

# Cotherstone Parish Neighbourhood Plan 2020 - 2035



# CONTENTS

Foreword and Acknowledgements	1
1. Background to the Neighbourhood Plan	3
2. A Profile of the Neighbourhood Area	8
3. The Vision and Objectives of the Neighbourhood Plan	16
4. The Boundary and Setting of Cotherstone Village	18
5. Conserving and Enhancing the Historic Environment	24
6. Local Green Spaces and Valued Views	39
7. Business and Employment	47
8. Designing for Beauty, Character and Sense of Place	51
9. Monitoring and Review of the Neighbourhood Plan	71
Policies Maps	72
Appendices	106

## *Explanatory note on 'Cotherstone' (the village) and 'Cotherstone' (the Parish)*

*As the village shares the same name as the Parish, it should be made clear at the outset that this Neighbourhood Plan covers the whole Parish of Cotherstone, not just the village.*

*However, given that the focal point of the Parish is the village of Cotherstone, the majority of the provisions of the Plan do relate to the village and its immediate setting as this is where pressures and sensitivities upon the use and development of land are greatest.*

*Within the Plan, it should be clear from the written context of any reference to 'Cotherstone' whether it is referring to the village or to the wider Parish. However, the Plan has sought to make this clear where there may be any ambiguity.*

## FOREWORD AND ACKNOWLEDGEMENTS

Welcome to the Neighbourhood Plan for the Parish of Cotherstone.

The Plan has been prepared to capture and respond to the aspirations and aims of the local community about the future development and conservation of the Parish, as identified through consultation and engagement.

The feedback which was received revealed a diverse range of issues, concerns and aspirations, both planning and non-planning related. In narrowing this down, the final scope of the Plan has been guided by: a) matters which represent the greatest priorities for the Neighbourhood Plan to address and, b) matters which particularly lend themselves to being addressed through a Neighbourhood Plan.

These are encompassed in the Plan's Vision, Objectives and Policies, which collectively set out a clear framework for these priorities, which range from the rural setting of the village, its historic environment, its valued green spaces and views, business and employment and the design quality of new development within the Parish.

These will give voice and fulfilment to the community's wishes once the Plan begins to be used in the determination of planning applications in the years to come.

In so doing, the Plan will provide a worthwhile and effective addition to the suite of national and local planning policies by bringing a locally relevant, community-led context to the management of development and land use in the Parish.

### Acknowledgements

The work of preparing the Plan has involved a lot of time and effort by a small and dedicated Neighbourhood Plan Facilitating Group, made up of village residents and Parish Council representatives. The work of these and other key people has been essential to the progress of the Plan and it is fitting to acknowledge and thank them for their contributions:

- Facilitating Group - Parish Councillors: Richard Hunter (Chair) and John Birkett and Facilitating Group Coordinator Lynn Metcalfe. Residents: Dreda Forster, Ross Law, Martin Meggs, Simon Crowe, Karen Crowe, Philip Leech and Pippa Leech. Thanks are also extended to Ian and Diane Pennock and (the late) Tom Hicks for their invaluable help in the early stages of the process.
- Officers of Durham County Council, particularly Tom Bennett, Graham Black, Bryan Harris and Darran Miller.

- Neighbourhood Planning Consultant Shaun Hanson of Planning Advice Plus.
- Except as stated otherwise, photos by kind permission of Ross Law, Paul Gregory, Peter and Joyce Wood, Shaun Hanson and Gary Marshall (Parkin Raine archive)

The Facilitating Group is also grateful for the support of the Parish Council, financial support from various residents and for the grant funding provided by Locality (UK).

Last, but not least, grateful thanks must also be extended to all those who took part in consultations and shared their views to help shape this Plan.

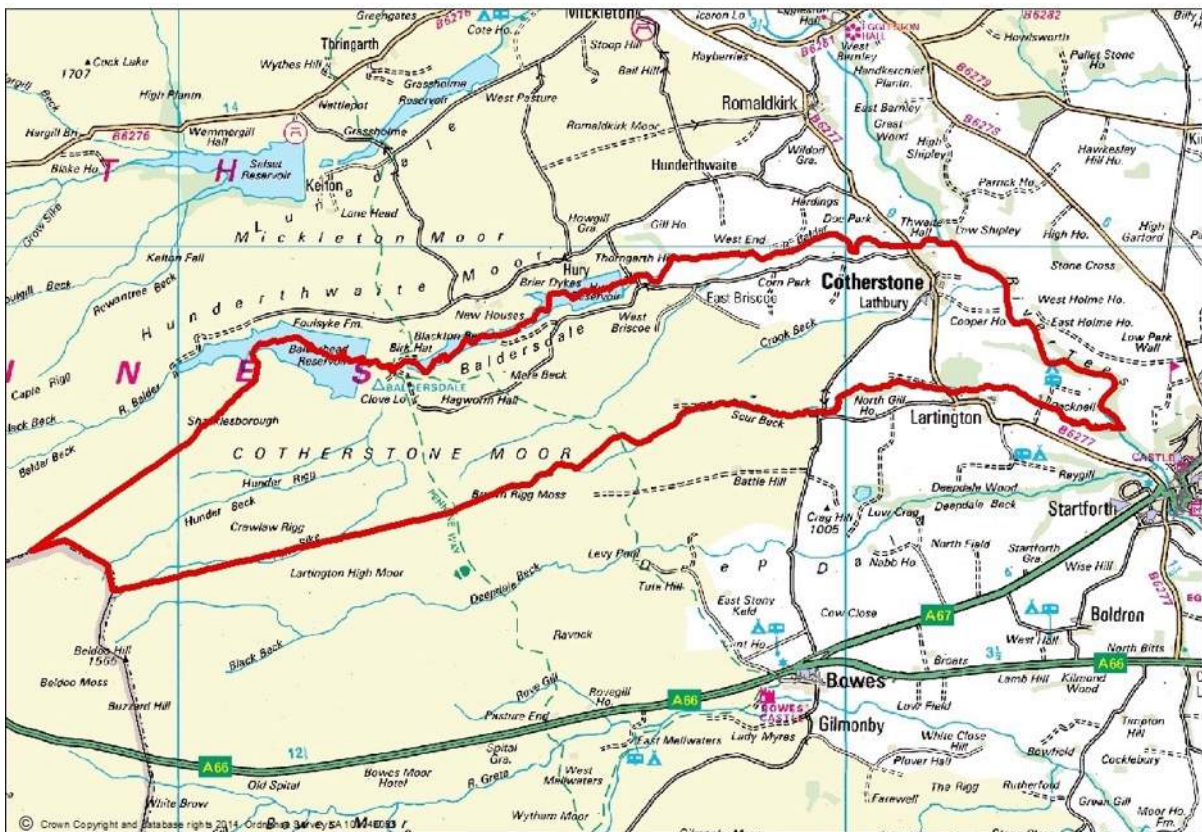
*Richard Hunter*

(Cotherstone Parish Council and Chair of Neighbourhood Plan Facilitating Group)

## CHAPTER 1: BACKGROUND TO THE NEIGHBOURHOOD PLAN

### What is the Neighbourhood Plan, how will it operate and how is it structured?

- 1.1 The Localism Act 2011 introduced new powers giving local communities the ability to shape the development and conservation of their local areas by preparing a Neighbourhood Plan. This document is the result of that process for the Parish of Cotherstone.
- 1.2 The area covered by the Neighbourhood Plan is the same as the area covered by the Parish, thus the Neighbourhood Area boundary follows the Parish boundary as shown below.



*The Neighbourhood Area and Parish of Cotherstone*

- 1.3 Drawing upon evidence and community feedback, the Plan sets out a shared Vision and Objectives for the area, which are given effect to in planning policies. Once the Plan is operative, it will form part of the statutory planning framework and these policies will be used by Durham County Council in the determination of planning applications within the Parish.

- 1.4 In terms of its format, the Plan is made up of this written document, together with a set of Policies Maps. The Policies Maps are all grouped together at the end of the Plan. They consist of Ordnance Survey bases, which are overlaid with the sites, areas or features that policies relate to. Different scale maps are used according to the nature of what is identified and/or the level of detail required.
- 1.5 Other (non-policy) maps are also included in the main body of the Plan for information, reference and illustration. Widespread use is also made of photos throughout the Plan for the same purposes.
- 1.6 The written document is arranged into chapters, starting with those which set the scene for the Plan and then moving onto the substantive topic chapters which contain its policies. The policies themselves are each presented in bold type within a shaded box and identified by a specific policy number. A background to each policy is provided, along with an explanation of how it operates. For any unfamiliar planning terms used in this Plan, attention is drawn to the glossary contained in the National Planning Policy Framework<sup>1</sup>. A further useful and more comprehensive guide to terms can be found on the Planning Portal<sup>2</sup>.
- 1.7 In addition to its policies, a particular feature of the Neighbourhood Plan is a section at the end of Chapter 8 containing design guidance. This includes a set of locally specific codes detailing various requirements for the design of new development in Cotherstone.

*What period of time will the Neighbourhood Plan cover?*

- 1.8 The Neighbourhood Plan has been prepared to cover a 15 year period, commencing in 2020 and ending in 2035. Once it becomes operative, it will be subject to regular monitoring and review by Cotherstone Parish Council to ensure that its policies continue to be relevant and effective. More details of this are in chapter 9.

*Why has a Neighbourhood Plan been prepared for the Parish?*

- 1.9 Prior to embarking on a Neighbourhood Plan, Cotherstone Parish Council has had a long history working with and for the local community. It helped fund and promote the preparation of a Design Statement for the village (approved by the former Teesdale Council in 2001) and was also involved in preparing a Parish Plan (produced in 2006).

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<sup>1</sup> See - <https://www.gov.uk/guidance/national-planning-policy-framework/annex-2-glossary>

<sup>2</sup> See - <https://www.planningportal.co.uk/directory/4/glossary/category/7>

- 1.10 Following the subsequent introduction of the 2012 Localism Act, and against a background of pressures to develop at the edges of the village, the Parish Council expressed an early interest in the opportunity to prepare a Neighbourhood Plan.
- 1.11 Unlike the Parish Plan, it was recognised that a Neighbourhood Plan would have the same statutory status as a Development Plan prepared by the County Council. Its policies would therefore carry real weight in assessing planning applications and help future decisions to better reflect the aspirations of local people. The process of preparing the Neighbourhood Plan would also provide an impetus and rationale for reviewing the Parish's 2001 Design Statement and incorporating its guidance and aims into the Plan in a fresh new way.

*What process was followed in preparing the Neighbourhood Plan?*

- 1.12 As a Qualifying Body, the Parish Council first made an application to designate the whole Parish as a Neighbourhood Area in late 2014 and this was granted by Durham County Council in February 2015. A map showing the boundaries of the Neighbourhood Area is on page 3.
- 1.13 A Neighbourhood Plan Facilitating Group was formed to spearhead and manage the work of preparing the Neighbourhood Plan. This comprised a mix of local residents and Parish Council representatives. Meetings were led by the Vice Chair of the Parish Council with initial attendance by the Parish Clerk. From the outset, the Group availed itself of direct and grant-aided neighbourhood plan support from 'Locality'. This helped ensure that proper processes were followed and a strong evidence base established upon which to build up and draft the provisions of the Plan.
- 1.14 Central to this was the carrying out of a comprehensive community consultation exercise in the summer of 2015. This involved a variety of engagement techniques, focused around a topic-based questionnaire. As well as conventional paper copies, the questionnaire was also able to be completed online, making it easier to collate, sort and analyse the responses. Full details of the community engagement methods and findings are set out in the 'Consultation Statement' submitted to Durham County Council with this Neighbourhood Plan.
- 1.15 The responses provided a broad set of issues for the Neighbourhood Plan to tackle. These were then consolidated and boiled down to five discrete areas which now make up the substantive topic chapters of the Plan. Drawing on the key issues and priorities for each topic, a set of Objectives were arrived at, which were brought together in an overarching Vision for the Neighbourhood Plan. The Vision and Objectives in turn

provided the starting point for developing the Plan's policies, as summarised in Chapter 3.

- 1.16 In addition, background work was undertaken to gather relevant topic-based evidence and to examine and assess the options the Plan could take to tackle the issues raised. Detailed assessments were also carried out to examine, narrow down and justify the historic assets, sites and views which the Plan sought to identify and protect. Planning policies and supporting text were gradually built up from this raw material to form the substantive topic chapters of the Plan (chapters 4 to 8).
- 1.17 The ongoing involvement and support of the County Council has been an integral and invaluable part of the Plan preparation process from the earliest stages. This has ranged from attendance at meetings to the provision of information, advice and feedback and practical mapping support. The parallel preparation of the Council's County Durham Plan (adopted 21<sup>st</sup> October 2020) also helped ensure that the final drafting of the Neighbourhood Plan was consistent and complementary with it.

*How does the Neighbourhood Plan fit into other planning policies or legal requirements?*

- 1.18 Before a Neighbourhood Plan can be brought into legal force, it must pass a set of tests collectively known as 'Basic Conditions'. These require that the Neighbourhood Plan:
- Is prepared having regard to national policy;
  - Is in general conformity with strategic policies in the development plan;
  - Contributes to the achievement of sustainable development; and
  - Is compatible with European Union obligations.
- 1.19 How this Plan meets these requirements is set out in detail in the 'Basic Conditions Statement' submitted to Durham County Council with this Neighbourhood Plan.
- 1.20 However, in brief, the intent of the Neighbourhood Plan is that its policies will operate alongside and supportive of the existing framework of planning policies at a national and County level.
- 1.21 Looking firstly at national planning policy, this is set out in the revised National Planning Policy Framework (NPPF), last updated in July 2021. The NPPF draws a distinction between strategic and non-strategic policies. Generally speaking, Neighbourhood Plans provide a particularly appropriate context for non-strategic policies as they can set out more detailed and locally relevant requirements for specific areas, sites or types of development. However, these *'must be in general*



*conformity with the strategic policies contained in any development plan that covers their area'* (NPPF footnote 18).

