheatley Hill Workshops Wingate Grange</p>	EXPIRED

	<p>Sea View Seaham Grange Peterlee North-West and South West.</p> <p>The works proposed in this initiative will include, where appropriate:</p> <ul style="list-style-type: none"> i) the refurbishment of factory units; ii) comprehensive landscaping schemes; iii) the provision of off street parking facilities; iv) improved security systems. <p>ACTION: Refer to Planning Policy Statement 4: Planning for Sustainable Economic Development.</p>	
62	<p>Working From Home.</p> <p>POLICY: The operation of a small business from a residence requiring planning permission will only be approved where there is no serious adverse impact on the amenity of nearby properties or the character of the area by reason of visual intrusion, noise, other pollutants and traffic generation.</p> <p>ALSO: Refer to page 63 of the District of Easington Local Plan (2001) for full policy justification.</p> <p>ACTION: Refer to ‘Planning Policy Statement 1: Delivering Sustainable Development’, ‘Planning Policy Statement 4: Planning for Sustainable Economic Development’.</p>	SAVED
63	<p>Control Of Taxi Businesses.</p> <p>POLICY: The operation of taxi businesses from dwelling-houses in residential areas will not normally be approved. Planning permission for taxi businesses in town and local shopping centres will be approved where serious problems of noise, disturbance and traffic hazards would not arise and where the vitality or viability of the shopping area is not detrimentally affected.</p> <p>Planning permission for taxi businesses on general and small industrial estates will be approved where serious problems of noise, disturbance and traffic hazards would not arise and where a shortage of readily available serviced industrial land and/or buildings would not result.</p> <p>ALSO: Refer to page 64 of the District of Easington Local Plan (2001) 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>	SAVED
64	<p>Hazardous Substances And Associated Development</p> <p>POLICY: Proposals involving development of existing notifiable hazardous installations or the introduction of new notifiable hazardous substances will be granted hazardous substances consent within defined settlement boundaries or on designated industrial estates where:</p> <ul style="list-style-type: none"> i) proposals are not considered to present significant health and safety risks to people living and working within the vicinity of application sites; ii) the related safeguarding zone or extended safeguarding zone required for consultation purposes with the health and safety executive does not significantly inhibit the full development of adjacent industrial sites or nearby development sites. 	EXPIRED

ACTION: Refer to ‘Planning Policy Statement 1: Delivering Sustainable Development’, ‘Planning Policy Statement 4: Planning for Sustainable Economic Development, and ‘Planning Policy Guidance 13: Transport’, ‘Planning Policy Statement 23: Planning and Pollution Control’ and ‘The Planning (Hazardous Substances) Act 1990’.

65

Bad Neighbour Uses.

EXPIRED

POLICY: The development, use or extension of sites for bad neighbour uses will only be approved within defined settlement boundaries or on designated industrial estates where:

- i) it will not have an adverse impact on occupiers of adjacent premises in terms of noise, dust, smell, smoke or visual intrusion;
- ii) the proposal would not be seriously detrimental to the character and appearance of the area and is adequately screened;
- iii) the site can be served by roads capable of accommodating any increase in traffic generated by the development;
- iv) the site is of a sufficient size to accommodate the use and adequate car parking and servicing provision.

ACTION: Refer to ‘Planning Policy Statement 1: Delivering Sustainable Development’, ‘Planning Policy Statement 4: Planning for Sustainable Economic Development, ‘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’.

Housing (66 -73)

Ref	Local Plan Policy	Status
66	Provision of Outdoor Play Space POLICY: The council will require developers to provide adequate provision for children's play space and outdoor recreation space in relation to new housing developments of 10 or more dwellings. The level of provision required will be based on the national playing fields association's standards of: i) 0.6 hectares per 1000 people for children's playing space; ii) 1.6 hectares per 1000 people for outdoor sport. In applying this policy, the council will take into consideration existing provision within the locality, the characteristics of the proposed development and relevant economic circumstances. Where it is inappropriate to make provision within the development site, it may be necessary to secure provision elsewhere, commensurate with the nature and scale of the development. ALSO: Refer to paras. 5.32A to 5.32C of the District of Easington Local Plan (2001) for full policy justification.	SAVED
67	Windfall Housing Sites POLICY: Housing development will be approved on previously developed sites within settlement boundaries of established towns and villages provided the proposal is appropriate in scale and character and does not conflict with specific policies relating to the settlement or the general policies of the plan. ALSO: Refer to paragraphs 5.35 to 5.36 of the District of Easington Local Plan (2001) for full policy justification.	SAVED
68	Housing Development In The Countryside POLICY: Other than as provided for in policies 60 (re-use of dwellings in the countryside), 69 (rural workers dwellings) and 70 (re-use and adaptation of buildings in the countryside for residential use) housing development in the countryside will not be approved. ACTION: Refer to paragraph 10 and Annex A of Planning Policy Statement 7: Sustainable Development in the Countryside and also paragraph 69 of Planning Policy Statement 3: Housing . AND: Refer to North East of England Regional Spatial Strategy to 2021 (Adopted 2008) policies 4 and 11.	EXPIRED
69	Rural Workers Dwellings POLICY: New housing development in the countryside will only be approved if dwellings are required for occupation by persons engaged solely or mainly in agriculture, forestry or other appropriate rural enterprises who must live close to their place of employment to perform their duties. In such instances planning permission will be granted subject to: i) a clear justification of need; ii) the imposition of an occupancy condition; iii) the location of the dwelling being in keeping with the local environment and adjacent to existing buildings where possible. ACTION: Refer to paragraph 10 and Annex A of Planning Policy Statement 7: Sustainable Development in the Countryside .	EXPIRED
70	Re-Use And Adaptation Of Buildings In The Countryside For Residential Use POLICY: The re-use and adaptation of sound buildings in the countryside into residential dwellings will be approved provided the proposal complies with all the following conditions:	EXPIRED

- i) it does not have a serious adverse affect upon the amenity, character or appearance of the area, where appropriate
- ii) it does not damage or substantially alter the character of the building;
- iii) where necessary to protect the environment, permitted development rights may be withdrawn by means of a planning condition.

ACTION: Refer to paragraphs 17 & 18 of **Planning Policy Statement 7: Sustainable Development in the Countryside** and Annex A.

AND: Refer to **North East of England Regional Spatial Strategy to 2021 (Adopted 2008)** policies 4 and 11.

71 Rest Homes, Nursing Homes, and Sheltered Accommodation SAVED

POLICY: New residential institutions (class C2) and sheltered accommodation will be approved within the defined settlement boundaries of:

- Peterlee
- Seaham
- Blackhall
- Easington
- Haswell
- Hesleden
- Horden
- Murton
- Shotton
- South Hetton
- Thornley
- Trimdon Station
- Wheatley Hill
- Wingate/Station Town

Provided the proposal accords with the provisions of policies 35-37.

ALSO: Refer to paragraphs 5.45 to 5.47 of the **District of Easington Local Plan (2001)** for full policy justification.

72 Control of Sites for Travellers SAVED

POLICY: The development of permanent, temporary or transit accommodation for travellers will not be allowed in the green belt, the coastal zone or on visually intrusive sites in the countryside. Elsewhere such developments would be allowed provided that:

- i) the site is within a reasonable distance of local facilities and services;
- ii) safe and adequate access capable of serving the amount and nature of traffic to be generated by the development is provided, in accord with policy 36 (design for access);
- iii) there is no serious adverse affect on the amenity of people living and working in the vicinity of the development site and the existing use of adjacent land or buildings in terms of privacy, visual intrusion, noise other pollution and traffic generation in accord with policy 35 (impact of development);

The site is planned comprehensively to include segregated areas for residential, business and other uses, where appropriate, incorporating the use of hard surfaces and landscaping.

Adequate foul and surface water drainage is available to serve the development in accord with policy 26 (waste water management).

ALSO: Refer to paragraphs 5.49 to 5.53 of the **District of Easington Local Plan (2001)** for full policy justification.

73

Extensions and / or Alterations to Dwelling Houses.

SAVED

POLICY: Extensions or alterations to an existing dwelling, requiring planning permission, will be approved provided that:

- i) there is no serious adverse effect on the amenities of residents of adjoining properties in terms of either overshadowing, loss of light, overlooking or visual intrusion;
- ii) the proposal is in keeping with the scale and character of the building itself and the area generally in terms of site coverage, height, roof style, detailed design and materials;
- iii) the proposal does not result in the loss of off-street car parking spaces or lead to conditions that are prejudicial to road safety.

ALSO: Refer to paras. 5.60 to 5.62 of the **District of Easington Local Plan (2001)** for full policy justification

Transport & Communications (74 – 83)

Ref	Local Plan Policy	Status
74	Footpaths And Other Public Rights Of Way	SAVED
	<p>POLICY: Public rights of way will be improved, maintained and protected from development. Where development is considered acceptable, planning permission will be granted if a suitably landscaped alternative to the affected public right of way is provided which is convenient and attractive to users.</p> <p>ALSO: Refer to page 81 of the District of Easington Local Plan 2001.</p>	
75	Provision For Cyclists And Pedestrians	SAVED
	<p>POLICY: Provision for cyclists and pedestrians will be reviewed to establish a programme to provide safe and convenient networks within and between settlements which, together with other appropriate facilities, encourage cycling or walking journeys to work, to town centres, to transport interchanges and for other purposes, as resources permit.'</p> <p>ALSO: Refer to page 81-82 of the District of Easington Local Plan 2001.</p>	
76	New Cycleways and Walkways	EXPIRED
	<p>POLICY: New cycleways/walkways will be developed along the routes of the following former railway lines:</p> <ul style="list-style-type: none"> i) Haswell to Hart Walkway; ii) Station Town to Hurworth Burn; iii) Tuthill Quarry to Hawthorn Cokeworks; iv) Seaham to Hawthorn Cokeworks. <p>Where possible routes will be accessible to pedestrians, people with disabilities and horse riders as well as cyclists. Their development should also pay due regard to nature conservation interests in accordance with policy 19.</p> <p>ACTION: None. Development Complete.</p>	
77	Public Transport Services	SAVED
	<p>POLICY: The council will seek to encourage the improvement of the public transport service and the rail transport of freight in the district through the enhancement of the existing services and facilities and the provision of new services and facilities.</p> <p>ALSO: Refer to page 83-84 of the District of Easington Local Plan 2001.</p>	
78	Safeguarding Land for Link Road	EXPIRED
	<p>POLICY: Land required for the construction of the second phase of the Dawdon A690 link road from A19 (T) at Cold Hesledon to the A182 at Snippersgate, South Hetton will be safeguarded from further development.</p> <p>ACTION: None. Development Approved.</p>	
79	Access On To The A19(T)	SAVED
	<p>POLICY: Planning permission for development that seeks to create new accesses on to the A19 (T) will only be approved where no material adverse impact on highway safety will result. Road junction improvements on the A19 (T) in the vicinity of major development sites may be required.</p> <p>ALSO: Refer to page 85 of the District of Easington Local Plan 2001.</p>	

80	A19 Service Station	SAVED
<p>POLICY: 0.73ha of land to the west of the A19 (T) at Peterlee is allocated for a roadside service station, subject to the site being satisfactorily accessed in accordance with policies 36 and 79 of the plan.</p>		
<p>ALSO : Refer to page 85 of the District of Easington Local Plan 2001</p>		
81	Movement Of Freight	SAVED
<p>POLICY: The council will seek to minimise the adverse impact of heavy goods vehicles on communities by:</p>		
<ul style="list-style-type: none"> i) seeking the co-operation of vehicle operators to use the defined lorry routes; ii) defining special routes, including new sections of road where appropriate, to serve major development proposals generating such traffic; iii) encouraging the introduction of weight restrictions on routes not considered suitable for heavy goods vehicles; iv) encouraging the carriage of freight and bulky materials by rail, in accordance with policy 77. 		
<p>ALSO: Refer to page 86-86 of the District of Easington Local Plan 2001.</p>		
82	Control Of Large Telecommunication Developments	EXPIRED
<p>POLICY: Wherever possible new telecommunications equipment should be located at an existing mast site. Proposals for new mast sites will only be approved where the use of an existing site would not be appropriate for technical or operational reasons. In such cases operators will be required to provide evidence that they have explored the possibility of utilising existing sites.</p>		
<p>In considering applications for new telecommunications development, the significance of the proposals to the national network and the particular locational and technical requirements of the proposal will be taken into account. Whether on an existing or new site, developments will only be approved where:</p>		
<ul style="list-style-type: none"> i) it would not have a significant adverse effect upon the amenity of the surrounding area; and; ii) it would not cause significant interference with other electrical equipment. 		
<p>ACTION: Refer to Planning Policy Guidance 8: Telecommunications</p>		
83	Control of Satellite Dishes	EXPIRED
<p>POLICY: Planning permission for satellite dishes, where it is required, will be granted provided there is no adverse visual impact on the street scene, on the character of a conservation area contrary to policy 22 or on the setting or appearance of a listed building contrary to policy 24.</p>		
<p>ACTION: Refer to Planning Policy Guidance 8: Telecommunications</p>		

Recreation & Community Facilities (84 -96)

Ref	Local Plan Policy	Status
84	Coastal Zone	SAVED
	<p>POLICY: Recreation, art, sport and/or tourism development in the coastal zone, as defined on the proposals map, will only be approved where it is for the quiet enjoyment of the coast and the scale and intensity of the proposal is compatible with the character and nature of the coast, or where it is in accord with other policies in the plan. The development of car parking facilities that enable access to the coast will be approved where they are appropriately located, designed and of a suitable scale.</p> <p>ALSO: Refer to page 90 of the District of Easington Local Plan (2001) for full policy justification.</p>	
85	Crimdon	SAVED
	<p>POLICY: The development of land at Crimdon for recreation, sport or tourism uses will be approved where it does not conflict with policy 7 (protection of areas of landscape value), policy 14 protection of special areas of conservation, and policy 15 (protection of Sites of Special Scientific Interest).</p> <p>ALSO: Refer to pages 90-91 of the District of Easington Local Plan (2001) for full policy justification.</p>	
86	Countryside Recreation	EXPIRED
	<p>POLICY: Development in the countryside for the purposes of sport and recreation will be approved provided that:</p> <ul style="list-style-type: none"> i) it does not seriously adversely affect the amenity, character or appearance of the area; ii) it has no serious adverse affect on the amenity of people living and working in the vicinity of the site and the existing use of adjacent land or buildings in terms of privacy, visual intrusion, noise, other pollutants and traffic generation; iii) it can be served by roads capable of accommodating any increase in traffic generated by the development; iv) it does not lead to the permanent loss of best and most versatile agricultural land in accordance with Policy 12. <p>ACTION: Refer to paragraph 16 of Planning Policy Statement 7: Sustainable Development in Rural Areas and Planning Policy Guidance 17: Planning for Open Space and Recreation</p>	
87	Coastal Footpath	EXPIRED
	<p>POLICY: Development of the coastal footpath will be completed along the entire length of the Durham coast.</p> <p>ACTION: No action required. Development complete.</p>	
88	Swimming Pool in North District	SAVED
	<p>POLICY: The development of an indoor swimming pool in the northern part of the district will be approved provided that the proposal;</p> <ul style="list-style-type: none"> i) is located within a settlement boundary ii) does not seriously affect the amenity, character or appearance of the area iii) has no seriously adverse effect on the amenity of people living and working in the vicinity of the site and the existing use of adjacent land or buildings in terms of privacy, visual intrusion, noise, other pollutants and traffic generation: iv) makes provision for access and parking in accord with policies 36 (design for access) and 37 (design for parking) v) can be served by public transport provision in accord with appendix 5. 	

