

## **SUMMARY OF POLICIES AND PROPOSALS**

### **Environment**

#### **Landscape Protection and Enhancement**

- E1 Maintenance of Landscape Character
- E2 Preservation and Enhancement of Historic Parklands
- E3 Protection of Historic Landscape of Bradbury, Mordon and Preston Carrs
- E4 Designation and Safeguarding of Green Wedges
- E5 Reclamation of Derelict Land and Reuse of Redundant and Vacant Land and Urban Fringe Land
- E6 Environmental Improvements of Ferryhill Station - Chilton Lane Rail Corridor
- E7 Future Use of Chilton Lane Quarry
- E8 Tree Planting

#### **Protection of Non-Renewable Resources**

- E9 Protection of the Countryside
- E10 Safeguarding of Sites of Special Scientific Interest and National Nature Reserves
- E11 Safeguarding of Sites of Nature Conservation Interest
- E12 Designation of Local Nature Reserves
- E13 Promotion of Nature Conservation
- E14 Safeguarding Plant and Animal Species Protected by Law
- E15 Safeguarding of Woodlands, Trees and Hedgerows
- E16 Protection of Agricultural Land
- E17 Protection of Archaeological Remains

#### **Protection and Enhancement of the Built Environment**

- E18 Preservation and Enhancement of Conservation Areas
- E19 Development affecting a Listed Building
- E20 Protection of Listed Buildings from Demolition
- E21 Development affecting the Setting of a Listed Building

- E22 Reuse of Buildings forming part of the Borough's Heritage
- E23 Priorities for Environmental Improvements
- E24 Development within proximity to Waste Disposal Sites
- E25 Sites for Recovering Re-usable materials

## **Industry and Business**

### **Locations for Industry and Business**

- IB1 Types of Industry and Business Areas
- IB2 Designation of Type of Industrial Estates
- IB3 Proposals for the Development of new Industrial and Business areas
- IB4 Development of Large, Single-User Industrial or Business Sites

### **Industry and Business Areas**

- IB5 Acceptable Uses in Prestige Business Areas
- IB6 Acceptable Uses in General Industrial Areas
- IB7 Acceptable Uses in Local Industrial Areas
- IB8 Acceptable Uses in Business Areas

### **Industry and Business Development Outside of Industrial Areas**

- IB9 Industrial and Business Developments outside of Industrial Areas within Towns and Villages
- IB10 Industrial and Business Developments in the Countryside
- IB11 Reuse of Buildings in the Countryside for Industry and Business
- IB12 Operation of a Small Business from Home

### **Other Industry and Business Policies**

- IB13 Extension to Industrial and Business Premises
- IB14 Improvements to General and Local Industrial Areas
- IB15 Development of Advance Factories
- IB16 Materials Reclamation and Scrapyards
- IB17 Shops and Food and Drink Outlets in Industrial and Business Areas
- IB18 Notifiable Hazardous Installations
- IB19 Agricultural and Forestry Buildings
- IB20 Prior approval of proposed Agricultural and Forestry Buildings

## **Housing**

### **Housing Development in Towns**

- H1 Housing Development in Newton Aycliffe, Spennymoor, Shildon and Ferryhill
- H2 Major Housing Sites in above Four Towns
- H3 Renewal of Planning Permission
- H4 Development in Whitworth Park Area, Spennymoor
- H5 Development at Grayson Road, Spennymoor
- H6 Development at the Aycliffe Equestrian Centre, Newton Aycliffe
- H7 Development at Eldon Whins, Newton Aycliffe

### **Housing Development in Villages**

- H8 Residential Frameworks for Larger Villages
- H9 Housing Sites in Larger Villages
- H10 Housing Development in Smaller Villages

### **Housing Development in the Countryside**

- H11 Development in Ribbons and Groups of Houses in the Countryside
- H12 Housing in the Countryside for Agricultural or Forestry Workers
- H13 Conversion of Buildings in the Countryside for Residential Use

### **Development within Existing Housing Areas**

- H14 Maintenance and Improvement of the Housing Stock
- H15 Extensions to Dwellings
- H16 Extension to the Front of Dwellings
- H17 Backland and Infill Housing Development
- H18 Acceptable Uses within Housing Areas