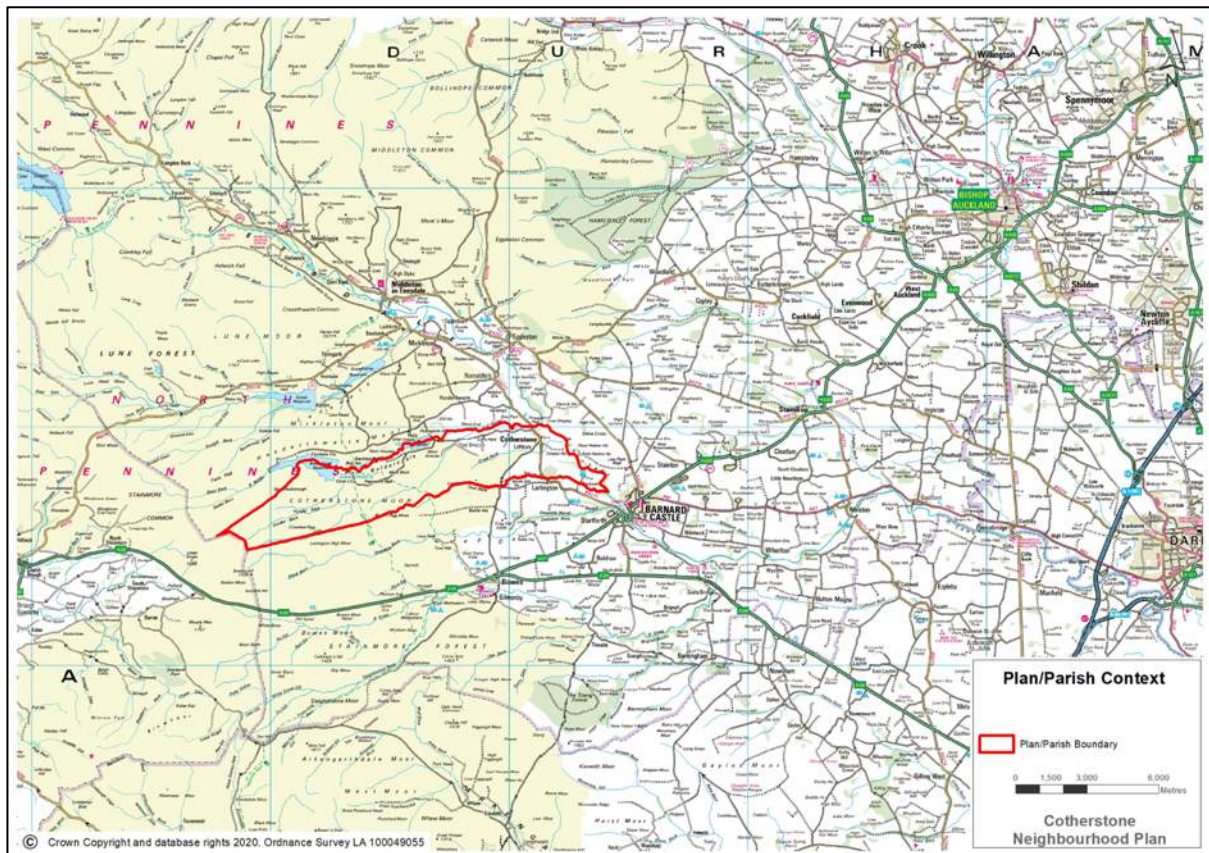
- 1.22 Looking then at the County level, the local planning policy position is set out in the County Durham Plan (CDP). This was adopted in October 2020, thereby superseding the much outdated former Teesdale Local Plan.
- 1.23 The policies of this Neighbourhood Plan thus seek to provide a local amplification and focus for the Parish to the related policies of the CDP in respect of:
- The rural setting of Cotherstone in Chapter 4 (ref. CDP Policies 6 and 10);
  - Its historic assets in Chapter 5 (ref. CDP Policy 44);
  - Its valued green spaces and views in Chapter 6 (ref. CDP Policies 26 and 39);
  - Its local economy in Chapter 7 (ref. CDP Policies 10 and 27); and,
  - Promoting good design in Chapter 8 (ref. CDP Policy 29)
- 1.24 Turning to the achievement of sustainable development, the NPPF identifies the 3 components of this as being economic, social and environmental (paragraph 8). Essentially, sustainable development is about enabling development to meet the needs of current generations, without compromising those of future generations.
- 1.25 Given Cotherstone's rural nature and the sensitivities of its setting, assets and character, this Neighbourhood Plan focuses particularly on the environmental element by seeking to identify, conserve and, where possible, enhance those aspects which are most valued for the benefit of current and future generations. This will help ensure that future development does not lead to a loss of the contributions they make to Cotherstone's quality, identity and sense of place. However, at the same time, the Plan also recognises the importance of community and economic wellbeing, and seeks to nurture this by supporting appropriate development.
- 1.26 A final legal requirement for the Neighbourhood Plan is that it must be in line with European Obligations on Strategic Environmental Assessments and Habitat Regulations. Screening of the Plan by Durham County Council has confirmed that no further assessments are required in respect of these matters.

## CHAPTER 2: A PROFILE OF THE NEIGHBOURHOOD AREA

2.1 The purpose of this chapter is to set the scene for the Neighbourhood Plan by providing a descriptive overview of the area and its people. This will include a brief account of the Parish’s geography, history, population and housing characteristics, local economic activity and some of the key land use issues and opportunities it faces looking ahead to the next 10 to 15 years. This then provides a natural context for the Plan’s Vision and Objectives, as summarised in Chapter 3.

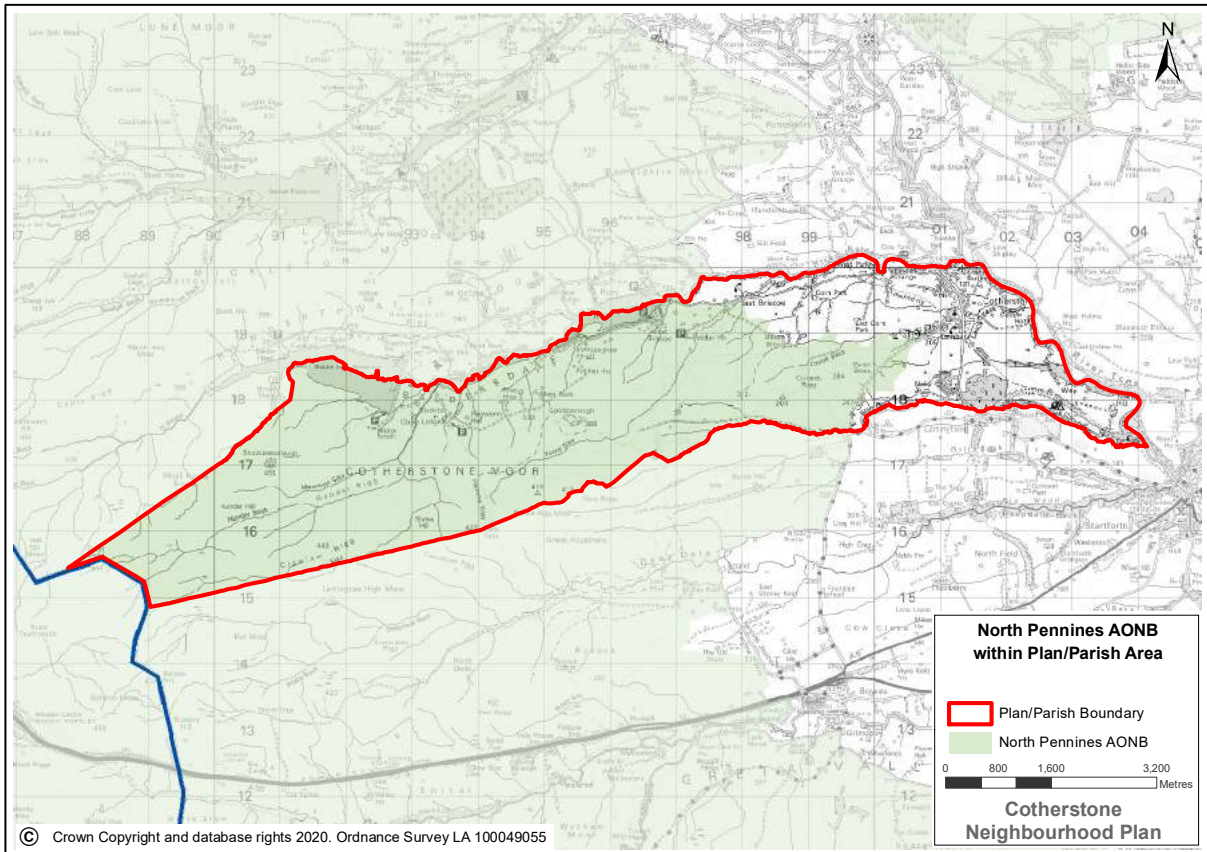
### Geography

2.2 Extending to approximately 3260 hectares (12.6 square miles) in area, the Parish of Cotherstone is situated within the rural south west of County Durham in Teesdale, which is the southernmost of the Durham Dales (see location map below). The main settlement is the village of Cotherstone itself, with the rest of the Parish extending west up to the Cumbrian border to include the south side of Baldersdale and the hamlets of East and West Briscoe.



*Showing the wider geographical context of Cotherstone Parish*

2.3 Most of the Parish falls within the North Pennines Area of Outstanding Natural Beauty (AONB), consisting predominantly of open moorland, sparsely populated by isolated farmsteads (see map below). Significantly, in 2003, the AONB also became Britain’s first European Geopark and is now part of the UNESCO<sup>3</sup> Global Geoparks<sup>4</sup> network.



*Showing the extent of the North Pennines AONB within Cotherstone Parish*

2.4 With its location south of the River Tees, the Parish was traditionally part of the North Riding of Yorkshire, the river forming the historical boundary with County Durham. Local government boundary changes in 1974 saw administrative responsibility pass to County Durham under the auspices of Teesdale District Council. Further local government restructuring in 2009 then brought it into the unitary authority of Durham County Council, which remains the current arrangement.

2.5 The village of Cotherstone itself lies at the eastern edge of the Parish, close to the wooded banks of the Rivers Tees and Balder (see photo overleaf). It is some three miles upstream from Barnard Castle and straddles the B6277, which is the main route through the western side of the dale.

<sup>3</sup> UNESCO = United Nations Educational, Scientific and Cultural Organisation

<sup>4</sup> Defined as 'single unified geographical areas where sites and landscapes of international geological significance are managed with a holistic concept of protection, education and sustainable development'



*The confluence of the River Tees and River Balder*

2.6 Historically, the village has developed in a broadly linear pattern along the B6277 and now consists of approximately 300 dwellings. These are home to a community of all ages, served by a thriving local Primary School, two public houses, a Village Hall and, until recently, a Village Shop and Post Office. The village also has a Parish Church and Quaker Meeting House, both of which are in regular use. However, the Methodist (Wesleyan) chapel has recently closed due to dwindling attendances. A regular bus service operates to Barnard Castle, Darlington and Middleton-in-Teesdale.

### History<sup>5</sup>

2.7 People have lived within the area of the Parish of Cotherstone for several thousand years, with evidence of possible prehistoric earthwork enclosures on Cotherstone Moor and stone age flint tool finds near the village. In addition, examples of 'cup and ring' rock carvings dating from the Neolithic and Bronze Ages can be seen around Goldsborough Rigg, many of which are protected as nationally important sites.

2.8 The name Cotherstone is first recorded in the Domesday Book of 1086 where it was called 'Cudrestone'. This is a name of two parts, combining the name of the original Anglo-Saxon settler, Cudere or Cuthred, and 'tun', the Anglo-Saxon word for a small farm or village.

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<sup>5</sup> Further information on the history and heritage of the Parish is in Chapter 5

- 2.9 The first settlement is thought to have been established in the 9th Century, the site probably chosen for its convenient location between arable land and moorland pasture, whilst being at the junction of the Rivers Balder and Tees where the Tees could be forded. The importance of the ford can be judged by the construction of a castle in the late 11th century on high ground overlooking the crossing. Remains of the castle are still visible today in the form of earthworks and some exposed wall foundations. The last upstanding fragment of wall is featured in a photograph taken in 1870 by local photographer Elijah Yeoman (this is reproduced in Chapter 5, following paragraph 5.8). Stones from the castle and later manor house, can be seen built into walls of nearby buildings.
- 2.10 The village grew considerably with the coming of the railway in 1868, followed by the building of reservoirs in Baldersdale to supply water locally and to the developing industrial conurbation of Teesside. The railway also helped trigger the opening up of the area for tourism. Large houses were built for wealthy families associated with businesses in nearby towns (Darlington and Bishop Auckland). Latterly, with increased car ownership and personal mobility, Cotherstone developed into a commuter village serving a wide area of County Durham, Teesside and North Yorkshire.
- 2.11 Notwithstanding its growth and development, Cotherstone still exhibits significant evidence of its history and origins, from its traditional village greens and linear development along the main road, to its surrounding medieval pattern of strip fields, back lanes and tofts.