	ALSO: Refer to page 92 of the District of Easington Local Plan (2001) for full policy justification.	
89	Leisure and Community Buildings	SAVED
	<p>POLICY: The development of new and the extension or improvement of existing leisure, sport and community buildings and facilities within the settlements of the district will be approved provided that the proposal:</p> <ul style="list-style-type: none"> i) does not seriously adversely affect the amenity, character or appearance of the area; ii) has no serious adverse affect on the amenity of people living and working in the vicinity of the site and the existing use of adjacent land or buildings in terms of privacy, visual intrusion, noise, other pollutants and traffic generation; iii) makes provision for access and parking in accord with policies 36 (design for access) and 37 (design for parking); iv) can be served by public transport provision in accord with appendix 5.The community use of existing school sports facilities will be encouraged. <p>ALSO: Refer to page 93 of the District of Easington Local Plan (2001) for full policy justification.</p>	
90	Protection And Provision Of Outdoor Sports Facilities	SAVED
	<p>POLICY: Development which would result in the loss of an area of outdoor sports facilities will not be approved other than in one or more of the following circumstances:</p> <ul style="list-style-type: none"> i) where the development of a small part of a larger area of outdoor sports facilities enables the enhancement of that remaining; ii) where alternative provision of outdoor sports facilities of equal or enhanced community benefit, in terms of quality and/or accessibility that is capable of serving the existing population, is provided; iii) where development involves the provision of new outdoor sports facilities which are related to the existing outdoor sport area; iv) where there is an excess of outdoor sports facilities in the area, taking into account the recreation and amenity value of such provision. <p>The council will seek to secure a minimum level of 1.6ha. Outdoor sports facilities per 1000 people in the defined settlements of Peterlee and Seaham and at a district-wide level. To secure the provision of sufficient outdoor sports facilities in the settlements of the district planning permission for the development of outdoor sports facilities within the defined settlement boundaries will normally be approved.</p> <p>ALSO: Refer to page 94 of the District of Easington Local Plan (2001) for full policy justification.</p>	
91	Protection of Childrens Play Space	SAVED
	<p>POLICY: Development which would result in the loss of an area of children's play space will only be approved in one or more of the following circumstances;</p> <ul style="list-style-type: none"> i) where the development of a small part of a larger area of children's play space enables the enhancement of that remaining; ii) where alternative provision of equal or enhanced community benefit, in terms of quality and/or accessibility that is capable of serving the existing local population, is provided; iii) where development involves the provision of new children's play space which is related to the existing play space area; iv) where there is an excess of children's play space in the area measured on a settlement basis but taking into account the accessibility of such provision at a local level. <p>ALSO: Refer to page 95 of the District of Easington Local Plan (2000) for full policy justification.</p>	

92	Protection Of Amenity Open Space	SAVED
<p>POLICY: Amenity open space will be protected from development except where:</p> <ul style="list-style-type: none"> i) the development of a small part of a larger area of open space enables the enhancement of that remaining; or ii) alternative provision of equal or enhanced community benefit, in terms of quality and/or accessibility that is capable of serving the existing population, is provided. <p>ALSO: Refer to page 96 of the District of Easington Local Plan (2001) for full policy justification.</p>		
93	Facilities for the Arts	SAVED
<p>POLICY: The development of new arts facilities comprising studios, workshops and venues for the performance of the arts will be approved within the settlements of the district provided that the proposal:</p> <ul style="list-style-type: none"> i) does not seriously adversely affect the amenity, character or appearance of the area; ii) has no serious adverse affect on the amenity of people living and working in the vicinity of the site and the existing use of adjacent land or buildings in terms of privacy, visual intrusion, noise, other pollutants and traffic generation; iii) makes provision for access and parking in accord with policies 36 (design for access) and 37 (design for parking); iv) can be served by public transport provision in accord with appendix 5. <p>Such development may be approved in the countryside where it is accordance with policies 59and 60 (re-use and adaptation of dwellings and other buildings in the countryside).</p> <p>ALSO: Refer to page 96 of the District of Easington Local Plan (2001) for full policy justification.</p>		
94	Provision Of New Or Improved Education Facilities On Existing Sites	SAVED
<p>POLICY: Within the grounds of educational establishments planning permission for the development of additional educational facilities or the extension and/or alteration of existing educational premises will be approved provided the proposal accords with Policy 90 (protection and provision of outdoor sports facilities).</p> <p>ALSO: Refer to page 97 of the District of Easington Local Plan (2001) for full policy justification.</p>		
95	Provision Of Health Facilities	SAVED
<p>POLICY: Planning permission for health centres, doctors', dentists' and other surgeries will be approved provided that the proposal:</p> <ul style="list-style-type: none"> i) is located within or on the edge of defined town and local shopping centres, where possible; ii) has no serious adverse affect on the amenity of people living and working in the vicinity of the site and the existing use of adjacent land or buildings in terms of privacy, visual intrusion, noise, other pollutants and traffic generation; iii) makes provision for access and parking in accord with policies 36 (design for access) and 37 (design for parking). <p>ALSO: Refer to page 95 of the District of Easington Local Plan (2001) for full policy justification.</p>		

POLICY: Outside of the towns of Seaham and Peterlee proposals which, through conversion or redevelopment, would result in the loss of a community facility (village shops, post offices, public houses, doctors/dentists surgeries and village halls) will only be permitted where it can be demonstrated that:

- i) the facility is no longer financially viable; or
- ii) there is no significant demand for the facility within that locality; or;
- iii) equivalent facilities in terms of their nature and accessibility are available or would be made available nearby.

ALSO: Refer to page 98 of the **District of Easington Local Plan (2001)** for full policy justification.

Tourism (97 – 100)

Ref	Local Plan Policy	Status
97	Visitor Accommodation	EXPIRED
	<p>POLICY: The development of visitor accommodation will be approved within existing settlement boundaries provided that the proposal:</p> <ul style="list-style-type: none"> i) has no serious adverse affect on the amenity of people living and working in the vicinity of the site and the existing use of adjacent land or buildings in terms of privacy, visual intrusion, noise, other pollutants and traffic generation; ii) makes provision for access and parking in accord with policies 36 (design for access) and 37 (design for parking). <p>Such development in the countryside will only be approved, subject to the above conditions, where it accords with policy 85 (Crimdon), policy 57 (diversification of the use of agricultural land) and policies 59 and 60 (re-use and adaptation of buildings and dwellings in the countryside respectively).</p> <p>ACTION: Refer to Planning Policy Statement 7: Sustainable Development In Rural Areas.</p>	
98	Camping, Caravanning and Chalet Sites	EXPIRED
	<p>POLICY: The development or extension of sites for chalets, camping, touring and static holiday caravans and caravan storage will not be approved in the green belt, the northern and central areas of landscape value, in the Castle Eden conservation area or in the coastal zone, except at Crimdon (policy 85). Elsewhere the development or extension of sites for chalets, camping, touring and static holiday caravans and caravan storage will be approved provided that:</p> <ul style="list-style-type: none"> i) the scale of development does not adversely affect the landscape nor the amenities of local residents; ii) the design, materials and colour of chalets and static caravans are chosen to merge with the surroundings; iii) the scheme is comprehensively planned on a site where trees or other screening compatible with the landscape adequately conceal permanent development throughout the year; iv) Where the tree cover gives effective screening only when in leaf, touring caravans, tents and associated facilities may be acceptable provided that they are removed at the end of each summer season; <p>ACTION: Refer to Planning Policy Statement 7: Sustainable Development In Rural Areas.</p>	
99	Redevelopment Of Caravan Sites	EXPIRED
	<p>POLICY: The redevelopment of a caravan site to provide chalets will be approved provided that the development is comprehensively planned on a site where trees or other screening compatible with the landscape adequately conceal permanent development throughout the year. Where the tree cover gives effective screening only when in leaf such development will only be approved where the design, materials and colour of chalets are chosen to merge with the surroundings.</p> <p>ACTION: Refer to Planning Policy Statement 7: Sustainable Development In Rural Areas.</p>	
100	Static Caravan, Chalet And Other Self-Catering Accommodation Occupancy	EXPIRED
	<p>POLICY: Static caravan, chalet and other self-catering accommodation will only be approved subject to an occupancy condition.</p> <p>ACTION: Refer to Planning Policy Statement 7: Sustainable Development In Rural Areas</p>	

Shopping (101 -114)

Ref	Local Plan Policy	Status
101	Main Town Centres	SAVED
	<p>POLICY: The role of Peterlee and Seaham town centres, as the main retailing centres in the district, will be protected and promoted. Proposals for new development should be appropriate in scale and character to the existing centre and should accord with policies 35-39 of the plan. Within the town centres, as defined on the proposal map, planning permission will be granted for:</p> <p>i) further shopping, office, leisure, recreation and community developments and/or; ii) the improvement of the town centre through the redevelopment, conversion or modernisation of buildings, environmental improvements and improvements to access, traffic circulation, public transport infrastructure and parking arrangements. The town centres of Peterlee and Seaham will provide the main locations for major retail and town centre developments. Where sites within the defined town centre are unavailable such development on the edge of the town centre may be approved.</p> <p>ALSO: Refer to page 103 of the District of Easington Local Plan (2001) for full policy justification.</p> <p>AND: Pay due consideration to the changes in Use Class resulting from the Use Class (Amendments) Order (2005)</p> <p>ACTION: Refer to Planning Policy Statement 6: Planning for Town Centres.</p>	
102	Local Shopping Centres	SAVED
	<p>POLICY: Outside the defined town centres of Peterlee and Seaham, new retail development, will be approved within or on the edge of the local shopping centres of;</p> <p>Blackhall Easington Colliery Horden Murton Shotton Wheatley Hill Wingate/Station Town</p> <p>or the neighbourhood shopping centres of;</p> <p>Dawdon, The Avenue Station Road Parkside Westlea in Seaham York Road Acre Rigg Edenhill Road Yoden Road Grampian Drive in Peterlee</p> <p>as defined on the proposals map, provided the proposal: is compatible with the scale and character of the centre; is capable of being served by a variety of means of transport in accord with policy 36 (design for access); can provide adequate parking space in accord with policy 37 (design for parking); would have no serious adverse affect on the amenity of people living and working in the vicinity of the development site and the existing use of adjacent land or buildings in terms of privacy, visual intrusion, noise, other pollutants and traffic generation.</p>	

	<p>ALSO: Refer to page 103 of the District of Easington Local Plan (2001) for full policy justification.</p> <p>AND: Pay due consideration to the changes in Use Class resulting from the Use Class (Amendments) Order (2005)</p> <p>ACTION: Refer to Planning Policy Statement 6: Planning for Town Centres.</p>	
103	Small Local Shops	EXPIRED
	<p>POLICY: The development of small local shops will be approved within existing settlement boundaries provided the proposal does not adversely affect the environment or the amenity of local residents living in the vicinity.</p> <p>ACTION: Refer to Planning Policy Statement 6: Planning For Town Centres.</p>	
104	Town Centres	SAVED
	<p>POLICY: Where there is an identified need for major new retail development, proposals should be located within the defined town centres of Peterlee or Seaham. If it can be demonstrated that suitable sites are unlikely to be made available within a reasonable period, then proposals may be located on the edges of those centres, followed by locations at local shopping centres within those towns and finally by sites elsewhere within those built up areas, provided that:</p> <ul style="list-style-type: none"> i) the proposal would not, either by itself or cumulatively, undermine the vitality or viability of a 'main town' centre, or local centre, or prejudice future investment or a planned proposal intended to sustain or enhance the vitality or viability of an existing centre. ii) the proposal makes provision for safe and convenient access by car, cycle, public transport and on foot, in accordance with policy 36, and includes measures to secure the opportunity for a significant proportion of customers and staff to travel to and from the development by means other than the car; iii) it can be shown that the proposal is likely to facilitate the making of multi-purpose trips and to reduce the number and length of car journeys; iv) the proposal would have no serious adverse affect on the amenity of people nearby in terms of privacy, visual intrusion, noise, pollution, car parking and traffic; <p>If no suitable site can be identified in Peterlee or Seaham, then proposals may be located within the defined local centres of the larger villages at Blackhall, Easington, Horden, Murton, Shotton Wheatley hill and Wingate/Station Town, provided that the criteria set out in (i) to (iv) above are met. If it can be demonstrated that such sites are unlikely to be made available, then proposals may be located on the edge of those local centres, followed by sites elsewhere within the built up areas of those villages, subject to the criteria set out in (i) to (iv) above. Where planning permission is granted, conditions may be imposed to control the range of goods sold where that is justified.'major shopping proposals' will not normally be approved beyond settlement boundaries, on 'prestige industrial estates' or on land specifically allocated for other purposes.</p> <p>ALSO: Refer to page 106 of the District of Easington Local Plan (2001) for full policy justification.</p>	
105	Retail Development on Industrial Estates	SAVED
	<p>POLICY: Planning permission for retail development on industrial estates will only be approved where the proposal:</p> <ul style="list-style-type: none"> i) is of a small scale; or ii) relates to the sale of items manufactured on the premises or the same industrial estate where the sale of such items is subsidiary to their manufacture; iii) otherwise accords with policy 104 (major out-of centre retail development). <p>ALSO: Refer to page 106 of the District of Easington Local Plan (2001) for full policy justification.</p>	

