

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.

[Wear Valley District Council \(1997\)](#)

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| Ref | Local Plan Policy | Status |
|-----|--|--------|
| GD1 | <p data-bbox="343 353 726 387">General Development Criteria</p> <p data-bbox="343 394 1431 517">POLICY: All new development and redevelopment within the District should be designed and built to a high standard and should contribute to the quality and built environment of the surrounding area. Permission will be granted provided it fulfils, where appropriate, the following design criteria:-</p> <p data-bbox="343 546 582 580">Design and Setting;</p> <ul style="list-style-type: none"> <li data-bbox="383 580 1431 669">(i) it is in keeping with the character and appearance of the area and is designed to be appropriate in terms of form, mass, scale, layout, density and materials to the town or village in which it is to be situated; and <li data-bbox="383 669 1431 725">(ii) it has regard and is appropriate to the setting of neighbouring buildings, landscape features and open spaces of the surrounding areas; and <li data-bbox="383 725 1431 790">(iii) its landscape, natural and historic features on site are retained and incorporated into the design and layout of the scheme; and <li data-bbox="383 790 1431 855">(iv) it would not result in the loss of important open spaces within the built-up areas and villages of the District (BE14); and <li data-bbox="383 855 1431 945">(v) adequate access, toilet and parking facilities are provided for the elderly, disabled and people with children for all proposals which provide access for the general public; and standards <li data-bbox="383 945 1077 978">(vi) it would not disturb or conflict with adjoining uses; and <li data-bbox="383 978 1431 1043">(vii) adequate open space provision is incorporated within the design and layout of the site as stated in Policies H23, RL4,5,6; and <li data-bbox="383 1043 1431 1133">(viii) adequate foul and storm water drainage within and away from the development site are provided. Proposals will not be permitted which would exceed the capacity of the existing or planned sewerage and drainage system; and <li data-bbox="383 1133 1431 1245">(ix) it is located and designed, where possible, to conserve energy and be energy efficient. This should include the southerly orientation of buildings, limiting the size of windows on north aspects, insulation and double glazing, screening from prevailing winds, avoiding exposed locations; and <li data-bbox="383 1245 1431 1335">(x) it is designed, where possible, to deter crime and to increase personal safety. Design will need to incorporate open, well lit layouts which reduce high risk areas where the user is unsighted due to vegetation, alcoves or corners; and <p data-bbox="343 1373 805 1406">Landscape and Environmental Impact;</p> <ul style="list-style-type: none"> <li data-bbox="383 1406 1431 1462">(xi) it would not have a detrimental impact on the landscape quality of the surrounding area; and <li data-bbox="383 1462 1431 1527">(xii) it would not endanger or damage important national and local wildlife habitats or have a detrimental impact on the ecology and geology of the District (ENV9-13); and <li data-bbox="383 1527 1431 1592">(xiii) adequate landscaping is incorporated within the design and layout of the site and where appropriate, creation of wildlife habitats; and <li data-bbox="383 1592 1431 1704">(xiv) for major land use proposals, (including roads, industrial development and housing sites of over 25 dwellings on the edge of settlements) structural landscaping around the periphery of the site is provided to mitigate the impact of the scheme to the surrounding area and to blend the developments urban edge into the countryside; and <li data-bbox="383 1704 997 1738">(xv) it would not be detrimental to public health; and <li data-bbox="383 1738 1431 1803">(xvi) it would not significantly pollute the environment with dust, noise, emission, outfall or discharges of any kind; and <li data-bbox="383 1803 1284 1836">(xvii) it would not have a detrimental impact on ground water resources; and <li data-bbox="383 1836 1431 1948">(xviii) an Environmental Assessment will be required for proposals likely to have significant effects on the environment by virtue of factors such as their nature, size or location [Subject to the provisions of Schedule 2 of the Town and Country Planning (Assessment of Environmental Effects) Regulations 1988]; and <li data-bbox="383 1948 1220 1982">(xix) it is not in an identified floodplain or area at risk from flooding; and | SAVED |

Highways and Transport;

(xx) safe access to the site and adequate parking facilities are provided, in accordance with the Highway Design Standards and Car Parking Standards contained in **Further Planning Guidance Notes 1 and 2**; and

(xxi) it would not create unacceptable levels of traffic which exceeds the capacity of the local road network; and

(xxii) adequate links and access to public transport systems are incorporated within the layout of the site. Large development sites will be required to provide access for public transport networks; and

(xxiii) priority is given to pedestrians and cyclists within the development site and provide links into the local footpath and cycleway networks where practicable.

ALSO: Refer to page 15 of the **Wear Valley District Local Plan (1997)** for full policy justification and Policy 2 of the **North East of England Spatial Strategy to 2021 (Adopted 2008)**.

The Natural Environment

| Ref | Local Plan Policy | Status | | | | | | |
|--|---|--------------|-----------|-------------------|-------------------------------------|--|-------------------|--|
| ENV1 | Protection of the Countryside | SAVED | | | | | | |
| | <p>POLICY: The District Council will seek to protect and enhance the countryside of Wear Valley. Development will be allowed only for the purposes of agriculture, farm diversification, forestry or outdoor recreation or if it is related to existing compatible uses within the countryside as defined in other Local Plan policies.</p> <p>ALSO: Refer to page 22 of the Wear Valley District Local Plan (1997) for full policy justification and policy 8 of the North East of England Spatial Strategy to 2021 (Adopted 2008).</p> | | | | | | | |
| ENV2 | The North Pennines Area Of Outstanding Natural Beauty | SAVED | | | | | | |
| | <p>POLICY: Priority will be given to the protection and enhancement of the landscape qualities of the North Pennines Area of Outstanding Natural Beauty as identified on the Proposals Map, when considering proposals for development. Development which adversely affects the special scenic quality and the nature conservation interest of the AONB will not be permitted.</p> <p>ALSO: Refer to page 22 of the Wear Valley District Local Plan (1997) for full policy justification and 31 Landscape Changes of the North East of England Spatial Strategy to 2021 (Adopted 2008).</p> | | | | | | | |
| ENV3 | Area of Landscape Value | SAVED | | | | | | |
| | <p>POLICY: Development will not be allowed which adversely affects the special landscape character, nature conservation interests and appearance of the Area of Landscape Value identified on the Proposals Map.</p> <p>ALSO: Refer to page 23 of the Wear Valley District Local Plan (1997) for full policy justification.</p> | | | | | | | |
| ENV4 | Historic Parkland Landscapes | SAVED | | | | | | |
| | <p>POLICY: Within the Area of Landscape Value the Council will protect and enhance the historic parkland landscapes at Harperley Park and Auckland Castle Park. Development will not be allowed which will detract from the special historic character, landscape qualities and nature conservation interests of the parks.</p> <p>ALSO: Refer to page 23 of the Wear Valley District Local Plan (1997) for full policy justification and policies 8, 24, 31 and 32 of the North East of England Spatial Strategy to 2021 (Adopted 2008).</p> | | | | | | | |
| ENV5 | Landscape Action Areas | SAVED | | | | | | |
| | <p>POLICY: In the Newfield and Witton Park Landscape Action Areas, as identified on the Proposals Map, the District Council will pursue a comprehensive and coordinated programme of landscape improvement during the plan period.</p> <p>ALSO: Refer to page 24 of the Wear Valley District Local Plan (1997) for full policy justification</p> | | | | | | | |
| ENV6 | Reclamation | SAVED | | | | | | |
| | <p>POLICY: The District Council will reclaim the following sites, as shown on the Proposals Map, to after uses identified below:</p> <table border="1" style="margin-left: auto; margin-right: auto;"> <thead> <tr> <th>Site</th> <th>After Use</th> </tr> </thead> <tbody> <tr> <td>Fir Tree Colliery</td> <td>Public open space and tree planting</td> </tr> <tr> <td>Mill Bank Terrace, Eldon Lane (Inset No. 3)</td> <td>Public open space</td> </tr> </tbody> </table> | Site | After Use | Fir Tree Colliery | Public open space and tree planting | Mill Bank Terrace, Eldon Lane (Inset No. 3) | Public open space | |
| Site | After Use | | | | | | | |
| Fir Tree Colliery | Public open space and tree planting | | | | | | | |
| Mill Bank Terrace, Eldon Lane (Inset No. 3) | Public open space | | | | | | | |

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| Masons Arms, Bishop Auckland (Inset No. 1) | Public open space, community use/recreation use |
| Allotments, Close House (Inset No. 3) | Allotments, public open space. Part of housing site (policy H6) |
| Wear Terrace, Bishop Auckland | Woodland |
| Pumping Station, Willington | Agriculture |
| Coronation Allotments, Dene Valley | Woodland |
| Wear Chare, Bishop Auckland | Woodland |
| North Bitchburn Allotments | Allotments/public open space |
| Rumby Hill Colliery, Crook | Woodland and agriculture |
| St Helens Colliery Heap, Fieldon Bridge (Inset No. 1) | Industry (policies I2 & I5) |
| Building near Heights Quarry, Eastgate | Agriculture |
| Arthur Pit, Roddymoor | Recreation, public open space, agriculture |
| Former Pit Heap Greenhead, Fir Tree | Woodland/Agriculture |

ALSO: Refer to page 24 of the **Wear Valley District Local Plan (1997)** for full policy justification.

ENV7 Protection of Agricultural Land **EXPIRED**

POLICY: Development will not be permitted if it would result in the irreversible loss of the best and most versatile agricultural land i.e. Grade 2 or 3a.

ACTION: Refer to Paragraphs 28 and 29 of **Planning Policy Statement 7: Sustainable Development in Rural Areas** in place of this policy.

ENV8 Phasing of Agricultural Land **EXPIRED**

POLICY: Agricultural land which is allocated for development during the plan period should be subject to phased release and be kept in agricultural use until it is required for development.

ACTION: Refer to Policies 8 of the **North East England Regional Spatial Strategy 2021 (Adopted 2008)**

ENV9 Special Protection Areas and Special Areas of Conservation **EXPIRED**

POLICY: Development which will adversely affect Special Protection Areas (SPA's) or Special Areas of Conservation (SAC's) will only be allowed if:

- i) there is no alternative solution; and
- ii) there are imperative reasons of overriding public interest for the development.

Where such development is permitted the Council will consider the use of planning conditions or planning obligations to ensure that the overall coherence of Natura 2000 is protected.

ACTION: Refer to Paragraph 6 of **Planning Policy Statement 9: Biodiversity and Geological Conservation.**

ENV10 Sites of Special Scientific Interest **SAVED**

POLICY: Development which will adversely affect the conservation value of Sites of Special Scientific Interest (SSSI's) as identified on the **Proposals Map** either directly or indirectly will only be permitted if:

- i) the development is of overriding national importance so as to outweigh the special interest of the site; and

| | | |
|--------------|---|----------------|
| | <p>ii) the development cannot be located elsewhere.</p> <p>The District Council will require the developer to include measures to conserve and enhance the nature conservation interest and where practicable to provide replacement habitats and features where damage is unavoidable.</p> <p>ALSO: Refer to page 26 of the Wear Valley District Local Plan (1997) for full policy justification, Planning Policy Statement 9: Biodiversity and Geological Conservation and policies 8 and 33 of the North East of England Spatial Strategy to 2021 (Adopted 2008).</p> | |
| ENV11 | <p>Sites of Nature Conservation importance and Local nature reserves.</p> <p>POLICY: Development which will adversely affect Sites of Nature Conservation Importance (SNCI's) or Local Nature Reserves (LNRs) as identified on the Proposals Map, will only be allowed if:</p> <p>i) the development is of overriding local importance; and ii) it can be demonstrated by the developer that there are no alternative development sites elsewhere in the County or region as appropriate.</p> <p>The District Council will require the developer to include measures to conserve and enhance the nature conservation interest and where practicable to provide replacement habitats and features where damage is unavoidable.</p> <p>ALSO: Refer to page 27 of the Wear Valley District Local Plan (1997) for full policy justification</p> | SAVED |
| ENV12 | <p>Creation of New Sites for Nature Conservation</p> <p>POLICY: Wear Valley District Council will support the creation and future designations of areas of high nature conservation value in recognition of their ecological value.</p> <p>ACTION: Refer to policy 33 of the North East of England Spatial Strategy to 2021 (Adopted 2008).</p> | EXPIRED |
| ENV13 | <p>Protection of Species and their Habitats</p> <p>POLICY: Development will not be permitted which would adversely affect, directly or indirectly, species protected by law or their habitat.</p> <p>ACTION: Refer to Paragraphs 15 and 16 of Planning Policy Statement 9: Biodiversity and Geological Conservation</p> | EXPIRED |
| ENV14 | <p>Tree Preservation Orders</p> <p>POLICY: Permission will not be granted for the felling, lopping or topping of trees covered by a tree preservation order, or support given for the granting of a felling licence unless there is a clear justification made on safety grounds or required during woodland management work and commercial forestry. Where permission is allowed for felling, planting of replacement trees will be required.</p> <p>ACTION: Refer to Paragraph 198(3) (a) of Town and Country Planning Act 1990, and Tree Preservation Orders : A Guide to the Law and Good Practice.</p> | EXPIRED |
| ENV15 | <p>Ancient Woodlands</p> <p>POLICY: Proposals which are detrimental to the nature conservation value and landscape quality of ancient woodlands, as indicated on the Proposals Map, will not be permitted.</p> <p>ACTION: Refer to Paragraph 10 of Planning Policy Statement 9: Biodiversity and Geological Conservation and policies 8 and 36 of the North East of England Spatial Strategy to 2021 (Adopted 2008).</p> | EXPIRED |

ENV16 Community Forests

SAVED

POLICY: The Council, where appropriate, will encourage the creation of community forests in areas identified on the **Proposals Map**, provided schemes fulfil the following criteria:

- i) the tree planting relates to the surrounding environment;
- ii) the planting of native species is encouraged;
- iii) consideration should be given to the creation of sites for nature conservation;
- iv) account will be taken of any existing nature conservation value of the site and avoid damage to such value; and
- v) informal recreation/visitor facilities are included.

ALSO: Refer to page 29 of the **Wear Valley District Local Plan (1997)** for full policy justification and policies 8 and 36 of the **North East of England Spatial Strategy to 2021 (Adopted 2008)**.

The Built Environment

| Ref | Local Plan Policy | Status |
|-----|--|----------------|
| BE1 | Protection of Historic Heritage | SAVED |
| | <p>POLICY: The District Council will seek to conserve the historic heritage of the District by the maintenance, protection and enhancement of features and areas of particular historic, architectural or archaeological interest.</p> <p>ALSO: Refer to page 34 of the Wear Valley District Local Plan (1997) for full policy justification</p> <p>AND: Refer to Planning Policy Guidance 15: Planning and the Historic Environment and policies 8 and 32 of the North East of England Spatial Strategy to 2021 (Adopted 2008).</p> | |
| BE2 | Listed Buildings; Demolition | EXPIRED |
| | <p>POLICY: The total demolition of listed buildings will not be permitted.</p> <p>ACTION: Refer to Paragraph 3.16 of Planning Policy Guidance 15: Planning and the Historic Environment and policy 8 of the North East of England Spatial Strategy to 2021 (Adopted 2008).</p> | |
| BE3 | Listed Buildings; Change of Use, Alterations | EXPIRED |
| | <p>POLICY: Change of use, alterations and extensions to listed buildings will only be granted planning approval and/or listed building consent where the following criteria are met:</p> <p>the essential structural elements of the building are not altered or weakened;</p> <p style="padding-left: 20px;">ii) architectural or historic elements which are important to the character of the building including those in the interior are retained and unaltered;</p> <p style="padding-left: 20px;">iii) any new works respect the character and scale of the building; and</p> <p style="padding-left: 20px;">iv) fully detailed drawings, at appropriate scale and clearly showing all proposed works are submitted with the application for listed building consent.</p> <p>Change of use of a listed building will require planning permission, whilst alteration/extensions will require listed building consent.</p> <p>ACTION: Refer to section 3 (Paragraphs 3.8 to 3.15 in particular) of Planning Policy Guidance 15: Planning and the Historic Environment and policies 8 and 32 of the North East of England Spatial Strategy to 2021 (Adopted 2008).</p> | |
| BE4 | Setting of a Listed Building | SAVED |
| | <p>POLICY: Development which impacts upon the setting of a listed building and adversely affects its special architectural, historical or landscape character will not be allowed.</p> <p>ALSO: Refer to page 34 of the Wear Valley District Local Plan (1997) for full policy justification</p> <p>AND: Refer to Paragraph 3.5 of Planning Policy Guidance 15: Planning and the Historic Environment and policies 8 and 32 of the North East of England Spatial Strategy to 2021 (Adopted 2008).</p> | |

