

**CHAPTER 5**

**POPULATION & HOUSING**

## **5) POPULATION & HOUSING**

### **5.0 INTRODUCTION**

5.0.1 The projected population of the district is inextricably linked to the District's future housing requirements. The maintenance of a stable population is a realistic goal for the next ten years. Due to the ageing demographic structure of the district, in-migration would be required to achieve this goal.

### **5.1 POPULATION PROJECTIONS & HOUSING REQUIREMENTS**

5.1.1 The housing requirements of the plan are calculated on the basis of Durham County Structure Plan Policy. Policy 7 of the Structure Plan states that Teesdale will require about 1,000 more dwellings between 1991 – 2006. As this Plan extends to 2010 the housing requirement calculation will need to make an estimate for the building requirement between 2006 and 2010. This is achieved by taking the Structure Plan figure, converting that to an annual building rate and thereby providing an estimate for the period 2006-2010. The housing requirement will also need to take into account those dwellings completed between 1991 – 1998.

5.1.2 According to the published 1991 census figures the Population of Teesdale is 24,068 of which 306 are in communal establishments, Population projections based on 1997 estimates show the population is expected to increase slightly to 24,193 by 2010, with the number of persons in communal establishments expected to remain constant, this would lead to 23,887 requiring housing.

5.1.3 As previously mentioned above, latest projections show a slight increase in population added to that the reduction in the average household size would result in the need for additional dwellings. The average household size of the District is expected to drop from 2.44 to 2.23 by 2010 (source: Durham County Council Projections).

5.1.4 A further consideration in determining the housing requirement for the District is the amount of vacant properties or those that are unavailable in the general housing market e.g. second homes. The amount of vacancy in Teesdale is higher than any other district in the County due to the high number of second homes/holiday homes. The vacancy rate for Teesdale is currently 8% a figure which is expected to remain constant for the foreseeable future.

**TABLE 1 – HOUSING REQUIREMENTS 1998 – 2010**

**TEESDALE**

**A. County Durham Structure Plan Figure 1991-2006**

**1000**

**B. Estimate for 2006-2010 (4xA/15)**

**268**

**C. Completions 1991-1998**

**591**

**D. Housing Requirement 1998-2010 (A+B-C)**

**677**

**5.2 HOUSING LAND AVAILABILITY**

5.2.1 To meet the housing requirements of the District we need to look at a number of factors which make up housing land availability. Firstly, there are the sites under construction but not yet complete and the sites with a planning permission but not yet started. Secondly, there are the number of dwellings to be built on windfall sites. Most windfall sites would be expected to be small in size i.e. less than 0.4 hectare or 12 dwellings. Thirdly, there are the conversions of existing properties to residential units. The final factor is the estimated number of dwellings that can be accommodated on the sites allocated in this plan.

5.2.2 Sites started or with planning permission at April 1998 could accommodate 228 dwellings. Where a permission remains unimplemented and requires renewal, any such application will be judged against the policies in this plan and the recent guidance in PPG3 (2000).

5.2.3 The dwelling provision on housing allocations shown in Policy H1 are based on 30 dwellings per hectare as the minimum density proposed in Paragraph 58 of PPG3. The exceptions to this are sites which already have a detailed permission and the site at West View Butterknowle which is shown as 25 per hectare because of its rural character. There may be other exceptions to this which will be based on site specific

circumstances. It should however be stressed that if an allocation which currently has a permission comes up for renewal it would be expected to meet the 30 dwellings per hectare density criteria.

- 5.2.4 PPG3 envisages that windfall allowances would be decided following assessments in housing capacity studies of the scope for re-use of previously developed land. As the guidance on this has only recently become available and an attempt to carry out a study prior to adoption would result in substantial delay, a different approach is required. An allowance for completions is based on the completions on windfall sites from 1995 – 2000. This does not include greenfield sites as Para 36 of PPG3 explicitly states that no allowance should be made for greenfield windfalls. The number of dwellings completed on windfall sites between 1995 – 2000 amounts to 81. This gives an average of 16 dwellings a year provided in this way. It is realistic to assume therefore that up to 192 dwellings will be created in this way over the next 12 years.
- 5.2.5 The Council recognises the guidance in paragraph 42 of PPG3 which suggests that land previously allocated for other reasons should be reviewed to consider if they would be better used for housing purposes. As Teesdale does not currently have a District-wide Plan this is not as applicable as in other areas. Having stated that the Plan has looked at previous allocations and considered that none were suitable for housing.
- 5.2.6 The number of dwellings completed by conversion over the last 5 years amounts to 45. This gives an average of 9 dwellings a year provided in this way. This appears to be an artificially high figure and many of the approvals pre-date the latest Government advice contained in Planning Policy Guidance Note No. 7. The recent advice appears to contain a bias against conversions for residential purposes in the countryside but recognises the role that holiday use can have in the local economy. The implementation of Policies BENV13 & BENV14 would suggest that it would be more than likely that the number of conversions to residential would amount to 5 per year. This would give a provision of 60 dwellings over the next 12 years.
- 5.2.7 Table 2 below shows that the Housing requirement for the Plan period is 677. The windfall allowance for the same period is 192, the allowance for conversions 60, the existing permissions amount to 228 dwellings and there are allocations of 258. This shows that the Local Plan meets its housing requirements.
- 5.2.8 The full breakdown of housing land availability is shown at Table 2 below.

<u>TABLE 2 – HOUSING AVAILABILITY</u>		
TEESDALE		
A	HOUSING REQUIREMENT (From Table 1)	677
B	SITES WITH PLANNING PERMISSION	228
C	ALLOWANCE FOR WINDFALL SITES	192
D	ALLOWANCE FOR CONVERSIONS	60
E	DEMOLITIONS	0
F	LOCAL PLAN ALLOCATIONS	258
G	TOTAL DWELLINGS IN PLAN PERIOD (B+C+D-E+F)	738
	SURPLUS G-A	61

5.2.9 The fundamental aim of the Council's Economic Development Strategy is to create 1,000 new jobs. In order to achieve this objective there will need to be inward investment and one essential factor in attracting new industries will be the availability of a range of suitable housing land or dwelling types.

### **5.3 POLICY OBJECTIVES**

5.3.1 Policies and proposals of the Plan will seek to secure the following objectives:-

- ◆ To provide for the construction of sufficient dwellings to meet the requirements of the plan, giving priority to re-using previously developed land within urban areas and converting existing buildings in preference to the development of green field sites.
- ◆ To encourage the provision of a range of dwelling types and sizes to meet the housing needs of all the community.
- ◆ To locate housing both in a way that creates a more sustainable pattern of development by improving accessibility by public transport and reduces the need to travel, and that helps to sustain local services and employment. The distribution will emphasise development in Barnard Castle and in a small number of other key settlements possessing a range of services.
- ◆ To protect the countryside from sporadic development.
- ◆ To safeguard the form and character of settlements of high environmental quality.

- ◆ To make better use of vacant and derelict land and buildings within settlement limits.
- ◆ To safeguard existing residential amenities.
- ◆ To promote a high standard of layout and design in all new housing areas.
- ◆ To reduce pollution by minimising the need for motorised travel.
- ◆ To promote energy conservation design considerations within new housing layouts.