106	Garden Centres	SAVED
<p>POLICY: The preferred location for the development of 'garden centres' is within or adjoining defined settlement boundaries. If it can be demonstrated that suitable sites are not available, then proposals may be located elsewhere. In all cases it must be shown that:</p> <ul style="list-style-type: none"> i) the site can be served by a safe and adequate access in accordance with policy 36 (design for access); ii) it would have no serious adverse affect on the amenity of people living and working in the vicinity of the development site and the existing use of adjacent land or buildings in terms of privacy, visual intrusion noise, other pollutants and traffic generation iii) the proposal would not, either by itself or cumulatively, undermine the vitality or viability of any existing centre or jeopardise the future of a village shop important for the economic and social well-being or the rural community. <p>ALSO: Refer to page 106-7 of the District of Easington Local Plan (2001) for full policy justification.</p>		
107	Farm Shops and Nursery Gardens	EXPIRED
<p>POLICY: Where planning permission is required, proposals for farm shops and/or nursery gardens will be approved, provided that:</p> <ul style="list-style-type: none"> i) the enterprise is primarily concerned with the sale of goods produced in the locality, with retailing of a minimal quantity of goods produced elsewhere; ii) the proposal would not result in a significant adverse effect on nearby village shops; iii) the site can be served by a safe and adequate access in accordance with policy 36 (design for access); iv) the proposal does not adversely affect the amenity of residents living in the vicinity or the character and appearance of the area v) the proposal incorporates sufficient car parking space, in accordance with policy 37 (design for parking). <p>ACTION: Refer to Planning Policy Statement 6: Planning For Town Centres.</p>		
108	Petrol Filling Stations	SAVED
<p>POLICY: The development of new petrol filling stations will only be approved within the defined settlement boundary of existing settlements. Development proposals should:</p> <ul style="list-style-type: none"> i) be served by a safe and adequate access in accordance with policy 36 (design for access); ii) not adversely affect the amenity of residents living in the vicinity or the character and appearance of the area. <p>The use of a petrol filling station for retail sales will only be approved if there is an adequate access and sufficient car parking space, in accordance with policies 35 (design for access) and policy 37 (design for parking,) and where it would not adversely affect the viability of any nearby village shops.</p> <p>ALSO: Refer to page 108 of the District of Easington Local Plan (2001) for full policy justification.</p>		

109	Shop Fronts	SAVED
<p>POLICY: The scale, design and materials of new or redesigned shop fronts should relate satisfactorily to the building in which the shop front is to be installed and to adjacent buildings. Within the main shopping centre of Seaham and local shopping centres the council will seek to encourage the preservation and improvement of traditional shop-front design. New shop-fronts should incorporate traditional features, where appropriate, in order to preserve or enhance the character of such areas.</p> <p>ALSO: Refer to page 108 of the District of Easington Local Plan (2001) for full policy justification.</p>		
110	Security Shutters and Roller Grilles	SAVED
<p>POLICY: In Peterlee and Seaham town centres, local shopping centres the subject of settlement renewal initiatives and conservation areas, planning permission for roller shutters on shop fronts will only be approved where they do not have a seriously adverse impact upon the character or visual amenity of the Streetscene. Security shutters and roller grilles should, therefore, be perforated and colour co-ordinated with the rest of the shop front and shutter/grille boxes should be recessed and should not protrude in front of the fascia.</p> <p>ALSO: Refer to page 108-9 of the District of Easington Local Plan (2001) for full policy justification.</p>		
111	Hot Food Take-Aways	SAVED
<p>POLICY: Hot food take-away shops will only be approved in the town, local or neighbourhood shopping centres and on prestige and general industrial estates provided no serious problems of noise, disturbance, smell, litter and traffic hazards would arise and where:</p> <ul style="list-style-type: none"> i) the proposal would not adversely affect the vitality or character of the town or local shopping centre, in accord with policy 112 (non-retail uses); ii) in the case of prestige and general industrial estates, it accords with policy 105 (retailing on industrial estates). <p>Planning permission for hot food take-away shops will not be granted where residential accommodation is situated above, on either side, immediately behind or immediately opposite the premises.</p> <p>ALSO: Refer to page 109 of the District of Easington Local Plan (2001) for full policy justification.</p> <p>AND: Pay due consideration to the changes in Use Class resulting from the Use Class (Amendments) Order (2005)</p>		
112	Non-Class A1, A2 and A3 Uses in Shopping Centres	EXPIRED
<p>POLICY: In town and local shopping centres planning permission for restaurants, cafes, hot food take-aways, public houses and other class A3 uses and non-retail uses (that is, non-class A1, A2 and A3 uses) will be approved provided that the overall provision of such uses does not adversely affect the character or vitality of that centre, or an area of that centre, in its primary function as a place in which to shop.</p> <p>ACTION: Refer to Planning Policy Statement 6: Planning For Town Centres.</p> <p>AND: Pay due consideration to the changes in Use Class resulting from the Use Class (Amendments) Order (2005)</p>		

113	Markets	SAVED
<p>POLICY: Markets will be approved within or adjacent to existing shopping centres provided:</p> <ul style="list-style-type: none"> i) the site can be served by a safe access in accordance with policy 36 (design for access); ii) where appropriate the site includes adequate car parking, in accordance with policy 37 (design for parking); iii) the proposal does not adversely affect the amenity of residents living in the vicinity or the character and appearance of the area. <p>ALSO: Refer to page 110 of the District of Easington Local Plan (2001) for full policy justification.</p>		
114	Local Offices and Services	EXPIRED
<p>POLICY: In the town and local shopping centres, local offices and services (class A2) will be approved in or on the edge of the defined centre where proposals accord with policies 35-39. In primarily residential areas planning permission for local offices and services will only be approved where:</p> <ul style="list-style-type: none"> i) the development involves a local area housing office; or ii) there is no serious adverse impact on the amenity of nearby properties or the character of the area by reason of visual intrusion, noise and traffic generation. <p>ACTION: Refer to Planning Policy Statement 6: Planning For Town Centres.</p>		

EASINGTON INSETS

Blackhall

Ref	Local Plan Policy	Status
B1	Proposals For Hesleden Road Site POLICY: The district council will improve the site adjacent to the substation, Hesleden Road through appropriate landscaping. ACTION: Protected by other policies in the District of Easington Local Plan (2001)	EXPIRED
B2	Other Landscaping Works POLICY: Landscaping works are proposed in the following areas: i) East of Middle Street - First to Eleventh Street. ii) Adjacent to 131 Middle Street. iii) Adjacent to 61 Middle Street. iv) Rear of Leaholme Terrace. v) Vacant Site, West Street. vi) Adjacent to British Legion Club. ACTION: Protected by other policies in the District of Easington Local Plan (2001)	EXPIRED
B3	Proposal For Blackhall Industrial Estate POLICY: The district council will construct a five hectare extension to Blackhall Industrial Estate. The southern part of the site and the southern and western edges of the extension will be appropriately landscaped. ALSO: Refer to page 112 of the District of Easington Local Plan (2001) for full policy justification.	SAVED
B4	Housing Development On Land North Of The B1281 POLICY: One hectare of land between the B1281 and the county council's day centre is allocated for aged persons/special needs housing. In the interim the District Council will improve the area through appropriate landscaping. ACTION: Development Complete.	EXPIRED
B5	Housing Development On Land North Of Hesleden Road POLICY: 2.63 hectares of land on the north side of Hesleden Road is allocated for housing. ACTION: Development Complete.	EXPIRED
B6	Infill Development On Land North Of Glenholme Terrace POLICY: The land north of Glenholme Terrace is allocated for a house. ACTION: Refer to Planning Policy Statement 3: Housing and other policies in the District of Easington Local Plan (2001)	EXPIRED
B7	Proposal For Off-Street Parking POLICY: The district council will provide appropriate off street parking facilities by modifications to the carriageway and verges in Attlee Avenue, Blackhall Rocks. ACTION: Control with other policies in the District of Easington Local Plan (2001) .	EXPIRED

B8	Rail Facilities	SAVED
<p>POLICY: Proposals for the development of the land in the vicinity of the railway line at East Street, Blackhall which would prejudice the construction and operation of a railway halt will not be approved. Land suitable for the siting of the halt is allocated east of East Street between Fourth Street and Sixth Street.</p> <p>ALSO: Refer to page 114 of the District of Easington Local Plan (2001) for full policy justification.</p>		
B9	Blackhall Welfare Ground	EXPIRED
<p>POLICY: The development of the welfare ground will only be approved for sport or recreational purposes.</p> <p>ACTION: Refer to policies 90 to 92 of the District of Easington Local Plan (2001)</p>		
B 10	Blackhall Open Space/Play Areas	EXPIRED
<p>POLICY: The development of the following areas of land will only be approved for purposes of informal recreation:</p> <ul style="list-style-type: none"> i) South of Coronation Avenue ii) South of Corry Close iii) Adjacent to East Street iv) East and West of Shaftesbury Road <p>ACTION: Refer to policies 90 to 92 of the District of Easington Local Plan (2001)</p>		
B11	Blackhall – Shopping Centre	SAVED
<p>POLICY: The local shopping centre for Blackhall will consist of Middle Street between First and Ninth Street.</p> <p>ALSO: Refer to page 115 of the District of Easington Local Plan (2001) for full policy justification.</p>		

Castle Eden

Ref	Local Plan Policy	Status
C1	Control Of Development	SAVED
	<p>POLICY: Within the settlement of Castle Eden all development proposals must preserve or enhance the character or appearance of the village and take account, where relevant, of the setting of any listed building. Development will not be permitted that materially alters the existing character of the undesignated land shown on the inset map or the open appearance of the landscape.</p> <p>ALSO: Refer to page 117 of the District of Easington Local Plan (2001) for full policy justification.</p>	
C2	Changes Of Use	SAVED
	<p>The re-use and adaptation of large buildings in Castle Eden will be permitted subject to the following criteria:</p> <ul style="list-style-type: none"> i) it does not have a serious adverse effect upon the amenity, character or appearance of the area. ii) in the case of buildings of historical or visual merit, it does not damage or substantially alter the character of the building. iii) the site can be served by roads capable of accommodating any increase in traffic generated by the development. <p>ALSO: Refer to page 118 of the District of Easington Local Plan (2001) for full policy justification.</p>	
C3	Landscaping Works	EXPIRED
	<p>Landscaping works are proposed in the following areas:</p> <ul style="list-style-type: none"> i) South and North West of The Brewery ii) Wall opposite Factory Terrace iii) Bus turning circle north of the brewery iv) Land east of Parklands v) Shelter belt north west of Parklands vi) East of Foundry Terrace <p>ACTION: Programmes complete or repeats national policy.</p>	
C4	Site Of Castle Eden Golf Club	EXPIRED
	<p>POLICY: Subject to the relocation of the Castle Eden golf clubhouse to the site shown on the proposals map, the site of the Castle Eden golf clubhouse, car park and ancillary buildings is allocated for residential redevelopment. Any development will be expected to:</p> <ul style="list-style-type: none"> i) be in keeping with the form, character and setting of 'the factory'; ii) be of a design which in terms of scale, proportion, materials and architectural detail is sympathetic to its surroundings; iii) respect the amenity of the adjoining residents; iv) adopt a design which will enhance this part of the conservation area. <p>ACTION: Proposal no longer to be implemented.</p>	
C5	Sub-Division Of Large Grounds Of Existing Houses	EXPIRED
	<p>POLICY: Housing development in the grounds of large houses is allocated as follows:</p> <p>Burnside (tollgate house) - 1 dwelling Eden vale cottage - 1 dwelling</p> <p>Proposals must accord with the requirements of Policy C1</p> <p>ACTION: Programmes complete or repeats national policy.</p>	

C6	Land Adjacent To Ivy Cottage	EXPIRED
<p>POLICY: Land adjacent to Ivy Cottage, amounting to about 0.05ha, is allocated for one dwelling. Planning permission will be subject to:</p> <ul style="list-style-type: none"> i) the design, siting and materials of the dwelling being in keeping with the character and appearance of the existing bungalow at Ivy Cottage or otherwise complying with Policy C1; ii) provision of a safe and convenient access to serve the dwelling and arrangements to secure the re-siting or removal of the adjacent bus shelter; iii) a scheme of landscaping for the site, compatible with its location in the AHLV. <p>ACTION: Programmes complete or repeats national policy.</p>		
C7	Conversions Of The Castle For Residential Use	EXPIRED
<p>POLICY: The re-use and adaptation of the castle to provide low density, high quality residential units will be approved where this would assist in the improvement and preservation of the building. Approval of planning permission will be subject to policy 24. Hotel or office use will only be considered if it can be demonstrated that conversion to residential use would not be a viable way to preserve the fabric of the listed building.</p> <p>ACTION: Programmes complete or repeats national policy.</p>		
C8	Castle Eden: Education, Health And Community Facilities	EXPIRED
<p>POLICY: The provision of a post office or local shop by the conversion of an existing building will be approved subject to the provisions stipulated in policies 22 and 24 (environment chapter).</p> <p>ACTION: Programmes complete or repeats national policy.</p>		