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|--|---|----------------------------------|--------------------------------|--|---------------------------|-------------------------|-------------------------|---------------------|----------|-------------------------|-------------------------|----------------------------|--|---------------------------|----------------|--------------|-------------------------|------------------------|-------------------------------|--------------------------------------|--|---------------------|
| <p>BE5</p> | <p>Conservation Areas</p> <p>POLICY: The following Conservation Areas are identified on the Proposals Map:</p> <table border="0"> <tr> <td>Bishop Auckland (Inset No. 1/1a)</td> <td>St Johns Chapel (Inset No. 25)</td> </tr> <tr> <td>Cockton Hill, Bp Auckland (Inset No. 1/1a)</td> <td>Wolsingham (Inset No. 23)</td> </tr> <tr> <td>Cowshill (Inset No. 31)</td> <td>Stanhope (Inset No. 21)</td> </tr> <tr> <td>Crook (Inset No. 9)</td> <td>Thornley</td> </tr> <tr> <td>Eastgate (Inset No. 28)</td> <td>Wearhead (Inset No. 32)</td> </tr> <tr> <td>Edmundbyers (Inset No. 27)</td> <td>East Blackdene West Auckland (Inset No. 1)</td> </tr> <tr> <td>Frosterley (Inset No. 24)</td> <td>West Blackdene</td> </tr> <tr> <td>Hunstanworth</td> <td>Westgate (Inset No. 30)</td> </tr> <tr> <td>Hunwick (Inset No. 13)</td> <td>Witton le Wear (Inset No. 18)</td> </tr> <tr> <td>Ireshopeburn/Newhouse (Inset No. 26)</td> <td></td> </tr> </table> <p>The character of each Conservation Area will be protected from inappropriate development.</p> <p>ALSO: Refer to page 35 of the Wear Valley District Local Plan (1997) for full policy justification and policies 8 and 32 of the North East of England Spatial Strategy to 2021 (Adopted 2008).</p> | Bishop Auckland (Inset No. 1/1a) | St Johns Chapel (Inset No. 25) | Cockton Hill, Bp Auckland (Inset No. 1/1a) | Wolsingham (Inset No. 23) | Cowshill (Inset No. 31) | Stanhope (Inset No. 21) | Crook (Inset No. 9) | Thornley | Eastgate (Inset No. 28) | Wearhead (Inset No. 32) | Edmundbyers (Inset No. 27) | East Blackdene West Auckland (Inset No. 1) | Frosterley (Inset No. 24) | West Blackdene | Hunstanworth | Westgate (Inset No. 30) | Hunwick (Inset No. 13) | Witton le Wear (Inset No. 18) | Ireshopeburn/Newhouse (Inset No. 26) | | <p>SAVED</p> |
| Bishop Auckland (Inset No. 1/1a) | St Johns Chapel (Inset No. 25) | | | | | | | | | | | | | | | | | | | | | |
| Cockton Hill, Bp Auckland (Inset No. 1/1a) | Wolsingham (Inset No. 23) | | | | | | | | | | | | | | | | | | | | | |
| Cowshill (Inset No. 31) | Stanhope (Inset No. 21) | | | | | | | | | | | | | | | | | | | | | |
| Crook (Inset No. 9) | Thornley | | | | | | | | | | | | | | | | | | | | | |
| Eastgate (Inset No. 28) | Wearhead (Inset No. 32) | | | | | | | | | | | | | | | | | | | | | |
| Edmundbyers (Inset No. 27) | East Blackdene West Auckland (Inset No. 1) | | | | | | | | | | | | | | | | | | | | | |
| Frosterley (Inset No. 24) | West Blackdene | | | | | | | | | | | | | | | | | | | | | |
| Hunstanworth | Westgate (Inset No. 30) | | | | | | | | | | | | | | | | | | | | | |
| Hunwick (Inset No. 13) | Witton le Wear (Inset No. 18) | | | | | | | | | | | | | | | | | | | | | |
| Ireshopeburn/Newhouse (Inset No. 26) | | | | | | | | | | | | | | | | | | | | | | |
| <p>BE6</p> | <p>New Development and Alterations</p> <p>POLICY: The District Council will permit new development and alterations within Conservation Areas provided it satisfies the following criteria:</p> <ul style="list-style-type: none"> i) the proposal preserves or enhances the character of the area in terms of scale, bulk, height, materials, colour, vertical and horizontal emphasis and design; and ii) the proposal will use external building materials which are appropriate to the conservation area. This will generally require the use of local materials or equivalent natural materials; and iii) the proposal satisfies the General Development criteria set out in Policy GD1. <p>ALSO: Refer to page 35 of the Wear Valley District Local Plan (1997) for full policy justification</p> <p>AND: Refer to Paragraphs 4.21 to 4.24 of Planning Policy Guidance 15: Planning and the Historic Environment.</p> | <p>SAVED</p> | | | | | | | | | | | | | | | | | | | | |
| <p>BE7</p> | <p>Demolition in Conservation Areas</p> <p>POLICY: Applications to demolish buildings in Conservation Areas will only be approved where the demolition or replacement will not adversely affect the character of the area. In the case of redevelopment, demolition will not be permitted unless the proposals for new building accord with the special architectural and visual qualities of the area and that any application for demolition is accompanied by detailed drawings of the proposed replacement.</p> <p>ACTION: Refer to Paragraphs 4.25 to 4.29 (Paragraph 4.27 is particularly relevant) of Planning Policy Guidance 15: Planning and the Historic Environment.</p> | <p>EXPIRED</p> | | | | | | | | | | | | | | | | | | | | |
| <p>BE8</p> | <p>Setting of a Conservation Area</p> <p>POLICY: Development which impacts upon the setting of a Conservation Area and which adversely affects its townscape qualities, landscape or historical character will not be allowed.</p> <p>ALSO: Refer to page 36 of the Wear Valley District Local Plan (1997) for full policy justification and policies 8 and 32 of the North East of England Spatial Strategy to 2021 (Adopted 2008).</p> | <p>SAVED</p> | | | | | | | | | | | | | | | | | | | | |

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| BE9 | Trees in Conservation Areas | EXPIRED |
| <p>POLICY: The District Council will encourage the planting of native trees to enhance the Conservation Areas and the rest of the built-up area provided that they do not threaten vehicular and pedestrian safety or infrastructure operations.</p> | | |
| <p>ACTION: Refer to Paragraphs 4.38 to 4.40 of Planning Policy Guidance 15: Planning and the Historic Environment.</p> | | |
| BE10 | Roller Shutters in Conservation Areas | SAVED |
| <p>POLICY: Roller shutters will be permitted on shops in Conservation Areas provided that:</p> | | |
| <ul style="list-style-type: none"> i) shutters of perforated design are used; ii) the shutters are painted to be in keeping with the surroundings; and iii) the shutter boxes are concealed within the frontage of the building. | | |
| <p>ALSO: Refer to page 36 of the Wear Valley District Local Plan (1997) for full policy justification and County Durham Shop Front Security Guidance.</p> | | |
| BE11 | Advertisements in Conservation Areas | EXPIRED |
| <p>POLICY: Advertisements and signs within Conservation Areas will only be approved where they are sympathetic to the character and appearance of the building on which they are positioned and respect the character of the surrounding area. Proposals must satisfy the criteria set out in Policy BE12.</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> | | |
| BE12 | Advertisements outside Conservation Areas | EXPIRED |
| <p>POLICY: Advertisements will be permitted provided they fulfill the following criteria:</p> | | |
| <ul style="list-style-type: none"> i) it should be in keeping with the character of the building and surrounding area. It should be designed and sited to harmonise with its setting and not detract from the building's appearance and visual amenity of the immediate neighbourhood; ii) individual letter signs will be preferred where no fascia board is present; iii) advertisements will not be allowed at first floor level and above; iv) signs should not obscure or detract from architectural detailing such as cornice mouldings and decorative pilasters; and, signs should not distract, misdirect or confuse motorists or be an obstruction and dangerous to pedestrians. | | |
| <p>ACTION: Refer to Paragraphs 11 and 21 of Planning Policy Guidance 19: Outdoor Advertisement Control.</p> | | |
| BE13 | Directional Signs not on the Highway | EXPIRED |
| <p>POLICY: Directional signs will only be allowed provided they are:</p> | | |
| <ul style="list-style-type: none"> i) in keeping with the character of the surrounding area in terms of scale, colour, materials and design; and ii) located at an appropriate road junction and do not create a hazard for road users. | | |
| <p>Advance directional signs will only be permitted if considered by the Highway Authority to be not detrimental to public safety.</p> | | |
| <p>ACTION: Refer to Paragraphs 11 to 18 of Planning Policy Guidance 19: Outdoor Advertisement Control.</p> | | |

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|-------------|---|----------------|
| BE14 | Open Spaces within Built-up Areas | SAVED |
| | <p>POLICY: Open spaces which contribute to the character and amenity of the area within the defined development limits as identified on the Proposals Map will be protected against development.</p> <p>ALSO: Refer to page 37 of the Wear Valley District Local Plan (1997) for full policy justification</p> | |
| BE15 | Scheduled Ancient Monuments | SAVED |
| | <p>POLICY: Permission will not be granted for development which would have an adverse effect on scheduled and non-scheduled ancient monuments and their settings. Scheduled Ancient Monuments are identified on the Proposals Map.</p> <p>ALSO: Refer to page 37 of the Wear Valley District Local Plan (1997) for full policy justification.</p> <p>AND: Use in conjunction with Planning Policy Guidance Note 16: Archaeology and Planning, paragraph 18 in particular.</p> | |
| BE16 | Education and Archaeology | SAVED |
| | <p>POLICY: The District Council will seek to encourage and develop the educational, recreational and tourist potential of archaeological sites and monuments through management and interpretation.</p> <p>ALSO: Refer to page 37 of the Wear Valley District Local Plan (1997) for full policy justification.</p> | |
| BE17 | Areas of Archaeological Interest | SAVED |
| | <p>POLICY: When development is proposed which affects areas of archaeological interest, as identified on the Proposals Map, an archaeological assessment will be required, before planning approval is given. Where possible the remains will be preserved in-situ.</p> <p>ALSO: Refer to page 37 of the Wear Valley District Local Plan (1997) for full policy justification</p> <p>AND: Refer to Paragraphs 13 of Planning Policy Guidance 16: Archaeology and Planning and policy 32 of the North East of England Spatial Strategy to 2021 (Adopted 2008).</p> | |
| BE18 | Excavation and Recording | EXPIRED |
| | <p>POLICY: Where it is not feasible to preserve archaeological remains in-situ, the Council will require the applicant to make appropriate and satisfactory provision for the excavation and recording of the remains before development commences. Such work will be required to be carried out to a project brief agreed by the Council.</p> <p>ACTION: Refer to Paragraph 25 of Planning Policy Guidance 16: Archaeology and Planning.</p> | |
| BE19 | New Agricultural Buildings | SAVED |
| | <p>POLICY: New agricultural buildings in the countryside will only be allowed provided the development fulfils the following criteria:</p> <ul style="list-style-type: none"> i) it is well related to existing buildings; ii) it utilises the existing landforms; iii) the design provides visual breaks between the separate elements of the building; iv) the type and colour of materials complements the existing buildings and their setting; v) screen planting is provided where appropriate; vi) it is not detrimental to the landscape quality of the area; and vii) it fulfils Policy GD1. | |

| | | |
|--------------------|--|---------------------|
| | <p>ALSO: Refer to page 38 of the Wear Valley District Local Plan (1997) for full policy justification and North Pennines Area of Natural Beauty Agricultural Building Design Guide (1999).</p> | |
| <p>BE20</p> | <p>Conversion of Buildings in the Countryside</p> <p>POLICY:</p> <p>a) The change of use or conversion of rural buildings in the countryside will be permitted for the following uses providing it fulfils the criteria set out in (c):</p> <ul style="list-style-type: none"> i) Small scale employment uses (Class B1, B2); ii) Holiday accommodation; iii) Recreational uses, including camping barns and bunk houses; and iv) New rural enterprises, including farm diversification (see Policy BE21). <p>b) If the building cannot be developed for the uses identified in (a), residential use may be considered if:</p> <ul style="list-style-type: none"> i) it forms part of a group of buildings which includes at least one dwelling; and ii) it fulfils the criteria set out in (c). <p>c) All proposals for the conversion of rural buildings will be required to fulfil the following criteria:</p> <ul style="list-style-type: none"> i) the building is structurally sound and capable of conversion without significant rebuilding or extensions; and ii) the new use would not cause unacceptable disturbance to rural amenities, nearby properties or land uses through noise, smell, pollution or operation at unreasonable hours; and iii) the proposal would not be materially detrimental to the landscape quality of the area; and iv) the conversion safeguards the form, character, architectural features, design and setting of the building; and v) the building has/can be serviced without having a materially detrimental impact on the landscape; and vi) the new use would not lead to an unacceptable increase in the level of traffic on local roads, cause access or parking problems or require road improvements which would be harmful to the rural environment. Direct access to metalled roads should already exist; vii) the new use is in accordance with the general development criteria of Policy GD1; and viii) all conversions must accommodate any nature conservation interest associated with the building (refer to ENV13). <p>Further development and extensions beyond a building proposed for residential use will not be allowed. Permitted development rights attached to dwelling houses may be rescinded.</p> <p>ALSO: Refer to page 39 of the Wear Valley District Local Plan (1997) for full policy justification</p> <p>AND: Use in conjunction with Planning Policy Statement 7: Sustainable Development in Rural Areas, paragraphs 10 and 17 in particular and policies 7, 11 and 24 of the North East of England Spatial Strategy to 2021 (Adopted 2008).</p> | <p>SAVED</p> |
| <p>BE21</p> | <p>Farm Diversification</p> <p>POLICY: Proposals for farm diversification will be permitted provided they fulfil the following criteria. The proposal should:</p> <ul style="list-style-type: none"> i) remain ancillary to the main agricultural function; ii) utilise, where possible, existing farm buildings. Where new buildings are required they should be in keeping with the traditional form and character of the farm group and be well related to existing buildings; and iii) satisfy the General Development criteria, Policy GD1. | <p>SAVED</p> |

| | | |
|-------------|--|--------------|
| | <p>ALSO: Refer to page 40 of the Wear Valley District Local Plan (1997) for full policy justification</p> <p>AND: Use in conjunction with Planning Policy Statement 7: Sustainable Development in Rural Areas, paragraphs 10 and 17 in particular.</p> | |
| BE22 | <p>Environmental Improvements</p> <p>POLICY: The District Council will seek to improve the environmental quality of the District, both built and natural, through landscape improvement and enhancement schemes, as identified on the Proposal Map.</p> <p>ALSO: Refer to page 41 of the Wear Valley District Local Plan (1997) for full policy justification.</p> | SAVED |
| BE23 | <p>Provision of Public Art</p> <p>POLICY: The Council, in appropriate cases, will encourage the provision of works of art as part of development. In considering planning applications the Council will have regard to the contribution which such works make to the appearance of the scheme and to the amenity of the area.</p> <p>ALSO: Refer to page 41 of the Wear Valley District Local Plan (1997) for full policy justification.</p> | SAVED |