## **5.4 POLICIES**

### **5.4.1 LAND ALLOCATED FOR RESIDENTIAL DEVELOPMENT**

5.4.2 In order to meet the housing requirement and to provide certainty to the interests of the general public, house builders and other agencies, sufficient sites over 0.4 hectares have been identified and allocated.

5.4.3 The Local Plan interprets national and regional Planning Policy in a local context, and in so far as population and housing are concerned, it addresses the extent and location of population change and new housing, new demand requirements and where such development might take place.

5.4.4 In particular, in allocating sites for residential development the Local Plan takes consideration of the objectives put forward in PPG3 and the location policies put forward in PPG 13 on transport. Those considerations are as follows :-

- I. Creating more sustainable patterns of development by building in ways which exploit and deliver accessibility by public transport to jobs, education and health facilities, shopping, leisure and local services, and of providing sufficient housing land whilst giving priority to re-using previously developed land within urban areas.;
- II. In so far as needs cannot be met in central locations in larger urban areas, promote land for housing in locations capable of being well served by public transport; and with a reasonable level of services
- III. Avoid any significant incremental expansion of housing in villages or small towns where this is likely to result largely in car commuting to urban centres and where the travel needs are unlikely to be well served by public transport, unless it can be demonstrated that:
  - ◆ Additional housing will support local services such as schools or shops, which could become unviable without some modest growth. This may particularly be the case where the village has been identified as a local service centre in the development plan:
  - ◆ Additional houses are needed to meet local needs, such as affordable housing, which will help to secure a mixed and balanced community; and
  - ◆ The development can be designed sympathetically and laid out in keeping with the character of the village using such techniques as village design statements

5.4.5 In order to meet the housing requirement and provide certainty to the interests of the general public, house builders and other agencies, sufficient sites over 0.4 hectares have been identified and allocated.

5.4.6 In considering the new allocation the Local Plan has also given consideration to the following issues.

- I. The needs to utilise vacant or underused land within settlement boundaries;
- II. Scale and location of new sites in relation to existing development;
- III. The impact of new development on the pattern and character of existing development;
- IV. The availability and capacity of existing infrastructure, including shops, schools, employment facilities, public transport and water supplies and sewers;
- V. The impact on landscape, and interests of nature conservation, agriculture and archaeology;
- VI. The need to reduce the growth in the length and number of motorised journeys.

5.4.7 In determining the location of housing allocations the Plan has sought to prioritise the re-use of previously developed land and to identify the majority of that land in Barnard Castle as the District's only main town. This is in line with the sequential test advocated in PPG3. The Plan also recognises that not all development should take place in Barnard Castle as this could be to the detriment of services in other settlements in such a large sparsely populated district. The Plan therefore recognises that there are local service centres with a range of services which are important service providers to a localised population. As such the Plan has also located development within those centres.

5.4.8 The Local Plan seeks to allocate housing on to brownfield sites, in attempting to achieve this 63% of the sites allocated are on brownfield sites. Within a rural area there are generally fewer brownfield sites in settlements than you would expect in urban areas, especially the Metropolitan Authorities. Whilst the Council supports attempts to set targets for the amount of development which should occur on brownfield sites it is considered that this should be a regional target which all individual authorities cannot be expected to meet, especially the more rural authorities such as Teesdale.

5.4.9 The Plan also takes account of the Structure plan which states that priority should be given to the provision of new development within or well related to the County's main towns, which include Barnard Castle. In an attempt to achieve this, 45% of the allocations are in Barnard Castle. The Structure Plan also recognises that the environmental capacity of the main towns needs to be considered when deciding locations for new development.

5.4.10 Barnard Castle itself has a number of constraints which prevents or makes development undesirable, namely the river and the location of important buildings such as the Castle and Bowes Museum where we would not wish to see developments which detract from their settings.



5.4.11 Further consideration in deciding the location of developments is to ensure that existing settlements which have a range of services can maintain those services as they serve rural communities, and in some cases this can be over an extremely wide area. If those services were to be lost this would increase the length and number of motorised journeys, which would be contrary to advice given in PPG 13. It is considered therefore that a number of larger settlements would be suitable for some level of housing development to assist in maintaining services which are important to the communities they serve. The settlements considered most suitable for general housing development are the villages of Butterknowle, Evenwood, Gainford, Ingleton and Middleton-in-Teesdale. The settlements of Etherley and Staindrop although containing a number of services which would normally result in those settlements being considered suitable for development, have no allocations in the Plan as they have had substantial building in the recent past and it is not considered that services in these settlements are under immediate threat. Any allocations in these settlements would have had to have been greenfield extensions and thereby need specific justification. The settlements outside Barnard Castle which have received allocations are described below.

### **Butterknowle**

Butterknowle is a former colliery village, located in the North East of the District with a population of approximately 564 and located within the ward of Lynesack and Softley which has a population of 1,536 (1991 census).

The settlement is at the centre of a ward with a dispersed settlement pattern where a high proportion of the population lives outside the settlements. Butterknowle is the only settlement within the ward with a range of facilities including a primary school, shop, a village hall, doctors and 2 public houses. This is the reason why this settlement has been selected as one which can absorb further residential development.

### **Evenwood**

Evenwood is a former colliery village and is now a town with an industrial base which is located in the North East of the District with a population of approximately 1,916 (1991 census).

The settlement has a high employment base with industrial land and buildings available for further employment opportunities. The Strategic Options Study identifies it as a location for further industrial investment and there is a known demand for the expansion of existing businesses. It possesses a range of services including a number of shops, a primary school, doctor's surgery, sports facilities, a number of social and community facilities and good public transport links.

### **Gainford**

Gainford is situated on the north bank of the River Tees half way between Darlington and Barnard Castle, and has grown from early Saxon times around a village green. As a result of housing development since 1945, the village has expanded considerably beyond the original centre, The greater part of that expansion has occurred to the north of the A67 up to and beyond the old railway line. Gainford has a population of approximately 1073 (1991 Census).

Gainford has a good range of social facilities including a primary school, shops, post office, public houses and doctor's surgery. It also lies on the route of a regular bus service between Barnard Castle and Darlington. There are limited employment opportunities with a number of businesses recently closed down. The Local Plan has allocated an area for industrial purposes in an attempt to attract businesses and thereby reduce the need for motorised travel.

### **Ingleton**

Ingleton is essentially a linear settlement which lies astride the B6297 Staindrop to Darlington Road. It has a population of approximately 515 (1991 census) but serves as the focal point for a number of farming hamlets including the Parishes of Bolam, Headlam, Hilton, Langton, Morton Tinmouth and Wackerfield.

Ingleton has a post office, general store, public house, village hall and a primary school. There is a fairly frequent bus service to Darlington, Evenwood and Cockfield.

### **Middleton-in-Teesdale**

Middleton has the character of a small market town and serves as a centre for Upper Teesdale. It developed largely in the later 18<sup>th</sup> and 19<sup>th</sup> centuries as a result of extensive lead mining in the area. It has a population of approximately 892 (1991 census).

Middleton has retained a good range of social facilities including not only a primary school, but also a number of shops, a post office, a bank, hotel, cafes, Working Men's Club and a doctor's surgery. There are also 2 industrial estates as well as jobs in the tourist trade.

5.4.11 Within Policy H1 specific sites are allocated for residential development in the settlements mentioned in paragraphs 5.2.9 and 5.2.10. Below is a more detailed description of each of the sites.