Dalton Le Dale

Ref	Local Plan Policy	Status
D1	Land South Of Dene Road POLICY: Development which would detract from the open nature or the visual, amenity or recreational value of the area around and to the south of Saint Andrew's church will not be approved. ACTION: Repeats National Policy	EXPIRED
D2	Land Opposite Dalton Bridge POLICY: The development of the land opposite Dalton Bridge other than for appropriate landscaping, will not be approved. ACTION: Repeats National Policy	EXPIRED
D3	Control Of Development POLICY: With the exception of the development specified in other policies further development of open space in Dalton-le-Dale will not be approved. ACTION: Repeats National Policy	EXPIRED
D4	Infill Development On Land East Of South Farm POLICY: The land east of South Farm is allocated for housing. ACTION: Refer to Planning Policy Statement 3: Housing and other policies in the District of Easington Local Plan (2001)	EXPIRED

Easington & Littlethorpe

Ref	Local Plan Policy	Status
E1	Village Green POLICY: The District Council will improve the village green through appropriate landscaping. ACTION: Protected by order policies in the plan.	EXPIRED
E2	Other Landscaping Proposals In The Village POLICY: Landscaping works are proposed on the following sites: i) east of Claypool Farm ii) north of the Half Moon public house ACTION: Protected by order policies in the plan.	EXPIRED
E3	Easington Colliery Reclamation Scheme POLICY: The Easington Colliery site will be reclaimed to facilitate its reuse as indicated in policy E4. ACTION: Development Complete.	EXPIRED
E4	Uses For The Easington Colliery Site POLICY: The former colliery site is allocated for recreational uses or a mixed development comprising retailing, housing, offices, business use (class B1), education, community, a rail halt (policy E13). Any mixed development will be undertaken in accordance with the following conditions: i) an access being installed in accordance with policy 36 ii) remediation/reclamation measures being implemented in accordance with policy 45 iii) roads being designed in accordance with policy 36 to facilitate bus access onto the site iv) the development being designed in accordance with policy 35 v) any retail proposals should accord with provisions of policy 104. ALSO: Refer to page 127 of the District of Easington Local Plan (2001) for full policy justification.	SAVED
E5	Upgrading Of The Shopping Centre POLICY: Buildings in Seaside Lane shopping area are identified for appropriate improvement. Where necessary, traffic calming and streetworks will be carried out to improve the appearance and public enjoyment of the area. ACTION: Programme Complete.	EXPIRED
E6	Small Scale Improvements On Council Owned Land POLICY: The District Council will improve the following areas through appropriate landscaping: (i) Hazel Crescent (ii) Oak Road ACTION: Programme Complete.	EXPIRED

E7	Small Scale Improvements On Non-Council Owned Land	EXPIRED
<p>POLICY: Landscaping works are proposed in the following areas:</p> <ul style="list-style-type: none"> i) garage site north of Cavell Square ii) north of the pumping station, Seaside Lane iii) Eastside allotments <p>ACTION: Programme Complete.</p>		
E8	Land To The West Of The Council Offices	SAVED
<p>POLICY: The land to the west of the district council offices is allocated for future offices and car parking.</p> <p>ALSO: Refer to page 128 of the District of Easington Local Plan (2001) 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>		
E9	Housing Renewal Initiative	EXPIRED
<p>POLICY: The Eastside, Northside and Southside housing areas are designated as housing renewal areas. A comprehensive revitalisation/ improvement scheme will be undertaken in this area including the following measures:</p> <ul style="list-style-type: none"> i) refurbishment of properties ii) selective demolition iii) environmental works incorporating landscaping, and improvements to access, traffic circulation and car parking iv) the construction of 29 bungalows <p>ACTION: Programme Complete.</p>		
E10	Housing Allocations Land South Of Seaside Lane	EXPIRED
<p>POLICY: 6.22 hectares of land between Seaside Lane and the Welfare Ground is allocated for housing.</p> <p>ACTION: Programme Complete.</p>		
E11	Uses For Former Easington Colliery Junior And Infant School	SAVED
<p>POLICY: The site of the former Easington Colliery junior and infant school is allocated for the following uses: residential, retailing, local offices, health and community facilities. Other uses will be considered on their merits. A principal requirement of any development will be the need to maintain quiet conditions for people living nearby, and to present an attractive appearance to seaside lane. Planning permission will be granted for other uses provided the proposal conforms with the following policies:</p> <ul style="list-style-type: none"> i) policy 35 (design and layout) ii) policy 36 (access) iii) policy 37 (parking) <p>ALSO: Refer to paras. 12.26 to 12.30 of the District of Easington Local Plan (2001) for full policy justification</p>		
E12	Housing Allocations On Land East Of Wordsworth Road	EXPIRED
<p>POLICY: 1.5 ha of land east of Wordsworth Road is allocated for housing and open space. Residential development is dependent on the submission of a scheme, which the council will encourage, involving a package of measures to:</p> <ul style="list-style-type: none"> i) relocate the coal depot; ii) secure the provision of open space on land to the north of the Tyne Terrace allotments; 		

	<p>iii) provide a footpath along the western edge of the site and ensure that the junction between Seaside Lane and Holmehill Road can safely accommodate the additional traffic to and from the development;</p> <p>iv) demonstrate satisfactory measures to protect residential properties from landfill gas.'</p> <p>ACTION: Programme Complete.</p>	
E13	Rail Halts	SAVED
	<p>POLICY: Development proposals for land in the vicinity of the railway line adjacent to the former Easington Colliery reclamation site which would prejudice the construction and operation of a railway halt will not be approved.</p> <p>ALSO: Refer to page 130 of the District of Easington Local Plan (2001) for full policy justification.</p>	
E14	Easington Formal Recreation Areas	EXPIRED
	<p>POLICY: With the exception of the circumstances set out within policy 90 of the plan the development of the following sites other than for sport or informal recreation will not be approved:</p> <p>i) Easington Colliery Welfare Ground ii) East of Thorpe Road iii) West of Station Road</p> <p>ACTION: Refer to policies 90 to 92 of the District of Easington Local Plan (2001)</p>	
E15	Easington Children's Play Space	EXPIRED
	<p>POLICY: With the exception of the circumstances laid down in Policies 91 and 92 the development of the following sites will only be approved for the purposes of play space/informal open space:</p> <p>i) The Trust, Station Road ii) Rosemary Lane iii) 'C' Streets iv) Andrew Street v) Sand Pits Site, South Of Comet Hill vi) West Of Glenhill School</p> <p>ACTION: Refer to policies 90 to 92 of the District of Easington Local Plan (2001)</p>	
E16	Easington: Shopping	SAVED
	<p>POLICY: The local shopping centre for Easington will consist of the north side of Seaside Lane between Vincent Street and Bede Street, Seaside Lane south, east of the Church of the Ascension and the west side of Bede Street.</p> <p>ALSO: Refer to page 132 of the District of Easington Local Plan (2001) for full policy justification.</p>	

Haswell

Ref	Local Plan Policy	Status
HA1	Land Adjacent To Front Street POLICY: Development which would detract from the visual or amenity value of the open spaces north and south of the junction between Church Street and Front Street will not be approved. ACTION: Repeats National Policy	EXPIRED
HA2	Land North Of The Abattoir POLICY: Development on the land west of Front Street and north of High Lane will only be approved for minor extensions or alterations to the abattoir, the former co-op building or the existing dwellings. ACTION: No longer relevant to the site	EXPIRED
HA3	Land South Of Durham Lane, Haswell Plough POLICY: In order to facilitate its redevelopment for informal recreation, open space, allotments and housing, the district council will reclaim the land south of Durham lane. In the interim the development of any permanent structures will not be approved. ALSO: Refer to page 133 of the District of Easington Local Plan (2001) for full policy justification.	SAVED
HA4	South Side Of Church Street POLICY: Land on the south side of Church Street will be improved through landscaping and the provision of a small car park. ACTION: Protected through other Local Plan Policies.	EXPIRED
HA5	Other Environmental Improvements POLICY: The district council will improve the following areas through appropriate landscaping: <ul style="list-style-type: none"> i) south of Barnet Square ii) north of the former employment exchange iii) council housing estate west of Front Street (3 sites) iv) south of Durham Lane v) Kingston Crescent garage site vi) adjacent to community centre ACTION: Protected through other Local Plan Policies.	EXPIRED
HA6	South Side Of Chapel Street POLICY: Landscaping/improvement works are proposed to the buildings on the south side of chapel lane. ACTION: Protected through other Local Plan Policies.	EXPIRED
HA7	Former Railway Cottages POLICY: The county council will reclaim the site of the former railway cottages in Salters Lane to public open space. ACTION: Protected through other Local Plan Policies.	EXPIRED
HA8	Infill Plots On Front Street POLICY: The development of the infill sites on front street for other than housing, business (Class B1), offices (Class A2), or shopping uses will not be approved. ACTION: Refer to Planning Policy Statement 3: Housing and other policies in the District of Easington Local Plan (2001)	EXPIRED

HA9	Housing Land West Of Blossomfield Estate	EXPIRED
	<p>POLICY: 3.1 hectares of land south of station street and west of the Blossomfield Estate is allocated for housing. Development proposals should incorporate tree planting along the southern boundary of the site.</p> <p>ACTION: Development complete or approved.</p>	
HA10	Housing Land East Of George Street	EXPIRED
	<p>POLICY: 0.32 hectares of land east of George Street is allocated for housing.</p> <p>ACTION: Development complete or approved.</p>	
HA11	Housing Land West Of Plough Farm, Haswell Plough	EXPIRED
	<p>POLICY: 0.2 hectares of land west of Plough Farm is allocated for up to three bungalows.</p> <p>ACTION: Development complete or approved.</p>	
HA12	Housing Land North Of Chapel Lane	EXPIRED
	<p>POLICY: The site north of Chapel Lane is allocated for housing.</p> <p>ACTION: Development complete or approved.</p>	
HA13	Haswell Children's Play Space/Amenity Space	EXPIRED
	<p>POLICY: The development of the following areas of land will only be approved for informal recreation and other appropriate improvements:</p> <ul style="list-style-type: none"> i) south of Barnet Square ii) north of housing estate west of Front Street iii) Hesswell Crescent <p>ACTION: Refer to policies 91 to 92 of the District of Easington Local Plan (2001).</p>	

Hawthorn

REF	Local Plan Policy	Status
HW1	Hawthorn Protection Of Undeveloped Areas	EXPIRED
	<p>POLICY: Development which would detract from the open nature of the following areas or from their contribution to the character and setting of Hawthorn village will not be approved:</p> <ul style="list-style-type: none"> i) south of the churchyard ii) Rectory Garden iii) south of South Farm iv) west of the churchyard <p>ACTION: Refer to policies 90 to 92 of the District of Easington Local Plan (2001)</p>	
HW2	Landscaping Works	EXPIRED
	<p>POLICY: Landscaping works are proposed in the following areas:</p> <ul style="list-style-type: none"> i) junction of Sunderland Road and West Lane ii) south side of West Lane iii) south of Rectory Garden. <p>ACTION: Repeats National Policy</p>	
HW3	Conversion Of Buildings At West Farm	EXPIRED
	<p>POLICY: Proposals for the conversion of the farm buildings adjacent to West Farm for housing will be approved provided the details of the scheme respect the character of the existing building, West Farm and the wider conservation area.</p> <p>ACTION: Development Complete.</p>	
HW4	Land Adjacent To West Farm	EXPIRED
	<p>POLICY: 0.47 hectares of land adjacent to West Farm is allocated for housing development. Development proposals will only be approved where they respect the character and setting of the conservation area and the adjoining listed building.</p> <p>ACTION: Development Complete.</p>	
HW5	Former RAF Camp	EXPIRED
	<p>POLICY: 2.25 hectares on the eastern part of the former RAF camp is allocated for 30 dwellings. The development will be approved subject to the following conditions and requirements:</p> <ul style="list-style-type: none"> i) the remaining 2.35 hectares of the site including the southern and eastern edges being reclaimed and planted as woodland in accordance with a scheme to be approved by the local planning authority; ii) the footway from the eastern part of the site to Glencot Grove being upgraded; iii) appropriate drainage works being installed, in accordance with the requirements of policy 26. <p>ACTION: Development Complete.</p>	
HW6	Infill Site	EXPIRED
	<p>POLICY: The infill site on the south side of High West Lane is allocated for housing</p> <p>ACTION: Development Complete.</p>	

HW7

Hawthorn Recreation Sites

EXPIRED

POLICY: The development of the following areas will only be approved for recreational purposes:

- i) south of Glencot Grove;
- ii) east of Belmont Avenue.

ACTION: Refer to policies 90 to 92 of the **District of Easington Local Plan (2001)**.