Housing

| Ref | Local Plan Policy | Status | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|---|--|----------------|-----------|---|---|------------------|---|-------------|---|--------|---|-------------|---|------------|---|---------|---|----------|---|-------|---|----------------------------------|----|----------------|----|----------|----|-------------------|----|-----------------|----|----------------------------------|----|-----------|----|-----------|----|----------------|----|-----------|----|----------------|----|----------|----|---------|----|------------|----|------------|----|-------------------|----|--------------|----|--|
| H1 | Housing Requirement | EXPIRED | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | <p>POLICY: Land will be made available in the District to enable approximately 2500 new dwellings to be provided. To meet this requirement about 950 dwellings will be provided on sites which already have the benefit of planning permission and a further 1500 dwellings on sites developed in accordance with the policies and proposals of the Local Plan.</p> <p>ACTION: Refer to Policy 28 of North East of England Regional Spatial Strategy 2021 (Adopted July 2008) and the Strategic Housing Market Assessment.</p> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| H2 | Phasing of Housing Provision | EXPIRED | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | <p>POLICY: Of the total number of new dwellings allocated for development in Policy H1, sites in Crook, Coundon, Eldon Lane, Stanley/Mount Pleasant, Howden le Wear and Westgate as identified in Proposals H5, H6 and H7 should only be made available for development after other allocated sites in the same settlements have been substantially completed.</p> <p>ACTION: Apply the sequential approach as set out in Policy 4 of North East of England Regional Spatial Strategy 2021 (Adopted 2008) and interpreted locally in the Wear Valley District Council Regeneration Committee Report dated 02/04/2007.</p> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| H3 | Distribution of Development | SAVED | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | <p>POLICY: New development will be directed to those towns and villages best able to support it. Within the limits to development of the following towns and villages, as shown on the Proposals Map, development (in addition to development on allocated sites) will be allowed provided it meets the criteria set down in Policy GD1 and conforms to the other policies of this plan:</p> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 80%;">Settlement</th> <th style="width: 20%;">Inset No.</th> </tr> </thead> <tbody> <tr><td>Bishop Auckland (including West Auckland, St. Helen and South Church)</td><td style="text-align: center;">1</td></tr> <tr><td>Coundon/Leeholme</td><td style="text-align: center;">2</td></tr> <tr><td>Dene Valley</td><td style="text-align: center;">3</td></tr> <tr><td>Escomb</td><td style="text-align: center;">4</td></tr> <tr><td>Witton Park</td><td style="text-align: center;">5</td></tr> <tr><td>Binchester</td><td style="text-align: center;">6</td></tr> <tr><td>Toronto</td><td style="text-align: center;">7</td></tr> <tr><td>Newfield</td><td style="text-align: center;">8</td></tr> <tr><td>Crook</td><td style="text-align: center;">9</td></tr> <tr><td>Willington (including Sunnybrow)</td><td style="text-align: center;">10</td></tr> <tr><td>Howden-le-Wear</td><td style="text-align: center;">11</td></tr> <tr><td>Fir Tree</td><td style="text-align: center;">12</td></tr> <tr><td>Hunwick/Lane Ends</td><td style="text-align: center;">13</td></tr> <tr><td>North Bitchburn</td><td style="text-align: center;">14</td></tr> <tr><td>Billy Row/Stanley/Mount Pleasant</td><td style="text-align: center;">15</td></tr> <tr><td>Sunniside</td><td style="text-align: center;">16</td></tr> <tr><td>Roddymoor</td><td style="text-align: center;">17</td></tr> <tr><td>Witton-le-Wear</td><td style="text-align: center;">18</td></tr> <tr><td>Oakenshaw</td><td style="text-align: center;">19</td></tr> <tr><td>Helmington Row</td><td style="text-align: center;">20</td></tr> <tr><td>Stanhope</td><td style="text-align: center;">21</td></tr> <tr><td>Tow Law</td><td style="text-align: center;">22</td></tr> <tr><td>Wolsingham</td><td style="text-align: center;">23</td></tr> <tr><td>Frosterley</td><td style="text-align: center;">24</td></tr> <tr><td>St. John's Chapel</td><td style="text-align: center;">25</td></tr> <tr><td>Ireshopeburn</td><td style="text-align: center;">26</td></tr> </tbody> </table> | Settlement | Inset No. | Bishop Auckland (including West Auckland, St. Helen and South Church) | 1 | Coundon/Leeholme | 2 | Dene Valley | 3 | Escomb | 4 | Witton Park | 5 | Binchester | 6 | Toronto | 7 | Newfield | 8 | Crook | 9 | Willington (including Sunnybrow) | 10 | Howden-le-Wear | 11 | Fir Tree | 12 | Hunwick/Lane Ends | 13 | North Bitchburn | 14 | Billy Row/Stanley/Mount Pleasant | 15 | Sunniside | 16 | Roddymoor | 17 | Witton-le-Wear | 18 | Oakenshaw | 19 | Helmington Row | 20 | Stanhope | 21 | Tow Law | 22 | Wolsingham | 23 | Frosterley | 24 | St. John's Chapel | 25 | Ireshopeburn | 26 | |
| Settlement | Inset No. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Bishop Auckland (including West Auckland, St. Helen and South Church) | 1 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Coundon/Leeholme | 2 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Dene Valley | 3 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Escomb | 4 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Witton Park | 5 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Binchester | 6 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Toronto | 7 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Newfield | 8 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Crook | 9 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Willington (including Sunnybrow) | 10 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Howden-le-Wear | 11 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Fir Tree | 12 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Hunwick/Lane Ends | 13 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| North Bitchburn | 14 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Billy Row/Stanley/Mount Pleasant | 15 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Sunniside | 16 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Roddymoor | 17 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Witton-le-Wear | 18 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Oakenshaw | 19 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Helmington Row | 20 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Stanhope | 21 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Tow Law | 22 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Wolsingham | 23 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Frosterley | 24 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| St. John's Chapel | 25 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Ireshopeburn | 26 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

| | |
|-------------|----|
| Edmundbyers | 27 |
| Eastgate | 28 |
| Rookhope | 29 |
| Westgate | 30 |
| Cowshill | 31 |
| Wearhead | 32 |

ALSO: Refer to page 49 of the **Wear Valley District Local Plan (1997)** for full policy justification and policy 4 of the **North East of England Spatial Strategy to 2021 (Adopted 2008)** and interpreted locally in the **Wear Valley District Council Regeneration Committee Report** dated 2/4/2007.

H4 Criteria for Infill Development

EXPIRED

POLICY: Proposals which would result in extension of development into open countryside or ribbon development will not be allowed. In the countryside, outside the towns and villages as defined in Policy H3 limited new residential development other than that subject to occupancy considerations (Policy H11) may be allowed as infilling or minor extension to small hamlets or groups of houses provided that proposals:

- i) do not involve the development of agricultural land;
- ii) have no adverse impact on the landscape or on areas of nature conservation interest;
- iii) do not involve significant loss of trees or open space;
- iv) are contained within well-established physical boundaries;
- v) do not place unacceptable extra demand on services;
- vi) are normally sited within an otherwise built-up frontage;
- vii) where located in the North Pennines AONB, are located in gaps within a frontage of no more than 25 metres in width; and
- viii) are in accordance with Policy GD1 and other policies of the Local Plan.

ACTION: Refer to **Planning Policy Statement 3: Housing and Planning Policy Statement 7: Sustainable Development in Rural areas.**

H5 Allocated Sites in the Main Towns

SAVED

POLICY: The following sites are allocated for residential development during the plan period at Bishop Auckland, Crook and Coundon/Leeholme:

| Site. | Inset No. | Developable Area (Ha). | Estimated No. of dwellings |
|---|-----------|------------------------|----------------------------|
| Bishop Auckland | | | |
| 1. Bracks Farm | 1 | 6.0 | 100 |
| 2. Etherley Dene Farm | 1 | 6.0 | 150 |
| 3. Darlington Road | 1 | 2.6 | 64 |
| 4. Oakley Street | 1 | 0.6 | 15 |
| 5. Leazes Industrial Area | 1 | 4.4 | 100 |
| Crook | | | |
| 6. Tennyson Terrace | 9 | 2.4 | 60 |
| 7. Former Eclipse Site | 9 | 1.0 | 20 |
| 8. Former Parkside School South | 9 | 1.5 | 38 |
| 9. South End Villas | 9 | 2.3 | 30 |
| 10. New Road | 9 | 1.8 | 43 |
| Coundon/Leeholme | | | |
| 11. Hillside Road | 2 | 3.0 | 72 |
| 12. Addison Road | 2 | 1.0 | 25 |
| 13. Pembroke Street | 2 | 1.6 | 38 |
| 14. Sussex Street | 2 | 0.8 | 19 |
| 15. Westerton View | 2 | 0.3 | 8 |
| The following additional sites will be made available for development after | | | |

other allocated sites in the same settlement have been substantially completed:-

| | | | |
|-----------------------------|---|-----|-----|
| 16. Thistleflat Road, Crook | 9 | 3.0 | 72 |
| 17. Grey Gardens, Coundon | 2 | 3.9 | 94. |

ALSO: Refer to page 50 of the **Wear Valley District Local Plan (1997)** for full policy justification.

H6 Allocated Sites in Villages Identified for Regeneration

EXPIRED

POLICY: The following sites are allocated for residential development during the plan period and should be developed in conjunction with environmental improvements at Witton Park, Dene Valley and Stanley/Mount Pleasant:-

| Site | Inset No. | Dev. Area (ha) | Est. Dwell |
|--|-----------|----------------|------------|
| Witton Park | | | |
| 1. Low Queen Street | 5 | 3.3 | 50 |
| 2. High Queen Street | 5 | 1.0 | 24 |
| Dene Valley | | | |
| 3. Bridge Farm Phase 1, Eldon Lane | 3 | 0.5 | 20 |
| 4. Close House Allotments | 3 | 0.5 | 13 |
| 5. Close House | 3 | 1.7 | 30 |
| Stanley/Mount Pleasant | | | |
| 6. Allotment Site | 15 | 1.3 | 20 |
| The following additional sites will be made available for development after other allocated sites in the same settlement have been substantially completed:- | | | |
| 7. Bridge Farm Phase 2, Eldon Lane | 3 | 2.9 | 40 |
| 8. South of Football Ground, Stanley | 15 | 1.7 | 40 |

ACTION: Policy 4 of **North East of England Regional Spatial Strategy 2021 (Adopted 2008)** and the local interpretation detailed in the **Wear Valley District Council Regeneration Committee Report** dated 02/04/2007.

H7 Allocated Sites in the Sub-Areas

EXPIRED

POLICY: The following sites, as shown on the Proposals Map, are allocated for residential development during the plan period in the following villages:-

| Site | Inset No. | Dev Area (ha) | Estimated Dwellings |
|--------------------------------|-----------|---------------|---------------------|
| Crook and Willington Area | | | |
| 1. Well Bank, Billy Row | 15 | 0.4 | 6 |
| 2. High Street, Howden-le-Wear | 11 | 1.8 | 45 |
| 3. West End, Hunwick | 13 | 0.8 | 20 |
| 4. Lane Ends, Hunwick | 13 | 0.2 | 10 |

| | | | |
|--|----|-----|----|
| Tow Law/Weardale Area | | | |
| 6. Broken Way, St. John's Chapel | 25 | 1.3 | 30 |
| 7. Bond Isle Allotments, Stanhope | 21 | 0.4 | 10 |
| 8. Chapel Street, Stanhope | 21 | 0.5 | 12 |
| 9. Weardale Caravan Site, Westgate | 30 | 0.7 | 16 |
| 10. Saw Mill Site, Wolsingham | 23 | 2.6 | 55 |
| 11. North of Riverdale, Wolsingham | 23 | 0.8 | 20 |
| The following additional sites will be made available for development after other allocated sites in the same settlement have been substantially completed:- | | | |
| 12. Park Terrace, Howden le Wear | 11 | 1.8 | 42 |
| 13. Britten Hall, Westgate | 30 | 0.6 | 10 |

ACTION: The sequential approach set out in Policy 4 of **North East of England Regional Spatial Strategy to 2021 (Adopted 2008)** and the local interpretation detailed in the **Regeneration Committee Report** dated 02/04/2007 should be applied to all proposals for residential development.

H8 Renewal of Housing Permissions **EXPIRED**

POLICY: Housing development will be approved on the following sites should existing planning permissions lapse during the plan period unless there has been a material change in circumstances that precludes development:-

| Bishop Auckland | Inset No. | Site Area (Ha) |
|------------------------------------|-----------|----------------|
| The Elms | 1A | 0.2 |
| Wilkinsons Yard | 1 | 0.2 |
| Milford Meadows | 1 | 1.0 |
| St Andrews Road | 1 | 0.5 |
| Kings Lodge | 1A | 0.1 |
| Priors Gate | 1 | 2.0 |
| Crook | | |
| West Road (Former Eclipse site) | 9 | 2.9 |
| Willington | | |
| West of Industrial Estate Phase II | 10 | 1.2 |

ACTION: The sequential approach set out in Policy 4 of **North East of England Regional Spatial Strategy 2021 (Adopted 2008)** and the local interpretation detailed in the **Regeneration Committee Report** dated 02/04/2007 should be applied to all proposals for residential development.

H9 Housing Allocations with Related Infrastructure Provision **EXPIRED**

POLICY: Residential development on the following sites will only be allowed on the completion of the indicated major infrastructure works:-

| SITE | INSET NO. | INFRASTRUCTURE WORKS |
|---|-----------|---|
| Bracks Farm, Bishop Auckland (H5) | 1 | Construction of roundabout on A688 |
| Former Parkside School South, Crook Beck and Eclipse Site, Crook (H5) | 9 | Improvements and A689 Crook Relief Road |
| Thistleflat Road, Crook (H5) | 9 | Crook Beck improvements |
| New Road, Crook (H5) | 9 | Crook Beck improvements |
| Low Queen Street, Witton Park (H6) 5 | 5 | Low Queen Street realignment |

| | | |
|-----------------------------------|----|--|
| Park Terrace, Howden le Wear (H7) | 11 | Crook Beck improvements and construction of Howden le Wear bypass. |
| High Street, Howden le Wear (H7) | 11 | Crook Beck improvements |
| Saw Mill Site, Wolsingham (H7) | 23 | Access to proposed industrial area (Prop.I6/T4) |

ACTION: The sequential approach set out in Policy 4 of **North East of England Regional Spatial Strategy 2021 (Adopted 2008)** and the local interpretation detailed in the **Regeneration Committee Report** dated 02/04/2007 should be applied to all proposals for residential development.

H10

Relocation of Existing Uses

EXPIRED

POLICY: Residential development on the following sites will only be allowed following the relocation of existing uses:-

| Site | Inset No. | Uses to be relocated |
|--|-----------|---|
| Etherley Dene Farm, Bishop Auckland (H5) | 1 | Transport depot |
| Leazes Industrial Area, Bishop Auckland (H5) | 1 | Special Industries/industrial land allocation |
| Hillside Road, Coundon (H5) | 2 | Allotments |
| Bridge Farm Phase 1, Eldon Lane (H6) | 3 | Industry |
| Allotment Site, Stanley (H6) | 15 | Allotment Rationalisation |
| Bond Isle Allotments, Stanhope (H7) | 21 | Allotment Rationalisation |
| Chapel Street, Stanhope (H7) | 21 | Allotment Rationalisation |
| Saw Mill Site, Wolsingham (H7) | 23 | Industry |
| West End, Hunwick (H7) | 13 | Allotments |

ACTION: The sequential approach set out in Policy 4 of **North East of England Regional Spatial Strategy 2021 (Adopted 2008)** and the local interpretation detailed in the **Regeneration Committee** dated 02/04/2007 should be applied to all proposals for residential development.

H11

New Housing in the Countryside

EXPIRED

POLICY: New housing development in the countryside outside the limits to development, as identified on the Proposals Map, will not be allowed. A dwelling may be permitted in the countryside if the applicant can clearly show that it is essential for one or more of the people engaged in farming or forestry to live at or very close to the site of their work. In such circumstances permission may be granted for such development subject to:

- i) a clear demonstration of need to the satisfaction of the local authority;
- ii) being well related to any existing built development in the countryside;
- iii) not adversely affect the environment;
- iv) being of a scale and design which is sympathetic with its surroundings and appropriate to its purpose;
- v) the application forms part of a financially viable farm or forestry holding; and
- vi) fulfilling the general design criteria in Policy GD1.

Planning permissions granted for such developments will be controlled by occupancy

conditions.

ACTION: Refer to paragraph 10 and Annex A of **Planning Policy Statement 7: Sustainable Development in the Countryside**.

H12 Removal of Occupancy Condition **SAVED**

POLICY: Planning permission for the removal of an agricultural occupancy condition will only be granted if it can be demonstrated by the applicant that the longer term need for the agricultural workers dwelling both on a particular farm and in the locality no longer warrants reserving the dwelling for that purpose.

ALSO: Refer to page 54 of the **Wear Valley District Local Plan (1997)** for full policy justification.

AND: Use in conjunction with **Planning Policy Statement 7: Sustainable Development in Rural Areas** in particular paragraphs 16, 17 and 18 of Annex A.

H13 Extensions to Housing in the Countryside **EXPIRED**

POLICY: Extensions to residential properties in the countryside will only be allowed where:

- i) proposals do not detract from the appearance of the original building or its historic or architectural character; and
- ii) are sympathetic in scale, design and character with the original building.

ACTION: Refer to Paragraphs 33 to 39 of **Planning Policy Statement 1: Delivering Sustainable Development**, Paragraphs 1, 12 and 13 of **Planning Policy Statement 7: Sustainable Development in Rural Areas** and Policies H25, GD1 and Further Planning Guidance 5 of the **Wear Valley District Local Plan adopted 1997**.

H14 Range of Housing Types **EXPIRED**

POLICY: When granting planning permission for residential development the District Council will seek the provision of an appropriate range of accommodation relative to the size of the site and the housing needs or demands in the locality.