Smiths Grove Works, Barnard Castle -This site is currently occupied by a manufacturing works which is one of the major

employers in the District. It occupies a site in the historic heart of the town and as such has the common problems of access for the ever increasing size of lorries. An application for retail development was received on the site in 1997 which claimed the need for the works to move to a purpose built site to aid expansion. The site is previously developed and because of its proximity to the centre of the town is an ideal site for residential development. Part of the site has also been identified for car parking, should it be required. A design brief for the development of the site will be prepared in conjunction with local residents.

Thorngate, Barnard Castle -This is a vacant site formerly used for industrial/commercial purposes so is therefore previously developed. The site was originally allocated for residential purposes in the Barnard Castle Area Local Plan but had not upto this time been developed because of site assembly difficulties. The site has the benefit of a design brief and a recent planning permission.

Former Council Depot, Barnard Castle -This is the site of a former Council Depot and car park, a previously developed site near the centre of town. The site is currently being developed by a housing association for 16 flats for the elderly.

Woodside, Barnard Castle -This site is a Greenfield site which at the time of preparation of the Deposit Plan had the benefit of outline planning permission which has subsequently been renewed. Whilst the site is Greenfield it is a site which is physically contained within the town by a number of built land uses, residential and industrial and also by topographical features. It is close to the town centre and the main employment opportunities and would not physically extend the limits of the town. A requirement of the site would be the provision of a play/area of 0.06 hectares. Access to the site would be from Montalbo Road.

Land at West View, Butterknowle -This site is a Greenfield site located at the junction of 2 roads and thereby constrained on 2 sides by existing residential permissions. The site has the benefit of previous residential permissions. Butterknowle itself serves as the service centre for a wider dispersed population. The need to maintain services in this settlement for the benefit of the wider community has led to the decision that the sustainability of the community outweighs the Greenfield argument for the site.

Land at Shirley Close, Evenwood -This is a Greenfield site surrounded on two sides by existing residential development and

on a third by allotments the fourth being open fields. The site although Greenfield by definition is vacant and underused. It is close to existing and proposed industrial locations and to the school and other services in the settlement. Evenwood has the second biggest employment base in the district and there are plans to expand the amount of workspace. It is sustainable therefore to ensure there is residential availability to allow people to work and live in the same locality. It is envisaged that access would be taken from Shirley Close.

Land East of Chapel Terrace, Gainford -This site was mainly previously developed having been occupied by a transport business. There are 14 dwellings currently under construction on the site.

Land of Eden Lane, Gainford - This land is previously developed having been for opportunities for employment generation at the St Peters School Site.

Former Nursery Gardens, Ingleton - This site was a former nursery gardens with associated hard standing areas, and was therefore deemed to be previously developed. The site has now been completed.

Bridge Street – Middleton in Teesdale -This site is Greenfield. Middleton serves a large rural area and is a centre for tourism mainly centred around walking activities. There are limited parking spaces in the village which leads to conflict with residents wanting to access the facilities in the settlement. It is the intention of the allocation of this site to provide a car/coach park on the southern end of the site. This would be close enough to the centre of the village to make use of the facilities whilst being close to the footpath network for the benefit of visitors. It is considered that the community and commercial benefits of the provision of parking facilities outweigh the Greenfield nature of the site.

**POLICY H1**

**THE FOLLOWING SITES ARE ALLOCATED FOR RESIDENTIAL DEVELOPMENT:-**

<b>SITE</b>	<b>AREA</b>	<b>NO. DWELLINGS IN SET</b>	
<b>SMITHS GROVE WORKS</b>	<b>0.84</b>	<b>25</b>	<b>1</b>
<b>BARNARD CASTLE</b>			
<b>THORNGATE, BARNARD</b>	<b>0.73</b>	<b>22</b>	<b>1</b>

<b>CASTLE</b>			
<b>FORMER DEPOT, BIRCH ROAD</b>	<b>0.16</b>	<b>16</b>	<b>1</b>
<b>WOODSIDE, BARNARD CASTLE</b>	<b>1.79</b>	<b>54</b>	<b>1</b>
<b>LAND AT WEST VIEW BUTTERKNOWLE</b>	<b>0.56</b>	<b>14</b>	<b>7</b>
<b>LAND AT SHIRLEY CLOSE EVENWOOD</b>	<b>1.29</b>	<b>39</b>	<b>12</b>
<b>LAND EAST OF CHAPEL TERRACE, GAINFORD</b>	<b>0.57</b>	<b>14</b>	<b>14</b>
<b>LAND OFF EDEN LANE, GAINFORD</b>	<b>1.17</b>	<b>35</b>	<b>14</b>
<b>FORMER NURSERY GARDENS INGLETON</b>	<b>0.90</b>	<b>22</b>	<b>19</b>
<b>BRIDGE STREET, MIDDLETON [SEE POLICY H2]</b>	<b>0.58</b>	<b>17</b>	<b>21</b>
<b>TOTAL ALLOCATED</b>		<b>258</b>	

#### **5.4A OPEN SPACES WITHIN DEVELOPMENTS**

5.4.1A For the purpose of implementation of Policy H1A “equipped play areas and recreational/leisure facilities” encompass formal open space for outdoor sports as well as equipped playgrounds and informal open space. The level to be provided will, where there is an identified deficiency, be commensurate with that set out in policy TR11.

5.4.2A Children need a range of playing facilities accessible by safe routes with easy access to houses. The contribution that new development can make towards achieving a good distribution of playing facilities throughout the District is important. Developers are, therefore, requested to make provision for children’s play whether in the form of equipped playgrounds or informal play space to meet the needs of their development. This space should be thoughtfully located within the context of the site to minimise conflict between householders and users of the space, to encourage its safe use and to enable easy maintenance.

5.4.3A The requirement set out in Policy H1A only applies to developments of ten or more dwellings. Smaller proposals cannot support a scale of provision which is of any practical benefit.

5.4.4A The Council consider that where recreational facilities and amenity spaces are provided exclusively or primarily for the benefits of residents of a new development, it is reasonable that the cost of maintaining those facilities should be met, initially by the developer rather than the local authority. The developer may choose to make private arrangements for maintenance. If not, the Council may seek a formal planning agreement requiring open spaces and play equipment to be retained and maintained to a reasonable standard. If, however, the Council is asked to adopt facilities, a commuted sum may be sought through agreement with a developer calculated to cover maintenance for a period up to 10 years.