### Population

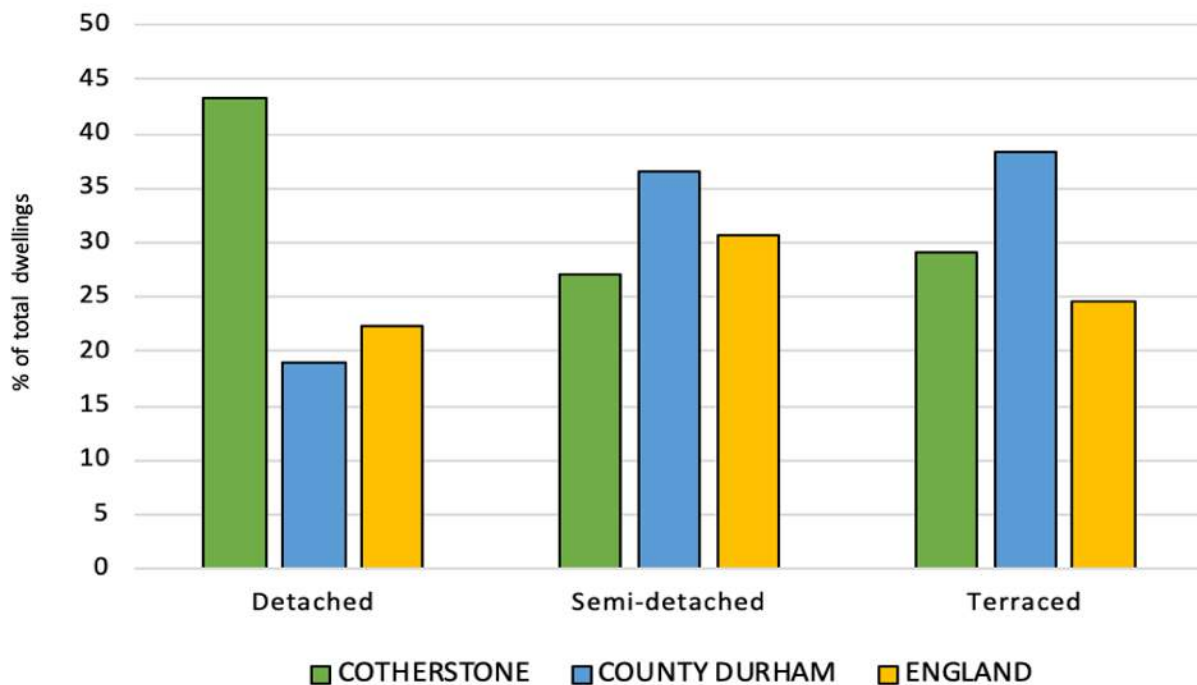
- 2.12 Census data from 2011 shows that the Parish had a usually resident population of 594 people (up from 552 in 2001), made up of 260 households (up from 244 in 2001).
- 2.13 In terms of the age profile of Parish residents in 2011, the number in the 0-15 age group was broadly comparable to the average in County Durham. However the working age population was approximately 5% smaller and the non-working age (65+) 5% larger than the County average. In addition, the average (mean) age of residents was 45.8 years, in contrast to the County Durham average of 41 years, indicating a generally older population.
- 2.14 The gender balance revealed a smaller proportion of males to females (48.1 to 51.9%), which is slightly less than the County Durham M/F split of 49% to 51%.

Housing

2.15 The total dwelling stock of the Parish in 2011 was 295 dwellings (up from 273 in 2001). The vast majority of dwellings (242) lie within the main village of Cotherstone. However, there are 30 dwellings located to the west of the village in South Baldersdale (predominantly working farms), whilst the remainder (23 dwellings), are to the south and east of the village and comprise a mixture of working farms and residential properties.

2.16 Looking at dwelling types, the graph below breaks down the proportions within the Parish with comparative figures from County Durham and England as a whole. This shows that over 43% of dwellings in Cotherstone are detached, a proportion which is more than twice the County Durham average (and almost twice the England-wide average).

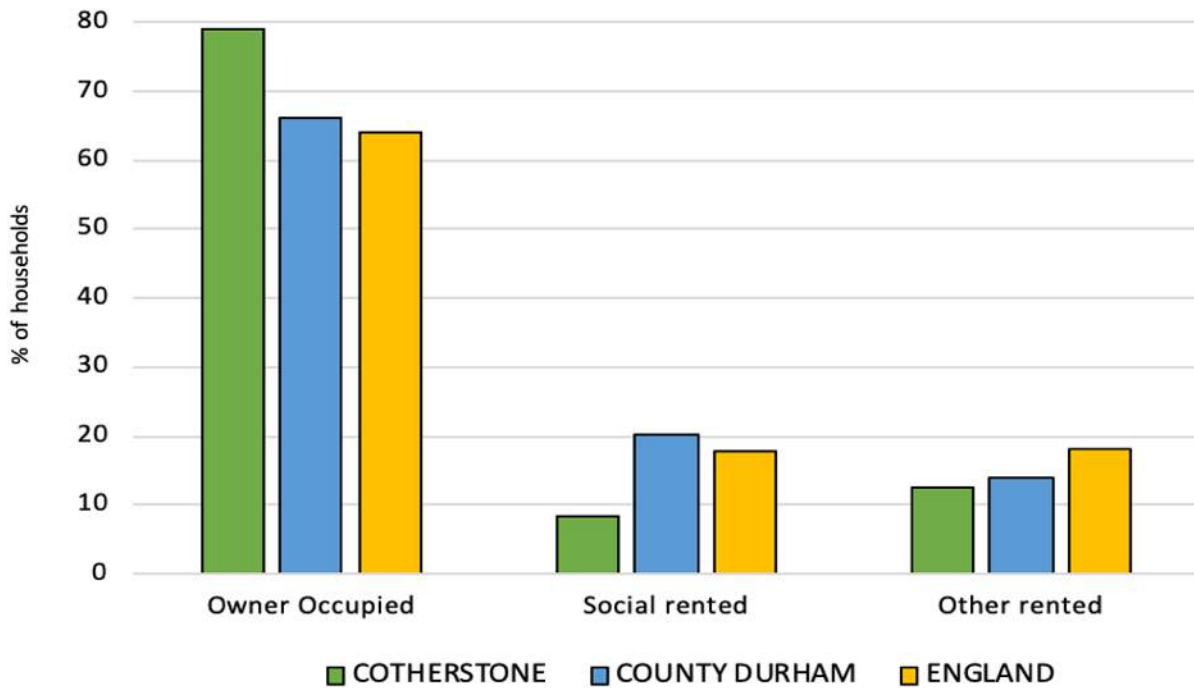
2.17 Conversely, the proportion of semi-detached properties (27%) is less than both the County Durham and England-wide average. Lastly, terraced properties make up 29% of the Cotherstone housing stock, a figure which is higher than the England-wide average, but lower than in County Durham as a whole.



*House types in Cotherstone compared to County Durham and England*<sup>6</sup>

<sup>6</sup> Source: Census 2011 (Table KS401EW)

2.18 In terms of dwelling tenure, the graph below breaks down the different tenure types within Cotherstone, County Durham and England.



*Dwelling tenure in Cotherstone compared to County Durham and England<sup>7</sup>*

2.19 It shows that by far the largest proportion of dwellings are owner occupied, with the number exceeding the average for County Durham and England as a whole. The rented sector is contrastingly smaller in Cotherstone than in County Durham and England.

2.20 It is noted that, in common with many other settlements, Cotherstone has witnessed a marked growth in dwelling numbers in recent years. Analysis of planning permissions for housing over the period 2005-2017 reveals that a total of 40 additional dwellings received permission (includes new-builds and conversions).

2.21 Furthermore, it is of particular significance to note that, of these, over half (21) were for new-build schemes outside the settlement boundary (or development limits) of the village. More detailed information is summarised in the box below –

<sup>7</sup> Source: Census 2011 (Table KS402EW)

In Cotherstone Parish, from 2005-2017:

- 40 dwelling units were granted permission
- 34 were new-build, 21 of which were outside (but adjoining) development limits and 13 within development limits. All were on land classed as greenfield (this includes garden land)
- 28 of the 34 new-build resulted from three specific development schemes – Featherstone Rise (8 dwellings), Birkett Close (12 dwellings) & Land west of Marwood Terrace (8 dwellings). The last two were outside development limits while the first was within (Featherstone Rise)
- The remaining 6 new-build were made up of 4 separate single plots plus a development of 2 plots
- Aside from the new-builds, 6 were conversions, all except one outside development limits. 4 of the 6 were out in the open countryside, whilst one was outside, but adjoining the development limits of the village

2.22 This evidence (together with public opinion) has helped feed into the development of the Neighbourhood Plan, particularly through measures to safeguard and manage the sensitive rural setting of the village in the context of future development.

### Economic Activity<sup>8</sup>

2.23 Census data indicates that, in 2011, 64% of the adult population<sup>9</sup> of the Parish were in employment (full/part time or self-employed). This is higher than the County Durham average of just over 57%. However, 6% more of Parish residents were retirees than in County Durham as a whole (23% versus 17%).

2.24 An interesting feature of the workforce in the Parish is the relatively high number of those in the self-employed sector. The 2011 census records this as 20%, as against just 6.6% in the County (and 9.8% in England) as a whole.

2.25 The majority of the workforce typically commute to places of work across County Durham, North Yorkshire and Teesside (though from 2020, the Covid 19 pandemic dramatically reduced this). Within the Parish however, the principal areas of employment are farming (and related services), timber building manufacturing and

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<sup>8</sup> Further information about business and employment in the Parish is in Chapter 7

<sup>9</sup> Defined as 16-74 year olds



a haulage and agricultural contractor, together with the two public houses, the school and the self-employed sector.

*Land use issues, challenges and opportunities*

2.26 To provide a context for the subject matter of the Neighbourhood Plan, public consultation was undertaken in 2015 to identify what was important to residents and interested groups in the Parish. This gave voice to their views about a range of key topics, raising issues which straddled both planning and non-planning matters.

2.27 The challenge has been to narrow these down to matters which were of most importance to the community and which best lent themselves to being tackled through the Neighbourhood Plan.

2.28 This has resulted in a Plan which highlights and tackles a broad palette of issues, from the cherished qualities of the village and its setting, to its valued heritage, green spaces and views, the local economy and the design quality of new development.

2.29 These are each underpinned by specific Objectives, together fulfilling the Plan's overall Vision as set out in the next chapter and followed by the respective subject chapters.

2.30 Collectively, these capture the pertinent facts on each subject and, most importantly, provide an effective and appropriate policy response to the community's opinions and aspirations about them.



*Panorama showing the landscape setting of the village viewed from Tees Railway Path*

### CHAPTER 3: THE VISION AND OBJECTIVES OF THE NEIGHBOURHOOD PLAN

- 3.1 The issues, concerns and aspirations of the community were fully explored through the public engagement and analysis of feedback undertaken in the preparation of the Neighbourhood Plan.
- 3.2 The key findings were brought together to arrive at an overarching Vision for the Parish and specific Objectives for each of the five topic chapters.
- 3.3 For ease of reference, these are brought together in this chapter, beginning with the Plan's Vision below, followed by its Objectives overleaf. The Objectives are organised chapter by chapter into a table, which also shows the respective policy or policies which have been developed to give effect to them.
- 3.4 The Vision and Objectives were shared with the community to ensure they properly captured the key messages which had been raised. Responses endorsed this, as clearly summarised in one of the comments received -

*'The vision and objectives appear to reflect what the majority have said in the consultation. They are succinct and hopefully will be developed into policies that are accepted into a Neighbourhood Plan that the Parish can be proud of achieving'.*

#### Overall Vision:

***'The vision for the Parish of Cotherstone is of a place with the facilities, amenities and opportunities to help support a thriving and cohesive community. It will strive to cherish, preserve and enhance its essential rural character and setting and its wealth of heritage and natural assets for the benefits they bring to all who live, work within and visit the area'.***

Topic Chapters, Objectives and Policies:

CHAPTER	TOPIC OBJECTIVE	POLICY/POLICIES TO ACHIEVE THE OBJECTIVE
4 The Boundary and Setting of Cotherstone Village	<i>'To support development of an appropriate scale, type and location which contributes to a thriving community, whilst respecting the essential character, rural setting and identity of the village and wider Parish'</i>	<ul style="list-style-type: none"> <li>• <u>Policy CNP1</u> – The Settlement Boundary of Cotherstone (p.22)</li> </ul>
5 Conserving and Enhancing the Historic Environment	<i>'To identify, protect and enhance the diverse heritage assets of the Parish for present and future generations to better understand and enjoy'</i>	<ul style="list-style-type: none"> <li>• <u>Policy CNP2</u> – Locally Valued Heritage Assets (p.34)</li> <li>• <u>Policy CNP3</u> - Settlement Boundaries with Special Heritage Significance (p.37)</li> </ul>
6 Local Green Spaces & Valued Views	<i>'To identify, protect and enhance valuable green spaces within the village of Cotherstone and safeguard its attractive rural setting'</i>	<ul style="list-style-type: none"> <li>• <u>Policy CNP4</u> – Local Green Spaces (p.42)</li> <li>• <u>Policy CNP5</u> – Valued Views (p.44)</li> </ul>
7 Business & Employment	<i>'To promote a vibrant local economy by supporting home working, self-employment and other rural-based businesses (including tourism) which respect their setting and the nature of neighbouring uses'</i>	<ul style="list-style-type: none"> <li>• <u>Policy CNP6</u> - Business and Employment (p.48)</li> </ul>
8 Designing for Beauty, Character and Sense of Place	<i>'To carefully manage the design of new housing, building conversions or other development to help maintain and reinforce those elements which make up the essential character and identity of the village and wider Parish'</i>	<ul style="list-style-type: none"> <li>• <u>Policy CNP7</u> - Designing for Beauty, Character and Sense of Place (p.54)</li> </ul>

## CHAPTER 4: THE BOUNDARY AND SETTING OF COTHERSTONE VILLAGE

- 4.1 The purpose of this chapter is to define the built-up area of Cotherstone village by means of a settlement boundary and set out its planning role in an accompanying policy, CNP1. In doing so, the chapter is also the natural place to describe the important relationship between the village and its countryside setting<sup>10</sup>, since the settlement boundary serves as the defining interface between the two.
- 4.2 In simple terms, the settlement boundary serves to mark the outer extent of the village and therefore provides certainty as to where the built-up area ends and the countryside begins. It is a well-established and accepted planning tool because the policy framework for managing development specifically differentiates between land which is within the settlement (the built-up area) and land which is outside it (the countryside). Generally, there is a presumption in favour of development within the settlement boundary, whereas the circumstances where development is acceptable in the countryside are deliberately more limited.
- 4.3 In the former Teesdale District Council's Local Plan (2002), Cotherstone (in common with other settlements) was provided with a settlement boundary<sup>11</sup>. Whilst the now adopted County Durham Plan does not retain a settlement boundary approach, it does enable them to be defined through Neighbourhood Plans<sup>12</sup>. Its policies are consequently drafted in such a way as to give legitimacy and context to their continued role as a planning tool.
- 4.4 In feedback during preparation of the Neighbourhood Plan, it was clear that the settlement boundary concept was very much supported by the local community. Almost 90% of respondents agreed that one should be defined for the village to manage the location of new housing development. The most popular option was for this to be drawn tightly around the current built extent of the village.
- 4.5 An important adjunct to this is that an unequivocal 100% of respondents agreed that the attractive rural setting of Cotherstone was an important attribute to living in the village, with almost 94% regarding it as 'very important'. This underpins and gives validity not just to the settlement boundary policy CNP1, but to other policies in this Plan and in the County Durham Plan which seek to define and safeguard the key elements of this valued rural setting.