ACTION: Refer to **Planning Policy Statement 3: Housing**, **Planning Policy Statement 1: Delivering Sustainable Development** and Policy 30 of **North East of England Regional Spatial Strategy 2021 (Adopted 2008)**

H15 Affordable Housing **SAVED**

POLICY: The District Council will, where a relevant local need has been established, seek to negotiate with developers for the inclusion of an appropriate element of affordable housing on the following and additional sites that come forward during the Plan period:-

| Site | Suggested Number of Affordable Housing Units |
|--|--|
| Bishop Auckland (H5) – Inset No. 1 | |
| Bracks Farm | 20 |
| Etherley Dene Farm | 30 |
| Darlington Road | 14 |
| Oakley Street | 15 |
| Leazes Industrial Area | 20 |
| Crook (H5) – Inset No. 9 | |
| Tennyson Terrace | 12 |
| Former Parkside School South | 11 |
| South End Villas | 10 |
| New Road | 8 |
| Thistleflat Road | 15 |
| Coundon/Leeholme (H5) – Inset No. 2 | |
| Hillside Road | 10 |
| Addison Road | 10 |

| | |
|---|----|
| Pembroke Street/Sussex Street | 13 |
| Grey Gardens | 15 |
| Witton Park/Escomb (H6) – Inset No. 5/4 | |
| Low Queen Street, Witton Park | 10 |
| Dene Valley (H6) – Inset No. 3 | |
| Close House Allotments | 10 |
| Stanley/Mount Pleasant (H6) – Inset No. 15 | |
| Allotment Site, Stanley | 4 |
| South of Football Ground, Stanley | 8 |
| Howden le Wear/Fir Tree/Witton le Wear (H7) – Inset Nos 11,12,18 | |
| Park Terrace, Howden le Wear | 10 |
| High Street, Howden le Wear | 8 |
| Hunwick (H7) – Inset No. 13 | |
| Lane Ends | 10 |
| St John's Chapel (H7) – Inset No. 25 | |
| Broken Way | 6 |
| Wolsingham (H7) – Inset No. 23 | |
| Sawmill Site | 11 |
| North of Riverdale | 4 |

Where dwellings are provided in accordance with this Proposal the Council will require the provision of adequate arrangements to reserve the dwellings both initially and on subsequent change of occupants, for local needs.

ALSO: Refer to page 55 of the **Wear Valley District Local Plan (1997)** for full policy justification.

AND: Use in conjunction with **Planning Policy Statement 3: Housing**, paragraphs 3, 9, 10,15, 22-24, 27-30 and 33 in particular and **Planning Policy Statement 7: Sustainable Development in Rural Areas**.

H16 Exceptions Policy **SAVED**

POLICY: As an exception to **Policy H3**, small scale (under 10 dwellings or 0.5 hectares) housing schemes may be permitted on suitable sites outside but adjacent to the defined limits to development of villages listed in **Policy H3** in Weardale, where it is clearly demonstrated that there is an overriding local need for affordable housing that cannot be reasonably provided within the boundaries of villages, provided that:

- i) appropriate agreements are entered into to ensure that all dwellings provided will be and will remain available for local people at an affordable cost either to rent or buy;
- ii) developments do not have any adverse impact on the character or appearance of settlements, their setting and the surrounding countryside; and
- iii) the proposal satisfies the General Development Criteria, **Policy GD1** and other policies in the Local Plan.

ALSO: Refer to page 57 of the **Wear Valley District Local Plan (1997)** for full policy justification the **County Durham Strategic Housing Market Assessment (2008)** and **Wear Valley District Council Market Assessment (2008)**

H17 Housing for the Elderly, Handicapped and Disabled **SAVED**

POLICY: Planning permission will be approved for proposals for the provision of residential and nursing homes and other accommodation for the elderly, handicapped and disabled so long as:

- i) it is located within the limits of development of settlements listed in **Policy H3**;
- ii) It is located on or near public transport routes and ideally, close to a stopping point on such routes;
- iii) its location is such that noise and disturbance from existing surrounding uses would not be detrimental to residents;
- iv) sufficient garden and/or private amenity open space is provided to meet the needs of

| | | |
|------------|---|--------------|
| | <p>residents. This should not be less than 25m² per bedroom; the design and layout of the building should allow residents both privacy and an attractive outlook from habitable rooms; and</p> <p>vi) the proposal fulfils the General Development Criteria, Policy GD1.</p> <p>ALSO: Refer to page 57 of the Wear Valley District Local Plan (1997) for full policy justification</p> | |
| H18 | <p>Sub-Division of Premises</p> <p>POLICY: Planning permission will be approved for proposals for the sub-division and/or conversion of any premises to flats or other forms of multiple residential accommodation where:</p> <p>i) it is located within the built-up areas of towns and villages as defined by the limits to development on the Proposals Map (Policy H3);</p> <p>ii) such conversions will not be detrimental to the amenities of adjoining residents;</p> <p>iii) access and parking arrangements are in accordance with Further Plan Guidance No. 2;</p> <p>iv) any alterations and/or extensions to the buildings would be in keeping with and not detract from the character of the surrounding area;</p> <p>v) sufficient garden and/or private amenity space is provided to meet the needs of residents; and</p> <p>vi) proposals accord with Policy GD1.</p> <p>ALSO: Refer to page 58 of the Wear Valley District Local Plan (1997) for full policy justification.</p> <p>AND: Refer to County Durham Local Transport Plan 2 for parking standards.</p> | SAVED |
| H19 | <p>Living Over The Shop</p> <p>POLICY: Proposals for the residential use of upper floors of commercial properties in the central areas of towns will be permitted providing that proposals do not conflict with other policies and proposals in the plan and conform to the general development policies. To facilitate such development full conformity to residential car parking standards will not be insisted upon in town centres.</p> <p>ALSO: Refer to page 58 of the Wear Valley District Local Plan (1997) for full policy justification.</p> <p>AND: Use in conjunction with Planning Policy Statement 3: Housing, paragraph 36 in particular and Planning Policy Statement 6: Planning for Town Centres, paragraph 2.21 in particular.</p> | SAVED |
| H20 | <p>Alternative Uses within Residential Areas</p> <p>POLICY: Within existing residential areas, as defined by the limits of development in Policy H3, the following uses may be acceptable:</p> <p>Shops (Use Class A1) up to 100 sq.m. in gross floor area;</p> <p>Offices (Use Class A2) up to 50 sq.m.;</p> <p>Light industry (Use Class B1);</p> <p>Leisure and recreation facilities;</p> <p>Residential institutions, hotels and hostels; and</p> <p>Doctors Surgeries and Health Centres (Use Class D1)</p> <p>When considering proposals for such uses in residential areas, regard will be given to:</p> <p>the need to safeguard the amenities and general living environment of existing residents;</p> <p>the scale and character of proposed uses;</p> <p>the potential for expansion or intensification of such uses;</p> <p>the potential traffic generation and parking requirements of proposed uses; and</p> <p>other policies in the Local Plan.</p> <p>ALSO: Refer to page 59 of the Wear Valley District Local Plan (1997) for full policy</p> | SAVED |

justification

AND: Refer to **County Durham Local Transport Plan 2** in relation to parking standards.

H21 Pubic Open Space within Residential Areas

SAVED

POLICY: The development of open space within existing housing areas will only be allowed where:-

- i) it does not cause harm to the character of the area;
- ii) it does not result in the loss of visual amenity; and
- it does not lead to a reduction in the quality of the residential environment.

ALSO: Refer to page 59 of the **Wear Valley District Local Plan (1997)** for full policy justification.

H22 Community Benefit

SAVED

POLICY: On sites of 10 or more dwellings the local authority will seek to negotiate with developers a contribution, where appropriate, to the provision and subsequent maintenance of related social, community and/or recreational facilities in the locality. On the following large new housing developments the identified facilities or a contribution to the provision of such facilities will be expected:-

| Site | Inset No. | Facility |
|--|-----------|--|
| 1. Etherley Dene Farm Bishop Auckland (H5), | 1 | Woodland access/recreational use and management of Etherley Dene woods |
| 2. Former Parkside School South and Eclipse Site, Crook (H5) | 9 | Playing fields with changing facilities |
| 3. Grey Gardens and Hillside Road, Coundon (H5) | 5 | Playing fields with changing facilities |
| 4. Low Queen Street, Witton Park (H6) | 2 | Village green amenity area |
| 5. Park Terrace, Howden le Wear (H7) | 11 | Playing fields |

ALSO: Refer to page 59 of the **Wear Valley District Local Plan (1997)** for full policy justification.

H23 Taxi Businesses within Residential Areas

SAVED

POLICY: Permission will only be granted for taxi business uses within housing estates and residential areas where:-

- i) the use would not cause noise or disturbance to neighbouring properties;
- ii) the use would not result in on-street parking problems;
- iii) adequate off-street car parking provision exists in accordance with **Further Plan Guidance No. 2**; and
- iv) the site is served by an adopted road with a safe access.

ALSO: Refer to page 60 of the **Wear Valley District Local Plan (1997)** for full policy justification

AND: Refer to **County Durham Local Transport Plan 2** for Parking Standards.

H24 Residential Design Criteria

SAVED

POLICY: New residential developments and/or redevelopments will be approved provided:

- i) the proposals reflect the density and character of the locality;
- ii) internal access ways would be constructed and designed to give priority to pedestrian movements within the site and would not produce through routes;

- iii) adequate and safe pedestrian and cycle routes are provided within the site and to surrounding areas to facilitate access to shops, schools, bus routes and other community facilities;
- iv) adequate and safe access is provided for residents with disability;
- v) private and usable amenity space would be provided to each dwelling in accordance with the following minimum guidelines:
 - a) Houses : a rear garden depth of 10 metres.
 - b) Flats : 25 sq. metres per unit of accommodation.
 - c) Houses for the elderly and sheltered accommodation : 25 sq. metres per unit of accommodation (see **Policy H17**);
- vi) open space is provided in accordance with **Policies RL3, 4 and 5**; and
- vii) the relationship between new dwellings, and between new dwellings and existing dwellings maintains and provides adequate levels of privacy in accordance with the following minimum guidelines:
 - a) A 21 metre distance between walls of dwellings containing windows to habitable rooms.
 - b) A 15 metre distance between windowed elevations and opposing gable end walls.

All development must satisfy the General Development Criteria, **Policy GD1**.

ALSO: Refer to page 61 of the **Wear Valley District Local Plan (1997)** for full policy justification

AND: Use in conjunction with **Planning Policy Statement 3: Housing**.

H25

Residential Extensions

SAVED

POLICY: Extensions to existing dwellings will be approved provided that:

- i) a garden area to the rear of the property of a minimum 10 metres depth can be maintained or in the case of terraced dwellings, no more than 50% of the yard is occupied;
- ii) parking arrangements in accordance with the Highway Design Standards for New Development (**Further Plan Guidance Note 1**), can be satisfactorily maintained;
- iii) the proposal is in keeping with the character of the existing dwelling in terms of mass, scale, design and materials. Flat roof extensions at first floor level will not be acceptable unless the original building has a similar roof form; and
- iv) such extensions are in accordance with the guidelines for alterations and extensions as contained in **Further Plan Guidance Note 5**.

ALSO: Refer to page 61 of the **Wear Valley District Local Plan (1997)** for full policy justification

AND: Refer to County Durham Local Transport Plan 2 for Parking Standards

H26

Backland Development

SAVED

POLICY: Backland development will not be permitted unless:

- i) a separate and satisfactory vehicular access and car parking provision, in accordance with the standards as prescribed in **Further Plan Guidance Note 1** can be provided; and
 - ii) the amenity of both new and existing properties can be safeguarded; and
 - iii) the proposal is in keeping with the scale and character of existing development in the locality; and
 - iv) the other requirements of **Policy GD1** are satisfied.
- Tandem development will not be permitted.

ALSO: Refer to page 61 of the **Wear Valley District Local Plan (1997)** for full policy justification

| | | |
|------------|---|--------------|
| | AND: Refer to County Durham Local Transport Plan 2 for parking standards and Planning Policy Statement 3: Housing , Annex B for the definition of previously undeveloped land. | |
| H27 | Residential Caravans and Mobile Homes | SAVED |
| | POLICY: Permission will not be given for residential caravans or mobile homes unless used as temporary accommodation required for agricultural or equestrian starter units. ALSO: Refer to page 62 of the Wear Valley District Local Plan (1997) for full policy justification. | |
| H28 | Gypsy Sites | SAVED |
| | POLICY: Planning permission will be granted for permanent, temporary or transit accommodation for gypsies and travellers provided that:- <ul style="list-style-type: none"> i) the site would have convenient access to schools, medical facilities, public transport routes and other local services; ii) access and parking arrangements are in accordance with Further Plan Guidance Notes 1 and 2; iii) the scale of the development would not affect the amenity or living conditions of local residents; iv) the site can be assimilated into the landscape and would not intrude into open countryside, and have no adverse impact on areas of nature conservation, archaeological and/or historic interest or on any existing agricultural activity in the vicinity. Sites will not normally be allowed in the North Pennines Area of Outstanding Natural Beauty or the Area of Landscape Value; v) the site is planned comprehensively to include external and internal plot separating landscaping, hardstanding for caravans, and car/lorry parking, work areas and play areas; and vi) the site would conform to Policy GD1. ALSO: Refer to page 62 of the Wear Valley District Local Plan (1997) for full policy justification. | |

Industry and Employment

| Ref | Local Plan Policy | Status | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|--|---|--------------|-----------------------|------------------|---------------------------------|---|--------------------------------------|---|---------------------------------|--|--|---|---------------------------------|--|--|---|--|---|-------------------------|---|--------------------------------------|---|--|---|---------------------------------|--|--|----|---|---|-------------------------------|--|------------------------|---|--------------------------------|----|--------------------------|----|------------------------------------|----|----------------------|---|--------------------------------|----|----------------------------|----|---|----|--|----|
| I1 | Availability of land for industry | SAVED | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | <p>POLICY: The District Council will make available and encourage other public and private agencies to bring forward land and buildings for industry and other employment generating uses on identified sites throughout the District, provided they fulfil the General Development Criteria (Policy GD1).</p> <p>ALSO: Refer to page 67 of the Wear Valley District Local Plan (1997) for full policy justification.</p> <p>ACTION: Refer to ‘Planning Policy Statement 1: Delivering Sustainable Development’, ‘Planning Policy Guidance 4: Industrial, Commercial Development and Small Firms’, ‘Planning Policy Guidance 13: Transport’.</p> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| I2 | New Industrial Allocations | SAVED | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | <p>POLICY: The Plan allocates approximately 80 hectares of new industrial land, as shown on the Proposals Map, to help facilitate economic growth and employment generation in the District throughout the plan area/period. New industrial land is allocated for the following uses at:-</p> <table border="1" style="margin-left: auto; margin-right: auto;"> <thead> <tr> <th>Business Parks</th> <th>Inset No.</th> </tr> </thead> <tbody> <tr> <td>Fylands, Bishop Auckland (3 ha)</td> <td style="text-align: center;">1</td> </tr> <tr> <td>Bracks Farm, Bishop Auckland (10 ha)</td> <td style="text-align: center;">1</td> </tr> <tr> <td colspan="2">Prestige Industrial Site</td> </tr> <tr> <td>Coundon Industrial Estate, East (9 ha)</td> <td style="text-align: center;">2</td> </tr> <tr> <td colspan="2">General Industrial Sites</td> </tr> <tr> <td>Fieldon Bridge, Bishop Auckland (10.12 ha)</td> <td style="text-align: center;">1</td> </tr> <tr> <td>Greenfields, Bishop Auckland (9.77 ha)</td> <td style="text-align: center;">1</td> </tr> <tr> <td>West Auckland (8.24 ha)</td> <td style="text-align: center;">1</td> </tr> <tr> <td>St Helen Auckland Extension (2.0 ha)</td> <td style="text-align: center;">1</td> </tr> <tr> <td>Thistleflat I & II Industrial Extension, Crook (11.3 ha)</td> <td style="text-align: center;">9</td> </tr> <tr> <td colspan="2">Service Industrial Sites</td> </tr> <tr> <td>Adjacent to Pulverite Plant, Willington (1.5 ha)</td> <td style="text-align: center;">10</td> </tr> <tr> <td>Romanway, East, Bishop Auckland (4.9 ha).</td> <td style="text-align: center;">1</td> </tr> <tr> <td colspan="2">Local Industrial Sites</td> </tr> <tr> <td>Auckland Park (2.2 ha)</td> <td style="text-align: center;">3</td> </tr> <tr> <td>Broadwood, Frosterley (1.4 ha)</td> <td style="text-align: center;">24</td> </tr> <tr> <td>St Johns Chapel (0.7 ha)</td> <td style="text-align: center;">25</td> </tr> <tr> <td>East of Blairs, Stanhope (2.44 ha)</td> <td style="text-align: center;">21</td> </tr> <tr> <td>Witton Park (1.0 ha)</td> <td style="text-align: center;">5</td> </tr> <tr> <td>Wolsingham Steelworks (4.6 ha)</td> <td style="text-align: center;">23</td> </tr> <tr> <td>Inkerman, Tow Law (1.4 ha)</td> <td style="text-align: center;">22</td> </tr> <tr> <td>Dans Castle Extension, Tow Law (0.8 ha)</td> <td style="text-align: center;">22</td> </tr> <tr> <td>Wolsingham Industrial Estate, East (0.6ha)</td> <td style="text-align: center;">23</td> </tr> </tbody> </table> <p>Proposals will be permitted provided they fulfill the General Development Criteria, Policy GD1.</p> <p>ALSO: Refer to page 67 of the Wear Valley District Local Plan (1997) for full policy justification</p> <p>AND: Refer to ‘The North East of England Regional Spatial Strategy to 2021’ (Adopted 2008).</p> | | Business Parks | Inset No. | Fylands, Bishop Auckland (3 ha) | 1 | Bracks Farm, Bishop Auckland (10 ha) | 1 | Prestige Industrial Site | | Coundon Industrial Estate, East (9 ha) | 2 | General Industrial Sites | | Fieldon Bridge, Bishop Auckland (10.12 ha) | 1 | Greenfields, Bishop Auckland (9.77 ha) | 1 | West Auckland (8.24 ha) | 1 | St Helen Auckland Extension (2.0 ha) | 1 | Thistleflat I & II Industrial Extension, Crook (11.3 ha) | 9 | Service Industrial Sites | | Adjacent to Pulverite Plant, Willington (1.5 ha) | 10 | Romanway, East, Bishop Auckland (4.9 ha). | 1 | Local Industrial Sites | | Auckland Park (2.2 ha) | 3 | Broadwood, Frosterley (1.4 ha) | 24 | St Johns Chapel (0.7 ha) | 25 | East of Blairs, Stanhope (2.44 ha) | 21 | Witton Park (1.0 ha) | 5 | Wolsingham Steelworks (4.6 ha) | 23 | Inkerman, Tow Law (1.4 ha) | 22 | Dans Castle Extension, Tow Law (0.8 ha) | 22 | Wolsingham Industrial Estate, East (0.6ha) | 23 |
| Business Parks | Inset No. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Fylands, Bishop Auckland (3 ha) | 1 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Bracks Farm, Bishop Auckland (10 ha) | 1 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Prestige Industrial Site | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Coundon Industrial Estate, East (9 ha) | 2 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| General Industrial Sites | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Fieldon Bridge, Bishop Auckland (10.12 ha) | 1 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Greenfields, Bishop Auckland (9.77 ha) | 1 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| West Auckland (8.24 ha) | 1 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| St Helen Auckland Extension (2.0 ha) | 1 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Thistleflat I & II Industrial Extension, Crook (11.3 ha) | 9 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Service Industrial Sites | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Adjacent to Pulverite Plant, Willington (1.5 ha) | 10 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Romanway, East, Bishop Auckland (4.9 ha). | 1 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Local Industrial Sites | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Auckland Park (2.2 ha) | 3 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Broadwood, Frosterley (1.4 ha) | 24 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| St Johns Chapel (0.7 ha) | 25 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| East of Blairs, Stanhope (2.44 ha) | 21 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Witton Park (1.0 ha) | 5 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Wolsingham Steelworks (4.6 ha) | 23 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Inkerman, Tow Law (1.4 ha) | 22 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Dans Castle Extension, Tow Law (0.8 ha) | 22 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Wolsingham Industrial Estate, East (0.6ha) | 23 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