**Special Housing Developments**

H19 Provision of a Range of House Types and Sizes including Affordable Housing

H20 Provision of Special Needs Housing

H21 Conversion of Buildings to Flats and Bedsitters

H22 Sheltered Accommodation, Residential Care and Nursing Homes

H23 Accommodate for Gypsies and Travellers

## **Transport**

### **Footpaths and Cycleways**

T1 Footpaths and Cycleways in Towns and Villages

### **Public Transport**

T2 Improvements to Public Transport Services

T3 Safeguarding Railway Lines

T4 Improvements to Railway Stations

### **Movement of Freight**

T5 Movement of Freight

### **Road Safety**

T6 Improvements in Road Safety

T7 Traffic Generated by New Development

### **Roads**

T8 Safeguarding Land for New Roads

T9 Provision of Car Parking

T10 Provision of Lorry Parking

T11 Location of Petrol Filling Stations

T12 Other Roadside Facilities

T13 Roadside Facilities at Motorway Interchanges

### **Telecommunications**

T14 Large Telecommunications Development

## **Shopping**

### **Town Centres**

- S1 Promotion and Protection of Role of Town Centre
- S2 Acceptable Uses Within Town Centres
- S3 Criteria for New Development in Town Centres
- S4 Proposals for Avenue School Site, Newton Aycliffe
- S5 Proposals for Land South of High Street, Spennymoor

### **Local Centres**

- S6 Acceptable Uses within Local Centres
- S7 Car Parking in Local Centres
- S8 Proposals for Local Centres at Cobblers Hall, Newton Aycliffe and Byerley Road, Shildon

### **Individual Shops**

- S9 Small Shops outside Town and Local Centres but within Towns and Villages

### **Town and Local Centre Improvements**

- S10 Environmental Improvements in Town and Local Centres

### **Out of Centre Retail Development**

- S11 Development of Large Food Retail Units
- S12 Development of Retail Warehouses
- S13 Retail Warehousing at Coulson Street, Spennymoor
- S14 Development of Garden Centres
- S15 Occasional Markets
- S16 Development of Farm Shops in Countryside

## **Leisure, Community And Tourism**

### **Open Space**

- L1 Provision of Open Space, including Standards
- L2 Provision of Open Space in New Housing Development
- L3 Proposals for New Areas of Open Space
- L4 Extensions to Cemeteries
- L5 Safeguarding of Areas of Open Space

### **Countryside Recreation**

- L6 Development of Leisure Facilities and Uses outside Towns and Villages
- L7 Shildon Community Leisure Park
- L8 Development of Hardwick, Whitworth and Wynyard Country Parks and Ferryhill Carrs
- L9 Footpaths, Cycleways and Bridleways in the Countryside
- L10 Recreation Routes

### **Community**

- L11 Development of New or Improved Leisure and Community Buildings
- L12 Change of Use or Redevelopment from Leisure and Community Uses
- L13 Safeguarding of Land for Nursery School at Agnew, Newton Aycliffe
- L14 Split-Site Comprehensive Schools
- L15 Winterton Hospital Estate
- L16 Health Centres and Surgeries
- L17 Cultural Venues

### **Tourism**

- L18 Timothy Hackworth Museum Site, Shildon
- L19 Sedgefield Racecourse
- L20 Hotels and Visitors Accommodation
- L21 Caravan, Chalet and Camp Sites
- L22 Storage of Caravans



## **Design**

### **Design Principles**

- D1 General Principles for the Layout and Design of New Developments
- D2 Design for People
- D3 Design for Access
- D4 Layout and Design of New Industrial and Business Development
- D5 Layout of New Housing Development
- D6 Layout and Design of Pedestrian Areas and Public Spaces
- D7 Structural Landscaping around Major Developments

### **Planning for Community Benefit**

- D8 Servicing and Community Requirements of New Development
- D9 Art in the Environment

### **Pollution Prevention**

- D10 Location of Potentially Polluting Developments
- D11 Location of Pollution Sensitive Developments
- D12 Provision of Sewage Treatment
- D13 Development Affecting Watercourses

### **Special Development**

- D14 Satellite Dishes
- D15 Advertisements