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<sup>10</sup> Oxforddictionaries.com defines setting as '*the place or type of surroundings where something is positioned or where an event takes place*'

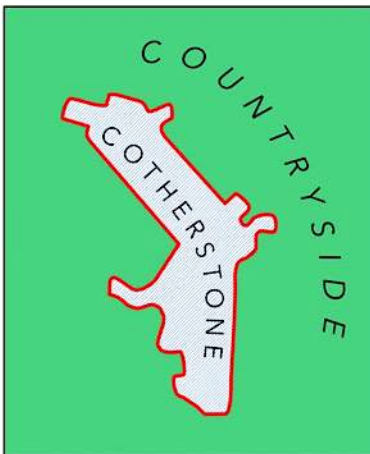
<sup>11</sup> Ref Teesdale Local Plan Inset Map 10

<sup>12</sup> Ref County Durham Plan 2020 - paragraph 4.110 and glossary definition for 'built-up area'

4.6 It is important that these various elements are identified and seen together to understand the full policy context for development within or outside Cotherstone and the sensitivities of the settlement boundary dividing the two.

4.7 For ease of understanding, a set of simplified schematic maps have been produced below and on the following page. These do not take the place of the Neighbourhood Plan Policies Maps, but are a useful way to illustrate the composite framework of attributes at play. These include the settlement boundary itself (Schematic Map 1), heritage attributes (Schematic Maps 2 to 4) and landscape/visual attributes (Schematic Maps 5 to 7).

The settlement boundary:



Schematic Map 1

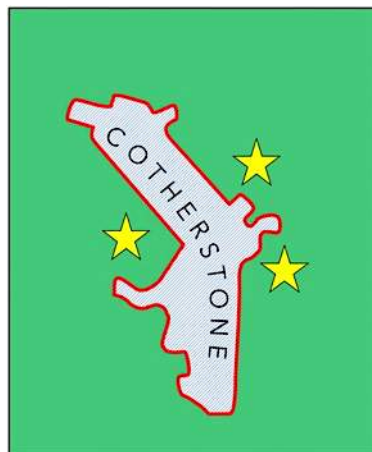
This schematic map represents the essential starting point and focus of this chapter. It simply shows Cotherstone Village in its rural countryside setting. The settlement boundary is the red line. This defines the extent of the built-up area, beyond which is countryside (in green). Neighbourhood Plan Policy CNP1 sets out how the settlement boundary operates.

Heritage attributes:



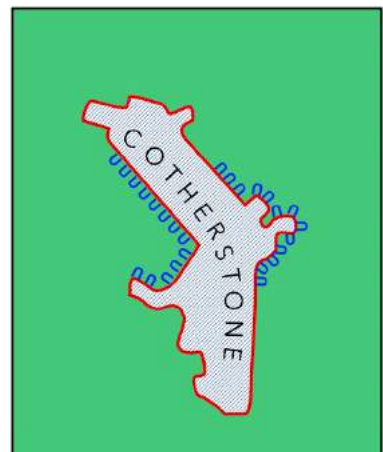
Schematic Map 2

This shows the Conservation Area (dashed line), which encompasses all the village plus large parts of its rural setting. County Durham Plan Policy 44 applies.



Schematic Map 3

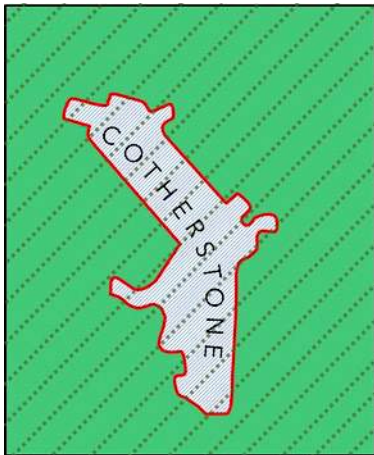
This shows the Locally Valued Heritage Asset (LVHA1) of back lanes/medieval field systems adjoining the village (yellow stars). Neighbourhood Plan Policy CNP2 applies.



Schematic Map 4

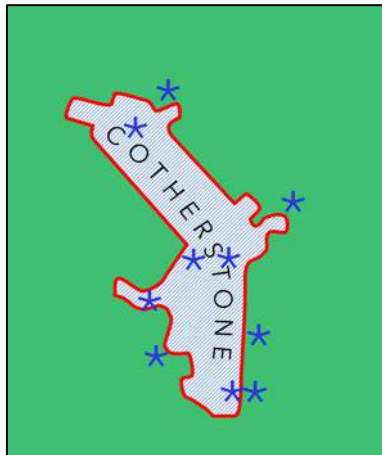
This shows the parts of the settlement boundary which have special heritage significance (blue edging). Neighbourhood Plan Policy CNP3 applies.

Landscape/visual attributes:



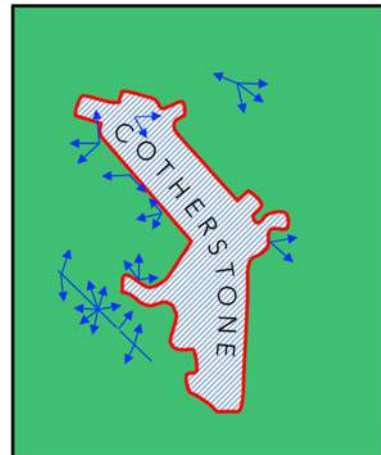
Schematic Map 5

This shows the status of the village and its rural setting as an Area of Higher Landscape Value (hatching). County Durham Plan Policy 39 applies.



Schematic Map 6

This shows the areas within and adjacent to the village identified as Local Green Spaces (blue stars). Neighbourhood Plan Policy CNP4 applies.



Schematic Map 7

This shows the locations of the identified Valued Views within and on the edges of the village (blue arrows). Neighbourhood Plan Policy CNP5 applies.

4.8 The Neighbourhood Plan Policies Maps provide the definitive details for the attributes on Schematic Maps 1, 3, 4, 6 and 7. The boundary and extent of the Conservation Area (Schematic Map 2) is shown for information purposes in Chapter 5 (p.31). The Areas of Higher Landscape Value (Schematic Map 5) extend well beyond the area covered by the Cotherstone Neighbourhood Plan, therefore reference should be made to the County Durham Plan Policies Map for further details.

The rationale for the settlement boundary

4.9 The settlement boundary of Cotherstone follows the same line as defined in the former Teesdale Local Plan (Inset Map 10), but it has been updated to include two areas of land formerly outside the boundary, namely Birkett Close (now developed) and land west of Marwood Terrace (under construction at the time of writing).

4.10 The former Teesdale Local Plan stated that '*The boundaries of the development limits have been chosen for the duration of the Plan to reflect the established physical framework of the settlement*' (paragraph 5.6.1). The intended duration of the Plan was provided at paragraph 1.1.6, which confirmed that '*The Plan sets out the District Council's planning policies and proposals for a period from 1<sup>st</sup> April 1998 to 31<sup>st</sup> March 2010*'.

4.11 Whilst the Local Plan has now clearly lapsed, the '*established physical framework*' of the village still serves as the appropriate basis for defining the settlement boundary in the Neighbourhood Plan. This is because –

- The physical framework of the settlement has remained largely unchanged since the Teesdale Local Plan was prepared;
- The only noteworthy changes to it have been a result of the planning permissions referred to in paragraph 4.9. These were on sites outside the original settlement boundary, but have now been incorporated into it (together, these provide a total of 20 new dwelling additions to the housing stock of the village);
- The community's feedback during preparation of the Neighbourhood Plan clearly supported a settlement boundary following its current built extent. This also implements the overwhelming mandate of the community to safeguard the rural setting of the village;
- The line followed by the settlement boundary is consistent with the County Durham Plan's glossary definition of 'built-up area'<sup>13</sup> and Policy CNP1 is also consistent with that Plan's policies for development in built up areas (Policy 6) and development in the countryside (Policy 10);
- Housing needs have been fully met at the County level in the County Durham Plan, with paragraph 1.9 confirming that '*As the Plan allocates sufficient sites to meet housing needs for the county it does not set out housing requirements for designated neighbourhood areas*';
- Also at the County level, the Council's 2019 Strategic Housing Land Availability Assessment (SHLAA) included three sites at the edge of the built-up area of Cotherstone (ie – outside the settlement boundary). However, in the assessment, all are rejected as unsuitable for development. In addition to practical constraints of access, the key issue consistent to each was the significant landscape and visual impacts that would occur to the rural setting of the village, as well as impacts upon the Conservation Area;
- Part of the essential history and character of Cotherstone is that it has developed as a linear village, with very little encroachment into the rural 'backland';
- This rural backland possesses qualities and attributes which need to be carefully safeguarded from the effects of development (set out above in paragraph 4.7 and the maps which follow it);

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<sup>13</sup> Being '*land contained within the main body of existing built development of a settlement*'

- These collectively combine to create a highly valued rural setting, justifying the settlement boundary as defined and the provisions of Policy CNP1.

4.12 It is recognised that provisions exist in national planning policy for exceptions to the usual policy of development restraint in the countryside. These are set out in the NPPF, and also in the County Durham Plan. They include provision for limited residential development in rural areas, subject to meeting criteria as to its scale, nature and location, to meeting an identified local need for affordable or specialist housing and to being restricted to those with close connections to the local community. This is referred to in the NPPF as 'rural exceptions housing' (paragraphs 78 and 79) and is covered in Policy 11 of the County Durham Plan.

4.13 The Neighbourhood Plan cannot and does not override these provisions, but has put forward a robust policy framework to ensure that a) the rural setting and wider countryside of Cotherstone is safeguarded from the encroachment of unacceptable development, and, b) that development which is otherwise provided for in planning policy does not compromise the attributes which characterise its rural setting.

4.14 The operation of the settlement boundary policy, in tandem with the other policies of the Neighbourhood Plan, will therefore serve to implement the Objective for this chapter, which is -

*'To support development of an appropriate scale, type and location which contributes to a thriving community, whilst respecting the essential character, rural setting and identity of the village and wider Parish'.*

#### **POLICY CNP1: THE SETTLEMENT BOUNDARY OF COTHERSTONE**

The settlement boundary as shown in Policies Map 1 defines the extent of the built-up area of Cotherstone. Development proposals within the settlement boundary will be supported where they accord with the policies of the Development Plan\*.

Land outside the settlement boundary will be treated as open countryside and development proposals will not be supported unless they are specifically allowed for in the NPPF and they accord with the policies of the Development Plan\*.

\* The term 'Development Plan' encompasses the Neighbourhood Plan and the County Durham Plan.



Policy Explanation and Guidance

- 4.15 Policy CNP1 confirms the role of the settlement boundary in defining the outer edge of the built-up area of Cotherstone, beyond which is classed as open countryside for the purposes of planning control. This means that planning policies relating to development in rural areas will apply outside the boundary, whilst planning policies relating to development in built-up areas will apply inside the boundary.
- 4.16 The policy will help to safeguard the sensitive and valued rural setting of Cotherstone from the encroachment of development, whilst still enabling the exceptions which are provided for in national and Local Plan policy.
- 4.17 Whether development is proposed inside or outside the settlement boundary, it must in any event also accord with all other policies of the Development Plan. The term 'Development Plan' encompasses the Neighbourhood Plan and the County Durham Plan.



*Leadpipe Lane looking north towards 'West Meadows', showing the settlement boundary dividing the built-up extent of the village on the right from open countryside on the left*

## CHAPTER 5: CONSERVING AND ENHANCING THE HISTORIC ENVIRONMENT

- 5.1 The purpose of this chapter is to set out the key elements which make up the historic environment of the Parish and identify where, why and how these are protected.
- 5.2 In community feedback on the Neighbourhood Plan, the area's diverse heritage emerged as a particularly valued attribute, with over 98% of respondents identifying it as important. A further 99% of respondents supported the role of the Conservation Area in maintaining the essential character of the area, whilst 91% supported the identification of important (non-listed) buildings or features for inclusion and protection in the Plan. This feedback provided the foundation for the policies of this chapter, which in turn give effect to this chapter's Objective, which is –

***'To identify, protect and enhance the diverse heritage assets of the Parish for present and future generations to better understand and enjoy'.***

- 5.3 In order to paint a complete picture of the historic environment, the chapter begins by setting out those elements which are already identified and protected by existing legislation and planning policy<sup>14</sup>. They include Scheduled Monuments, Listed Buildings and the Cotherstone Conservation Area. These are the statutorily designated heritage assets of the Parish which are important to describe and understand for reference and context. This reflects Government Planning Practice Guidance (PPG) which, in response to the question 'How can heritage issues be addressed in neighbourhood plans?' states - *'It is beneficial for any designated and non-designated heritage assets within the plan area to be clearly identified at the start of the plan-making process so they can be appropriately taken into account'*.<sup>15</sup>
- 5.4 Having set this scene, the chapter then moves on to focus on the selection of additional historic resources which have been identified as being of particular local value during the preparation of the Neighbourhood Plan. These non-designated resources are collectively referred to in the Plan as 'Locally Valued Heritage Assets'<sup>16</sup> (LVHA's) and range from archetypal features of the village and its setting, through to individual buildings, structures and traditional road signs.

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<sup>14</sup> It is not within the scope and purpose of the Neighbourhood Plan to duplicate policies set out elsewhere, however the designated assets are identified and described within the chapter so as to provide a fuller understanding of all the Parish's heritage

<sup>15</sup> PPG Paragraph: 005 Reference ID: 18a-005-20190723

<sup>16</sup> The adoption of the term 'Locally Valued Heritage Assets' in this Neighbourhood Plan follows its use in Historic England's Advice Note 11: 'Neighbourhood Planning and the Historic Environment', October 2018

- 5.5 The chapter explains how these were identified and what special attributes they possess to warrant being identified as LVHA's. The LVHA's (18 in total) have each been mapped<sup>17</sup> and are listed in this chapter as part of Policy CNP2, which sets out how they should be protected and enhanced.
- 5.6 The first of the LVHA's (LVHA1) relates to the back lanes and medieval field system which lie at the edge of the village. Whilst the LVHA status recognises and protects these in their own right, there is also merit in identifying the sections of settlement boundary which adjoin them. This serves to highlight the particular importance and sensitivity of those edges of the village and affords them appropriate protection in the case of development which may otherwise be proposed under the settlement boundary Policy CNP1. This 'Settlement Boundaries with Special Heritage Significance' protection is set out in Policy CNP3 and the affected sections of settlement boundary are identified in Policies Map 3.