I3 Business/Office Sites **SAVED**

POLICY: Land at the following locations, as shown on the Proposals Map, Inset No. 1, will be reserved and developed as business/office parks:-

- A. Fylands, Bishop Auckland (3ha).
- B. Bracks Farm, Bishop Auckland (10ha).

Proposals for business uses such as offices and research and development will be permitted provided they fulfil the General Development Criteria (Policy GD1). Proposals which involve outside storage will not be permitted.

In such areas the following uses will not be allowed:-

1. General Industry (Class B2).
2. Warehousing and distribution (Class B8).
3. Retail (Classes A1-A3) and retail warehousing.
4. Scrapyards, activities related to the breaking of motor vehicles.
5. Car sales, petrol sales and lorry parks.
6. The storage and distribution of minerals.

ALSO: Refer to page 68 of the **Wear Valley District Local Plan (1997)** for full policy justification

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

AND: Pay due consideration to the changes in Use Class resulting from the **Use Class (Amendment) Order 2005**.

I4 Prestige Industrial Sites **SAVED**

POLICY: Land at the following locations, as shown on the Proposals Map, will be reserved and developed as prestige industrial sites:-

Inset No.

- | | |
|---|----|
| A. South Church Enterprise Park, Bishop Auckland (27ha) | 1 |
| B. Low Willington (28ha) | 10 |
| C. Coundon Industrial Estate, East (9ha) | 2 |

Proposals for offices and business uses (Class B1) and general industry (Class B2) will be permitted provided they fulfil, where relevant, the General Development Criteria (Policy GD1). Proposals which involve outside storage will not be permitted.

In such areas the following specific uses will not be allowed:-

1. Retail (Classes A1-A3) and retail warehousing.
2. Scrapyards, activities related to the breaking of motor vehicles.
3. Car sales, petrol sales and lorry parks.
4. The storage and distribution of minerals.

During the phased development of these sites, the undeveloped land will be maintained in agricultural use until it is required for development. (See Policy ENV8).

ALSO: Refer to page 68 of the **Wear Valley District Local Plan (1997)** for full policy justification.

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

| | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|--|---|--------------|---|---|--|---|---|---|---|---|--|----|---|----|-------------------------------|----|--|----|--|----|--|----|-----------------------------------|----|---------------------------------|----|---------------------------------------|----|------------------------------|----|---------------------------------------|----|
| | AND: Pay due consideration to the changes in Use Class resulting from the Use Class (Amendment) Order 2005. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 15 | General Industrial Sites | SAVED | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | <p>POLICY: Land at the following locations, as shown on the Proposals Map, will be reserved and developed as general industrial sites:-</p> <p>Inset No.</p> <table border="0"> <tr> <td>A. Greenfield Industrial Estate, Bishop Auckland (18ha)</td> <td>1</td> </tr> <tr> <td>B. St Helen's Industrial Estate (24ha)</td> <td>1</td> </tr> <tr> <td>C. West Auckland Industrial Estate (17ha)</td> <td>1</td> </tr> <tr> <td>D. Thistleflat I and II Industrial Estate, Crook (27ha)</td> <td>9</td> </tr> <tr> <td>E. Coundon Industrial Estate, West (8.5ha)</td> <td>2</td> </tr> <tr> <td>F. Fieldon Bridge, Bishop Auckland (4.96ha)</td> <td>1</td> </tr> </table> <p>Proposals for business uses (Class B1), general industry (Class B2) and warehousing and distribution (Class B8) will be permitted provided they fulfil, where relevant, the General Development Criteria. Consideration will be given to proposals for lorry parks. Proposals which would decrease the attractiveness of these industrial sites to potential developers will not be allowed.</p> <p>In such areas, the following specific uses will not be allowed:-</p> <ol style="list-style-type: none"> 1. Retail (Use Classes A1-A3), including retail warehousing. 2. Scrapyards, activities related to the breaking of motor vehicles. 3. The storage and distribution of minerals. <p>ALSO: Refer to page 69 of the Wear Valley District Local Plan (1997) for full policy justification</p> <p>ACTION: Refer to 'Planning Policy Statement 1: Delivering Sustainable Development', 'Planning Policy Guidance 4: Industrial, Commercial Development and Small Firms', 'Planning Policy Guidance 13: Transport'.</p> <p>AND: Pay due consideration to the changes in Use Class resulting from the Use Class (Amendment) Order 2005.</p> | | A. Greenfield Industrial Estate, Bishop Auckland (18ha) | 1 | B. St Helen's Industrial Estate (24ha) | 1 | C. West Auckland Industrial Estate (17ha) | 1 | D. Thistleflat I and II Industrial Estate, Crook (27ha) | 9 | E. Coundon Industrial Estate, West (8.5ha) | 2 | F. Fieldon Bridge, Bishop Auckland (4.96ha) | 1 | | | | | | | | | | | | | | | | | | |
| A. Greenfield Industrial Estate, Bishop Auckland (18ha) | 1 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| B. St Helen's Industrial Estate (24ha) | 1 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| C. West Auckland Industrial Estate (17ha) | 1 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| D. Thistleflat I and II Industrial Estate, Crook (27ha) | 9 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| E. Coundon Industrial Estate, West (8.5ha) | 2 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| F. Fieldon Bridge, Bishop Auckland (4.96ha) | 1 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 16 | Local Industrial Sites | SAVED | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | <p>POLICY: Land at the following locations, as shown on the Proposals Map, will be reserved and developed as local industrial sites:-</p> <p>Inset No.</p> <table border="0"> <tr> <td>A. Laurel Way, Bishop Auckland (B1 uses only) (0.2 ha)</td> <td>1</td> </tr> <tr> <td>B. Auckland Park (2.2 ha)</td> <td>3</td> </tr> <tr> <td>C. Witton Park (1.0 ha)</td> <td>5</td> </tr> <tr> <td>D. High Hope Street, Crook (1.0 ha)</td> <td>9</td> </tr> <tr> <td>E. Dunelm, Willington (2.0 ha)</td> <td>10</td> </tr> <tr> <td>F. Dan's Castle, Tow Law (2.4 ha)</td> <td>22</td> </tr> <tr> <td>G. Inkerman, Tow Law (1.4 ha)</td> <td>22</td> </tr> <tr> <td>H. Wolsingham Industrial Estate (1.5 ha)</td> <td>23</td> </tr> <tr> <td>I. Wolsingham Steelworks Site (5.0 ha)</td> <td>23</td> </tr> <tr> <td>J. Wolsingham Industrial Estate, East (B1 uses only) (0.60 ha)</td> <td>23</td> </tr> <tr> <td>K. Broadwood, Frosterley (1.4 ha)</td> <td>24</td> </tr> <tr> <td>L. Bond Isle, Stanhope (0.4 ha)</td> <td>21</td> </tr> <tr> <td>M. Castle Gardens, Stanhope (0.80 ha)</td> <td>21</td> </tr> <tr> <td>N. St John's Chapel (1.2 ha)</td> <td>25</td> </tr> <tr> <td>O. East of Blairs, Stanhope (2.44 ha)</td> <td>21</td> </tr> </table> <p>Proposals for business uses (Class B1), general industries (Class B2) and warehousing and</p> | | A. Laurel Way, Bishop Auckland (B1 uses only) (0.2 ha) | 1 | B. Auckland Park (2.2 ha) | 3 | C. Witton Park (1.0 ha) | 5 | D. High Hope Street, Crook (1.0 ha) | 9 | E. Dunelm, Willington (2.0 ha) | 10 | F. Dan's Castle, Tow Law (2.4 ha) | 22 | G. Inkerman, Tow Law (1.4 ha) | 22 | H. Wolsingham Industrial Estate (1.5 ha) | 23 | I. Wolsingham Steelworks Site (5.0 ha) | 23 | J. Wolsingham Industrial Estate, East (B1 uses only) (0.60 ha) | 23 | K. Broadwood, Frosterley (1.4 ha) | 24 | L. Bond Isle, Stanhope (0.4 ha) | 21 | M. Castle Gardens, Stanhope (0.80 ha) | 21 | N. St John's Chapel (1.2 ha) | 25 | O. East of Blairs, Stanhope (2.44 ha) | 21 |
| A. Laurel Way, Bishop Auckland (B1 uses only) (0.2 ha) | 1 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| B. Auckland Park (2.2 ha) | 3 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| C. Witton Park (1.0 ha) | 5 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| D. High Hope Street, Crook (1.0 ha) | 9 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| E. Dunelm, Willington (2.0 ha) | 10 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| F. Dan's Castle, Tow Law (2.4 ha) | 22 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| G. Inkerman, Tow Law (1.4 ha) | 22 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| H. Wolsingham Industrial Estate (1.5 ha) | 23 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| I. Wolsingham Steelworks Site (5.0 ha) | 23 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| J. Wolsingham Industrial Estate, East (B1 uses only) (0.60 ha) | 23 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| K. Broadwood, Frosterley (1.4 ha) | 24 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| L. Bond Isle, Stanhope (0.4 ha) | 21 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| M. Castle Gardens, Stanhope (0.80 ha) | 21 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| N. St John's Chapel (1.2 ha) | 25 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| O. East of Blairs, Stanhope (2.44 ha) | 21 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

| | | |
|----|---|-------|
| | <p>distribution (Class B8) will be permitted provided they fulfil, where appropriate, the General Development Criteria. Consideration will be given to proposals for the use of the above sites for a lorry park.</p> <p>In such areas, the following specific uses will not be allowed:-</p> <ol style="list-style-type: none"> 1. Retail (Use Classes A1-A3). 2. Scrapyards, activities related to the breaking of motor vehicles. 3. The storage and distribution of minerals. <p>ALSO: Refer to page 70 of the Wear Valley District Local Plan (1997) for full policy justification</p> <p>ACTION: Refer to ‘Planning Policy Statement 1: Delivering Sustainable Development’, ‘Planning Policy Guidance 4: Industrial, Commercial Development and Small Firms’, ‘Planning Policy Guidance 13: Transport’.</p> <p>AND: Pay due consideration to the changes in Use Class resulting from the Use Class (Amendment) Order 2005.</p> | |
| 17 | <p>Office/Workshops In Crook</p> <p>POLICY: The use of the former Crook Primary School as identified on Proposals Map Inset No. 9 shall be restricted to office and workshop uses (Class B1) only.</p> <p>ALSO: Refer to page 70 of the Wear Valley District Local Plan (1997) for full policy justification</p> <p>ACTION: Refer to ‘Planning Policy Statement 1: Delivering Sustainable Development’, ‘Planning Policy Guidance 4: Industrial, Commercial Development and Small Firms’, ‘Planning Policy Statement 6: Planning for Town Centres’, and ‘Planning Policy Guidance 13: Transport’.</p> <p>AND: Use in conjunction with the sequential search detailed in Planning Policy Statement 6: Planning for Town Centres and pay due consideration to the changes in Use Class resulting from the Use Class (Amendment) Order 2005.</p> | SAVED |
| 18 | <p>Bulky Goods Retailing</p> <p>POLICY: Permission will be granted for the development of bulky goods retailing in Tindale Crescent, as identified on Proposals Map Inset No. 1. In this area, the following specific uses will be allowed provided they fulfil, where appropriate, the General Development Criteria (Policy GD1):</p> <ol style="list-style-type: none"> 1. Retail warehousing of non-food bulky goods. 2. Builders Merchants. 3. Petrol filling station. 4. Garden Centre. 5. Lorry Parking. 6. Storage and Distribution (Class B8). 7. Business uses (Class B1). 8. General Industry (Class B2). 9. Sale and display of motor vehicles. <p>In such areas, the following specific uses will not be allowed:-</p> <ol style="list-style-type: none"> 1. Food/general retailing, unless it can clearly be demonstrated that this would not undermine the vitality and viability of an existing town centre as a whole, and would be accessible to all sectors of the community. 2. Scrap yards, activities relating to the breaking of motor vehicles. 3. The storage and distribution of minerals. | SAVED |

ALSO: Refer to page 71 of the **Wear Valley District Local Plan (1997)** for full policy justification

ACTION: Refer to ‘**Planning Policy Statement 1: Delivering Sustainable Development**’, ‘**Planning Policy Guidance 4: Industrial, Commercial Development and Small Firms**’, ‘**Planning Policy Statement 6: Planning for Town Centres**’, and ‘**Planning Policy Guidance 13: Transport**’.

AND: Pay due consideration to the changes in Use Class resulting from the **Use Class (Amendment) Order 2005**.

I9

Service Industrial Sites

SAVED

POLICY: Land at the following locations, as shown on the Proposals Map, will be reserved and developed as service industrial sites:-

Inset No.

| | |
|--|----|
| A. Romanway, Bishop Auckland (9.5 ha) | 1 |
| B. Pulverite Site, Willington (1.5 ha) | 10 |
| C. Romanway East, Bishop Auckland (4.9 ha) | 1 |

In such areas, the following specific uses will be allowed provided they fulfill the General Development Criteria (Policy GD1):-

1. Scrapyards.
2. Activities related to the breaking and servicing/repairing of motor vehicles.
3. Activities related to the storage and distribution of minerals.
4. Haulage and transport depots.
5. Builders yards.
6. Lorry parking.