Hesleden

REF	Local Plan Policy	Status
HE1	<p>Landscaping Works</p> <p>POLICY: The District Council will improve the following areas through appropriate landscaping;</p> <ul style="list-style-type: none"> i) junction of Church Street and Hesleden Road ii) south side of Harold Wilson Drive iii) north of Front Street iv) Eden Cottages (two sites) v) south of Church Street vi) Hillcrest place <p>ACTION: Repeats National Policy.</p>	EXPIRED
HE2	<p>Land East Of Station Road</p> <p>POLICY: 1.56 hectares of land east of Station Road is allocated for housing. Additional tree planting will be provided along the southern edge of the site, in accordance with policy 35.</p> <p>ACTION: Proposals do not meet emerging Core Strategy for Easington District Council.</p>	EXPIRED
HE3	<p>Hesledon Safeguarded For Informal Recreation</p> <p>POLICY: The development of the land west of Station Road will only be approved for purposes of informal recreation.</p> <p>ACTION: Refer to policies 90 to 92 of the District of Easington Local Plan (2001)</p>	EXPIRED
HE4	<p>Land East Of Gray Avenue</p> <p>POLICY: 0.3 hectares of land east of Gray Avenue is allocated for off-street parking/garages and housing.</p> <p>ACTION: Development Complete</p>	EXPIRED

High Hesleden

Ref	Local Plan Policy	Status
HI1	<p>Infill Site Allocated For Single Dwelling</p> <p>POLICY: 0.14 Hectares of land east of South View is allocated for a single dwelling.</p> <p>ACTION: Refer to policy 67 of the District of Easington Local Plan (2001) and paras. 5.35 to 5.36 for full policy justification</p>	EXPIRED
HI2	<p>Hawthorn Safeguarding For Recreation</p> <p>POLICY: The development of the land south of Dene View is allocated for recreation purposes.</p> <p>ACTION: Refer to policies 90 to 92 of the District of Easington Local Plan (2001).</p>	EXPIRED
HI3	<p>Landscaping Land South Of Dene View</p> <p>POLICY: The district council will improve the land south of Dene View through appropriate landscaping.</p> <p>ACTION: Repeats National Policy</p>	EXPIRED

Horden

Ref	Local Plan Policy	Status
HO1	Priority Areas For Environmental Improvement	EXPIRED
<p>POLICY: Horden village centre will be the focus of a comprehensive improvement scheme incorporating the following elements:</p> <ul style="list-style-type: none"> i) A townscape scheme with better facilities for pedestrians in Blackhills Road/Eden Street ii) The refurbishment and redesign of open space at Church Green iii) A neighbourhood park at Dene Street <p>ACTION: Managed through other Local Plan Policies.</p>		
HO2	Former Blackhills Road School Site	EXPIRED
<p>POLICY: The district council will seek the redevelopment of the former Blackhills Road Junior and Infant School. The following uses will be considered appropriate: Housing; Retailing (class A1); Offices and services for local needs (class A2); business (class B1) and community facilities.</p> <p>ACTION : Development Complete</p>		
HO3	Landscaping Works On Council Owned Land	EXPIRED
<p>POLICY: The district council will improve the land in the following areas through appropriate landscaping:</p> <ul style="list-style-type: none"> i) north-west of Cresswell Avenue ii) east of Roseby Road iii) south of Dene Villas iv) Conyers/Beaumont Crescent v) Wilkinson Road <p>ACTION: Managed through other Local Plan Policies.</p>		
HO4	Landscaping Works On Non-Council Owned Land	EXPIRED
<p>POLICY: Landscaping/improvement works are proposed on the following sites:</p> <ul style="list-style-type: none"> i) east end of Newcastle Avenue ii) adjacent to health clinic, Blackhills Road iii) south of the catholic school iv) former picture house, Sunderland Road <p>ACTION: Managed through other Local Plan Policies.</p>		
HO5	Extension Of Sea View Industrial Estate	SAVED
<p>POLICY: 11 hectares of land, north of the valley on the former Horden Colliery site, is allocated for an extension to the Sea View Industrial Estate.</p> <p>ALSO: Refer to page 149 of the Easington District Local Plan (2001) for full policy justification.</p>		
HO6	Mixed Allocation - Use Of Land South Of Former Colliery Pumping Station For Recreation/Housing	SAVED
<p>POLICY: Sites south of the former colliery pumping station is designated for recreational or housing purposes. The development will be undertaken in accordance with the following conditions:</p> <ul style="list-style-type: none"> i) remedial/reclamation measures being implemented in accordance with policy 45. ii) any residential development being designed in accordance with policy 35. <p>ALSO: Refer to para. 17.19 of the District of Easington Local Plan (2001) for full policy justification</p>		

HO7	Rail Halts	SAVED
	<p>POLICY: Development proposals for land in the vicinity of the railway line at the east end of Dene Street which would prejudice the construction and operation of a railway halt will not be approved. A site in this location, identified on the proposals map, is allocated for the construction of the halt.</p> <p>ALSO: Refer to page 150 of the District of Easington Local Plan (2001) for full policy justification.</p>	
HO8	Off-Street Parking	EXPIRED
	<p>POLICY: The district council will provide appropriate off-street parking facilities in the following areas:</p> <ul style="list-style-type: none"> i) Hawthorn Crescent ii) Beech/Elm Terraces <p>ACTION: Repeats National Policy</p>	
HO9	Horden Sites For Sport And Recreation	EXPIRED
	<p>POLICY: The development of the following sites will only be approved for sport or informal recreation:</p> <ul style="list-style-type: none"> i) Horden Colliery Welfare Park ii) Playing Fields west of Sunderland Road <p>ACTION: Refer to policies 90 to 92 of the District of Easington Local Plan (2001) for full policy justification.</p>	
HO10	Horden Site For Childrens Play / Amenity	EXPIRED
	<p>POLICY: The development of the park south of Blackhills Road will only be approved for purposes of the provision of amenity open space.</p> <p>ACTION: Refer to policies 90 to 92 of the District of Easington Local Plan (2001) for full policy justification.</p>	
HO11	Horden: Shopping	SAVED
	<p>POLICY: The local shopping centre for Horden will consist of: i) both sides of Blackhills Road and the east side of Fifth Street, between Thorpe Street and Dene Street, and ii) the north side of Cotsford Lane East of the Co- operative building, and both sides of the Coast Road between Hawthorn Crescent and Sunderland Road.</p> <p>ALSO: Refer to page 151 of the District of Easington Local Plan (2001) for full policy justification.</p>	

Hutton Henry

Ref	Local Plan Policy	Status
HU1	South Side Of Hutton Crescent POLICY: The infill site on the south side of Hutton Crescent is allocated for housing. ACTION: Development complete.	EXPIRED
HU2	Land Between Hill View And Church Hall POLICY: Further development to the rear of the properties between Hill View and the church hall will not be approved unless suitable access is provided through the extension and improvement to adoptable standards of Hutton Crescent and the proposal does not conflict with other policies in the plan. ACTION: Refer to Planning Policy Statement 3: Housing and other policies in the District of Easington Local Plan (2001)	EXPIRED
HU3	Protection Of Land East Of Bow Cottage From Development POLICY: The undeveloped land east of Bow Cottages is allocated for agricultural and other related uses. ACTION: Refer to Planning Policy Statement 3: Housing and other policies in the District of Easington Local Plan (2001)	EXPIRED

Murton

Ref	Local Plan Policy	Status
M1	Landscaping Works On Council Owned Land	EXPIRED
	<p>POLICY: The district council will improve the following areas through appropriate landscaping :</p> <ul style="list-style-type: none"> i) south of Western Terrace South ii) Welfare Hall iii) north Of Dalton Terrace iv) Woods Terrace toilets v) west of The Avenue vi) Murton Welfare Ground entrance vii) Sea View Estate viii) Station Estate ix) Cornwall Estate x) Cornwall Court xi) Station Estate garages <p>ACTION: Managed through other Local Plan Policies.</p>	
M2	Landscaping Works On Non-Council Owned Land	EXPIRED
	<p>POLICY: Landscaping or improvement works are proposed in the following areas :</p> <ul style="list-style-type: none"> i) Woods Terrace local shopping centre ii) south of James Street South iii) south of Church Street iv) adjacent to the Salvation Army Hall v) adjacent to The Victoria public house vi) east of The Avenue and north of Murton Street vii) East Moor housing estate <p>ACTION: Managed through other Local Plan Policies.</p>	
M3	Safeguarding Land Around The War Memorial	EXPIRED
	<p>POLICY: Development which would detract from the visual or amenity value of the open space in the area around the war memorial will not be approved.</p> <p>ACTION: Managed through other Local Plan Policies.</p>	
M4	Allocation Of Dalton Flatts Site For Industrial Use	EXPIRED
	<p>POLICY: 15.5 hectares of land at Dalton Flatts is allocated for industry use classes B1 (business) B2 (general industry) and B8 (storage and distribution). Development proposals will be required to include landscaping or tree planting along the site's boundaries.</p> <p>ACTION: Development complete.</p>	
M5	Former Rex Cinema Site	EXPIRED
	<p>POLICY: 0.3 hectares of land at the former Rex Cinema site on Knaresborough Road is allocated for aged persons'/special purpose housing. In the interim the district council will improve the area through appropriate landscaping.</p> <p>ACTION: Development complete, approved or use windfall policy 67 of the District of Easington Local Plan (2001).</p>	

M6	Former Bus Depot Site	EXPIRED
	<p>POLICY: 1.42 hectares of land at North View is allocated for housing. In order to achieve a safe access, development proposals will need to incorporate off-site improvements to the junction between the B1285 and Ada Street.</p> <p>ACTION: Development complete, approved or use windfall policy 67 of the District of Easington Local Plan (2001).</p>	
M7	West Of The Avenue	SAVED
	<p>POLICY: 1.5 hectares of land west of The Avenue is allocated for a car park and housing, shopping or open space.</p> <p>ACTION: Refer to page 158 of the District of Easington Local Plan (2001) for full policy justification.</p>	
M8	Thomas Brothers Site	EXPIRED
	<p>POLICY: 4.3 hectares of land north of Murton Street is allocated for leisure, industry (use classes B1, B2 and B8) or non-food retailing. Housing development on the northern half of the site would also be appropriate. Retail development will only be approved where it would not prejudice the council's aims of improving the local shopping centre and where it would meet the terms of policy 104 of the plan. Development proposals will be required to incorporate landscaping and tree planting along the site's frontage with the B1285 and along its northern and eastern boundaries.</p> <p>ACTION: Development complete, approved or use windfall policy 67 of the District of Easington Local Plan (2001).</p>	
M9	Off-Street Parking Schemes	EXPIRED
	<p>POLICY: The district council will provide appropriate off-street parking facilities in the following areas:</p> <ul style="list-style-type: none"> i) Metcalf Crescent ii) Station Estate North iii) Luke Crescent iv) Burnip Road v) Toft Crescent <p>ACTION: Repeats National Policy</p>	
M10	Safeguarding Recreational Fields	EXPIRED
	<p>POLICY: The development of the welfare ground will only be approved for sport and recreational purposes.</p> <p>ACTION: Refer to policies 90 to 92 of the District of Easington Local Plan (2001) for full policy justification.</p>	
M11	Safeguarding Recreational Fields	EXPIRED
	<p>POLICY: The development of the following areas will only be approved for recreational purposes :</p> <ul style="list-style-type: none"> i) former Murton Colliery site (south) ii) land at Dalton Flatts iii) north of Murton Community Centre iv) west of Murton Sea View school v) Luke Crescent vi) Burnip Road vii) Metcalf Crescent viii) Lansbury Drive ix) south of Western Terrace South x) south of James Street South xi) Short Grove 	

- (xii) Sea View Estate
- (xiii) south of Burnip Road
- (xiv) east of East Moor Estate

ACTION: Refer to policies 90 to 92 of the **District of Easington Local Plan (2001)** for full policy justification.

M12 Local Shopping Centre

SAVED

POLICY: The local shopping centre for Murton will consist of the whole of the west side of Woods Terrace and the east side, south of Woods Terrace East, together with the land west of The Avenue.

ALSO: Refer to page 161 of the **District of Easington Local Plan (2001)** for full policy justification.

Peterlee

Ref	Local Plan Policy	Status
P1	Peterlee Safeguarding Of Open Areas POLICY: With the exception of the circumstances set out within other policies, development of areas of open space in Peterlee will only be approved for purposes of recreation provision. This requirement may be waived where the applicant provides an equivalent or additional area of open space of a similar or better quality in a convenient location in the vicinity. ACTION: Refer to policies 90 to 92 of the District of Easington Local Plan (2001) .	EXPIRED
P2	Peterlee Environmental Improvements POLICY: The development of the land east of the former sports centre changing rooms will only be approved for recreation or community purposes. ACTION: Repeats National Policy.	EXPIRED
P3	Landscaping Works On Council Owned Land POLICY: The district council will improve Burnhope Way through an appropriate landscaping scheme. ACTION: Repeats National Policy.	EXPIRED
P4	Landscaping Works On Non-Council Owned Land POLICY: Landscaping works are proposed in the following areas:- i) on the edge of the St Bede's Comprehensive and North Blunts Junior School playing fields ii) Passfield Way iii) the north side of Lowhills Road ACTION: Repeats National Policy.	EXPIRED
P5	Mixed Use And Housing Allocations POLICY: The following cleared sites are allocated for aged persons/special purpose housing; i) former 63-73 Edenhill Road (odd) ii) former 11-21 Edenhill Road (odd) ACTION: Development complete, approved or use windfall policy 67 of the District of Easington Local Plan (2001) .	EXPIRED
P6	Mixed Use And Housing Allocations - Former Thorpe Hospital Site POLICY: 1.28ha is allocated at the former Thorpe Hospital site for business, leisure or recreation uses provided that: i) the development does not detract from the openness of the green wedge any more than the permanent buildings of the old maternity hospital. New buildings must not, in general, exceed the the height of the old permanent structures and the 'footprint' created by new buildings should not exceed the cumulative extent of the 'footprint' covered by the old permanent buildings. ii) the scheme should be designed and landscaped to a high standard, in accordance with policy 35. iii) vehicular access shall be from the metalled part of Andrew's Lane and all access arrangements must accord with policy 36. iv) before permission is granted, developers will need to demonstrate that their proposals satisfactorily protect the archaeological remains close to the northern boundary of the site, in accordance with policy 21	SAVED