*The history of Cotherstone and its designated heritage assets*

- 5.7 The earliest evidence of human activity within the Parish can be found on Cotherstone Moor and Goldsborough Rigg, with numerous examples of prehistoric 'cup and ring' rock carvings, dating back some 4000 years. These enigmatic features are nationally protected as Scheduled Monuments under the Ancient Monuments and Archaeological Areas Act 1979.



*Photo and drawing of a cup and ring marked stone on Goldsborough Rigg  
(with acknowledgement and thanks to original source of images: Dr Stan Beckensall)*

- 5.8 As a place, Cotherstone can be traced back to the Domesday Book of 1086, when it was recorded as 'Cudrestone'. The first settlement is thought to have been

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<sup>17</sup> See Policies Map 2 (1 to 18)

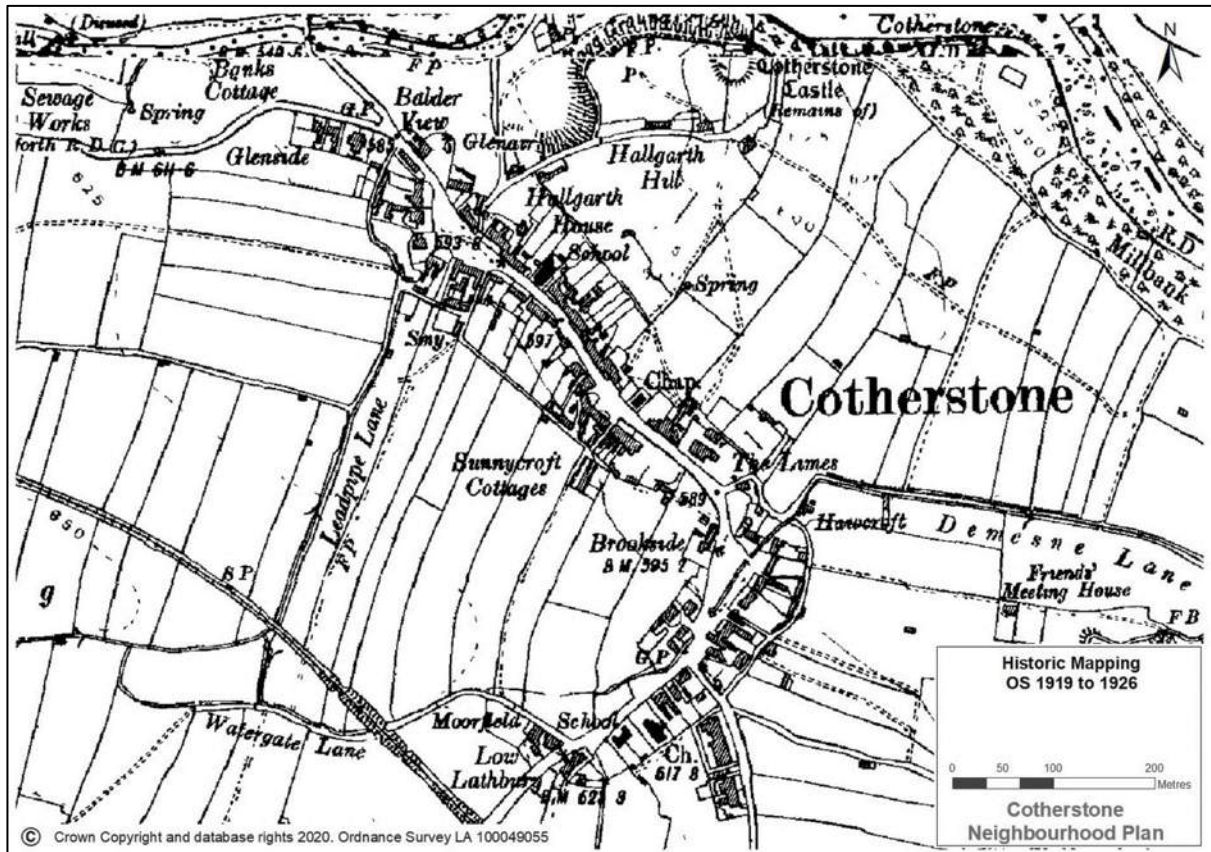
established in the 9<sup>th</sup> century, the location being favoured for its position at the junction of the rivers Balder and Tees, where the Tees could be forded. The importance of the ford is shown by the construction of a castle in the late 11<sup>th</sup> century on high ground overlooking the crossing. Now also protected as a Scheduled Monument, remains of the castle are still visible today in the form of earthworks and some exposed foundations. Stones from the castle can be seen built into the walls of nearby buildings, one of which has been identified as an LVHA (LVHA11).



*The last upstanding fragment of Cotherstone Castle (from a photograph taken around 1870 by local photographer Elijah Yeoman)*

5.9 Over time, the village developed in a broadly linear manner, surrounded by a backcloth of mainly pastoral farmland. This rural setting forms a particularly important part of the character of the village, retaining much of the original pattern of strip fields, boundary walls and back lanes dating from the medieval period. An extract from a historic Ordnance Survey map is included on the following page, which clearly shows these features.

5.10 Specific recognition is given to the lanes and fields in their identification as an LVHA (LVHA1) in Policy CNP2. The sections of settlement boundary which adjoin them are also identified and protected under Policy CNP3. It is of further note that the majority of 'Valued Views' identified in chapter 6 specifically encompass these essential features of Cotherstone's rural setting.



*Showing medieval 'strip' field pattern around Cotherstone*

5.11 The oldest surviving buildings in the village are to be found around the East Green, with the Manor House likely to date from the mid 17<sup>th</sup> century and Brooklea from 1733. Also of note in terms of their age include Fox Hall (late 17<sup>th</sup> century), the Red Lion pub (1738) and the Quaker Meeting House (1796). All of these are identified and protected as Listed Buildings.

5.12 The Victorian period brought a flurry of further development, particularly associated with the coming of the railway to the village in 1868. Along the main street, new dwellings replaced farmsteads and barns, and residential development also spread south towards the station (Marwood View/Marwood Terrace and Station Terrace).

5.13 Community buildings were also established, such as the Wesleyan Chapel (1872) and Day School (1874), St Cuthbert's Church (1881) and Parochial School (1894) and the Temperance Hall (1893). St Cuthbert's remains in use as Cotherstone's

Parish Church, however the Wesleyan Chapel closed in 2020 and is the subject of a community development initiative to convert it into a shop, café and heritage centre. The Day School and Parochial School are now dwellings (Saltoun House and Ashfield respectively), whilst the Temperance Hall became Cotherstone's Village Hall in the late 1960's. All are recognised for their historic value – Saltoun House by its Grade II Listing and the others by being identified in Policy CNP2 as LVHA's.

5.14 Outside the village itself, the Parish's listed heritage extends to many traditional farmhouses and farm buildings out in the countryside<sup>18</sup>, as well as old road and rail bridges and even 'the Butter Stone' on Cotherstone Moor, used during the plague of 1663-1665.



*The Butter Stone, used in medieval times for plague victims to exchange money for food and other goods without coming into contact with others.*

5.15 Added together, there are a total of 29 individually listed buildings and structures within the Parish. In the interests of completeness and reference these have been collated and listed in the Table below, together with their list entry number. All the Listed Buildings fall under the Grade II classification. Further information is available on each entry by referring to the Heritage List on Historic England's website<sup>19</sup>.

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<sup>18</sup> There are also the sites of two medieval farmsteads identified as Scheduled Monuments

<sup>19</sup> See - <https://historicengland.org.uk/listing/the-list/>

Listed Buildings in Cotherstone Parish

	LISTED BUILDING NAME	LIST ENTRY NUMBER
1	Balder Bridge, B6277	1121041
2	Butter Stone, Moor Road	1121050
3	Clove Lodge Farmhouse, byre/stables & sheds	1121042
4	Clove Lodge Farmhouse - barn & farm-buildings	1159876
5	Mere Beck Farmhouse, byre & pigsty	1323051
6	West Park Farmhouse, Briscoe Lane	1159890
7	Balder Railway Viaduct, Briscoe Lane (straddles the Parish's boundary with Hunderthwaite)	1121043
8	Hury Mill Bridge	1323081
9	Trees Farmhouse, Briscoe Lane	1310829
10	Trees Farmhouse, Briscoe Lane - link & stable/byre	1121044
11	Quaker Meeting House, Demesne Lane	1323052
12	The Green & front garden wall, East Green	1310796
13	Brook House, East Green	1159951
14	Elwy Cottage/Laburnum Cottage/Branton Cottage & garden walls, East Green	1121045
15	The Manor House, East Green	1159936
16	Brook Lea House (shown on OS map as Brook House), East Green	1323053
17	Hallgarth Hill House, Hallgarth Hill	1121046
18	Hagg House - summer house & attached garden wall, Main Street	1121047
19	Fox Hall, Main Street	1121048
20	Weatherby House and wall & doorway to right, Main Street	1160008
21	Saltoun House, Main Street	1323055
22	Woodbine Cottages, 1 & 2 Main Street (shown on OS map as Woodbine House)	1160071
23	Gilmour House, former byre & barn, Main Street	1121049
24	Red Lion Inn and Red Lion Cottage, Main Street	1310718
25	Lodge, gate piers & gate east of Lancelands, Moor Road	1160106
26	North Gill Bridge, Moor Road (straddles the Parish's boundary with Lartington)	1323056
27	Towler Hill Farmhouse, Lartington Lane	1159976
28	Pecknell Farmhouse, Lartington Lane	1323054
29	Linked farm-buildings, north of Pecknell Farmhouse, Lartington Lane	1159992

5.16 In addition to Scheduled Monuments and Listed Buildings, the final designated asset to recognise is the Conservation Area itself. A Conservation Area *is 'an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance'*.<sup>20</sup> Conservation Area status carries with it a specific set of planning controls, duties and expectations. The details of these are not duplicated in this Neighbourhood Plan as they are comprehensively set out elsewhere<sup>21</sup>.

5.17 A Conservation Area was first established for Cotherstone back in April 1984. As well as covering the built extent of the village, the Conservation Area also extends to a large swathe of its rural setting to the east and west. This is summarised in the description of the area when originally proposed for designation -

*'The whole of Cotherstone and its surrounding mediaeval field pattern, bounded to the north by the Rivers Balder and Tees, but also including the woodland on the north bank of the Balder, to the east by the lane running between Demesne Lane and Millbank Wood, to the south-east by the east bank of the Lance Beck, to the south-west by the line of the old railway and to the west by Leadpipe Lane, but also including West Meadows and the buildings on Briscoe Lane as far west as Balder Croft'.*<sup>22</sup>

5.18 The boundaries of the Conservation Area are shown for information purposes on the following page. This shows not only the Conservation Area, but also the tracts of Ancient Woodland which border to the north, plus the line of the Tees Railway Path which borders to the south.

5.19 Whilst planning policies and controls are clearly in place for the Cotherstone Conservation Area, it is noted that it has not yet been made the subject of a Character Appraisal and Management Plan. Such Plans are a recognised and established tool for fulfilling the duty of promoting 'the preservation and enhancement' of a Conservation Area under section 71 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

5.20 Building on the work undertaken in producing the Neighbourhood Plan, there would be a clear benefit in preparing an Appraisal/Management Plan for the Cotherstone Conservation Area. This will be pursued through liaison with the County Council in

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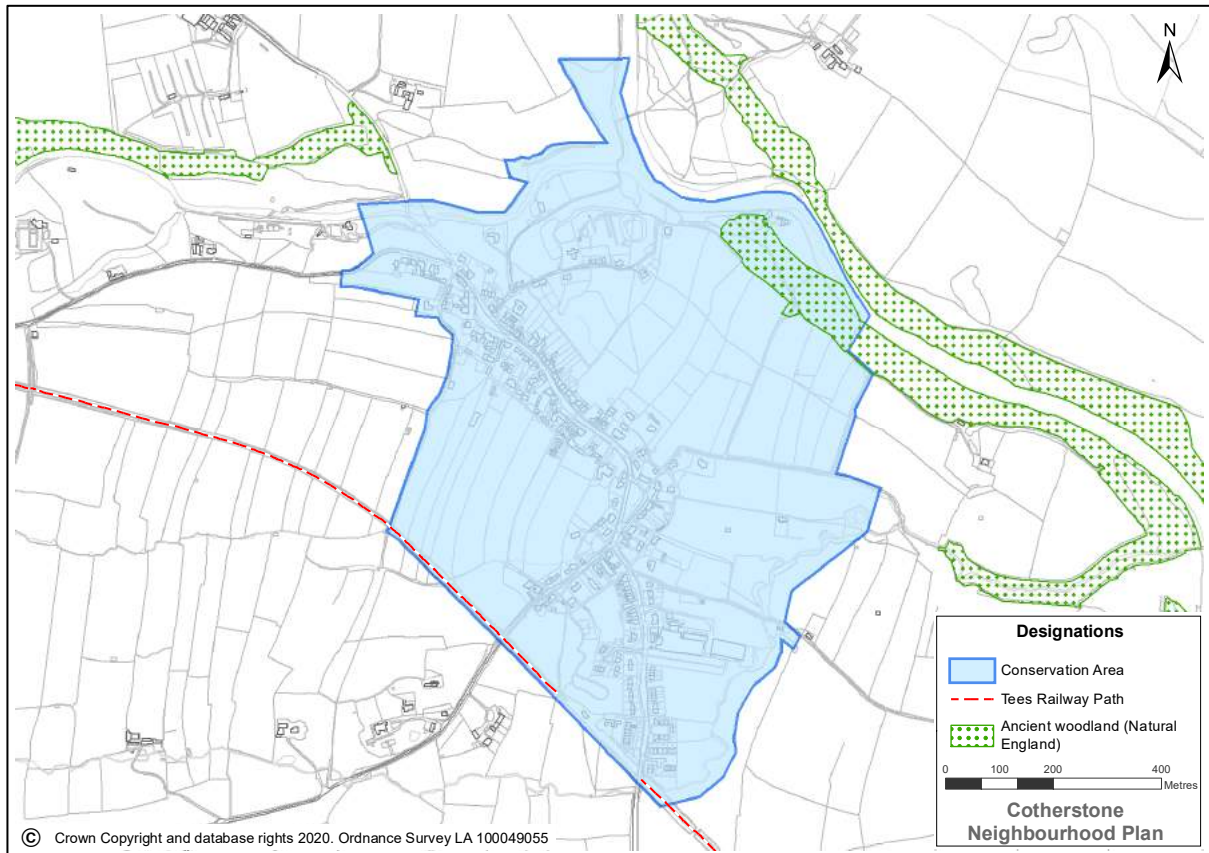
<sup>20</sup> See section 69 of the Planning (Listed Buildings and Conservation Areas) Act, 1990

<sup>21</sup> See - <https://historicengland.org.uk/advice/your-home/owning-historic-property/conservation-area/>

<sup>22</sup> Source: Designation of Conservation Areas in Teesdale District – Report of County Planning Officer, 2<sup>nd</sup> April 1984



order to help raise awareness of Cotherstone's special character and to identify tangible ways to improve and manage change within it.