#### **POLICY H1A**

**IN NEW RESIDENTIAL DEVELOPMENT OF 10 OR MORE DWELLINGS, OPEN SPACE WILL BE REQUIRED TO BE PROVIDED WITHIN OR ADJACENT TO THE DEVELOPMENT IN ACCORDANCE WITH THE FOLLOWING MINIMUM STANDARD:**

- 1. INFORMAL PLAY SPACE: 0.4 ha PER 1,000 POPULATION (I.E. 100 SQ M PER 10 DWELLINGS)**
- 2. AMENITY SPACE: 0.8 ha PER 1,000 POPULATION ( I.E. 200 SQ M PER 10 DWELLINGS)**

**WHERE THERE IS AN IDENTIFIED DEFICIENCY AND IT IS CONSIDERED APPROPRIATE, THE COUNCIL WILL SEEK TO ENTER INTO A PLANNING AGREEMENT WITH DEVELOPERS TO FACILITATE THE PROVISION OF NEW OR IMPROVED EQUIPPED PLAY AREAS AND RECREATION/LEISURE FACILITIES TO SERVE THE DEVELOPMENT IN ACCORDANCE WITH HOUSING DESIGN POLICIES IN THE PLAN.**

#### **5.5 LAND ALLOCATED AT BRIDGE STREET, MIDDLETON IN TEESDALE FOR RESIDENTIAL DEVELOPMENT**

5.5.1 Middleton in Teesdale is known as the gateway to the Upper Dales and also has the benefit of good access to a local and national footpath network. The village therefore has become a haven for visitors, many arriving by car or coach. It has become abundantly clear, especially in the summer months, that there is a shortage of public car parking within the village. This often creates problems for people coming in from outlying villages to use the local facilities, including the shops.

5.5.2 It is therefore important that car/coach parking facilities are provided at Middleton which allow easy access to the main central area of the village, and therefore help to maintain the viability of the existing services which Middleton has to offer, but also has easy accessibility to the footpath network.

5.5.3 It is the intention to create a car/coach parking area in association with a residential development on part of the site. The residential and parking areas will have a single access onto Bridge Street. The parking area should provide spaces for 4/5 coaches and 15/20 cars and an amenity area at the westernmost part of the site. The design and construction of the parking area will be carefully and sensitively carried out. The design of the housing site will undergo special scrutiny because of its location within the Conservation Area close to the historic core of Middleton in Teesdale.

**POLICY H2**

~~LAND AT BRIDGE STREET, MIDDLETON-IN-TEESDALE AS SHOWN ON THE PROPOSALS MAP WILL BE ALLOCATED FOR HOUSING DEVELOPMENT IN ASSOCIATION WITH A CAR/COACH PARKING AREA TO BE DEVELOPED UNDER POLICY T5.~~

**5.6 RESIDENTIAL DEVELOPMENT WITHIN SETTLEMENT BOUNDARIES**

**Development Limits**

5.6.1 Development limits are defined as the limit to residential developments in selected settlements. The settlements with development limits are defined as those which have a range of services and facilities to sustain limited development as well as those identified in Policy H1. The boundaries of the development limits have been chosen for the duration of the Plan to reflect the established physical framework of the settlement, although in some cases account has also been taken of factors relating to its form and character and the limited range of facilities locally available, leading to a more restrictive definition.

As well as those settlements contained in Policy H1 the following settlements have development limits: -

**Barningham**

Barningham is a small attractive village set on the southern slopes of the Tees Valley with a population of approximately 209 (1991 census). Barningham

has a public house, village hall and church and is served by bus routes to Barnard Castle and Richmond.

### **Bolam**

Bolam is a small village situated on high ground on the eastern edge of the District. It has a population of approximately 91 (1991 census). Bolam has a public house, post office, a church and a very limited bus service into Darlington.

### **Boldron**

Boldron is a small village 1½ miles to the south west of Barnard Castle. It has a population of approximately 139 (1991 census). Boldron has a post office, public house, village hall and 2 churches. It also has a limited bus service to Barnard Castle.

### **Bowes**

Bowes is set high on the edge of the Pennine Moors adjacent to the A66 which links the west and east coasts. It has a population of approximately 476 (1991 census). The village has a post office and shop, Working Men's Club, village hall, public house and primary school. In addition to a daily bus service to Barnard Castle, Bowes is also on the route of through services each day to Newcastle, Darlington, Carlisle and Blackpool. The Local Plan has also made provision for some industrial land within the village.

### **Cockfield**

This is a fairly large village with a population of 1583 (1991 census). The Deposit Plan showed an allocation in Cockfield which was subsequently removed in the Pre-Inquiry Changes as housebuilders argued in the joint study that it was unsuitable. Cockfield contains shops, a post office, primary school, doctor's surgery, public houses and a Working Men's Club. The village also has a small thriving industrial estate with further land for industrial purposes proposed in the Pre-Inquiry Changes.

### **Copley**

Copley is a small village located above the River Gaunless in the north east of the District. It has a population of approximately 441 (1991 census). Copley contains a post office, public house, a village hall and a good daily bus service to Bishop Auckland.

### **Cotherstone**

Cotherstone is a fairly large linear village extending along both sides of the B6277 Barnard Castle to Middleton in Teesdale road. It has a population of approximately 433 (1991 census). The village has a shop/post office, 2 public houses, a primary school, and a village hall and limited local employment.



There is a regular bus service each day to Barnard Castle, Darlington and Middleton-in-Teesdale.

### **Eggleston**

Eggleston is situated on a southerly facing slope above the river Tees approximately 7 miles north west of Barnard Castle. The population is approximately 416 (1991 census). The village has a post office/shop, village hall, church and a public house. There is a fairly infrequent daily bus service to Middleton-in-Teesdale, Barnard Castle and Darlington.

### **Etherley (Including Low Etherley, High Etherley, Toft Hill)**

As a result of housing development over the years these three villages have become physically linked together. It has a population of approximately 1857 (1991 census). There has been significant housing development recently comprising two estates with a total number of new dwellings in excess of 200. It has a good range of facilities available including shops, doctor's surgeries, community centre, public houses, a primary school and cricket field. There are however very limited employment opportunities for a settlement of its size.

### **Evenwood Gate**

Evenwood Gate is a small settlement mainly made up of terraced properties located on the southern side of the A688 Bishop Auckland to Barnard Castle road. It has a population of approximately 367 (1991 census). Evenwood Gate has a public house and is well served by buses to Bishop Auckland.

### **Greta Bridge**

Greta Bridge is a small settlement adjacent to the A66. The population of the settlement is approximately 90 (1991 census). The settlement has a hotel and is served by a fairly infrequent bus service to Barnard Castle and Richmond.

### **Hamsterley**

Hamsterley is located on a high ridge in the north eastern part of the District. The population is approximately 400 (1991 census). Hamsterley has a shop/post office, public house, Working Men's Club, village hall and a primary school. The village is served by infrequent bus services to Bishop Auckland.

### **High Lands**

High Lands is a former mining settlement located on sloping ground on the north side of the River Gaunless Valley. The population is approximately 244 (1991 census). High Lands has limited facilities but has a village hall, doctor's surgery, cricket field and football pitch. There is an infrequent bus service to Barnard Castle and Bishop Auckland.

### **Hutton Magna**

Hutton Magna is a small village located in the south eastern corner of the District. It has a population of approximately 86 (1991 census). The village has a public house and a village hall, and also has infrequent bus services.

### **Mickleton**

Mickleton is a linear village extending on both sides of the B6277 between Barnard Castle and Middleton-in-Teesdale. The population is approximately 345 (1991 census). The village has a post office/shop, 2 public houses, a garage/filling station and a village hall. There is also a fairly frequent daily bus service to Barnard Castle, Darlington and Middleton-in-Teesdale.

### **Ovington**

Ovington is a small village located in the south eastern corner of the District. It has a population of approximately 109 (1991 census). The village has a post office, a public house and a village hall.

### **Ramshaw**

Ramshaw is a former mining village situated on the valley floor of the River Gaunless. It has a population of approximately 275 (1991 census). The village has a church, 2 public houses and a children's play area, there is also a primary school just across the river.