	ALSO: Refer to paras. 20.24 – 20.28 District of Easington Local Plan (2001) for full policy justification	
P7	Mixed Use And Housing Allocations - Former Eden Lane County School Site	SAVED
	<p>POLICY: 1.8 hectares of land on the site of the former Eden Lane County Junior School is allocated for housing, a hotel or community facilities (use class D1). Planning permission will only be granted subject to the widening of Eden Lane to adoptable standards between the site and its junction with Ellison Road and the replacement of any trees lost by the development, in accordance with policy 10.</p> <p>ALSO: Refer to para. 20.29 District of Easington Local Plan (2001) for full policy justification</p>	
P8	Mixed Use And Housing Allocations On Former ITEC Site	EXPIRED
	<p>POLICY: 1.3 hectares at the former Itec site, Neville Road is allocated for housing, community use (class D1), hotel or public house, subject to:</p> <ul style="list-style-type: none"> i) the trees along the northern boundary of the site being retained and, where that is not possible, replaced with suitable species; and, ii) access being provided from Neville Road. <p>The use of the site for retail purposes (class A1) will not be approved.</p> <p>ACTION: Development complete, approved or use windfall policy 67 of the District of Easington Local Plan (2001).</p>	
P9	Mixed Use And Housing Allocations - Land South Of Yoden Way	SAVED
	<p>POLICY: 2.6ha of land south of Yoden Way are allocated for housing, subject to:</p> <ul style="list-style-type: none"> i) 2ha of land being made available for recreational use at Cresswell Crescent ii) construction of a new road from Manor Way to serve both schools and the housing development iii) a car park being provided within the curtilage of the site to alleviate on-street parking problems iv) the development being set back from Yoden Way v) the inclusion of traffic calming measures on the access road vi) a design brief to guide the development being agreed by the district council. <p>ALSO: Refer to paras. 20.31 to 20.32 District of Easington Local Plan (2001) for full policy justification</p>	
P10	Mixed Use And Housing Allocations- Cleared Housing Sites	EXPIRED
	<p>POLICY: The site of the former 104-116 Helford Road (evens) is allocated for housing.</p> <p>ACTION: Development complete, approved or use windfall policy 67 of the District of Easington Local Plan (2001).</p>	
P11	Off-Street Parking Schemes	EXPIRED
	<p>The District will provide appropriate off street parking facilities in the following areas:</p> <ul style="list-style-type: none"> York Road Manor Way Thorntree Gill Thorns/Delavale Closes and Leazes Rise Eden Lane Eden Hill road and Robson Avenue Keswick Road and Ellison Road Bailey rise Elliot Road 	

	<p>Dunelm Walk Yoden Road Fairbairn Road Jarvis Road Bowness Close</p> <p>ACTION: Repeats National Policy</p>	
P12	<p>North Side Of Lowhills Road</p> <p>POLICY: The development of the land east of the former sports centre changing rooms will only be approved for recreation or community purposes.</p> <p>ACTION: Refer to policies 90 to 92 of the District of Easington Local Plan (2001).</p>	EXPIRED
P13	<p>Open Space / Play Areas</p> <p>POLICY: The development of the land east of the former sports centre changing rooms will only be approved for recreation or community purposes.</p> <p>ACTION: Refer to policies 90 to 92 of the District of Easington Local Plan (2001).</p>	EXPIRED
P14	<p>Peterlee: Community Facilities, Eden Way</p> <p>POLICY: The east side of Eden Lane is allocated for community facilities (use class D1).</p> <p>ALSO: Refer to page 170 of the District of Easington Local Plan (2001) for full justification.</p>	SAVED
P15	<p>Peterlee Town Centre</p> <p>POLICY: The main shopping centre in Peterlee will be bounded by Surtees Road, Bede Way and St Cuthbert's Way but including the Peterlee Lodge Hotel and adjacent car park.</p> <p>ALSO: Refer to page 171 of the District of Easington Local Plan (2001) for full justification.</p>	SAVED
P16	<p>Land South Of St Cuthberts Road</p> <p>POLICY: 4.6 hectares of land south of St Cuthbert's Road including the Peterlee Leisure Centre is allocated for a mixed use development. Acceptable uses within such a scheme would include retailing, a replacement leisure centre, a cinema, bowling centre, police station and magistrates court.</p> <p>ACTION: Development Complete.</p>	EXPIRED

Seaham

Ref	Local Plan Policy	Status
S1	Relocation Of Land Based Activities Of The Port	EXPIRED
	<p>POLICY: 8.9 hectares of land south of Robert Square/Fenwick Row is allocated for port related warehousing and office use (class B1). Planning permission for this development will be granted subject to the following conditions:</p> <ul style="list-style-type: none"> i) all vehicular traffic from the development would utilise a new access on hill crescent, constructed close to the roundabout at the eastern end of the Dawdon link road. ii) landscaping belts to be provided south of Fenwick Row; south of Robert Square; east of Hill Crescent; iii) the land east of Hill Crescent, scrapyard and former gas works site to be the subject of an appropriate reclamation scheme; iv) replacement playing fields to be provided in accordance with policy 90. <p>ACTION: Development Complete.</p>	
S2	Reinstatement Of George Street- Dawdon Colliery Railway Line	EXPIRED
	<p>POLICY: The route of the George Street junction - Dawdon colliery railway line is safeguarded. Any development which would prejudice the reinstatement of the railway line will not be approved.</p> <p>ACTION: Development Complete.</p>	
S 3	Coastal Defences	EXPIRED
	<p>Coastal defences are proposed between South Pier and Seaham Fleet Rock</p> <p>ACTION: Development Complete.</p>	
S4	Dawdon Housing Improvements	EXPIRED
	<p>POLICY: A comprehensive housing revitalisation and environmental improvement scheme will be undertaken in Dawdon, as shown on the proposals map'.</p> <p>ACTION: Complete, or programme no longer to be implemented.</p>	
S5	Deneside Estate Action Initiative	EXPIRED
	<p>POLICY: The district council will improve the houses and the environment of the Deneside housing estate, north of the avenue.</p> <p>ACTION: Complete, or programme no longer to be implemented.</p>	
S6	Parkside Estate Improvement Initiative	EXPIRED
	<p>POLICY: The district council will improve the houses and the environment of the Parkside housing estate.</p> <p>ACTION: Complete, or programme no longer to be implemented.</p>	
S7	Mixed Use And Housing Allocations - Land At Lawnside	SAVED
	<p>POLICY: 0.2 hectares of land at Lawnside is allocated for aged persons' housing.</p> <p>ALSO: Refer to para. 21.26 District of Easington Local Plan (2001) for full policy justification.</p>	
S8	Vane Tempest Colliery Site Housing Allocation	EXPIRED
	<p>POLICY: The former Vane Tempest colliery site will be reclaimed and redeveloped for a mixed development comprising approximately 500 dwellings and a neighbourhood centre comprising community facilities and a shopping provision in accordance with policy 103. The redevelopment will be undertaken in accordance with the following criteria:</p> <ul style="list-style-type: none"> i) a primary vehicular access being constructed onto North Road ii) a secondary access being constructed onto Dene House Road. 	

	<ul style="list-style-type: none"> iii) pedestrian/cycleway links being installed along new drive and linking the site to North Road and Dene House Road. iv) recreation/open space being provided in accordance with policies 66 & 90. v) remedial/reclamation measures being implemented in accordance with policy 45. vi) roads being designed in accordance with policy 36 by facilitating bus access onto the site. vii) a detailed landscaping/planting scheme in accordance with policy 35. <p>ACTION: Development Complete</p>	
S9	<p>Seaham Colliery Site - Mixed Use And Housing Allocations</p> <p>POLICY: The former Seaham Colliery site will be reclaimed and redeveloped for a mixed development comprising approximately 150 dwellings on the northern part of the site, and recreational/open space on the southern part. The former mineral railway line will be developed as a walkway/cycleway. The redevelopment will be undertaken in accordance with the following conditions:</p> <ul style="list-style-type: none"> i) remedial/reclamation measures being implemented in accordance with policy 45 ii) roads being designed in accordance with policy 36, to facilitate bus access iii) a detailed landscaping scheme in accordance with policy 35 iv) pedestrian/cycleways being installed to link the site with station road and deneside housing estate. Subject to the provision of adequate privacy for adjacent residents, in accordance with policy 35, and the installation of appropriate security measures. <p>ALSO: Refer to paras. 21.33 to 21.35 District of Easington Local Plan (2001) for full policy justification.</p>	SAVED
S10	<p>Housing Allocation – Land West Of Foundry Road</p> <p>POLICY: 1.5 hectares of land west of Foundry Road is allocated for housing and playing fields.</p> <p>ACTION: Development Complete</p>	EXPIRED
S11	<p>Housing Allocation - Land At Former St Mary Magdalenes School Site</p> <p>0.85 hectares of land on the site of the former St Mary Magdalene's School, Station Road, is allocated for housing.</p> <p>ACTION: Development Complete</p>	EXPIRED
S12	<p>Housing Allocation – Land South Of Robert Square</p> <p>POLICY: 0.1 hectares of land South of Robert Square is allocated for housing.</p> <p>ACTION: Development Complete</p>	EXPIRED
S13	<p>Housing Allocation – Land At Ropery Walk</p> <p>POLICY: 0.1hectares of land south of Ropery Walk is allocated for garden purposes incorporating a domestic garage or appropriate landscaping.</p> <p>ACTION: Development Complete</p>	EXPIRED
S14	<p>Proposed Dawdon-Seaham Town Centre Link Road</p> <p>POLICY: The land required for the construction Dawdon Seaham town centre link road will be safeguarded from development.</p> <p>ACTION: Development Complete</p>	EXPIRED

S15	Off Street Parking Scheme	EXPIRED
<p>POLICY: The District will provide appropriate off street parking facilities in the following areas:</p> <p>Fen Crescent Beech Daphne Crescent Ash Crescent Maple Crescent Jasmine Crescent Park street Garron Street Queen Street Shaw Street</p> <p>ACTION: Refer to other policies in the District of Easington Local Plan (2001)</p>		
S16	Seaham Railway Station	SAVED
<p>Seaham Station will be improved through the provision of:</p> <p>i) a bus/rail interchange facility ii) a secure cycle facility iii) a car park on land south of station road</p> <p>ALSO: Refer to paras. 21.47 to 21.49 of the Easington District Local Plan (2001).</p>		
S17	Cycleways	SAVED
<p>POLICY: Cycleways will be developed along the following routes:</p> <p>i) Town Centre - Seaham Colliery ii) Former Hawthorn Incline iii) Mount Stewart Street to Dawdon and Foxcover Industrial Estates iv) Dawdon Industrial Estate-Town Centre-Seaham Hall Car Park v) Seaham Station-Seaham Hall</p> <p>ALSO: Refer to paras. 21.50 to 21.51 of the Easington District Local Plan (2001).</p>		
S18	Traffic Management	EXPIRED
<p>POLICY: Traffic management and calming schemes will be implemented in the following locations:</p> <p>Queen Alexandra Road/ Mount Stewart street Stockton Road through Westlea Station road adjacent to Seaham colliery site North Road</p> <p>ACTION: Refer to other policies in the District of Easington Local Plan (2001)</p>		
S19	Seaham Conservation Area	EXPIRED
<p>POLICY: An environmental improvement scheme is proposed in the Seaham Harbour conservation area. The scheme will include, where appropriate:</p> <p>i) improvements to roofs, windows and shop fronts. ii) environmental improvements to open areas iii) renewal of pavements and installation of street furniture.</p> <p>ACTION: Refer to policies 22 in the District of Easington Local Plan (2001)</p>		

S20	Small Landscaping Schemes	EXPIRED
	<p>POLICY: Landscaping works are proposed in the following areas:</p> <p>Norfolk Close North of Viceroy Street Marlborough Street West of Cliff House Garage, Tempest Road Westlea Garage Site Station Road Flats North of Northwood Road Deneway The Lawns East of Island Club, Station Road East of proposed community centre, Strangford Road Junction of Lord Street And Viceroy Street Junction of Mount Stewart Street and Queen Alexandra Road East of Rainton Street North of Enfield Road South Side of 'The Graham Way' West of Station, Station Road Adjacent to Cottages Road/Ropery Walk.</p> <p>ACTION: Managed through other Local Plan Policies.</p>	
S21	Seaham Safeguarding The Denes	EXPIRED
	<p>POLICY: Development which would detract from the visual, amenity or nature conservation value of Rock House, Hazel or Seaham Denes will not be approved.</p> <p>ACTION: Refer to policies 90 to 92 of the District of Easington Local Plan (2001) for full policy justification.</p>	
S22	Seaham Hall And Grounds	?
	<p>POLICY: Proposals for the re-use or extension of Seaham Hall and the buildings within its grounds for business, residential, hotel, community or leisure uses (use classes B1, C1, C2, C3, D1 and D2), will be approved provided that they would preserve or enhance the character and setting of the listed buildings and the area of high landscape value. Development within the grounds of Seaham Hall will only be approved where it is appropriate in scale and character and:</p> <p>i) it is proven to be necessary and directly associated with the use of the hall: and ii) it would not detract from the setting of the listed buildings; and iii) it would not detract from the character of the area of high landscape.</p> <p>ACTION: Development Complete.</p>	
S23	Land East Of Seaham Hall	EXPIRED
	<p>POLICY: The land to the east of Seaham Hall will be retained as open space. Development will only be approved for informal recreation.</p> <p>ACTION: Development Complete.</p>	
S24	Seaham Recreation Provision	EXPIRED
	<p>POLICY: The development of the following areas will only be approved for sport or recreational purposes:</p> <p>i) Grounds of Seaham Leisure Centre ii) Town Park iii) New Drive Playing Fields iv) New Drive Cricket Ground v) Dawdon Welfare Ground</p>	

	vi) 2 Hectares of land at Former Parkside playing fields	
	ACTION: Refer to policies 90 to 92 of the District of Easington Local Plan (2001) for full policy justification.	
S25	Safeguarding Of Open Areas	EXPIRED
	POLICY: The development of the following areas of land will only be approved for informal recreation and other appropriate improvements:	
	Rainton Street Stockton Road Dawdon Dene Park Hawthorne Square Ash Crescent Northlea Watson Close Adjacent To Deneside Recreation Ground Hoy Crescent North of Malvern Crescent South of Kingston Avenue North of Haven House West of Seaham Colliery Site Malvern Crescent Recreation Ground	
	ACTION: Refer to policies 90 to 92 of the District of Easington Local Plan (2001) for full policy justification.	
S26	Seaham Recreational Footpaths	EXPIRED
	POLICY: To encourage greater recreational use of the area, a continuous footpath will be established around the south west of Seaham between Seaton Lane and Dawdon Dene.	
	ACTION: Refer to Planning Policy Guidance Note 17: Planning for Open Space, Sport and Recreation .	
S27	Seaham Promenade Scheme	EXPIRED
	POLICY: The district council will undertake a comprehensive environmental improvement scheme to create a new and improved promenade along North Road between the Vane Tempest Site and Terrace Green.	
	EXPIRED: Implemented	
S28	Seaham North Dock Area	SAVED
	POLICY: The development of the North Dock area of Seaham Harbour for tourism, leisure or recreation uses will normally be approved provided that:	
	i) it would not adversely affect the SSSI between red acre point and Featherbed Rocks in accordance with policy 15; and	
	ii) it would conserve or enhance the Seaham Harbour conservation area in accordance with policy 22; and	
	iii) it would not adversely affect the listed buildings within the harbour in accordance with policy 24.	
	iv) it would not significantly conflict with the operations of the dock company or other maritime interests	
	ALSO: Refer to para 21.77 of the District of Easington Local Plan (2001) for full policy justification.	
S29	Land Northwest Of New Strangford Road Roundabout	EXPIRED
	POLICY: The land north west of the New Strangford roundabout is allocated for a police station and open space. Planning permission for the police station will be granted subject to the following conditions:	