*Cotherstone Village showing its Conservation Area, with Ancient Woodland to the north and the Tees Railway Path to the south.*

### *The non-designated 'Locally Valued Heritage Assets' of Cotherstone*

5.21 In addition to these statutorily protected designated heritage assets, there are other non-designated heritage assets within the Parish which are also valuable and which merit identification and protection. The NPPF itself explains at paragraph 189 that 'Heritage assets range from sites and buildings of local historic value to those of the highest significance...'. The role of Neighbourhood Plans in tackling heritage issues is likewise confirmed in the Government's Planning Practice Guidance (PPG), which states that 'where it is relevant, neighbourhood plans need to include enough information about local heritage to guide decisions and put broader strategic heritage policies into action at a neighbourhood scale'.<sup>23</sup>

5.22 Further advocacy of the role of Neighbourhood Plans can be found in Historic England's own Advice Note 11 on 'Neighbourhood Planning and the Historic

<sup>23</sup> PPG Paragraph: 005 Reference ID: 18a-005-20190723

Environment'. Page 2 of this document confirms that *'in addition to assets identified by the local planning authority, it is possible that as part of the evidence base for the preparation of a neighbourhood plan other potential non-designated heritage assets will be identified by the community, some or all of which may be highlighted as being particularly important to the local area, with their conservation promoted through a bespoke neighbourhood plan policy'*.

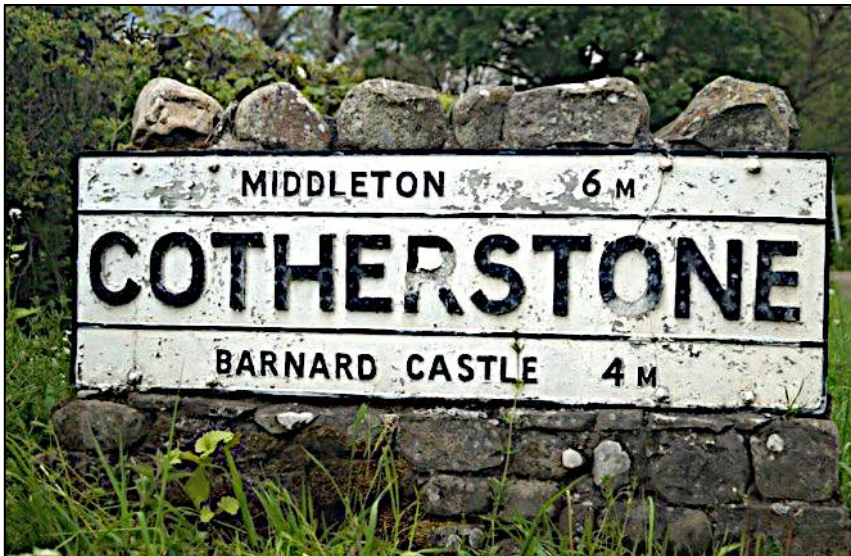
- 5.23 Finally, at the local level, the County Durham Plan 2020 notes that *'Neighbourhood Plans can identify any buildings and spaces that are considered worthy of local designation for protection..'* (paragraph 5.450).
- 5.24 Having obtained a clear mandate to do just this as part of feedback on the Neighbourhood Plan, potential candidates for inclusion as LVHA's were identified through suggestions from the local community, local knowledge within the Neighbourhood Plan Facilitating Group and information from online or published sources where applicable and available (including the Historic Environment Record and 'Keys to the Past' website).
- 5.25 These were then assessed using established and recognised methodologies promoted by Historic England<sup>24</sup> and Civic Voice<sup>25</sup>. The assessment considered each asset in terms of such attributes as rarity, representativeness, architectural interest, landmark or group value and historical association. This resulted in a list of 18 assets which justified being identified in the Plan as LVHA's. A summary table of the assessment outcomes for each LVHA is included in Appendix 1 at the end of the Plan.
- 5.26 The identified LVHA's range from quintessential features of the village and its setting through to individual buildings and structures, the former railway line and even traditional road signage, all of which help to define the historic character and fabric of the Parish.
- 5.27 Having assessed and justified the shortlisted LVHA's, Policy CNP2 provides the means to formally identify them, to ensure that their significance and setting is recognised and that their conservation and enhancement is promoted.

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<sup>24</sup> Historic England Advice Note 7: 'Local Heritage Listing' (May 2016)

<sup>25</sup> Civic Voice: 'Local Heritage Listing Toolkit' (April 2018)

*Examples of Cotherstone's diverse Locally Valued Heritage Assets*



*LVHA6:*

*The traditional sign at the southern approach to the village along the B6277*

*LVHA8:*

*Cotherstone's well-used Village Hall, originally built as a Temperance Hall in 1893*



*LVHA3:*

*Cotherstone's East Green, recognised for its heritage values as well as being an important Local Green Space in the village (Ref LGS7)*

**POLICY CNP2: LOCALLY VALUED HERITAGE ASSETS**

The Locally Valued Heritage Assets listed below and identified in Policies Map 2 (1 to 18) will be conserved in a manner appropriate to their significance. Enhancement of the significance of heritage assets and/or their settings will be supported.

- LVHA1: Back lanes / Medieval field system
- LVHA2: West Green
- LVHA3: East Green
- LVHA4: Estate boundary marker post (Duke of Devonshire)
- LVHA5: 3 West Cottages (gable ventilation slots)
- LVHA6: Traditional 'Cotherstone' village entry sign
- LVHA7: Ashfield (former church parochial school)
- LVHA8: Cotherstone Village Hall (former Temperance Hall)
- LVHA9: Chapel Villa (former congregational church)
- LVHA10: 3 Nicholson Terrace (incorporating date stones)
- LVHA11: Berriman Barn (incorporating stone from Cotherstone castle)
- LVHA12: Abraham Hilton Grave
- LVHA13: Traditional road sign - Briscoe Lane
- LVHA14: Tees Railway Path (former railway line and bridges)
- LVHA15: East Briscoe road bridge
- LVHA16: Osmond Bridge, North Corn Park
- LVHA17: St Cuthbert's Church
- LVHA18: Wesleyan Chapel

5.28 The intention of Policy CNP2 is to highlight the Locally Valued Heritage Assets which exist within the Parish and provide a means by which they can be protected from development that might diminish their significance and setting. This will sit alongside and complement the established policy protections that are in place for designated heritage assets and help ensure future generations can understand and enjoy the rich and diverse heritage of the Parish, just as current residents and visitors do.

5.29 The policy will ensure any application is properly assessed according to the net positive or negative effects that will occur to the asset in terms of sustaining and enhancing its significance and setting. Accordingly, applications will be required to demonstrate a full understanding of the LVHA's significance (including any contribution made by its setting) and show what the effects of the proposal are upon it.



*LVHA14: Tees Railway Path – former railway line and bridge in wintertime*

5.30 In this way, the policy will also support the NPPF, which at paragraph 203 states that *'The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset'*.

Cotherstone Village - Settlement Boundaries with Special Heritage Significance

5.31 When the Conservation Area for Cotherstone was first designated back in 1984, it was drawn specifically to extend beyond the boundaries of the village to incorporate large parts of its rural setting. The Council's report which led to the designation at the time explained the rationale behind this as follows -

*'Also particularly important in Cotherstone is the intricate system of lanes, paths and passages within and around the village and the surviving mediaeval strip pattern of fields immediately behind the street frontage properties'<sup>26</sup>*



*Examples of the historic lanes within and around the village:*

*Left: Leadpipe Lane*

*Below left: 'Croft' Lane*

*Below middle: Lane leading from East Green to Hawcroft Lane*

*Below right: Hawcroft Lane*



<sup>26</sup> Ref - Durham County Council: Designation of Conservation Areas in Teesdale District; Report of County Planning Officer, 21<sup>st</sup> March 1984



*Archive Photo (circa 1970's) looking west across Cotherstone, clearly showing the historic backdrop of medieval strip fields*

5.32 Whilst the lanes and strip field system are identified as a Locally Valued Heritage Asset under Policy CNP2 (LVHA1), it is considered important that those sections of the boundary abutting these features are also specifically identified and allied to a Policy to manage development at or within the setting of them.

**POLICY CNP3: SETTLEMENT BOUNDARIES WITH SPECIAL HERITAGE SIGNIFICANCE**

The settlement boundaries of Cotherstone which have special heritage significance are identified in Policies Map 3. The rural landscape adjacent to these boundaries comprises back lanes and medieval field systems which are a significant part of the historic character, setting and sense of place of the village.

Development proposals at or within the setting of the identified boundaries should ensure that these distinctive features are conserved and enhanced.

5.33 This policy serves as an important adjunct to the operation of other Neighbourhood Plan and County level policies, by complementing and adding clarity and detail to them as follows –

- To Settlement Boundary Policy CNP1, by highlighting the sensitivity of specific areas at the edge of the village;

- To Locally Valued Heritage Assets Policy CNP2 (LVHA1), by highlighting the close relationship of the village to its setting, the heritage values of that setting and their role in defining the distinctive character and sense of place of the village;
- To Valued Views Policy CNP5, by demonstrating that the majority of the valued views are from the edges of the village defined in Policy CNP3;
- To County-level planning policies dealing with the Conservation Area by identifying areas and features of special heritage significance within it.

5.34 The policy seeks to ensure that development which may otherwise be provided for by planning policies does not take place at or within the setting of these boundaries unless it clearly conserves and enhances the distinctive heritage features of the landscape.



## CHAPTER 6: LOCAL GREEN SPACES AND VALUED VIEWS

- 6.1 As well as its heritage, a further valued aspect of the environment of Cotherstone are its varied open green spaces and the many attractive views which can be had within and at the edges of the village. The purpose of this chapter is to identify these and set out policies to protect and where possible enhance them for current and future generations to enjoy.
- 6.2 In community feedback on the Neighbourhood Plan, a unanimous 100% of respondents agreed that the village greens, play parks and other areas of green space in the village were important to the quality of life in the Parish. Over 97% went on to voice support for the identification of green spaces for protection within the village.
- 6.3 Equally, the relationship between the village and its rural setting was a recurring theme in community feedback on the Neighbourhood Plan. The value people attached to this was clearly evident in response to specific questions. For example, a resounding 100% of respondents agreed that the attractive rural setting of the village was important to the quality of life in the Parish.
- 6.4 Numerous further comments were received to reinforce the value that local people attach to the visual and physical connections between the village and its rural setting. Examples include references to the importance of local views of the countryside, and to the strip field pattern at the fringes of the village providing a strong and important connection with its original layout and its place in the landscape.
- 6.5 These sentiments ultimately provided the foundation for the policies of this chapter - CNP4 (Local Green Spaces) and CNP5 (Valued Views), which together give effect to the Objective for this part of the Plan, which is –

*To identify, protect and enhance valuable green spaces within the village of Cotherstone and safeguard its attractive rural setting'*

### Local Green Spaces

- 6.6 At the local planning level, the County Durham Plan relies on a 'catch-all' generic approach to protecting open spaces as part of its 'Green Infrastructure' policy (Policy 26). In other words, the open spaces which are to be protected are not specifically identified in a list or on a map. Instead, the policy includes a section on 'Loss of Provision', which seeks to ensure that development proposals do not result in the loss of open space.

- 6.7 However, at the national policy level, the NPPF recognises that *'The designation of land as Local Green Space through local and neighbourhood plans allows communities to identify and protect green areas of particular importance to them'* (paragraph 101). This importance can derive from attributes such as their visual amenity, wildlife or recreational value or indeed a combination of these. The County Durham Plan similarly notes that *'Neighbourhood Plans can identify any buildings and spaces that are considered worthy of local designation..'* (paragraph 5.450).
- 6.8 It is widely acknowledged that green spaces contribute to the quality of the built environment, helping make places more attractive to live, work in and visit. They are a key measure of the quality of an area, and play a large part in community wellbeing.
- 6.9 In the case of Cotherstone, they are also an integral part of the heritage and essential character of the village. This is particularly exemplified in the two village greens, which are included as Locally Valued Heritage Assets in Policy CNP2 (LVHA2 and LVHA3).



*Cotherstone's East Green (LGS7), which is also a Locally Valued Heritage Asset (ref LVHA3)*



*Cotherstone's West Green (LGS9), which is also a Locally Valued Heritage Asset (ref LVHA2)*

6.10 Along with the greens, several other potential spaces were suggested for identification and protection as part of community feedback on the Neighbourhood Plan.

6.11 These suggestions provided the focus for assessment in accordance with criteria set out in paragraph 102 of the NPPF. Following this, a shortlist of 10 sites was arrived at. These each met the criteria of the NPPF and were therefore justified in being identified and designated in the Plan as Local Green Spaces. A summary table of the assessment outcomes for these sites is provided in Appendix 2 at the end of the Plan.