### **Romaldkirk**

Romaldkirk is an attractive and relatively unspoilt village which has a population of approximately 162 (1991 census). The village has a public house, a hotel, a post office and a village hall, there is also a regular daily bus service to Barnard Castle, Darlington and Middleton-in-Teesdale.

### **Staindrop**

Staindrop is a fairly long village with a population of approximately 1180 (1991 census). The village has a good range of facilities including both primary and secondary schools, shops, post office, public houses and a doctor's surgery. The Local Plan allocates some industrial land in the village as there are limited existing employment opportunities. There has been a considerable amount of housebuilding in Staindrop over the last ten years. There are also regular bus services to Barnard Castle, Darlington and Bishop Auckland.

### **Stainton**

Stainton is a small village about 2 miles to the north east of Barnard Castle. The population is approximately 237 (1991 census). The village has no social facilities apart from a village hall. There is a regular bus service daily to Barnard Castle, Darlington and Bishop Auckland from the eastern edge of the village.

### **Stainton Grove**

Stainton Grove is a former army camp about 2 miles to the north east of Barnard Castle. The population is approximately 394 (1991 census). The village has a community centre an industrial estate and has a regular bus service to Barnard Castle, Darlington and Bishop Auckland.

### **Whorlton**

Whorlton is a small attractive village close to the steep northern bank of the River Tees. It has a population of approximately 219 (1991 census). The village has a church, public house and village hall and a limited bus service.

### **Winston**

Winston is a linear village situated just off the A67 Barnard Castle to Darlington road. It has a population of approximately 322 (1991 census). The village has a post office/shop, a public house and a village hall. There is a regular bus service daily to Barnard Castle and Darlington.

### **Woodland**

Woodland is a fairly large and long village stretching for about a mile along the B6282. The population is approximately 534 (1991 census). The village has a post office/shop, 2 public houses, a church, a chapel, village hall and a primary school, there is also a good daily bus service to Bishop Auckland and an infrequent service to Barnard Castle.

## **SITES OF MORE THAN 0.4 HECTARE**

5.6.2 Within certain settlements there may be opportunities for developments over 0.4 hectares which have not been identified. These developments will be on previously developed sites which are in settlements which possess a good range of facilities and provided that they meet the general criteria in Policy GD1 they will be approved.

### **POLICY H3**

**HOUSING DEVELOPMENT WILL BE PERMITTED ON SITES OVER 0.4 HECTARE, COMPRISING PREVIOUSLY DEVELOPED LAND, WITHIN THE DEVELOPMENT LIMITS OF THE FOLLOWING SETTLEMENTS, PROVIDED THAT THEY MEET THE CRITERIA OF POLICY GD1 AND DO NOT CONFLICT WITH POLICY ECON3:-**

**BARNARD CASTLE  
BUTTERKNOWLE  
COCKFIELD  
COTHERSTONE  
EGGLESTON  
ETHERLEY  
EVENWOOD  
GAINFORD  
HAMSTERLEY  
INGLETON  
MICKLETON  
MIDDLETON IN TEESDALE  
STAINDROP  
STANTON GROVE**

**STARTFORTH  
WOODLAND**

## **5.7 INFILL DEVELOPMENT**

### **SITES OF LESS THAN 0.4 HECTARE**

5.7.1 The appropriate level of development varies from place to place according to suitability for development on the basis of factors such as the character and availability of services. Within the settlements listed in Policy H4 developments of previously developed land will be allowed provided that they satisfy the criteria in Policy GD1 in order to protect a reasonable standard of amenity.

#### **POLICY H4**

**SMALL SCALE HOUSING DEVELOPMENT WILL BE PERMITTED ON SITES OF LESS THAN 0.4 HECTARE, COMPRISING PREVIOUSLY DEVELOPED LAND, WITHIN THE DEVELOPMENT LIMITS OF THE SETTLEMENTS LISTED BELOW. PROPOSALS SHOULD SATISFY THE CRITERIA CONTAINED IN POLICY GD1. TANDEM DEVELOPMENT WILL NOT BE PERMITTED. BACKLAND DEVELOPMENT WILL ONLY BE PERMITTED WHERE IT WOULD NOT CAUSE UNACCEPTABLE HARM TO THE PRIVACY OR OVERALL RESIDENTIAL AMENITY OF THE OCCUPANTS OF NEIGHBOURING DWELLINGS, AND AN ADEQUATE AND SAFE ACCESS CAN BE PROVIDED.**

**BARNARD CASTLE  
BARNINGHAM**

**BOLAM  
BOLDRON  
BOWES  
BUTTERKNOWLE  
COCKFIELD  
COPLEY  
COTHERSTONE  
EGGLESTON  
ETHERLEY (IE LOW ETHERLEY, HIGH ETHERLEY, TOFT HILL)  
EVENWOOD  
EVENWOOD GATE  
GAINFORD  
GRETA BRIDGE  
HAMSTERLEY  
HIGH LANDS  
HUTTON MAGNA  
INGLETON  
MICKLETON  
MIDDLETON IN TEESDALE  
OVINGTON  
RAMSHAW  
ROMALDKIRK  
STAINDROP  
STANTON  
STANTON GROVE  
STARTFORTH  
WHORLTON  
WINSTON  
WOODLAND**

**POLICY H4A**

**WITHIN THE GREEN AREAS OF MICKLETON AS SHOWN ON THE INSET MAP FOR THE SETTLEMENT DEVELOPMENT AFFECTING THE OPENNESS OF THE LAND WILL NOT BE PERMITTED.**

**5.8 NEW HOUSING IN THE OPEN COUNTRYSIDE**

5.8.1 The majority of the plan area consists of a rural landscape of acceptable quality and attractive countryside with a few scattered hamlets and farms. Government advice refers to the continuing need to safeguard the countryside for its own sake and that non-renewable and natural resources should be afforded protection. The protection and enhancement of the attractive, rural character of the open

countryside is, therefore, an interest of particular and acknowledged importance.

- 5.8.2 The plan protects the character of such areas by carefully controlling development and permitting it only where exceptional circumstances can be demonstrated. Normally the exception will be houses for agriculture and forestry workers and occupancy conditions will be attached to such dwellings. It is well established that in certain cases, agriculture and forestry workers will need to live on the land where they work. In such cases, in assessing whether a need exists, the Council will rely on advice from an independent agricultural consultant.
- 5.8.3 It should be noted that in situations where areas of land are sold separately from the holding and farm-steading or other rights to graze, there is no guarantee that permission will be given for a new dwelling.
- 5.8.4 Where an agricultural or forestry need is established the Local Planning Authority will be particularly concerned to ensure that the siting of the new dwelling is well related to existing development and local landscape features.
- 5.8.5 Para 3.21 of PPG7 sets out other circumstances where isolated houses in countryside may be permitted exceptionally, including proposals adding to the Country House tradition. Proposals for such development will be considered in the light of the factors outlined in 3.21 of PPG7.