In such areas, the following specific uses will not be allowed:-

1. Retail (Class A1-A3).
2. Bulky Goods, Retailing/Retail Warehousing.

ALSO: Refer to page 71 of the **Wear Valley District Local Plan (1997)** for full policy justification

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

AND: Pay due consideration to the changes in Use Class resulting from the **Use Class (Amendment) Order 2005**.

| | | |
|--|------------------------------------|----------------|
| 110 | Commercial Sector | SAVED |
| <p>POLICY: Within the Commercial Sector of Bishop Auckland, as defined on Proposals Map Inset No.1A, permission will be granted for business use and light industry (Class B1), general industry (Class B2) and storage and distribution (Class B8) provided it fulfils the General Development Criteria (Policy GD1).</p> <p>Proposals for retail and other uses which would lead to an increase in the traffic congestion problems of the area will be resisted.</p> <p>ALSO: Refer to page 72 of the Wear Valley District Local Plan (1997) for full policy justification</p> <p>ACTION: Refer to ‘Planning Policy Statement 1: Delivering Sustainable Development’, ‘Planning Policy Guidance 4: Industrial, Commercial Development and Small Firms’, ‘Planning Policy Guidance 13: Transport’.</p> <p>AND: Pay due consideration to the changes in Use Class resulting from the Use Class (Amendment) Order 2005.</p> | | |
| 111 | Industry in Built Up Areas | EXPIRED |
| <p>POLICY: In towns and villages, as defined by the limits to development (see Proposal H3), in areas not specifically identified for industrial use in accordance with Proposals I3 to I9, planning permission will be given only for development or redevelopment to create new premises or the expansion of existing premises which do not adversely affect the local amenity of the area in terms of noise, nuisance and traffic generation. Proposals will need to fulfill the General Development Criteria (Policy GD1).</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> <p>AND: Refer to policies 12 and 13 of the North East of England Spatial Strategy to 2021 (Adopted 2008).</p> | | |
| 112 | Industry in the Countryside | EXPIRED |
| <p>POLICY: In the countryside outside towns and villages, permission will not be given for industry/business use unless:</p> <ul style="list-style-type: none"> i) it is directly related to the winning, processing and treatment of minerals, or the processing of agricultural or forestry products and it is essential for such processing to take place close to the source of raw materials, and that as such permissions will be related to the life of such raw material source; or ii) it involves the conversion of a sound rural building. (See Policy BE20). <p>Proposals for such uses in the countryside should not have an adverse impact on the environment or the amenity of local residents. Permissions may be subject to legal agreement to safeguard the environment and local amenities in the longer term. Proposals will be required to satisfy the general design criteria.</p> <p>ACTION: Refer to ‘Planning Policy Statement 1: Delivering Sustainable Development’, ‘Planning Policy Statement 7: Sustainable Development in Rural Areas’, ‘Durham County Council Minerals Local Plan’.</p> <p>AND: Refer to policies 11 and 12 of the North East of England Spatial Strategy to 2021 (Adopted 2008).</p> | | |

I13 Extensions to Industrial Premises in the Countryside **SAVED**

POLICY: In the countryside outside towns and villages, permission will be given for an extension to existing industrial or business premises provided that:

- i) it is contained within the curtilage of the existing buildings; and
- ii) it fulfils the General Development Criteria, Policy GD1.

ALSO: Refer to page 73 of the **Wear Valley District Local Plan (1997)** for full policy justification

ACTION: Refer to ‘**Planning Policy Statement 1: Delivering Sustainable Development**’, ‘**Planning Policy Guidance 4: Industrial, Commercial Development and Small Firms**’, ‘**Planning Policy Statement 7: Sustainable Development in Rural Areas**’, and ‘**Planning Policy Guidance 13: Transport**’.

I14 Industrial Allocations Requiring Related Infrastructure **EXPIRED**

POLICY: Industrial/business development on the following sites will only be allowed on the completion of the indicated major infrastructure works:-

| Site | Inset No. | Infrastructure Works |
|--|-----------|---|
| Bracks Farm Office/Business (I2) | 1 | Roundabout on A688 Bishop Auckland Bypass |
| St Helens Auckland Extension (I2) | 1 | West Auckland Bypass |
| West Auckland Industrial Estate Extension (I5) | 1 | West Auckland Bypass |
| Fieldon Bridge (I5) | 1 | Bishop Auckland-Shildon Link |
| Thistleflat Industrial Estate Extension (I5) | 9 | Southern section of the A689 Crook Bypass |
| Pulverite Site, Willington (I9) | 10 | Willington relief road East of Blairs, |
| Stanhope (I6) | 21 | New Foundry Access |

ACTION: No action required.

I15 Notifiable Installations **SAVED**

POLICY: In the countryside outside towns and villages, permission will be given for an extension to existing industrial or business premises provided that:

- i) it is contained within the curtilage of the existing buildings; and
- ii) it fulfils the General Development Criteria, Policy GD1.

ALSO: Refer to page 73 of the **Wear Valley District Local Plan (1997)** for full policy justification

ACTION: Refer to ‘**Planning Policy Statement 1: Delivering Sustainable Development**’, ‘**Planning Policy Guidance 4: Industrial, Commercial Development and Small Firms**’, and ‘**Planning Policy Guidance 13: Transport**’. Refer to ‘**Planning Policy Statement 1: Delivering Sustainable Development**’, ‘**Planning Policy Guidance 4: Industrial, Commercial Development and Small Firms**’, ‘**Planning Policy Statement 7: Sustainable Development in Rural Areas**’, and ‘**Planning Policy Guidance 13: Transport**’, ‘**Planning Policy Statement 23: Planning and Pollution Control**’ and ‘**The Planning (Hazardous Substances) Act 1990**’.

AND: Refer to policies 12, 13 and 47 of the **North East of England Spatial Strategy to 2021 (Adopted 2008)**.

I16

Developments near to Notifiable Installations

EXPIRED

POLICY: Developments near to notifiable installations will only be approved where the Health and Safety Executive are satisfied there would be no risk to existing and potential residents, workers or visitors.

ACTION: If the Health and Safety Executive objects to an application, it should not be approved until the objection is overcome. Also refer to Refer to '**Planning Policy Statement 1: Delivering Sustainable Development**', '**Planning Policy Guidance 4: Industrial, Commercial Development and Small Firms**', and '**Planning Policy Guidance 13: Transport**', '**Planning Policy Statement 23: Planning and Pollution Control**' and '**The Planning (Hazardous Substances) Act 1990**'.

AND: Refer to policies 12, 13 and 47 of the **North East of England Spatial Strategy to 2021 (Adopted 2008)**.

Tourism

| Ref | Local Plan Policy | Status |
|-----|---|--------------|
| TM1 | Criteria for Tourist Proposals | SAVED |
| | <p>POLICY: The Council will give encouragement to schemes which provide tourism facilities in the District provided they:</p> <ul style="list-style-type: none"> i) are of a scale and intensity compatible with their surrounds; and ii) can be absorbed into the landscape by taking advantage of existing tree cover and/or the topography of the site and surroundings; and iii) do not conflict with other proposals contained in the local plan, particularly those which seek to safeguard the landscape, agricultural land and nature conservation interests; and iv) can be accessed safely, adequate parking facilities are provided, and do not create unacceptable levels of traffic which exceed the capacity of the local road network; and v) the scale of the development does not affect the amenities of local residents adversely; and vi) fulfil the General Development Criteria, Policy GD1 and they do not conflict with Policies ENV1, 2, 3 and 4. <p>ALSO: Refer to page 78 of the Wear Valley District Local Plan (1997) for full policy justification.</p> <p>AND: Use in conjunction with Chapter 5 of the Tourism Good Practice Guide.</p> <p>AND: Refer to policy 16 of the North East of England Spatial Strategy to 2021 (Adopted 2008).</p> | |
| TM2 | Tourism within the Area of Outstanding Natural Beauty (AONB) | SAVED |
| | <p>POLICY: Tourism development proposals within the AONB will be allowed only if they fulfil the following criteria:</p> <ul style="list-style-type: none"> i) do not detract from the landscape quality and built environment of the AONB and are in keeping with the upland rural character of the area; ii) proposals which generate large volumes of traffic which exceeds the capacity of the local road network will be resisted; iii) due to the tranquil nature of the AONB, developments will be limited to those that allow the quiet enjoyment of the countryside; and iv) the development should fulfil the criteria identified in Policy TM1 and does not conflict with Policy ENV2. <p>ALSO: Refer to page 78 of the Wear Valley District Local Plan (1997) for full policy justification</p> <p>AND: Use in conjunction with Chapter 5 and paragraph 3.25 of the Tourism Good Practice Guide and Planning Policy Statement 7: Sustainable Development in Rural Areas, paragraph 34 in particular and the Area of Natural Beauty Design Guide and Planning Guidelines.</p> | |
| TM3 | New Tourist Facilities | SAVED |
| | <p>POLICY: The Council will support the provision of the following new or improvements to tourist facilities as identified on the Proposals Map:-</p> <ul style="list-style-type: none"> i) visitor centre at Binchester Roman Fort; ii) the development of Stanhope Station and the Bishop Auckland to Eastgate Railway (Inset No. 21); | |

| | | |
|------------|---|----------------|
| | <ul style="list-style-type: none"> iii) the development of additional car parking and informal recreation at Tunstall Reservoir; iv) the development and interpretation of lead mining at Boltsburn Mine, Rookhope and the creation of a lead mining trail; v) car parking, Market Place, Wolsingham (Inset No. 23); vi) visitor car park and picnic areas at Wearhead (Inset No. 32), Cowshill (Inset No. 31) and Westgate (Inset No. 30) (see Policy T9); vii) picnic area at The Batts, Bishop Auckland (see Policy BE22); and viii) improvements to the rights of way network (see Policy RL12 and 13). <p>ALSO: Refer to page 78-9 of the Wear Valley District Local Plan (1997) for full policy justification</p> | |
| TM4 | <p>Hotel Allocation</p> <p>POLICY: Permission will be granted for a new hotel development, as identified on Proposals Map Inset No. 1, at Bracks Farm, Bishop Auckland. Proposals will be required to satisfy the General Design Criteria, Policy GD1.</p> <p>ALSO: Refer to page 79 of the Wear Valley District Local Plan (1997) for full policy justification</p> | SAVED |
| TM5 | <p>New Tourist Accommodation</p> <p>POLICY: The Council will allow new tourist accommodation within the development limits of towns and villages, providing the proposal is not contrary to other policies and proposals in the plan and fulfils the General Development Criteria, Policy GD1. New tourist accommodation will be allowed in the countryside provided it is limited to expansion of existing hotels, guest houses and farm accommodation and the conversion of existing buildings (see Policy BE20). Proposals should fulfil the following criteria:</p> <ul style="list-style-type: none"> i) retain the architectural character and quality of the existing building; ii) alterations and extensions are in keeping with the architectural style of the building; iii) the intensification of use is not to the detriment of the character and setting of the building; and (iv) the proposal satisfies the General Development Criteria, Policy GD1. <p>ACTION: Refer to Paragraphs 17 and 34-40 of Planning Policy Statement 7: Sustainable Development in Rural Areas and Chapter 5 of the Tourism Good Practice Guide.</p> <p>AND: Refer to policy 16 of the North East of England Spatial Strategy to 2021 (Adopted 2008).</p> | EXPIRED |
| TM6 | <p>Redevelopment of Caravan Parks</p> <p>POLICY: Within existing caravan sites the replacement of static caravans with chalets will be permitted providing it fulfils the General Development Criteria, Policy GD1.</p> <p>ALSO: Refer to page 80 of the Wear Valley District Local Plan (1997) for full policy justification</p> <p>AND: Use in conjunction with Planning Policy Statement 7: Sustainable Development in Rural Areas, paragraph 39 in particular.</p> | SAVED |

| | | |
|--|--|----------------|
| TM7 | New Caravan and Chalet Sites | SAVED |
| <p>POLICY: The development of new sites in the countryside for camping and touring caravans will be permitted provided they fulfil the criteria identified in Policy TM1. Proposals within the AONB will be required to fulfil Policy TM2. The development of new sites for chalets may be allowed in disused quarries or other locations well-screened all year round, provided the proposal fulfils Policies TM1 and TM2 and would not have an adverse impact on nature conservation. New sites for static caravans and caravan storage will not be allowed west of the A68. Elsewhere in the District, proposals will be required to fulfil the criteria identified in Policy TM1</p> <p>ACTION: Refer to Paragraph 39 of Planning Policy Statement 7: Sustainable Development in Rural Areas and Chapter 5 of the Tourism Good Practice Guide.</p> <p>AND: Refer to policy 16 of the North East of England Spatial Strategy to 2021 (Adopted 2008).</p> | | |
| TM8 | Occupancy Conditions for Static Caravans, Chalets and Self Catering Accommodation | EXPIRED |
| <p>POLICY: Proposals for static caravans, chalets and other self-catering accommodation will only be approved subject to an occupancy condition of up to three months.</p> <p>ACTION: Refer to Annex B of Tourism Good Practice Guide.</p> <p>AND: Refer to policy 16 of the North East of England Spatial Strategy to 2021 (Adopted 2008).</p> | | |

Shopping

| Ref | Local Plan Policy | Status |
|---|---|----------------|
| S1 | Town Centres | SAVED |
| <p>POLICY: The District Council will seek to maintain and protect the town centres of Bishop Auckland and Crook as identified on the Proposals Map Inset Nos 1A and 9 as the major retailing centres in the District. Proposals for shops, offices and other commercial activities (Class A1 to A3) will be permitted within the town centres subject to:</p> <ul style="list-style-type: none"> i) the restriction of uses set out in Policies S2, S3 and S4 in Bishop Auckland, and S6 in Crook; and ii) retail uses (Class A1) being restricted to the shopping frontages identified in Policies S2, S3, S4 and S6. <p>Proposals for retail developments which undermine the vitality and viability of these town centres will be resisted.</p> <p>ALSO: Refer to page 86 of the Wear Valley District Local Plan (1997) for full policy justification</p> <p>AND: Use in conjunction with Paragraph 1.8 of Planning Policy Statement 6: Planning for Town Centres for appropriate town centre uses and refer to policy 25 of the North East of England Spatial Strategy to 2021 (Adopted 2008).</p> <p>Pay due consideration to the changes in Use Class resulting from the Use Class (Amendments) Order (2005)</p> | | |
| S2 | Newgate Street North Shopping Area | SAVED |
| <p>POLICY: Within the Newgate Street (North) Shopping Area of Bishop Auckland, as identified on Proposals Map Inset No. 1A, at ground floor level planning permission will only be allowed for retail Use (Class A1). Proposals for the change of use of ground floor premises from retail (Class A1) to office use (Class A2) or food/drink outlets (Class A3) will not be allowed.</p> <p>ALSO: Refer to page 86 of the Wear Valley District Local Plan (1997) 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> | | |
| S3 | Newgate Street South/Fore Bondgate Shopping Area | EXPIRED |
| <p>POLICY: Within the Newgate Street (South)/Fore Bondgate Shopping Area of Bishop Auckland, as identified on Proposals Map Inset No. 1A, at ground floor level planning permission will only be allowed for retail use (Class A1) and office use (Class A2). In addition, proposals for food and drink outlets (Class A3) will be allowed in the Newgate Street (South)/Fore Bondgate Shopping Area subject to Policy S11. Any new shopping development and redevelopment or improvements will need to reflect the small scale character of the shopping frontages of the area in their design and appearance.</p> <p>ACTION: Refer to Policy S11 of the Wear Valley District Local Plan adopted 1997 and Paragraph 1.8 and chapter 3 of Planning Policy Statement 6: Planning For Town Centres.</p> <p>AND: Refer to policy 25 of the North East of England Spatial Strategy to 2021 (Adopted 2008) also pay due consideration to the changes in Use Class resulting from the Use Class (Amendments) Order (2005)</p> | | |