6.12 As well as the village greens (including the smaller green on Moor Road), the sites in question include the village's allotments, the play park, the cemetery, the school grounds and The Hagg Grounds. Also included is the small section of open space at The Close.

6.13 Policy CNP4 consequently brings these together, formally identifies them as Local Green Spaces (LGS's) and sets out the manner in which they will be safeguarded.

**POLICY CNP4: LOCAL GREEN SPACES**

The sites listed below and identified in Policies Map 4 (1 to 10) are designated as areas of Local Green Space. The management of development within areas of Local Green Space will be consistent with that for development within Green Belts.

LGS1: The Close Allotments

LGS2: The Close

LGS3: The Play Park

LGS4: The Cemetery

LGS5: Moor Road Green

LGS6: School Grounds

LGS7: East Green

LGS8: Klondyke Allotments

LGS9: West Green

LGS10: The Hagg



*Two of Cotherstone's valued Local Green Spaces:*

*Above - The Play Park (LGS3)*

*Right - The Hagg (LGS10)*



6.14 The intention of Policy CNP4 is to ensure that Local Green Spaces are protected from development in order to safeguard the open space values and roles they fulfil. The scope for development within a Local Green Space is restricted in the same manner as it is for Green Belts (NPPF paragraph 103).

### Valued Views

6.15 The landscape setting of Cotherstone is a fundamental part of its character and appeal as a place to live in and visit. The qualities of this setting encompass both heritage and visual values, as illustrated earlier in the Plan in the schematic maps following paragraph 4.7.

6.16 There is, moreover, a particularly strong permeability and connectivity between the village and its countryside setting thanks to the network of historic back lanes and footpaths which are recognised and valued in their own right under Policy CNP2 (LVHA1). As well as providing physical linkages, these are the focus for numerous views out from the village edges into its attractive landscape setting. Equally important are the attractive views which can be had back towards the village (and in other directions), from the track of the former railway line (the Tees Railway Path).

6.17 The preparation of the Neighbourhood Plan offered a means of formally identifying the most important of these views and putting in place a policy to protect them. Together with the settlement boundary policies CNP1 and CNP3 and the identification of LVHA1, this provides an appropriate response to help further implement the Plan's Vision of preserving Cotherstone's '*essential rural character and setting*' (an aim repeated in the Plan's Objective for this topic chapter).

6.18 Support for this approach is also found in the NPPF, which at paragraph 174(a) confirms the role of the planning system in '*protecting and enhancing valued landscapes...in a manner commensurate with their statutory status or identified quality in the development plan*'.

6.19 The task of identifying the most important views was undertaken using the 'Character Assessment Toolkit' devised by Oxford City Council<sup>27</sup>. This is an established best practice methodology, widely used and endorsed by bodies such as Civic Voice and Historic England, as well as by Durham County Council.

6.20 The toolkit enables judgements to be made about the relative significance of different features of the landscape using a checklist of indicators or 'metrics'. A scoring system

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<sup>27</sup> Ref - [https://www.oxford.gov.uk/info/20193/character\\_assessment\\_toolkit](https://www.oxford.gov.uk/info/20193/character_assessment_toolkit)

measures the contribution the feature makes to the character of the area, whether positive, negative or neutral.

6.21 Following the survey, a shortlist of 9 vantage points were identified around the village which achieved the highest scores in terms of the landscape features present. A scoring summary table and descriptions of the identified views are provided in Appendix 3. These accordingly provided the basis for being identified and protected in Policy CNP5 as 'Valued Views' (VV's).

#### **POLICY CNP5: VALUED VIEWS**

Valued views are listed below and identified in Policies Map 5. Development proposals will not be supported which unacceptably harm the character, quality and integrity of these views. Measures to enhance and improve Valued Views will be supported.

**VV1: Tees Railway Path**

**VV2: Watergate Lane**

**VV3: Hawcroft Lane**

**VV4: Sunnycroft Corner**

**VV5: Croft House Corner**

**VV6: Leadpipe Lane**

**VV7: West Green**

**VV8: Hallgarth Hill**

**VV9: Moor Road**



*Looking up Baldersdale from Hallgarth Hill (VV8)*



*Looking west from  
Croft House Corner  
(VV5)*



*Looking south  
across strip fields  
viewed from end  
of Sunnycroft  
Cottages (VV4)*

6.22 The majority of the identified VV's coincide with the edges of the village which contain the archetypal back lanes and medieval strip field systems. This reinforces the high profile attached to these features in the Plan in Policies CNP2 (LVHA1) and Policy CNP3.

6.23 The intention of Policy CNP5 is to formally acknowledge the importance of Valued Views and ensure that they are not unacceptably harmed by development. Whether development will unacceptably harm a Valued View will be assessed on a case by case basis. It will require consideration of the benefits of the development versus the degree to which the view is compromised in terms of its essential character, quality and integrity. Support will be given to measures which would improve and enhance a Valued View.



*Looking across West Green (VV7)*



*The tree-lined Moor Road approach to the village (VV9)*



## CHAPTER 7: BUSINESS AND EMPLOYMENT

- 7.1 Neighbourhood Plans have an important role to play in supporting economic activity, which in turn helps promote flourishing communities. In paragraph 84, the NPPF sets out the prerequisites for prosperous rural economies under 4 key areas –
- a) the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed new buildings;
  - b) the development and diversification of agricultural and other land-based rural businesses;
  - c) sustainable rural tourism and leisure developments which respect the character of the countryside; and,
  - d) the retention and development of accessible local services and community facilities, such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship.
- 7.2 All of these objectives are applicable in a rural Parish like Cotherstone. The Parish is home to a range of established business activities including traditional farming (and related support services), a manufacturer and supplier of timber buildings, a road haulage and agricultural contracting firm and various self-employed independent businesses.
- 7.3 There are also examples of holiday accommodation in the village and wider area, reflecting its long-standing attractiveness to the tourist/visitor market.
- 7.4 Other key businesses in the village include its two public houses. These are much valued facilities to the local community as well as visitors.
- 7.5 Last, but not least are examples of home-based working. This has been a growing trend, which has risen significantly as a consequence of the Covid-19 pandemic. This serves to highlight the important role it has and will continue to play, but equally the importance of having spaces within homes suitable for working and the need for infrastructure such as high speed broadband to support it.
- 7.6 During preparation of the Neighbourhood Plan, feedback from the community revealed widespread support for measures within the Neighbourhood Plan to nurture appropriate economic activity in the Parish. These included –
- Measures to encourage working from home – over 92% agreed
  - Measures to support existing business – over 93% agreed

- Measures to support new small-scale start-up businesses – over 89% agreed
- Measures to support tourism – over 94% agreed

7.7 These messages underpinned the development of the Objective for this chapter of the Neighbourhood Plan which is –

*'To promote a vibrant local economy by supporting home working, self-employment and other rural-based businesses (including tourism) which respect their setting and the nature of neighbouring uses'.*

7.8 Against this background, Policy CNP6 provides an appropriate response to the Objective by bringing together these various strands in a single composite way.

#### **POLICY CNP6: BUSINESS AND EMPLOYMENT**

To help promote a flourishing local economy:

- a) The development of existing or establishment of new business and employment opportunities; and
- b) The development and diversification of farming and other land-based rural businesses; and
- c) The development of tourism and visitor businesses, facilities and services ...

... will be supported where the proposals are of a scale, nature and appearance appropriate to the rural character of the Parish and will not have an adverse impact, alone or in combination, on neighbouring uses, traffic movements or the qualities and amenities of the site, setting or wider area, including areas of high biodiversity value. In all cases, the sympathetic re-use of redundant buildings for such purposes will be supported where appropriate.

- d) Proposals to facilitate home working will be supported where the character and appearance of the host property and amenity and privacy of neighbouring residents is not adversely affected.
- e) Support will be given to proposals to improve broadband connectivity and speed and mobile telecommunication reception to businesses and properties within the Parish. Any associated above ground network installations must be sympathetically located and designed to minimise adverse impacts upon the character and appearance of the site or its wider landscape setting.

7.9 Policy CNP6 seeks to provide a positive and proactive context to support the local economy of Cotherstone, both in the village and the wider Parish.

7.10 In respect of sub-sections a) to c) of the policy –

- Sub-section a) provides a context for the sustainable growth of all types of business and enterprise, as well as the establishment of new business and employment opportunities. This ‘headlines’ the policy to reflect the importance of this broad objective for achieving a prosperous rural economy<sup>28</sup>.
- Sub-section b) singles out farming in recognition of the important and long-established role that it plays in the Parish and wider area. This is not just in terms of the local economy, but also in providing the attractive landscape that surrounds the village and which is valued by local residents as well as tourists and visitors. Development associated with farming, or which facilitates diversification from farming is therefore supported to help implement national policy<sup>29</sup> and enable the farming sector to survive and thrive.
- Sub-section c) recognises the important and long-standing role that the tourism sector plays in the Parish. This ranges from holiday accommodation to important facilities which cater for visitors (as well as the local community) such as the village’s pubs. Support for these existing businesses/facilities, together with future tourist-related development is therefore appropriate to help support this important part of the local economy and help implement national policy<sup>30</sup>.

7.11 However, whilst the policy provides this ‘in principle’ support under sub-sections a) to c), it does so subject to important caveats. These caveats are necessary to help ensure that the valued character and qualities of the village and wider countryside are safeguarded, that the impacts of the business do not adversely affect neighbour’s amenities by creating a clash of uses and that they do not adversely affect local roads in terms of traffic movements.

7.12 There may be instances where farm or other buildings have outlived their original purpose. In such cases, their re-use for business purposes (whether expansion of existing or establishment of new) is also supported in the policy, provided that this can be achieved sympathetically. Guidance and requirements for achieving sympathetic design can be found in Chapter 8.

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<sup>28</sup> NPPF Paragraph 84(a)

<sup>29</sup> NPPF Paragraph 84(b)

<sup>30</sup> NPPF Paragraph 84(c) and (d)

- 7.13 Sub-section d) of the policy recognises the role that home-working plays in the local economy. The likelihood is that this will grow in importance in the future with advancements in e-commerce and the consequences of the Covid-19 pandemic. The policy therefore provides support to home-working and any proposals which may be required to facilitate it, so long as they can take place without adversely affecting either the character and appearance of the host property or the amenity or privacy of neighbours.
- 7.14 An important prerequisite to home-working and other local businesses (as well as to residents as a whole) is the provision of high quality broadband and telecommunications. Sub-section e) of CNP6 therefore provides support for development which will promote this, again subject to ensuring no adverse effects occur to the character and appearance of the environment of the Parish.
- 7.15 Through its combination of supporting business development and managing adverse effects, the ultimate intent of the policy is to create a context for a range of economic activity and employment opportunities in the Parish without harming its valued environment or the quality of life of those that live, work in, or visit it.

## CHAPTER 8: DESIGNING FOR BEAUTY, CHARACTER AND SENSE OF PLACE

8.1 With its attractive rural setting at the confluence of the Rivers Tees and Balder, Cotherstone is undeniably a special place, with an abundance of beauty, character and history. The special qualities of the village, its setting and the wider Parish have long been recognised and are reflected in a myriad of ways, including –

- Its designation as an Area of Higher Landscape Value
- The inclusion of the western part of the Parish within the North Pennines Area of Outstanding Natural Beauty
- Its designated heritage assets – including Cotherstone Conservation Area, plus 29 Listed Buildings and 16 Scheduled Monuments spread across the Parish
- Its 18 identified Locally Valued Heritage Assets (ref Policy CNP2)
- The sensitive edges of the village, identified as Settlement Boundaries with Special Heritage Significance (ref Policy CNP3)
- Its 10 identified Local Green Spaces (ref Policy CNP4)
- Its 9 identified Valued Views (ref Policy CNP5)

8.2 However, it is important not to simply regard these as individual separate attributes. It is the combined interplay of them all which creates the special character, identity and sense of place of Cotherstone, much valued by residents and visitors alike. The Conservation Area in particular is an umbrella mechanism which seeks to bring together the ‘sum of the parts’ in respect of Cotherstone village. It is not just the architectural quality and historic interest of its specific buildings, but the composite character and appearance of the whole area that underpins the designation of the Conservation Area.

8.3 Whilst a full Character Appraisal has not been produced for the Conservation Area<sup>31</sup>, a Village Design Statement was prepared and first published back in 2001. The introduction to this stated that *‘its most important purpose is to make everyone a little more aware of the beauty and the history that lies around almost every corner of Cotherstone ..... to arrest the tendency for uniformity within new development and aim to show how, with some forethought, new features need not be destructive but can be in sympathy with, and even enhance, that which already exists’*.

8.4 These purposes are as valid now as they were when the Design Statement was first prepared. Indeed, the preparation of the Neighbourhood Plan has provided a fresh

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<sup>31</sup> Though this would be strongly supported as a separate undertaking from the Neighbourhood Plan – see also paragraphs 5.19 and 5.20 in Chapter 5

community mandate for measures to help maintain and enhance the beauty, character and sense of place of Cotherstone.



*Capturing Cotherstone's essential character – a view of the East Green*

8.5 Resounding evidence of this was found in feedback received during consultation on the Neighbourhood Plan including –

- 100% of respondents citing Cotherstone's strong sense of village character and identity to be important;
- Over 99% of respondents considering it important that new development be designed to be sympathetic to the essential character of Cotherstone;
- In terms of the Village Design Statement, almost 96% agreeing that its provisions should be incorporated into the Neighbourhood Plan.