#### **POLICY H6**

**A NEW DWELLING WILL NOT BE PERMITTED IN THE COUNTRYSIDE UNLESS IT CAN BE SHOWN TO BE ESSENTIAL IN ANY PARTICULAR LOCATION TO THE NEEDS OF AGRICULTURE OR FORESTRY, AND WHERE THE NEED CANNOT REASONABLY BE ACCOMMODATED WITHIN AN EXISTING TOWN OR VILLAGE. WHERE SUCH JUSTIFICATION EXISTS AND PERMISSION IS GRANTED FOR SUCH DEVELOPMENT, AN APPROPRIATE OCCUPANCY CONDITION WILL BE ATTACHED. PROPOSALS SHOULD CONFORM WITH POLICIES GD1, ENV5, ENV6, ENV7 AND ENV8.**

#### **5.9 REMOVAL OF AGRICULTURAL OCCUPANCY CONDITIONS**

- 5.9.1 The Local Planning Authority will not normally consent to the removal of agricultural occupancy conditions. If such conditions were to be removed it would encourage disposal of dwellings out of the agricultural sector, reducing the stock of houses available for agricultural works and create demands for further houses to be built in

the countryside. Such conditions will only be removed if it can be established that the long term needs for agricultural workers dwellings in the area no longer warrant retention of the house for farm worker or dependant, and that the property has been marketed thoroughly and realistically.

**POLICY H8**

**THE REMOVAL OF AGRICULTURAL OCCUPANCY CONDITIONS WILL ONLY BE PERMITTED WHERE ALL THE FOLLOWING CRITERIA HAVE BEEN SHOWN TO HAVE BEEN MET:-**

- A) THE PROPERTY SHOULD HAVE BEEN OCCUPIED IN ACCORDANCE WITH THE OCCUPANCY CONDITION FOR AT LEAST FIVE YEARS PRIOR TO SALE.**
- B) THE PROPERTY SHOULD BE MARKETED THOROUGHLY FOR AT LEAST ONE YEAR PRIOR TO APPLICATION WITH THE AGRICULTURAL OCCUPANCY CONDITION CLEARLY SPECIFIED AND AT A PRICE FULLY REFLECTING THE EXISTENCE OF THIS RESTRICTION.**
- C) FULL DETAILS OF ANY OFFERS SHOULD ACCOMPANY AN APPLICATION.**

**5.10 REBUILDING OF EXISTING DWELLINGS**

5.10.1 Much of the District has been subject to mine workings at some point in time. The old workings can cause subsidence under existing properties which may result in substantial structural damage requiring partial rebuilding. Rebuilding may also be required where accidental fire damage has resulted in a dangerous structure. Other dwellings may no longer be capable of economic repair. In some cases buildings are of timber construction built prior to planning control and possibly not up to current environmental space standards.

5.10.2 The Council will rely on advice from structural engineers regarding the need for rebuilding. The policy recognises the needs of the area and that where accidental damage occurs there may be justification for rebuilding in areas where residential development would not normally be allowed. Any rebuilding should respect the layout, design and materials of the original, so far as modern building and living requirements allow.

**POLICY H9**

**SUBSTANTIAL RE-BUILDING OF DWELLINGS OUTSIDE THE SETTLEMENT LIMITS SHOWN ON THE PROPOSALS INSET MAPS WILL NOT BE PERMITTED. WHERE EXISTING PROPERTIES ARE OCCUPIED, OR WERE UNTIL RECENTLY OCCUPIED, AND ARE SHOWN TO HAVE SUFFERED SUFFICIENT DAMAGE THROUGH FIRE OR SUBSIDENCE, THAT REBUILDING IS REQUIRED, OR THAT THE DWELLING IS BEYOND ECONOMIC REPAIR, THE ERECTION OF A REPLACEMENT DWELLING WILL BE ALLOWED WHERE ALL THE FOLLOWING CRITERIA ARE SATISFIED:-**

- A) A REPORT IS SUBMITTED BY A STRUCTURAL ENGINEER TO DEMONSTRATE, THAT THE EXISTING/BUILDING IS NOT CAPABLE OF ECONOMIC REPAIR; AND**
- B) THE DWELLING IS OF A SIMILAR SIZE AND PROPORTION TO THE DWELLING TO BE REPLACED; AND**
- C) THE DWELLING IS TO BE SITED ON, OR CLOSE TO, THE SITE OF THE DWELLING TO BE REPLACED; AND**
- D) SUBMITTED DETAILS REFLECT THE ORIGINAL DWELLING IN TERMS OF LAYOUT, DESIGN, MATERIALS AND ACCESS IN SO FAR AS MODERN BUILDING AND LIVING REQUIREMENTS ALLOW.**

## **5.11 CONVERSION OF BUILDINGS TO RESIDENTIAL USE**

5.11.1 Where additional dwellings are needed, conversions of barns and other agricultural buildings can be preferred to the construction of new houses. There are many villages where new house building would have an adverse impact but where there may be an existing building suitable for conversion to residential use. However, with so many traditional farm buildings in the district and with continued pressure to adapt them to residential use, the character of the district will be harmed unless the greatest care is exercised. This is especially so in respect of isolated buildings in the countryside where the change to the fabric and character of the buildings, the creation of residential curtilages, provision of access and overhead supply lines and the activities associated with domestic occupation, can have a visually damaging effect on the landscape. Moreover, without careful control many farmstead groups could be turned into hamlets and the present distinction between the environment of the villages and that of the countryside would be blurred.

5.11.2 For these reasons the conversion to residential use of isolated barns or of buildings in groups that do not have an existing residential content, will be resisted. Policy for residential conversions in the countryside is contained in BENV14.



**POLICY H10**

**THE RESTORATION OR CONVERSION OF BUILDINGS TO RESIDENTIAL USE WILL BE PERMITTED WITHIN THE DEVELOPMENT LIMITS AS SHOWN ON THE PROPOSALS INSET MAPS. PROVIDED THAT THE CRITERIA LISTED IN POLICY GD1 CAN BE SATISFACTORILY MET AND THE CONVERSION WOULD ACCORD WITH POLICY ECON. 3.**

**5.12 EXTENSIONS**

5.12.1 The Local Planning Authority recognises that most properties are capable of extension, indeed many extensions would not require planning permission as they will be permitted development under the General Permitted Development Order 1995. However, extensions that do require permission should not be allowed if they injure the amenity of adjoining properties or are detrimental to the character of the existing building or surrounding properties.

**POLICY H11**

**EXTENSIONS AND ALTERATIONS TO AN EXISTING DWELLING WILL BE PERMITTED WHERE THE RELEVANT CRITERIA LISTED IN POLICY GD1 ARE MET, AND WHERE IN PARTICULAR THEY:-**

- A) RESPECT THE SCALE, CHARACTER, ARCHITECTURAL STYLE AND MATERIALS OF THE ORIGINAL PROPERTY AND ITS NEIGHBOURS; AND**  
**B) SAFEGUARD THE AMENITY OF ADJOINING RESIDENTS.**

**5.13 DESIGN**

5.13.1 The development of houses in rural areas presents particular problems in terms of ensuring that they fit with their surroundings. Design and choice of material are particularly important in this respect. The relationship between new development and existing residential property is also important.

5.13.2 Adequate space, good design and hard and soft landscaping should be used to integrate the old and new developments and minimise adverse effects. Energy conservation should be considered when designing housing layouts to minimise the use of non-renewable resources. There should be a presumption in favour of retaining existing trees and hedges in new housing areas.