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| S4 | Market Place | EXPIRED |
| <p>POLICY: In the Market Place of Bishop Auckland, as identified on Proposals Map Inset No. 1A, the District Council:</p> <ul style="list-style-type: none"> i) will allow changes of use to offices (Use Class A2) hotels, small scale shops (Use Class A1) tourist uses, small scale food and drink outlets (Use Class A3) and restaurants; and ii) will not allow changes of use to nursing and residential homes, industry, large scale retailing and warehousing. <p>All proposals must be designed to be compatible with the architectural and historic character of the market place and contribute to the potential of the town to attract tourists.</p> <p>ACTION: Refer to Planning Policy Statement 6: Planning For Town Centres, paragraph 1.8 And Chapter 3 in particular.</p> <p>AND: Refer to policies 25 and 32 of the North East of England Spatial Strategy to 2021 (Adopted 2008).</p> | | |
| S5 | Retail/Office Opportunity Sites | EXPIRED |
| <p>POLICY: Proposal S5 : Retail/office and other development opportunity sites exist within the Town Centre of Bishop Auckland, as identified on Proposals Map Inset No. 1A. Permission will be granted for the following uses provided the proposals fulfil Policies S2, S3 and S4:-</p> <ul style="list-style-type: none"> i) West end of Fore Bondgate - retail/office. ii) Former British Legion Club, Market Place - retail/office/hotel. iii) The Elms, Market Place office/hotel/residential. iv) Site to rear of B & Q - retail/office. <p>ACTION: Refer to Planning Policy Statement 6: Planning For Town Centres, paragraph 1.8 and Chapter 3 in particular.</p> <p>AND: Refer to policy 25 of the North East of England Spatial Strategy to 2021 (Adopted 2008).</p> | | |
| S6 | Retailing in Crook | SAVED |
| <p>POLICY: Within the shopping area of Crook, as identified on proposals Map Inset No. 9, the District Council will permit retail uses (Class A1) and office uses (Class A2) to ground floor premises. Proposals involving redevelopment or change of use to food and drink outlets (Class A3) will be allowed provided they fulfil Policy S11.</p> <p>ALSO: Refer to page 88 of the Wear Valley District Local Plan (1997) 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> | | |
| S7 | Growth areas | SAVED |
| <p>POLICY: Retail development (Class A1) is proposed at the following locations, as identified on the Proposals Map:-</p> <ul style="list-style-type: none"> i) 1.2 hectares of land north of High Street, Willington (Inset No. 10). ii) 1 hectare of land at Hillside Road, Coundon, subject to relocation of allotments (Inset No. 2). iii) 1.2 hectares of land at Greenfields Road, Bishop Auckland (Inset No. 1). <p>ALSO: Refer to page 89 of the Wear Valley District Local Plan (1997) for full policy justification</p> | | |

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| S8 | Local Shopping Areas | SAVED |
| <p>POLICY: In the following settlements shopping proposals (Class A1 and A2, and A3 subject to Policy S11) will be permitted in local shopping areas, as indicated on the Proposal Map:</p> <p>Willington (Inset No. 10) Stanhope (Inset No. 21) Tow Law (Inset No. 22) West Auckland (Inset No. 1) Wolsingham (Inset No. 23) Etherley Dene, Bishop Auckland (Inset no. 1)</p> <p>Providing the proposal fulfils the Policy GD1.</p> <p>ALSO: Refer to page 90 of the Wear Valley District Local Plan (1997) 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> | | |
| S9 | Cockton Hill | SAVED |
| <p>POLICY: In the Cockton Hill local shopping area as identified on Proposals Map Inset No. 1 the District Council will permit new retail and office units (Class A1 and A2) up to 100m2. Proposals for food and drink outlets (Class A3) will be required to satisfy Policy S11. All proposals must fulfil Policy GD1.</p> <p>Outside the defined local shopping area, change of use from residential will not be permitted in Cockton Hill Road.</p> <p>ALSO: Refer to page 90 of the Wear Valley District Local Plan (1997) 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> | | |
| S10 | Outside Shopping Areas | EXPIRED |
| <p>POLICY: Outside the shopping areas, as identified in Policies S2 to S9, permission will only be granted for Class A1 and A2 uses if it constitutes small scale provision, provided that the development:</p> <ul style="list-style-type: none"> i) does not prejudice the local amenity of the area surrounding; ii) does not detract from the environment or townscape of the surrounding area; iii) adequate access and parking provision can be achieved; and iv) is not more than 100 sq.m. in floor area. <p>ACTION: Refer to Chapter 3 of Planning Policy Statement 6: Planning for Town Centres.</p> | | |
| S11 | Hot Food Takeaways | SAVED |
| <p>POLICY: In existing shopping areas, proposals for, or the change of use to, hot food and drink uses (Class A3) including hot food takeaways, will be allowed provided that:</p> <ul style="list-style-type: none"> i) it does not adversely affect the amenity of neighbouring residential properties; and ii) it would not create unacceptable levels of traffic which exceeds the capacity of the local road network; and iii) it does not undermine the vitality and main function of the existing retail area; and iv) it does not conflict with other policies of the plan. <p>ALSO: Refer to page 91 of the Wear Valley District Local Plan (1997) 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> | | |

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| S12 | Retailing from Industrial Estates | SAVED |
| <p>POLICY: Retailing (Class A1, A2 and A3) from industrial premises, will only be permitted where it is ancillary to the main industrial use of the building and where retailed goods are manufactured on the premises.</p> <p>ALSO: Refer to page 91 of the Wear Valley District Local Plan (1997) 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> | | |
| S13 | Shops in the Countryside | SAVED |
| <p>POLICY: Change of use from a retail use (Class A1) to other uses will be resisted in villages where the shop is the last remaining retail facility.</p> <p>ALSO: Refer to page 92 of the Wear Valley District Local Plan (1997) for full policy justification</p> <p>AND: Use in conjunction with Planning Policy Statement 7: Sustainable Development in Rural Areas, paragraph 7 in particular. Pay due consideration to the changes in Use Class resulting from the Use Class (Amendments) Order (2005) and policies 7 and 11 of the North East of England Spatial Strategy to 2021 (Adopted 2008).</p> | | |
| S14 | Petrol Filling Stations, Garden Centres and Car Showrooms | SAVED |
| <p>POLICY: The development of new petrol filling stations, garden centres and car showrooms will be approved provided that the proposal:</p> <ul style="list-style-type: none"> i) is within or adjoining the built-up area; and ii) adjacent to major traffic routes; and iii) associated retail provision will be required to be ancillary to the main function of the proposal, and iv) is not prominent in the landscape or an extension into open agricultural land; and v) fulfils Policy GD1 <p>ALSO: Refer to page 92 of the Wear Valley District Local Plan (1997) for full policy justification.</p> | | |
| S15 | Shop Fronts | SAVED |
| <p>POLICY: New shop fronts will be permitted provided they fulfil the following criteria:</p> <ul style="list-style-type: none"> i) shop fronts should be in keeping with the character of the building and the surrounding area. It should be designed and sited to harmonise with its setting and not detract from the building's appearance and visual amenity of the immediate neighbourhood; and ii) existing architectural features should be retained and incorporated in new shop front designs. <p>ALSO: Refer to page 92 of the Wear Valley District Local Plan (1997) for full policy justification'</p> | | |

S16

Expansion of Existing Retail Properties

SAVED

POLICY: Proposals for the expansion of retail/commercial uses within existing buildings will be allowed provided that:

- i) the proposals do not result in the loss of an existing separate access to the front of the building from an existing residential use on the upper floor(s) unless there are overriding security or operational considerations; and
 - ii) the proposals do not conflict with other policies and proposals in the Plan.
- In considering proposals for the residential use of the upper floors of commercial properties the provision of a separate satisfactory access would be required.

ALSO: Refer to page 92 of the **Wear Valley District Local Plan (1997)** for full policy justification

AND: Use in conjunction with **Planning Policy Statement 6: Planning for Town Centres**, paragraph 3.25 in particular.

Recreation & Leisure

| Ref | Local Plan Policy | Status |
|-----|--|----------------|
| RL1 | New Provision | SAVED |
| | <p>POLICY: The District Council will give encouragement to schemes which will provide a range of recreation and leisure facilities provided they:</p> <ul style="list-style-type: none"> i) complement existing facilities; ii) are located within or adjacent to existing built-up areas; and iii) fulfil the General Development Criteria, Policy GD1. <p>In addition the District Council will encourage schemes which are in areas of identified shortfall and/or where otherwise underused or derelict land would be restored to beneficial public use.</p> <p>ALSO: Refer to page 98 of the Wear Valley District Local Plan (1997) for full policy justification.</p> | |
| RL2 | Protection of Existing Provision | SAVED |
| | <p>POLICY: Development which would result in the loss of public and private playing fields and allotments within or on the edge of the settlements will not be allowed unless:</p> <ul style="list-style-type: none"> i) it would lead to the more effective use of existing recreational land and safeguard its use for future generations; ii) suitable replacement land can be provided for the type of recreational land lost to public use within 100m for Local Areas of Play, 400m for Local Areas of Play, 1000m for Neighbourhood Equipped Areas for Play and 800m for allotments. Replacement children's open space will not be accepted where access is across traffic routes, and will be expected to be accessed on foot. Location of replacement land should fulfil the criteria in Policies RL4, RL5, ENV12 and ENV13; and with regard to the use of amenity open space in residential areas for private gardens, this would not lead to the loss of effective open space or general public amenity. <p>ALSO: Refer to page 98 of the Wear Valley District Local Plan (1997) for full policy justification</p> | |
| RL3 | Targets for Open Space Provision | EXPIRED |
| | <p>POLICY: The District Council will seek to ensure that acceptable recreational open space is provided to meet the needs of the District's existing and future population. The District Council will endeavour to achieve at least 2.4 hectares of recreational open space per 1000 population during the plan period, of which 1.6 to 1.8 hectares would be formal provision for sports and 0.6 to 0.8 hectares for children's play space within or adjacent to housing areas. Within rural areas this informal open space standard may be relaxed.</p> <p>ACTION: Refer to Planning Policy Guidance Note 17: Planning for Open Spaces, Play and Recreation.</p> | |
| RL4 | Childrens Play Space Target | EXPIRED |
| | <p>POLICY: For every 1 hectare of land developed or redeveloped for residential purposes, see Policies H5 to H7, at least 400 square metres of land should be made available for children's play space. The play space should consist of a range of facilities within the development intended to meet a variety of needs for different age groups, and include any of the following:</p> <p>Local Areas for Play these should be:</p> <ul style="list-style-type: none"> i) located within the development so that no home is located more than 100 metres by foot from the sites; and ii) located to enable supervision by surrounding dwellings. <p>Local Equipped Areas for Play these should be:</p> | |

- iii) located within the development so that no home is located more than 400 metres by foot from the site;
- iv) located to enable supervision by surrounding dwellings or from well used pedestrian routes; and
- v) designed and equipped to meet all current British Safety Standards and Recommendations which apply to children's play areas.

Neighbourhood Equipped Areas for Play these should be:

- vi) located so that no home is located more than 1000 metres by foot from the site; and
- vii) designed and equipped to meet all current British Safety Standards and Recommendations which apply to children's play areas.

All types of children's play space should:

- viii) be pleasantly situated and landscaped to provide a good and safe environment for play;
- ix) not be located to cause nuisance or disturbance to properties, particularly those specifically designed for the elderly; and
- x) not be located where access or traffic may cause safety problems.

On sites under 1 hectare (approx 24 dwellings) a proportion of this requirement would be expected. This proportion would not be required where, due to its small size, the area's usefulness was negligible.

ACTION: Refer to **Planning Policy Guidance Note 17: Planning for Open Spaces, Play and Recreation.**

RL5

Sport and Recreation Target

SAVED

POLICY: For every 1 hectare of land developed or redeveloped for residential purposes, at least 1300 square metres of land should directly be made available on- or off-site for sporting or recreational use as part of the development or developers will be expected to make a contribution to the provision of such facilities, including changing rooms, by other agencies. Such land should be located and developed to accord with the provisions of proposal RL1.

On sites under 1 hectare (24 dwellings) a proportion of this standard will be expected.

ALSO: Refer to page 100 of the **Wear Valley District Local Plan (1997)** for full policy justification

RL6

Recreation Allocations

SAVED

POLICY: The following sites are allocated for development and use as public recreational use in order to meet existing and future land requirements for sporting and recreational activities:-

Settlement Inset Site Area Use
No. (ha)

1. Bishop Auckland, Inset 1, Etherley Dene, 6.0 hectares, Informal Recreation
2. West Auckland, Inset 1, River Gaunless, 5.2 hectares, Informal Recreation
3. Coundon, Inset 2, Hillside Road, 1.6 hectares, 1 Playing pitch/Changing facilities/Community Centre, Informal Open Space
4. Coundon, Inset 2, South of Cleveland View, 1.9 hectares, Allotment relocation
5. Dene Valley, Inset 3, Close House, 0.4 hectares, Children's play space
6. Witton Park, Inset 5, Low Queen Street, 1.6 hectares, Informal Open Space
7. Crook, Inset 9 Former Eclipse Site, 1.6 hectares, 1 Playing Pitch, Informal Open Space
8. Willington, Inset 10, Victoria Street, 1.9 hectares, Playing pitches
9. Howden le Wear, Inset 11, Park Terrace, 2.0 hectares, Playing pitches
10. Wolsingham, Inset 23, Ward/Attwood Terrace, 1.0 hectare, Informal Open Space, Children's Play.

ALSO: Refer to page 101 of the **Wear Valley District Local Plan (1997)** for full policy justification.

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| RL7 | Dual Use of Existing Recreational Areas | SAVED |
| | <p>POLICY: The District Council will encourage developments which allow recreational facilities to be made available to the general public provided that:</p> <p>i) there is no adverse impact on adjoining residents; and ii) proposals meet the requirements of Policy GD1.</p> <p>ALSO: Refer to page 101 of the Wear Valley District Local Plan (1997) for full policy justification.</p> | |
| RL8 | Improvements to Existing Open Spaces | SAVED |
| | <p>POLICY: The District Council will seek to improve where appropriate areas of public open space in order to enhance their appearance, where equipment is provided to improve such equipment to a satisfactory condition in accordance with current safety standards, and to provide modern changing facilities for sport.</p> <p>ALSO: Refer to page 102 of the Wear Valley District Local Plan (1997) for full policy justification.</p> | |
| RL9 | Allotments | SAVED |
| | <p>POLICY: The District Council will seek to achieve improvement to existing allotment areas, to control uses on such sites and to implement rationalisation of sites where no demand exists and sites have been unused for some time. In areas of demand, existing sites will be protected from development, in accordance with Proposal RL2. The following sites are identified as underused to be subject to rationalisation and developed for other purposes:-</p> <p>Hillside Road, Coundon (Policy H5), Inset 2 Close House Allotments, Dene Valley (Policy H6), Inset 3 Chapel Street, Stanhope (Policy H7), Inset 21 Bondisle, Stanhope (Policy H7), Inset 21 Allotment Site, Stanley (Policy H6), Inset 15 Westgate Allotments (Policy TM3), Inset 30</p> <p>ALSO: Refer to page 102 of the Wear Valley District Local Plan (1997) for full policy justification</p> | |
| RL10 | Recreation in the Countryside | EXPIRED |
| | <p>POLICY : Outside towns and villages, planning permission may be granted for recreation developments in the countryside provided that they fulfil the General Development Criteria, Policy GD1 and Environmental Policies ENV1 to ENV4.</p> <p>ACTION: Refer to Paragraphs 20 to 32, in particular paragraphs 26 to 29 of Planning Policy Guidance Note 17: Planning for Open Space, Sport and Recreation.</p> | |
| RL11 | Opportunities for Recreation Provision | SAVED |
| | <p>POLICY: Opportunities exist for countryside recreation development in the following locations, as identified on the Proposals Map:</p> <p>Land to east of Wolsingham, possible use Golf course Land to south of Hunwick, possible use Golf course River Gaunless/West Auckland (Inset No. 1), possible use Water based recreation</p> <p>ALSO: Refer to page 103 of the Wear Valley District Local Plan (1997) for full policy justification.</p> | |
| RL12 | Public Rights of Way | EXPIRED |
| | <p>POLICY : Proposals which would result in the loss of public rights of way will be resisted.</p> <p>ACTION: Refer to Paragraph 32 of Planning Policy Guidance Note 17: Planning for Open Space, Sport and Recreation.</p> <p>AND: Refer to the Countryside and Rights of Way Act 2000.</p> | |

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| RL13 | New Recreation Routes | SAVED |
| <p>POLICY: The District Council will seek to maintain existing major recreational routes, and to provide new routes, as indicated below (as shown on the Proposals Map):-</p> <ul style="list-style-type: none"> i) Former railway, Leazes Lane, West Auckland to Etherley. ii) Former railway, Leazes Lane, West Auckland to Butterknowle. iii) Former railways, Weardale. <p>ALSO: Refer to page 103 of the Wear Valley District Local Plan (1997) for full policy justification.</p> <p>AND: Refer to the Countryside and Rights of Way Act 2000.</p> | | |
| RL14 | Coast to Coast Recreation Route | EXPIRED |
| <p>POLICY : The Council will support and safeguard a route, as identified on the Proposals Map, for part of the coast to coast footpath/cycleway.</p> <p>ACTION: Refer to Paragraph 32 of Planning Policy Guidance Note 17: Planning for Open Space, Sport and Recreation.</p> <p>AND: Refer to the Countryside and Rights of Way Act 2000.</p> | | |