	<ul style="list-style-type: none"> i) an access to the depot to the north of the site being retained ii) a junction improvement being installed onto the avenue, in accordance with policy 36. <p>ACTION: Development Completed or Approved.</p>	
S30	Uses Of Former Londonderry Offices	EXPIRED
	<p>POLICY: The re-use of the former Londonderry Offices will be approved provided the use does not adversely affect the character, appearance, architectural features or setting of the building, in accordance with policy 24.</p> <p>ACTION: Development Completed or Approved.</p>	
S31	Seaham: Town Centre Expansion	SAVED
	<p>POLICY: 3.2 hectares of land between South Crescent, South Terrace and Foundry Road and the proposed Dawdon to Seaham Town Centre road is allocated for a mixed use development. Acceptable uses within such a scheme would include retailing, leisure, offices or residential. Retailing will only be approved where it would not conflict with policies 101 and 104 of the plan.</p> <p>ALSO: Refer to page 21.85 to 21.87 of the District of Easington Local Plan (2001) for full policy justification.</p>	
S32	Seaham: New Retail Development	SAVED
	<p>POLICY: The main shopping centre in Seaham will be bounded by North Railway Street, the west side of Blandford Place, Sophia Street, Viceroy Street, Shelley Crescent, Green Street, South Terrace and the east side of South Crescent.</p> <p>ALSO: Refer to para 21.88 of the District of Easington Local Plan (2001) for full policy justification.</p>	
S33	Seaham: Environmental Improvement Initiatives	SAVED
	<p>POLICY: The district council will implement a comprehensive enhancement scheme within and around the town centre by focusing on:</p> <ul style="list-style-type: none"> i) improvements to the environment of Church Street ii) additional off-street car parking and a cycleway on land between North and South Railway Streets together with an extension to the Green Street car park iii) St John's Square iv) North Terrace and Terrace Green. <p>ALSO: Refer to para 21.89 of the District of Easington Local Plan (2001) for full policy justification.</p>	

Seaton

Ref	Local Plan Policy	Status
ST1	Seaton Safeguarding Of Open Areas	EXPIRED
	<p>POLICY: Development which would detract from the open nature or the visual or amenity value of the village green or the land adjacent to the A19 on the south side of Seaton Lane will not be approved.</p> <p>ACTION: Refer to policies 90 to 92 of the District of Easington Local Plan (2001) for full policy justification.</p>	
ST2	Housing Allocations – Land North Of Seaton Lane	EXPIRED
	<p>POLICY: 1.6 ha of land north of Seaton Lane is allocated for a low density development of up to 20 dwellings. Planning permission will only be granted provided that:</p> <ul style="list-style-type: none"> i) safe and adequate access arrangements, which may include minor junction improvements, can be secured from Seaton Lane and the requirements of policy 36 are met; ii) satisfactory arrangements are made to accommodate the existing public right of way through the site; iii) a scheme of landscaping and planting is devised to appropriately reinforce and supplement the existing landscape and topographical features on the site. <p>ACTION: Development Complete or use windfall policy 67 of the District of Easington Local Plan (2001).</p>	
ST3	Housing Allocation - East Of Hillrise Crescent	EXPIRED
	<p>POLICY: 0.19 hectares of land east of Hillrise Crescent is allocated for housing.</p> <p>ACTION: Development Complete or use windfall policy 67 of the District of Easington Local Plan (2001).</p>	
ST4	Seaton Play Area East Of Hillrise Crescent	EXPIRED
	<p>POLICY: 0.04 hectares of land east of Hillrise Crescent is allocated for a children's play area.</p> <p>ACTION: Refer to policies 90 to 92 of the District of Easington Local Plan (2001) for full policy justification.</p>	

Shotton

Ref	Local Plan Policy	Status
SH1	Landscaping On Council Owned Land	EXPIRED
	<p>POLICY: The district council will improve the following areas through appropriate landscaping:</p> <p style="padding-left: 20px;">Bruce Glazier Terrace Arden Street Green</p> <p>ACTION: Repeats National Policy</p>	
SH2	Landscaping On Non-Council Owned Land	EXPIRED
	<p>POLICY: Landscaping works are proposed in the following areas:</p> <ul style="list-style-type: none"> i) Garage Site South of Dene Crescent ii) Garage Site East of Bridge Road iii) Commercial Garage, Front Street iv) Salvation Army Hall, Front Street v) North of Front Street vi) East of Potto Street (2 Sites) <p>ACTION: Repeats National Policy</p>	
SH3	Housing And Mixed Allocations - North Of Victoria Street	SAVED
	<p>POLICY: 0.6 hectares of land north of Victoria Street is allocated for housing.</p> <p>ALSO: Refer to para. 23.10 District of Easington Local Plan (2001) for full policy justification</p>	
SH4	Housing And Mixed Allocations - East Of Windsor Place	SAVED
	<p>POLICY: 3.3 hectares of land to the east of Windsor Place is allocated for housing. Development proposals should incorporate the retention and enhancement of the existing tree belts along the site's eastern and north-western boundaries and the retention or diversion of the existing public right of way.</p> <p>ALSO: Refer to paras. 23.12 to 23.14 District of Easington Local Plan (2001) for full policy justification</p>	
SH5	Housing And Mixed Allocations - West Of Dene Terrace	SAVED
	<p>POLICY: 0.1 hectares of land is allocated to the west of Dene Terrace, fronting onto back Victoria Street, for housing. Development proposals should incorporate a footpath in order to provide access from Shotton Lane to the open space to the south of the site.</p> <p>ALSO: Refer to para. 23.15 District of Easington Local Plan (2001) for full policy justification.</p>	
SH6	Housing And Mixed Allocations - North Of Dene Terrace	SAVED
	<p>POLICY: 0.17 hectares of the land north of Dene Crescent is allocated for housing. Development proposals should incorporate the retention of the public right of way across the site.</p> <p>ALSO: Refer to para. 23.16 District of Easington Local Plan (2001) for full policy justification.</p>	
SH7	Housing And Mixed Allocations - Alternative Uses For Council Depot, Shotton Lane	SAVED
	<p>POLICY: The council depot, Shotton Lane is allocated for housing. Light industrial/office (Class B1) development will also be acceptable provided there would be no adverse effect on the amenity of neighbouring residents.</p> <p>ALSO: Refer to para. 23.16 District of Easington Local Plan (2001) for full policy justification.</p>	

SH8	Housing And Mixed Allocations - Land West Of Brackenhill Avenue	SAVED
<p>POLICY: 0.3 hectares of land west of Brackenhill Avenue is allocated for a single dwelling. Planning permission will be granted for the dwelling subject to the proposal incorporating an appropriate environmental scheme on the remainder of the site</p>		
<p>ALSO: Refer to para. 23.16 District of Easington Local Plan (2001) for full policy justification.</p>		
SH9	Shotton Formal Recreation Facilities	EXPIRED
<p>POLICY: The development of the station road recreation ground or the Victoria Showground, or land adjacent to the community centre will only be approved for sport or recreational purposes.</p>		
<p>ACTION: Refer to policies 90 to 92 of the District of Easington Local Plan (2001) for full policy justification.</p>		
SH10	Shotton Safeguarding Play/Amenity Space	EXPIRED
<p>POLICY: The development of the following areas will only be approved for recreational purposes:</p>		
<ul style="list-style-type: none"> i) West of Dene Terrace ii) Adjacent to Bruce Glasier Terrace iii) East of Hopper Terrace iv) Arden Street v) Ashbrooke Estate vi) Dunelm Place 		
<p>ACTION: Refer to policies 90 to 92 of the District of Easington Local Plan (2001) for full policy justification.</p>		
SH11	Extension For Comrades Club	EXPIRED
<p>POLICY: The land west of the Comrades Club is allocated for extensions to the existing premises and car park.</p>		
<p>ACTION: Refer to policies 89 and 96 of the District of Easington Local Plan (2001).</p>		
SH12	Shotton: Shopping	SAVED
<p>POLICY: The local shopping centre for Shotton will consist of the east side of Potto Street between Cowley Street and the Comrades Club, Old School Row and the public library.</p>		
<p>ALSO: Refer to paras 23.24 to 23.25 of the District of Easington Local Plan (2001) for full policy justification.</p>		

South Hetton

Ref	Local Plan Policy	Status
SO1	Safeguarding Land East Of Windsor Drive	EXPIRED
<p>POLICY: The district council will improve the open land east of Windsor Drive and south of Ravensworth Court through appropriate landscaping which:</p> <ul style="list-style-type: none"> i) reinforces the settlement boundary; and ii) provides additional screening of the South Hetton Industrial Estate; and iii) improves the children's play area; and iv) enhances the environment of Front Street. <p>Development which would detract from the visual or amenity value of the site will not be approved.</p> <p>ACTION: Refer to policies 90 to 92 of the District of Easington Local Plan (2001).</p>		
SO2	Environmental Improvements On Council Owned Land	EXPIRED
<p>POLICY: The district council will improve the following areas through appropriate landscaping:</p> <ul style="list-style-type: none"> i) Charters Crescent Garage; ii) Hawthorn Cottages. <p>ACTION: Repeats National Policy.</p>		
SO3	Environmental Improvements On Non-Council Owned Land	EXPIRED
<p>POLICY: Landscaping/improvement works are proposed to the following sites:</p> <ul style="list-style-type: none"> i) public conveniences east of Hedley Terrace; ii) east of haulage depot, Fallowfield Terrace. iii) former pithead baths iv) former Co-Op, Welfare Crescent <p>ACTION: Repeats National Policy.</p>		
SO4	Housing Allocation - South Of Fallowfield Terrace	EXPIRED
<p>POLICY: Two hectares of land south of Fallowfield Terrace is allocated for housing. In order to protect residential amenity development proposals should include a landscaping buffer between new dwellings and the haulage depot to the north east.</p> <p>ACTION: Development Complete or approved.</p>		
SO5	Housing Allocation - North Of Fallowfield Terrace	SAVED
<p>POLICY: 0.68 hectares of land north of Fallowfield Terrace is allocated for housing. Development proposals should incorporate a tree planting belt along the northern boundary of the site.</p> <p>ALSO: Refer to para. 24.16 District of Easington Local Plan (2001) for full policy justification</p>		
SO6	Housing Allocation – Former Primary School Site At Frederick Street	EXPIRED
<p>POLICY: 0.39 hectares of land west of Frederick Street is allocated for housing.</p> <p>ACTION: Development Complete or approved</p>		

S07	Housing Allocation East Of Windermere Road POLICY: 0.27 hectares of land east of Windermere Road is allocated for housing. ALSO: Refer to para. 24.18 District of Easington Local Plan (2001) for full policy justification	SAVED
S08	South Hetton Safeguarding Of The Welfare Ground POLICY: The development of the welfare ground will only be approved for sport and recreational purposes. ACTION: Refer to policies 90 to 92 of the District of Easington Local Plan (2001) for full policy justification.	EXPIRED
S09	Children's Play Space/Amenity Space POLICY: The development of the following areas will only be approved for recreational purposes: Quinn Square Jubilee Square Welfare Ground Ravensworth Court ACTION: Refer to policies 90 to 92 of the District of Easington Local Plan (2001) for full policy justification.	EXPIRED

Thornley

Ref	Local Plan Policy	Status
TH1	Landscaping Of Council Owned Sites	EXPIRED
	<p>POLICY: The district council will improve the appearance of the following areas through appropriate landscaping:</p> <ul style="list-style-type: none"> i) Thornlaw North housing estate ii) Northern and western boundaries of Coopers Close estate iii) west of infants school iv) south of the community centre v) bank adjacent to gospel hall, Coopers Terrace vi) open space at Hillsyde Crescent vii) open space at Gorehill Estate viii) Shinwell Crescent garage site ix) Gorehill garage site x) Thornlaw South housing estate <p>ACTION: Repeats National Policy</p>	
TH2	Landscaping Of Non-Council Owned Sites	EXPIRED
	<p>POLICY: Landscaping and improvement works are proposed to:</p> <ul style="list-style-type: none"> i) garage site to the west of Thornlaw South housing estate ii) land north of the community centre iii) Elvet House, Hartlepool Street iv) Colliery Inn, Hartlepool Street <p>ACTION: Repeats National Policy</p>	
TH3	Showmans Compound Site	EXPIRED
	<p>POLICY: 0.56 hectares of land south of Hartlepool Street and west of Durham Street is allocated for a storage compound. Development proposals should incorporate a landscaped buffer around its western and southern edges.</p> <p>ACTION: Development complete or approved.</p>	
TH4	Housing Allocations - South Of Hartlepool Street	SAVED
	<p>POLICY: 1.89 hectares of land to the south of Hartlepool Street and to the east of Durham Street, is allocated for housing. Development proposals will be required to incorporate a landscaping belt on the southern, eastern and western boundaries of the site.</p> <p>ALSO: Refer to para. 25.14 District of Easington Local Plan (2001) for full policy justification</p>	
TH5	Housing Allocations North Of Hartlepool Street	SAVED
	<p>POLICY: Two hectares of land to the north of Hartlepool Street between Bow Street and Coopers Terrace is allocated for housing.</p> <p>ALSO: Refer to para. 25.15 District of Easington Local Plan (2001) for full policy justification</p>	
TH6	Thornley House – Housing Allocation	EXPIRED
	<p>POLICY: 0.75 hectares of land in the grounds of the former Thornley House is allocated for housing. Development proposals should take account of the existing tree preservation order and incorporate new planting to reflect the character of the area.</p> <p>ACTION: Development Complete or approved</p>	