5.13.3 The North Pennines AONB Design Guide, and the Gainford and Cotherstone Village Design Statements have been adopted as Supplementary Planning Guidance and should be taken into account when considering development. The Council will encourage and assist in the preparation of Parish Plans and look to adopt them as supplementary planning guidance.

### **POLICY H12**

**THE LOCAL PLANNING AUTHORITY WILL ENCOURAGE HIGH STANDARDS OF DESIGN IN NEW HOUSES AND HOUSING SITES, IN TERMS OF LAYOUT AND ORGANISATION OF PUBLIC AND PRIVATE OPEN SPACE, INCLUDING MEETING THE NEEDS OF THE DISABLED AND ELDERLY AND THE CONSIDERATION OF ENERGY CONSERVATION AND LOCAL AGENDA 21. RESIDENTIAL PROPOSALS SHOULD COMPLY WITH THE CRITERIA OF POLICY GD1 WHERE RELEVANT TO THE DEVELOPMENT INVOLVED.**

### **5.14 LOW COSTS LOCAL NEEDS HOUSING**

5.14.1 The Local Planning Authority is concerned about the difficulty experienced by local people with modest incomes obtaining housing which they can afford. Indeed the Local Planning Authority has been active in advising and helping housing schemes and has assisted in the identification of possible sites.

5.14.2 In PPG3 the Department of Environment advises that a community's need for affordable housing is a material planning consideration which may properly be taken into account in formulating local plan policies.

5.14.3 In the present situation of limited public subsidy for social housing successful provision of low cost housing is very much dependent on sites being made available at well below the normal market value for housing land. To allow more scope for the release of land at values that would make low cost schemes feasible, the Local Planning Authority will, where there is a clear need but no suitable land within one of the settlements listed under Policy H4, consider proposals for land outside the defined settlement boundaries on which planning permission for housing development would not normally be given.

5.14.4 The development boundaries clearly establish the planning status of land adjacent to these villages and give a firm basis for decision making in respect of the proposals for affordable housing schemes. Such schemes will be treated very much as exceptions to the policy of containing new house building within the listed settlements and will not be accepted as a precedent for further development outside of the boundaries.

5.14.5 The initiative for affordable housing schemes is likely to come from the parish council and other village groups working with housing associations, who are the development agencies most likely to be able to carry out such schemes in the foreseeable future. The involvement of the housing associations or trust providing housing for rent or shared ownership and with continuing interest in the property, will usually be the best way of ensuring control over the future cost of housing as well as over subsequent changes in occupation.

5.14.6 The Council has resolved to institute and keep under review, assessment of needs for affordable housing and other specialist housing needs to assist in developing policies for securing an adequate supply of affordable housing. The term affordable housing encompasses the range of both subsidised and low cost market housing designed for those whose incomes generally deny them the opportunity to purchase houses on the open market, as a result of the local relationship between income and market price. A particular concern is to ensure that there is an adequate supply of affordable housing to help young people setting up home.

**POLICY H13**

**AS AN EXCEPTION TO OTHER PLANNING POLICIES AND PROPOSALS, AND WHERE A NEED CAN BE DEMONSTRATED, THE LOCAL PLANNING AUTHORITY MAY GRANT PLANNING PERMISSION ON ADDITIONAL SITES FOR LOW COST HOUSING FOR LOCAL NEEDS WHICH THE LOCAL PLANNING AUTHORITY IS SATISFIED CAN NOT BE ACCOMMODATED IN ANY OTHER WAY.**

**TO BE ACCEPTABLE, SUCH DEVELOPMENT MUST SATISFY ALL OF THE FOLLOWING CRITERIA:-**

- A) SUCH EXCEPTIONS WILL BE ON SITES WITHIN OR IMMEDIATELY ADJOINING VILLAGES WITH SETTLEMENT BOUNDARIES AS DEFINED IN POLICY H4.**
- B) THE SCHEMES ENVISAGED UNDER THIS POLICY WILL NORMALLY BE SMALL DEVELOPMENTS; THE MAXIMUM NUMBER OF UNITS MUST NOT EXCEED THE AGREED IDENTIFIED LOCAL NEED REQUIREMENT.**
- C) ANY APPLICATION MUST BE SUPPORTED BY PROOF OF A LOCAL HOUSING NEED WHICH CANNOT BE MET IN ANY OTHER WAY. SPECIFIC HOUSING NEEDS SHOULD BE IDENTIFIED AS EXISTING IN A VILLAGE OR SURROUNDING AREA WHERE THE DEVELOPMENT IS PROPOSED. IN THE ABSENCE OF A DISTRICT WIDE HOUSING NEED SURVEY A**

**LOCAL NEEDS SURVEY SHOULD NORMALLY PROVIDE THE EVIDENCE REQUIRED, SHOWING THE NEED WITHIN THE LOCAL COMMUNITY AS A WHOLE FOR SUCH A SCHEME. THE GEOGRAPHICAL EXTENT OF SUCH A SURVEY SHOULD HAVE BEEN PREVIOUSLY AGREED WITH THE LOCAL PLANNING AUTHORITY**

- D) THE PROPOSED DEVELOPMENT SHOULD BE OF A SIZE, TYPE AND PRICE, WHETHER FOR DISPOSAL OR RENT, APPROPRIATE TO THOSE PEOPLE IN LOCAL HOUSING NEED ESTABLISHED IN C) ABOVE.**
- E) THE DWELLINGS PRODUCED MUST BE SHOWN TO BE AVAILABLE AT A PRICE WHICH THOSE IDENTIFIED AS BEING IN NEED CAN AFFORD. DETAILS OF THE FINANCING OF THE PROPOSAL SHOULD BE PROVIDED WHICH WILL DEMONSTRATE THAT THE EVENTUAL COSTS TO THE OCCUPIERS WILL ENABLE THIS NEED TO BE MET. CROSS - SUBSIDY MARKET HOUSING WILL NOT BE ALLOWED.**
- F) THE DWELLING MUST BE GUARANTEED ALWAYS TO BE ALLOCATED ONLY TO THOSE WHO ARE IN LOCAL HOUSING NEED. (SEE DETAILED DEFINITION BELOW). APPROPRIATE LEGAL ARRANGEMENTS CONTROLLING THE INITIAL AND SUBSEQUENT OCCUPANCY OF THE DWELLINGS WILL BE REQUIRED IN ORDER TO ENSURE THAT THE BENEFIT OF LOW COST HOUSING PROVISION REMAINS IN PERPETUITY AND THIS WILL BE A MATERIAL FACTOR IN CONSIDERING WHETHER OR NOT TO GRANT PLANNING PERMISSION.**
- G) ANY DEVELOPMENT PROVIDED SHOULD INCLUDE A LEGAL AGREEMENT ESTABLISHING A MECHANISM FOR ITS FUTURE MANAGEMENT BY A HOUSING ASSOCIATION, VILLAGE TRUST OR SIMILAR ORGANISATION.**
- H) THE PROPOSALS MUST, IN ALL OTHER RESPECT, CONFORM TO NORMAL PLANNING AND HIGHWAY REQUIREMENTS. DUE TO THE EXCEPTIONAL, AND OFTEN SENSITIVE NATURE OF THESE SITES, NEW DWELLINGS SHOULD BE PLANNED AND DESIGNED TO A HIGH STANDARD TO COMPLEMENT THE CHARACTER OF THE SETTLEMENT CONCERNED. THE PROPOSED DEVELOPMENT SHOULD NOT BE IN AN OPEN COUNTRYSIDE LOCATION, NOR INTRUSIVE IN THE LANDSCAPE NOR CAUSE HARM TO SITES OF ENVIRONMENTAL OR ARCHAEOLOGICAL IMPORTANCE.**