Community Facilities

| Ref | Local Plan Policy | Status |
|-----------|---|----------------|
| C1 | General Hospital Development | EXPIRED |
| | <p>POLICY: Land adjacent to Escomb Road (North and South), Bishop Auckland as identified on Proposals Map Inset 1, will be reserved for the redevelopment of the Bishop Auckland General Hospital. The District Council require that adequate off-street parking be provided to meet the needs of the hospital, including whilst development takes place.</p> <p>ACTION: No action required.</p> | |
| C2 | Health Centres | SAVED |
| | <p>POLICY: Proposals for new Health Centres will be permitted provided they:</p> <ul style="list-style-type: none"> i) are located in/close to a residential area; and ii) are accessible to public and private transport; and iii) are located on sites which allow level pedestrian access; and iv) fulfil the General Development Criteria (GD1). <p>ALSO: Refer to page 108 of the Wear Valley District Local Plan (1997) for full policy justification</p> | |
| C3 | St Cuthberts Place, Crook | SAVED |
| | <p>POLICY: Land to the rear of St Cuthbert's Mixed Junior and Infants School, Crook, as shown on proposals map Inset No. 9 will be reserved for educational purposes.</p> <p>ALSO: Refer to page 108 of the Wear Valley District Local Plan (1997) for full policy justification.</p> | |

Transportation

| Ref | Local Plan Policy | Status |
|-----|--|----------------|
| T1 | General Policy | SAVED |
| | <p>POLICY: All developments which generate additional traffic will be required to fulfil Policy GD1 and;</p> <ul style="list-style-type: none"> i) provide adequate access to the developments; ii) not exceed the capacity of the local road network; and iii) be capable of access by public transport networks. <p>Where the Highway Authority requires highway works to be carried out in order for the proposal to be acceptable, these requirements will be met at the developers expense, unless:</p> <ul style="list-style-type: none"> iv) the Highway Authority has an interest in the development; and v) other agencies involved are willing to fund the highway works. <p>ALSO: Refer to page 113 of the Wear Valley District Local Plan (1997) for full policy justification.</p> <p>AND: Refer to Planning Policy Guidance 13: Transport.</p> | |
| T2 | Environmental Impact of Roads | EXPIRED |
| | <p>POLICY: The District Council, when considering improvements or changes to the transport network, will have particular regard to the environmental impact of such schemes, fulfilling Policies ENV9-11, ENV 13-15 and BE1.</p> <p>ACTION: Refer to Policy 9 of North East of England Regional Spatial Strategy 2021 (Adopted 2008), (The Secretary of State’s Proposed Changes to the Draft Revision, May 2007), Planning Policy Statement 1: Delivering Sustainable Development and Planning Policy Statement 9: Biodiversity and Geological Conservation and its accompanying guidance documents.</p> | |
| T3 | Traffic Calming | EXPIRED |
| | <p>POLICY: New residential developments will be required to incorporate traffic calming measures in their design and layout in order to minimise traffic speeds and secure a pleasant residential environment.</p> <p>ACTION: Refer to Paragraphs 64 to 69, in particular paragraphs 67 and 68, of Planning Policy Guidance 13: Transport.</p> | |
| T4 | Land Safeguarded for Road Proposals | SAVED |
| | <p>POLICY: Land will be safeguarded from development for the following routes as identified on the Proposals Map: -</p> <p>Inset No.</p> <ul style="list-style-type: none"> i) A689 Crook Bypass 9 ii) A689 Crook Inner Relief Road 9 iii) A688 West Auckland Bypass 1 iv) A689 Shittlehopeburn - Frosterley Stage 1 Road realignment - v) C96 Willington/Spennymoor 10 vi) Etherley Lane to Newgate Park Link Road, Bishop Auckland 1 vii) Willington Relief Road 10 viii) Howden Relief Road 11 ix) Wolsingham Industrial Access 23 <p>ALSO: Refer to page 113 of the Wear Valley District Local Plan (1997) for full policy justification</p> | |

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| T5 | Road Haulage | SAVED |
| POLICY: In considering development proposals the Council will ensure that use is made of existing lorry routes to minimise the impact on the District's road network. | | |
| ALSO: Refer to page 115 of the Wear Valley District Local Plan (1997) for full policy justification | | |
| AND: Use in conjunction with Planning Policy Guidance Note 13: Transport , paragraphs 45-47 in particular. | | |
| T6 | Land Safeguarded for Railway Purposes | SAVED |
| POLICY: Land will be safeguarded for the Bishop Auckland to Eastgate railway line, as defined on the Proposals Map. Proposals associated with the development of the railway for passenger, tourist, industrial or commercial uses will be allowed provided they fulfil the General Development Criteria, policy GD1. The rail network, where opportunities arise, will be used to carry freight. | | |
| ALSO: Refer to page 116 of the Wear Valley District Local Plan (1997) for full policy justification. | | |
| T7 | Taxi Ranks | SAVED |
| POLICY: The Council will approve the siting of taxi ranks where appropriate provided that such a proposal would: | | |
| <ul style="list-style-type: none"> i) not cause highway problems and traffic congestion; and ii) be safely and easily accessed by pedestrians; and iii) not be detrimental to the character and environment of the surrounding area. | | |
| ALSO: Refer to page 116 of the Wear Valley District Local Plan (1997) for full policy justification. | | |
| T8 | Development of Car Parks | SAVED |
| POLICY: Developments which would reduce the capacity of existing car parks will only be allowed if alternative provision can be made. The District Council will seek to maintain the availability of existing car parks and achieve physical improvements to the parking services of existing parking facilities when resources allow. | | |
| ALSO: Refer to page 116 of the Wear Valley District Local Plan (1997) for full policy justification and policy 54 of the North East of England Spatial Strategy to 2021 (Adopted 2008) . | | |
| T 9 | New Car Park Provision | SAVED |
| POLICY: The following sites, as identified on the Proposals Map, are allocated for car/coach parks: | | |
| <p>Inset No.</p> <ul style="list-style-type: none"> i) Rudds Yard, Bishop Auckland, car park 1 ii) Wearhead, visitor car park and picnic area 32 iii) Cowshill, visitor car park and picnic area 31 iv) Westgate, visitor car park and picnic area 30 | | |
| ALSO: Refer to page 116 of the Wear Valley District Local Plan (1997) for full policy justification and policy 54 of the North East of England Spatial Strategy to 2021 (Adopted 2008) . | | |
| T10 | Joint Use of Private Car Parks in Bishop Auckland | EXPIRED |
| POLICY: During the Local Plan period the District Council will seek joint use schemes by agreement to provide public use of private car parks within Bishop Auckland Town Centre (Proposals Map Inset No.1A) | | |
| ACTION: Refer to the Durham County Council Car Parking Strategy . | | |

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| | AND: Refer to policy 54 of the North East of England Spatial Strategy to 2021 (Adopted 2008) . | |
| T11 | Operational and Non-Operational Parking Spaces | EXPIRED |
| | <p>POLICY: Operational parking space will be required within the curtilage of all new development. Outside the town centres of Bishop Auckland and Crook as identified on Proposals Map Inset Nos. 1A and 9, no operational parking space will also be required within the curtilage of all new development.</p> <p>(Operational and non-operational parking is defined in Further Plan Guidance Note 2)</p> <p>ACTION: Refer to the County Durham Local Transport Plan 2 (Appendix G) for parking standards.</p> <p>AND: Refer to policy 54 of the North East of England Spatial Strategy to 2021 (Adopted 2008).</p> | |
| T12 | Non-Operational Parking Provision in Bishop Auckland and Crook | SAVED |
| | <p>POLICY: In the central areas of Bishop Auckland and Crook as identified on Proposals Map Inset Nos. 1A and 9, the provision of non-operational parking spaces will not be required unless:</p> <ul style="list-style-type: none"> i) sufficient space is available within the curtilage for the provision of both operational and non operational parking space; and ii) existing traffic and parking congestion and conflict in the locality dictate that further problems should be avoided where it is possible to incorporate non-operational parking within the curtilage. <p>Where planning permission is sought within the town centres for developments which attract members of the public as customers, legal agreements will be expected to safeguard the public use of non-operational car parking or such developments will be expected to make a contribution towards public car parking provision (see Further Planning Guidance Note No. 2).</p> <p>ALSO: Refer to page 118 of the Wear Valley District Local Plan (1997) for full policy justification.</p> <p>AND: Refer to policy 54 of the North East of England Spatial Strategy to 2021 (Adopted 2008).</p> | |
| T13 | Parking Opportunities in the Commercial Sector, Bishop Auckland | SAVED |
| | <p>POLICY: During the Plan period the District Council will investigate the opportunities to provide car parks within and in the vicinity of the Commercial Sector of Bishop Auckland (refer to Policy I10), as identified on Proposals Map Inset No. 1A, to cater for long stay parking needs for residents and employees use. The best means of providing this facility will be investigated by way of negotiations with local property owners and residents.</p> <p>ALSO: Refer to page 113 of the Wear Valley District Local Plan (1997) for full policy justification.</p> <p>AND: Refer to the County Durham Local Transport Plan 2 (Appendix G) for parking standards and policy 54 of the North East of England Spatial Strategy to 2021 (Adopted 2008).</p> | |
| T14 | Disabled Access | EXPIRED |
| | <p>POLICY: All development proposals will be required to provide reasonable provision for disabled people to gain access to and to use the premises. Car parking for disabled people will be provided in accordance with Parking Standards in F.P.G.2.</p> <p>ACTION: Refer to Disability Discrimination Act (DDA), County Durham Local Transport Plan2, Paragraph 35 of Planning Policy Statement 1: Delivering Sustainable</p> | |

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| | <p>Development, and' Planning and Access for Disabled People: A Good Practice Guide'</p> <p>Design and Access Statements should also address this issue.</p> | |
| T15 | <p>Garages</p> <p>POLICY: Proposals for private garages will be approved where:</p> <ul style="list-style-type: none"> i) on new developments garages are located 6 metres from the rear of the highway; or ii) on rear access ways and back lanes garages are located at least 2 metres from the rear of the highway; and iii) they fulfil other policies of the Local Plan. <p>ALSO: Refer to page 119 of the Wear Valley District Local Plan (1997) for full policy justification</p> | SAVED |
| T16 | <p>Rear Servicing and Access Ways</p> <p>POLICY: The District Council where appropriate will seek to provide improvements to rear service and/or access facilities for commercial properties within the shopping areas.</p> <p>ACTION: No action required.</p> | EXPIRED |
| T17 | <p>Cycling – New Provision</p> <p>POLICY: The District Council in conjunction with Durham County Council will encourage cycling in the District, the provision of safe cycle routes and will ensure that the needs of the cyclists are taken into account when proposals for traffic management, road improvements and new developments are considered. In addition provision for the convenient and safe parking of cycles will be required from developers where appropriate through the use of planning conditions</p> <p>ACTION: Refer to Planning Policy Guidance Note 13: Transport and the County Durham Cycling Strategy.</p> | EXPIRED |
| T18 | <p>Telecommunications</p> <p>POLICY: The Council is considering applications for large telecommunication developments, will take into account the following factors:</p> <ul style="list-style-type: none"> i) the specific needs and locational requirements of the development; and ii) the dual use of existing installations, where operationally possible; and iii) the availability of alternative sites; and iv) associated developments including access roads and ancillary buildings. <p>The Council will resist applications unless supported by evidence of special justification which would:</p> <ul style="list-style-type: none"> v) detract from the character and quality of the AONB; or vi) adversely affect areas of ecological and geological interest; or vii) have a detrimental impact on, or on the setting of Conservation Areas or listed buildings. <p>ACTION: Refer to Planning Policy Guidance 8: Telecommunications.</p> <p>AND: Refer to policy 15 of the North East of England Spatial Strategy to 2021 (Adopted 2008).</p> | EXPIRED |

Mineral, Waste & Energy

| Ref | Local Plan Policy | Status |
|-----|---|----------------|
| MW1 | Safeguarding Minerals Reserves | EXPIRED |
| | <p>POLICY: Areas of identified mineral resources of economic importance as shown on the Proposals Map will be safeguarded from development. Permission will only be given to non-mineral uses, where significant sterilization of resources would not occur in these areas.</p> <p>ACTION: Refer to County Durham Minerals Local Plan Policy M14 and associated Minerals Consultation Areas on Proposals Map and Insets Maps. Also refer to Minerals Policy Statement 1: Planning and Minerals paragraph 13.</p> <p>AND: North East of England Spatial Strategy to 2021 (Adopted 2008) Policy 42 supersedes this policy.</p> | |
| MW2 | Development of Landfill Sites | SAVED |
| | <p>POLICY: Development will only be permitted on former landfill sites as identified on the Proposals Map provided that investigations have shown that development may proceed without risk to public health because of mitigating measures. Developers will be required to bear the costs of the investigation and any mitigating works required. Proposals will be required to conform to other policies of the Local Plan.</p> <p>ACTION: Refer to page 125 of the Wear Valley District Local Plan (1997) for full policy justification</p> <p>AND: Use in conjunction with Policy W55 of the County Durham Waste Local Plan (April 2005) and Planning Policy Statement 10: Planning and Sustainable Waste Management and the Planning Policy Statement 10 Companion Guide.</p> | |
| MW3 | Renewable Energy | EXPIRED |
| | <p>POLICY: Proposals for the generation of electricity using renewable resources and their associated developments will be allowed provided that they fulfil the General Development Criteria, Policy GD1 and Protection of Historic Heritage, Policy BE1 and in addition that:</p> <ul style="list-style-type: none"> i) applications include details of associated developments for example, access roads, electricity transmission lines and installations, visitor or interpretation facilities and other ancillary buildings; and ii) proposals include a satisfactory scheme to restore the site to its original condition once operations have ceased. <p>Renewable energy developments which adversely affect the scenic quality of the AONB will not be permitted.</p> <p>Permissions will be subject to legal agreement to guarantee the mitigation of any adverse impacts and the restoration of the site.</p> <p>ACTION: Refer to ‘Planning Policy Statement 1: Delivering Sustainable Development’, ‘Planning Policy Statement: Planning and Climate Change – Supplement to Planning Policy Statement 1’, ‘Planning Policy Statement 22: Renewable energy Planning for Renewable Energy: A Companion Guide to Planning Policy Statement 22’, ‘Planning Policy Statement 23: Planning and Pollution Control’ and ‘The North East of England Plan Regional Spatial Strategy to 2021’.</p> <p>AND: Refer to policies 39, 40 and 41 of the North East of England Spatial Strategy to 2021 (Adopted 2008).</p> | |

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| MW4 | Renewable Energy Allocation | SAVED |
| <p>POLICY: Proposals for the development of wind turbines will be allowed on land identified on the Proposals Map, provided that they fulfill the following criteria:</p> <ul style="list-style-type: none"> i) they do not adversely affect the amenity, health and safety of neighbouring properties and residents by reason of noise, vibration, visual dominance, shadow flicker or reflected light; and ii) no electromagnetic interference is likely to be caused to existing transmitting or receiving systems and that measures will be taken to remedy or mitigate any such interference. <p>Proposals for the erection of wind turbines which adversely affect the scenic quality of the AONB will not be permitted.</p> <p>Sites with planning permission for turbines or operational turbines will be safeguarded from development which would prejudice the generation of electricity.</p> <p>ALSO: Refer to page 125 of the Wear Valley District Local Plan (1997) for full policy justification.</p> <p>ACTION: Refer to ‘Planning Policy Statement 1: Delivering Sustainable Development’, ‘Planning Policy Statement 22: Renewable energy Planning for Renewable Energy: A Companion Guide to Planning Policy Statement 22’, and ‘The North East of England Plan Regional Spatial Strategy to 2021 (Adopted 2008)’.</p> <p>AND: Refer to policies 39, 40 and 41 of the North East of England Spatial Strategy to 2021 (Adopted 2008).</p> | | |
| MW5 | Methane Gas | EXPIRED |
| <p>POLICY: The District Council will encourage the use of methane produced from landfill sites in ways which are of public benefit and seek to reduce pollution and energy consumption, providing schemes are in accordance with General Development Policy (Policy GD1).</p> <p>ACTION: Refer to Policy W48 of the County Durham Waste Local Plan.</p> | | |
| MW6 | Development on Contaminated Land | EXPIRED |
| <p>POLICY: In considering proposals for the use or development of land known to be contaminated, the District Council will expect from developers a full site investigation and the carrying out of all necessary remedial work prior to development.</p> <p>ACTION: Refer to Paragraphs 23 -25 of Planning Policy Statement 23: Planning and Pollution Control.</p> <p>AND: Refer to policy 47 of the North East of England Spatial Strategy to 2021 (Adopted 2008).</p> | | |
| MW7 | Water Treatment and Sewage Works | EXPIRED |
| <p>POLICY: The District Council will permit development which will enable water and sewage undertakers to meet their statutory obligations provided the development does not have a detrimental impact on the landscape quality of the area and sites of nature conservation importance. All new treatment works will require comprehensive landscape and boundary treatment to help mitigate the visual impact of the development.</p> <p>ACTION: Refer to Policy W52 of the County Durham Waste Local Plan (April 2005). Planning Policy Statement 10: Planning and Sustainable Waste Management paragraphs 20-21 and Planning Policy Statement 10 Companion Guide paragraph 7.36 also supersede the policy.</p> | | |