TH7	Off Street Parking Scheme	EXPIRED
<p>POLICY: The District will provide appropriate off street parking facilities in the Thornlaw South Estate.</p>		
<p>ACTION: Repeats National Policy</p>		
TH8	Thornley Safeguarding Of Play/Amenity Space	EXPIRED
<p>POLICY: The development of the following areas of land will only be approved for informal recreation:</p>		
<ul style="list-style-type: none"> i) The Village Green ii) Open Space, Thornlaw North iii) Open Space, Thornlaw South iv) Open Space, Gorehill Estate v) Coopers Close vi) Bow Street 		
<p>ACTION: Refer to policies 90 to 92 of the District of Easington Local Plan (2001) for full policy justification.</p>		
TH9	Thornley Proposed Children’s Play Area	EXPIRED
<p>POLICY: The following area should be developed as children's play area:</p>		
<ul style="list-style-type: none"> i) land west of the infants' school 		
<p>ACTION: Refer to policies 90 to 92 in the District of Easington Local Plan (2001) for full policy justification.</p>		
TH10	Community/Resource Centre	EXPIRED
<p>POLICY: 1.3 hectares of land is allocated on High Street for a new library and community/resource centre.</p>		
<p>ACTION: Implemented</p>		

Trimdon Station

Ref	Local Plan Policy	Status
TR1	Improvement Scheme At Luke Street, Rodwell Street, Windsor Street POLICY : Landscaping works are proposed in the area of Luke Street, Windsor Street and Rodwell Street. ACTION: Repeats National Policy	EXPIRED
TR2	Landscaping On Council Owned Land POLICY: The district council will improve the appearance of the Laburnum Crescent garage site through appropriate landscaping. ACTION: Repeats National Policy	EXPIRED
TR3	Landscaping On Non-Council Owned Land POLICY: Landscaping works are proposed in the following areas: <ul style="list-style-type: none"> i) western boundary of St Paul's churchyard ii) south side of Wingate Road, west of housing estate iii) between 22 and 25 Lilac Crescent iv) between Nattress Terrace and Purvis Terrace v) land adjacent to garage site (west end of Luke Street) vi) 'The Green' (Sycamore Road) vii) area adjacent to the garden society/rear of 1-14 Beech Grove ACTION: Repeats National Policy	EXPIRED
TR4	Small Housing Sites POLICY: The following sites are allocated for housing: <ul style="list-style-type: none"> i) 0.5 hectares of land east of Margaret Terrace; ii) the former garage site, Luke Street. Infill allocation - this policy has lapsed. ACTION: Refer to Planning Policy Statement 3: Housing and other policies in the District of Easington Local Plan (2001) including policy 67.	EXPIRED
TR5	Off-Street Parking Schemes POLICY: The district council will provide appropriate off-street parking facilities in Lilac Crescent. ACTION: Repeats National Policy.	EXPIRED
TR6	Trimdon Safeguarding Of The Recreation Ground POLICY: The development of the recreation ground south of Wingate Road will only be approved for sport and recreational purposes. ACTION: Refer to policies 90 to 92 of the District of Easington Local Plan (2001) for full policy justification.	EXPIRED

Wheatley Hill

Ref	Local Plan Policy	Status
WH1	Landscaping On Council Owned Land	EXPIRED
	<p>POLICY: The district council will improve the following areas through appropriate landscaping:</p> <ul style="list-style-type: none"> i) housing estate south of Wingate Lane (5 sites) ii) Bevan Crescent garage site <p>ACTION: Repeats National Policy</p>	
WH2	Landscaping On Non-Council Owned Land	EXPIRED
	<p>POLICY: Landscaping works are proposed in the following areas:</p> <ul style="list-style-type: none"> i) adjacent to council yard, Thornley Road ii) east of Stephen's Terrace iii) north of scrapyard, Black Lane <p>ACTION: Repeats National Policy.</p>	
WH3	Housing/Environmental Improvement Scheme	EXPIRED
	<p>POLICY: The district council will complete the improvement of the houses and environment in the estate south of Quilstyle Road and will explore the opportunities for increasing the provision of children's playing space.</p> <p>ACTION: Refer to Planning Policy Statement 3: Housing and other policies in the District of Easington Local Plan (2001) including 90 to 92.</p>	
WH4	Housing And Mixed Allocations - Former Numbered Streets	SAVED
	<p>POLICY: 1.4 hectares of land between First and Ninth Street is allocated for housing.</p> <p>ALSO: Refer to para. 27.14 District of Easington Local Plan (2001) for full policy justification</p>	
WH5	Infill Housing Allocations - Cleared Site, Thornley Road	EXPIRED
	<p>POLICY: The cleared site on the south side of Thornley Road is allocated for the following uses: residential; retailing (Class A1); offices and services for local needs (Class A2); business (Class B1) and community facilities.</p> <p>ACTION: Refer to Planning Policy Statement 3: Housing and other policies in the District of Easington Local Plan (2001) including policy 67.</p>	
WH6	Housing Allocation - Quilstyle Road	EXPIRED
	<p>POLICY: The following sites are allocated for housing:</p> <ul style="list-style-type: none"> i) adjacent to number 7 Quilstyle Road, and ii) at the western end of Quilstyle Road; <p>ACTION: Refer Refer to Planning Policy Statement 3: Housing and other policies in the District of Easington Local Plan (2001) including policy 67.</p>	
WH7	Housing Allocation - Former Scrapyard	EXPIRED
	<p>POLICY: The former scrapyard off Black Lane is allocated for housing and open space together with an adjacent allotment and a strip of grazing land to extend no more than 35m northwards of the existing track to the allotment. Planning permission will only be granted provided that:</p> <ul style="list-style-type: none"> i) safe and adequate access arrangements can be secured from Black Lane and the requirements of Policy 36 are met; ii) a scheme to secure appropriate planting and landscaping on the site, which will include 	

	the elevated land to the north, is devised.	
	ACTION: Refer to Planning Policy Statement 3: Housing and other policies in the District of Easington Local Plan (2001) including policy 67.	
WH8	Off Street Parking Scheme	EXPIRED
	The District will provide appropriate off street parking facilities in the following areas: Burns Street Shakespeare Street Moore Street Byron Street Johnson Estate on former warehouse site, Quilstyle Road	
	ACTION: Repeats National Policy	
WH9	Wheatley Hill Safeguarding Recreation Ground	EXPIRED
	POLICY: The development of the recreation ground east of cemetery road will only be approved for sport and recreational purposes.	
	ACTION: Refer to policies 90 to 92 of the District of Easington Local Plan (2001) for full policy justification.	
WH10	Wheatley Hill Safeguarding Open Space	EXPIRED
	POLICY: The development of the open space at Dodds Close, will only be approved for purposes of informal recreation.	
	ACTION: Refer to policies 90 to 92 of the District of Easington Local Plan (2001) for full policy justification.	
WH11	Wheatley Hill: Shopping	SAVED
	POLICY: The local shopping centre for Wheatley Hill will consist of both sides of Front Street.	
	ALSO: Refer to page 27.24 to 27.26 of the District of Easington Local Plan (2001) for full policy justification.	
WH12	Improvement Scheme At Eastern End Of Front Street	SAVED
	POLICY: An improvement scheme is proposed to the block of properties on Front Street between the former Connolly, Keiller and Whitburn premises and Stephens Terrace.	
	ALSO: Refer to page 27.24 to 27.26 of the District of Easington Local Plan (2001) for full policy justification.	
WH13	Uses Permitted In Area Covered By Policy WH12	SAVED
	POLICY: Within the area covered by policy Wh12 the conversion of properties as residential flats or dwellings will be approved provided:	
	i) there is no detrimental effect on the amenities of occupiers of adjoining nearby premises; ii) the prospective residents would not suffer from loss of amenity caused by a neighbouring use.	
	ALSO: Refer to paras 27.24 to 27.26 of the District of Easington Local Plan (2001) for full policy justification.	

Wingate & Station Town

Ref	Local Plan Policy	Status
W11	Alternative Uses For Former Methodist Chapel	EXPIRED
	<p>POLICY: Alternative uses for the former Methodist Chapel in Front Street include A1(shops), A2(financial and professional services), B1(a)(offices), B1(b)(research and development, studios, laboratories), D1(non-residential institutions), D2(assembly and leisure). The council will also support the demolition of the premises, should no alternative use be found for the building, to provide a residential redevelopment site.</p> <p>ACTION: Refer to other policies in the District of Easington Local Plan (2001)</p>	
W12	Landscaping On Council Owned Land	EXPIRED
	<p>POLICY: The district council will undertake appropriate landscaping: schemes to the following areas:</p> <p style="padding-left: 20px;">Dawson Road (4 sites) Gulley Road north of Station House west of North Road West junction of Wellfield Road/North Road land south of Station House, Station Town Williamson/Laing/Cummings Squares</p> <p>ACTION: Repeats National Policy</p>	
W13	Landscaping On Non-Council Owned Land	EXPIRED
	<p>POLICY: Landscaping works are proposed in the following areas:</p> <p style="padding-left: 20px;">i) embankment north of Corner House ii) rear of dairy, Wellfield Road iii) east of Wingate Community Centre iv) eastern boundary of Holy Trinity Churchyard and Wingate Infant School v) electricity substation, south of Newholme Estate vi) curtilage of Corner House Public House</p> <p>ACTION: Repeats National Policy</p>	
W14	Housing Allocations - South Of Moor Lane	EXPIRED
	<p>POLICY: 2.5 hectares of land south of Moor Lane is allocated for housing. Development proposals will be required to incorporate an access road to an adoptable standard. The junction of the access road and the B1280 (North Road) must be constructed so as to meet the highway authority's standards.</p> <p>ACTION: Development Complete or Approved.</p>	
W15	Housing Allocation - North Of Rodridge Street	SAVED
	<p>POLICY: 2.25 hectares of land north of Rodridge Street, Station Town is allocated for housing. Development proposals will be required to provide for an alternative football pitch and the upgrading of the vehicular access to the site.</p> <p>ALSO: Refer to para. 28.22 District of Easington Local Plan (2001) for full policy justification</p>	
W16	Housing Allocations - Land Opposite Ridgeway House	EXPIRED
	<p>POLICY: The land opposite Ridgeway House, formerly 1-6 Millbank Terrace, will be retained by the district council as open space until such time as it is required for access purposes in accordance with policy W15.</p> <p>ACTION: Managed through other Local Plan Policies.</p>	

W17	Housing Allocations - Land At Watson's Windows Premises	EXPIRED
	<p>POLICY: 0.6 hectares of land at the Watsons Windows premises, Wellfield Road is allocated for housing. Planning permission will be granted subject to the completion of a contaminated land survey.</p> <p>ACTION: Development Complete or Approved.</p>	
W18	Housing Allocation - Land East Of Front Street	EXPIRED
	<p>POLICY: 3.6 hectares of land east of Front Street is allocated for housing. The development will be approved subject to the following conditions:</p> <ul style="list-style-type: none"> i) the proposal fulfils the requirements of policy 44 (landfill) ii) the housing development is undertaken in a manner which accords with the requirements laid down in Policy 16 (sites of nature conservation interests) iii) an appropriate landscaping belt is provided along the eastern edge of the site. <p>ACTION: Development Complete or Approved.</p>	
W19	Small Housing Sites	EXPIRED
	<p>POLICY: The following sites are allocated for housing:</p> <ul style="list-style-type: none"> i) north of Market Crescent ii) east of Bridge Terrace, Station Town (0.1 hectares) <p>ACTION: Refer to Planning Policy Statement 3: Housing and other Local Plan Policies.</p>	
W110	Wingate Safeguarding AJ Dawson Playing Field	EXPIRED
	<p>POLICY: The open land north of the former A J Dawson school at Wellfield Road will be kept as public open space to retain the setting of the former school buildings.</p> <p>ACTION: Refer to policies 90 to 92 of the District of Easington Local Plan (2001) for full policy justification.</p>	
W111	Wingate Cummings Square Play Area	SAVED
	<p>POLICY: Part of the land north of Cummings Square is proposed as a children's play area.</p> <p>ALSO: Refer to paragraphs 28 and 29 of the Easington Local Plan for full justification.</p>	
W112	Wingate Safeguarding Of Welfare Park	EXPIRED
	<p>POLICY: The development of the Welfare Park and adjacent area will only be approved for purposes of outdoor recreation and sports.</p> <p>ACTION: Refer to policies 90 to 92 of the District of Easington Local Plan (2001) for full policy justification.</p>	
W113	Safeguarding Play Areas	EXPIRED
	<p>POLICY: Development of the following areas will only be approved for purposes of informal recreation:</p> <ul style="list-style-type: none"> i) adjacent to Wellfield Comprehensive School ii) Woodland View iii) The 'Old Rec' iv) Vicarage Estate v) South Rodridge Street vi) Market Crescent <p>ACTION: Refer to policies 90 to 92 of the District of Easington Local Plan (2001) for full policy justification.</p>	

W114

Wingate: Shopping

SAVED

POLICY: The local shopping centre for Wingate and Station Town will consist of Front Street between Gladstone Terrace and Pickering Street.

ALSO: Refer to para. 28.34 of the **District of Easington Local Plan (2001)** for full policy justification.