## **5.15 DEFINITION OF LOCAL HOUSING NEED**

5.15.1 For the purposes of the above policy, the following categories are regarded as in local need. In general, this will include those people who need to be housed but are unable to compete in the open market

for house purchase, or for whom private sector rents are too high. They should be local to a village, or group of villages and have a connection by birth, previous or current residence, employment or current residence of close family. These people should normally be:-

- i) Persons resident within the agreed radius of the proposed place of residence in accommodation unsuited to their circumstances, lacking separate accommodation or living in a socially unacceptable standard of accommodation.
- ii) First time buyers already living (or whose close family reside) within the agreed radius of the proposed place of residence.
- iii) Households including persons employed within the agreed radius of the proposed place of residence.
- iv) Households including persons about to take up employment within the agreed radius of the proposed place of residence.
- v) Dependants of households living within the agreed radius of the proposed place of residence.

5.15.2 Where a dwelling cannot be occupied by anybody meeting the above criteria within the agreed radius of the proposed development, then consideration should be given to those from adjoining parishes who meet the criteria.

5.15.3 The Local Planning Authority, whilst not wishing to discourage a limited number of housing schemes which extend the choice of house types and tenures available in a particular settlement, also recognises the need to avoid prejudicing its other policies. It is essential that any proposals are discussed with the Local Planning and Housing Authorities at an early stage.

## **5.16 PROVISION OF AFFORDABLE HOUSING WITHIN RESIDENTIAL DEVELOPMENTS**

5.16.1 At the time of preparation of the Local Plan there was a lack of information on the local needs for affordable housing in the District. The Council has commissioned a District-wide survey to identify needs. The report was published early in 2002, but unfortunately it did not provide the detailed area specific information to enable the planning process to guide developers on site specific provision. The 2002 Housing Strategy identifies a requirement to carry out a further survey. The Council will review the Plan in the light of the findings of the new report with a view of providing more specific justification for affordable housing provision on specific sites.

5.16.2 The Council will seek to carry out a housing needs assessment of the whole district. This will be used as supplementary guidance to assess the need for a requirement for affordable housing within larger sites. As many of the settlements within Teesdale have a population of less than 3,000 the appropriate requirement of any affordable housing

within a scheme will be dependent on the local circumstances and the need identified.

5.16.3 Affordable housing can take a number of forms. Housing provided by Local Authorities and Housing Associations is an important contributor to the overall provision. In the urban area, bringing vacant buildings back into use (eg living over the shop) and the sub-division of larger houses can make an importance contribution, as can a provision of high density market housing.

5.16.4 Where a local need is identified the developer should be encouraged to provide an element of low cost local needs housing within larger developments.

#### **POLICY H14**

**THE LOCAL PLANNING AUTHORITY WILL, IN APPROPRIATE CIRCUMSTANCES AS IDENTIFIED BY A NEEDS ASSESSMENT OF THE DISTRICT, SEEK TO NEGOTIATE WITH DEVELOPERS FOR AN ELEMENT OF AFFORDABLE HOUSING TO BE INCLUDED IN HOUSING DEVELOPMENTS.**

#### **5.17 CARAVANS/MOBILE HOMES**

5.17. Caravans or Mobile Homes are considered to be unacceptable as permanent homes in the countryside. In their normal form and design their visual impact is incompatible with the conservation or enhancement of the landscape and yet they make demands on the utility services and facilities similar to those of permanent residential development.

#### **POLICY H15**

**PLANNING PERMISSION WILL NOT BE GIVEN FOR THE SITING OF CARAVANS OR MOBILE HOMES IN THE COUNTRYSIDE FOR USE AS PERMANENT DWELLINGS.**

**IN EXCEPTIONAL CIRCUMSTANCES SHORT TERM TEMPORARY PERMISSION FOR RESIDENTIAL USE OF CARAVANS MAY BE GIVEN DURING WORKS, CONSERVATION PROJECTS, THE ESTABLISHMENT OF NEW AGRICULTURAL ENTERPRISES OR OTHER SIMILAR SITE BASED PROJECTS, BUT ONLY WHERE THERE IS AN IMPERATIVE NEED AND NO OVERRIDING LANDSCAPE OBJECTION.**

**SUCH PERMISSION WOULD BE SUBJECT TO SATISFACTORY ARRANGEMENTS FOR THE PROVISION OF WATER SUPPLY, EFFLUENT DISPOSAL, AND OTHER DOMESTIC SERVICES AND THE PROTECTION OF THE RESIDENTIAL AMENITIES OF ANY NEIGHBOURS.**

**THE LOCAL PLANNING AUTHORITY MAY REQUIRE THE CARAVAN TO BE PAINTED IN AN APPROVED COLOUR OR EFFECTIVE SCREENING TO BE INTRODUCED IMMEDIATELY.**

### **5.18 GYPSY SITES**

5.18.1 D of E Circular 1/94 places a requirement on the Local Planning Authorities to facilitate the provision of gypsy sites within their local plan process. Prior to that there had been a requirement for local authorities to make adequate provision for gypsies residing or resorting to their area, and having done that, local authorities could apply to the Secretary of State to become a designated area.

5.18.2 This Authority does not have any approved gypsy sites and historically it has been recognised that the district does not have a resident gypsy population. It is recognised that at Appleby Fair time, the district does have a touring gypsy population primarily using the A68/A67/A66 route from the Bishop Auckland area and beyond on route to Appleby.

5.18.3 The social requirements of a gypsy family are the same as any other family. They require good access to shops, education, health and other social facilities.

### **POLICY H16**

**PROPOSALS FOR GYPSY CARAVAN SITES WILL BE PERMITTED WHERE THEY MEET THE FOLLOWING CRITERIA:-**

- A) THE SITES ARE WITHIN OR IMMEDIATELY ADJACENT TO A SETTLEMENT PROVIDING SCHOOLS, MEDICAL FACILITIES, PUBLIC TRANSPORT AND OTHER LOCAL SERVICES.**
- B) ACCESS AND PARKING WILL BE IN ACCORDANCE WITH HIGHWAY STANDARDS AS SET OUT IN APPENDIX 2.**
- C) THE SCALE OF THE DEVELOPMENT WILL NOT AFFECT THE AMENITY OR LIVING CONDITIONS OF LOCAL RESIDENTS.**
- D) THE DEVELOPMENT CAN BE ASSIMILATED INTO THE LANDSCAPE, DOES NOT INTRUDE IN THE OPEN COUNTRYSIDE AND HAS NO ADVERSE IMPACT ON AREAS OF LANDSCAPE IMPORTANCE, NATURE CONSERVATION OR ARCHAEOLOGICAL IMPORTANCE.**
- E) THE SITE HAS BEEN COMPREHENSIVELY PLANNED TAKING INTO ACCOUNT ALL THE NEEDS OF THE FAMILY (OR FAMILIES) WHO ARE TO OCCUPY IT, INCLUDING SCREENING, STORAGE AND CIRCULATION.**