8.6 Similarly, the contribution that new development plays in upholding or diminishing Cotherstone's village character was also at the forefront of many comments received. In response to a question about what kinds of things detract from the quality of life in Cotherstone, many cited unsympathetic past developments. Typical comments included -

- Out of character housing – not in keeping with village style
- Too many poorly built houses with no character
- New developments not in keeping with older properties

- Insensitive ad-hoc housing developments
- Use of non-traditional materials in construction
- Creation of modern mini-estates akin to town rather than rural village living

- 8.7 It is acknowledged that the Neighbourhood Plan cannot alter the shortcomings of built development which is already there. However, it can respond to them by requiring new development to conscientiously avoid the mistakes of the past, as typified in the comments above. Instead, new development can and should be defined by the positive contribution it makes to Cotherstone's beauty, character and sense of place. The corollary is that such development will be more likely to be not just accepted, but ultimately valued by people, helping reinforce the pride, wellbeing and connection they feel with their environment today and for future generations.
- 8.8 The purpose of this chapter is to provide a clear, effective and locally-specific framework for this, thereby implementing the Plan's overall Vision and the specific Objective for this chapter - *'To carefully manage the design of new housing, building conversions or other development to help maintain and reinforce those elements which make up the essential character and identity of the village and wider Parish'*
- 8.9 The approach taken is to capture and present the key elements of Cotherstone's essential character in the form of explanatory design guidance and codes (set out at the end of the chapter). These are in turn linked to a policy (CNP7) requiring that new development respects, maintains and reinforces these elements.
- 8.10 This reflects clear advice on design from the Government as set out in the NPPF, Planning Practice Guidance (PPG), the National Design Guide (NDG) and associated National Model Design Code (NMDC).
- 8.11 Paragraph 127 of the NPPF stresses the key role that Plans can play in setting out design expectations for new development. Neighbourhood planning groups are identified as having a particularly important role *'in identifying the special qualities of each area and explaining how this should be reflected in development'*. It goes on to highlight the value of design guidance and codes, stating that they *'provide a local framework for creating beautiful and distinctive places with a consistent and high quality standard of design'* (paragraph 128) and *'can be prepared at an area-wide, neighbourhood or site-specific scale'* (paragraph 129).
- 8.12 PPG<sup>32</sup> similarly confirms that *'neighbourhood plan making is one of the key ways in which local character and design objectives can be understood and set out'*. Policies can provide *'a clear indication of the types of development that will be allowed in an*

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<sup>32</sup> See PPG Paragraph: 004 Reference ID: 26-004-20191001

area' particularly if they act as a 'hook' for more detailed design guidance and codes contained in the Neighbourhood Plan.

8.13 The NDG provides a strong and comprehensive foundation of guidance on all aspects of design, but adds that *'More specific guidance and codes can then be locally formulated to meet the priorities of local communities. All local design guides and codes will need to set out a baseline understanding of the local context and an analysis of local character and identity'* (paragraph 34). Lastly, the NMDC confirms at paragraph 20 that *'Neighbourhood planning groups may choose to produce their own design codes or guides as part of the neighbourhood plan process'*.

8.14 In accordance with the NDG, the local design guidance at the end of this chapter therefore sets out a 'baseline understanding' by identifying (with supporting photos) the local themes present in Cotherstone for various key elements of local character and design. These are each followed by a checklist of design codes to reflect the themes.

8.15 Policy CNP7 then provides the means of ensuring these codes are implemented in new development.

#### **POLICY CNP7: DESIGNING FOR BEAUTY, CHARACTER AND SENSE OF PLACE**

Development proposals should be designed to encapsulate the core ingredients of beauty, character and sense of place.

Fulfilment of this policy will be demonstrated and assessed by the following –

a) **BEAUTY (how the development is perceived and enjoyed):**

Development should be designed to be appealing and foster a sense of delight and wellbeing for occupants, visitors and passers-by, and

b) **CHARACTER AND SENSE OF PLACE (how Cotherstone-specific the development is):**

Development should be designed to have a coherent identity and character which responds positively to the traditional local vernacular of Cotherstone and reinforces its distinct sense of place. Applicants should carefully follow the design codes set out at the end of this chapter to ensure proposals will successfully achieve this.

8.16 Policy CNP7 sets a clear bar for new development to meet to ensure fulfilment of the Plan's objective of maintaining and reinforcing Cotherstone's essential character and identity.



- 8.17 As an overarching first principle however, development proposals should consciously and demonstrably embed beauty as a universal and underpinning theme. Achieving beauty and beautiful places has long been a cornerstone of the planning system, but it has gained a renewed and heightened profile in the Government's National Design Guide<sup>33</sup> (September 2019) and the report 'Living with Beauty' (January 2020) prepared by the Building Better, Building Beautiful Commission (BBBBC)<sup>34</sup>. This report in turn underpinned the publication of the National Model Design Code (January 2021).
- 8.18 Beauty can be perceived at many levels, from the individual details of a building to its composition within its setting or longer-range perspectives of it.
- 8.19 A vital contributory aspect to this is the creative integration of natural features into development, both for beauty and wellbeing reasons, but also in their own right for supporting and enhancing biodiversity.
- 8.20 Proposals should therefore demonstrate an understanding of the inherent relationships between appealing built environments and people's sense of wellbeing and enjoyment. Attractive, appealing developments in turn should help foster a sense of pride in the environment, increasing the likelihood of it being cared for, looked after and cherished in future years.
- 8.21 Seeking that new development be beautiful and appealing is however not enough without recognising its contribution to reinforcing character and sense of place.
- 8.22 At the end of this chapter, design guidance and codes set out the locally specific context for this under a series of clear headings. This is not simply an optional reference source, but an integral part and parcel of the Plan's framework for achieving its Vision and design Objective. Policy CNP7 therefore requires applicants to implement the codes in designing new development.
- 8.23 Whilst Policy CNP7 sets out locally specific design standards, it is important that reference is also made, where relevant, to broader advice on what creates good design as set out within the National Design Guide and National Model Design Code.
- 8.24 Within the AONB, reference should also be made to guidance published by the North Pennines AONB on planning and development<sup>35</sup>. This includes a Planning Guidelines document, a Building Design Guide and Guidance on construction of access tracks.

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<sup>33</sup> This carries the subtitle 'Planning practice guidance for beautiful, enduring and successful places'

<sup>34</sup> In the BBBBC's report for example there are 390 incidences of the word 'beauty' or 'beautiful'.

<sup>35</sup> Available online at - [https://www.northpennines.org.uk/what\\_we\\_do/planning-and-development/](https://www.northpennines.org.uk/what_we_do/planning-and-development/)

## NEIGHBOURHOOD PLAN GUIDANCE AND CODES FOR DESIGN IN COTHERSTONE

### Introduction

The overriding intent of this guidance is unchanged from the previously published Cotherstone Village Design Statement (VDS) in 2001, which stated that *'its purpose is not to stop development but to guide it in a sympathetic manner so that the village is able to retain those aspects which reflect its history, style and reason for being, and which make Cotherstone, in however small a way, distinct from any other village'*.

However, whilst the VDS was a separate stand-alone document, the guidance here has been consciously written to be incorporated into and be an integral part of the Neighbourhood Plan. In that way it is able to be used in full conjunction with Policy CNP7 as an interpretive tool to the policy and help ensure that the policy's aims, and consequently the Plan's Objective, are met for the subject of design (see paragraph 8.8).

The guidance is directed primarily at those proposing to carry out new development or improvements/extensions to property in Cotherstone (ie – property owners/occupiers or their agents). It equally provides an essential reference tool for planners dealing with requests for advice on these matters and, of course, first and foremost to assist them in formally assessing applications for development.

Whilst it will have greatest use in the context of development in the village, much of it is equally applicable to development in the wider Parish. It will also be useful as a general reference source to residents or anyone with an interest in the built history and vernacular character of the village.

Its content has aimed to be concise but informative by capturing the most important points that contribute to Cotherstone's distinctive character and sense of place. This is set out under two main headings - **1) Built Pattern, Siting and Layout;** and, **2) Built Character and Detailing.**

This second heading is in turn split into four component parts - **2a) Built Form, Scale and Proportions;** **2b) Building Materials;** **2c) Architectural Details;** and, **2d) Boundaries and Means of Enclosure.**

For each of these, the guide sets out firstly what the key local themes are within Cotherstone and, secondly, the design codes which should be followed in order to maintain and reinforce those themes. Numerous photographs are provided to help illustrate the various design elements.

The codes are set out in boxes with their own reference numbers for ease of reference. This should provide a structured set of reference points for applicants and planning officers alike to review and check how design elements have been addressed in proposed developments and in turn how successfully they meet the requirements of Policy CNP7.

It should always be at the forefront of any consideration of design that Cotherstone is a designated Conservation Area containing a large number of Listed Buildings. This brings its own particular requirements and expectations under national legislation<sup>36</sup> which this guidance seeks to help achieve. As well as planning permission, Listed Building Consent may be required, even for minor works affecting a Listed Building. Permission may also be required for certain works of demolition within the Conservation Area and also for works to trees.

Early liaison with the County Council is therefore encouraged for clarification on these matters and to provide further detail and advice on the application of the guidance and codes below.

### **1) Built Pattern, Siting and Layout (BPSL)**

Understanding the characteristics of how buildings are arranged in the village can help ensure that future developments are sited and laid out in a manner which respects and reinforces Cotherstone's traditional settlement pattern and built siting and layout. This includes not only relationships between buildings, but also between buildings and open spaces, access routes and the countryside surrounding the village.

#### Key local themes in Cotherstone:

- Attractive village greens represent the historic nuclei of the village. These, and the composition of traditional buildings around them, comprise one of the most attractive, iconic and valued features of the village
- Later growth has been essentially linear, spreading along the main B6277 (and its offshoot lanes) and Moor Road
- As a result, the village is characterised by an elongated north-south form, the extent of which is physically contained by the River Balder to the north and the former railway line to the south

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<sup>36</sup> Reference sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990

- In older parts of the village, buildings are traditionally grouped closely together, predominantly in terraced clusters and usually with limited setback from the road. This makes for a close physical and visual relationship between development and the main thoroughfares as one passes through the village.
- Some groups exhibit variety in building line and form (Figure 1), while others are characterised by consistency (Figure 2). Both approaches have a pleasing appearance.



*Figure 1: Terraced grouping showing variation of built form and setback*



*Figure 2: Terraced grouping showing consistency of built form and setback*

- The built form of the village is also dominated by frontage development, which is mostly just one plot deep
- Incidences of tandem or backland development<sup>37</sup> are limited
- For much of the village, this means that the interface with the countryside is typically less than 50m away from road frontages
- This physical proximity is complemented by a strong permeability, courtesy of the network of historic back lanes and paths linking the village to the countryside. These also enable attractive views to be had of the countryside from various vantage points in the village
- This all serves to reinforce the essential interconnectedness of the village to its rural setting and highlight the important contribution this makes to Cotherstone's character, history and sense of place

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<sup>37</sup> Tandem development is generally the placing of one dwelling behind another within a single plot, whereas backland development is the more comprehensive development of land behind an existing frontage.

**Design Codes for 1) Built Pattern, Siting and Layout:**

- BPSL1: Ensure that new development maintains and reinforces key local themes found in the village in respect of traditional building patterns, including grouping, density, plot/building arrangements and relationships of buildings to roads and garden space (see Figure 3)
- BPSL2: Avoid 'suburban enclave' formats such as cul-de-sacs and mini-estates, which are at odds with traditional village building patterns (see Figure 4)
- BPSL3: Ensure that new development maintains a strong visual and physical connection with its road frontage
- BPSL4: Ensure the positioning of buildings and layout of development as a whole, complements and integrates with the setting of the site, including the interface with the countryside (where relevant) and with neighbouring built development
- BPSL5: This includes ensuring that new development does not obscure or diminish important views either within or towards the village or out towards its countryside setting (see also Policy CNP5)



Figure 3: Example of recent development respecting terraced tradition (note also the variation in roof height/pitch and building line)

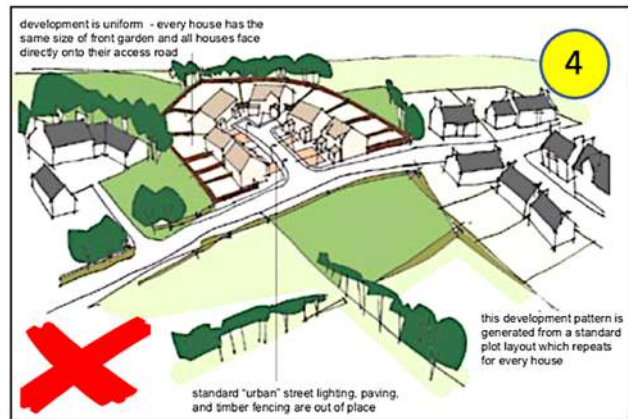


Figure 4: Example of suburban 'standardised' development not traditionally part of Cotherstone's built form<sup>38</sup>

<sup>38</sup> Figure 4 reproduced with acknowledgement and thanks from 'Design Guidance: Development in the Countryside' prepared by Anderson Bell Christie on Behalf of North Ayrshire Council (Jan 2009)

## 2) Built Character and Detailing

Cotherstone's buildings cover a long period of history, from the earliest, dating from the 17<sup>th</sup> and 18<sup>th</sup> century, right up to the present day. A variety of styles are therefore evident. Some (but by no means all) of the more modern developments have been less sympathetic to the traditional built character of the village.

It is therefore important to capture the detailed features and elements which make up the quintessential character and appeal of Cotherstone's buildings. This will ensure that future development will add to this character and not detract from it.

The detailed aspects of built character can be broken down into the following sub areas –

- 2a) Built Form, Scale and Proportions
- 2b) Building Materials
- 2c) Architectural Details
- 2d) Boundaries and Means of Enclosure

These are each examined in turn below.

### 2a) Built Form, Scale and Proportions (BFSP)

Key local themes in Cotherstone:

- Older buildings are typically characterised by the North Pennine vernacular of simple, modest shapes, a narrow rectangular plan form and a horizontal emphasis. This traditional form, together with the frontage siting and terraced nature of many built groups reinforces a strong sense of continuity and linearity in the village. This is very different from newer houses which are based on a deeper suburban plot layout
- Many older, characterful groups of houses within the village share the same general form, scale and proportions (Figure 5)
- However variation and individuality is also evident within some building groups (Figure 6). This may be demonstrated in –
  - Small variations in building line, height or roof shape/pitch of adjoining properties
  - Alternate orientation between properties within a group
  - Juxtaposed variations of plan form between properties in a group



Figure 5: Example of consistent built form, scale and proportions



Figure 6: Example of variations in building scale, orientation, plan form and roof height/pitch

- The predominant dwelling size is two storey, though there are some traditional examples of single storey (Figure 7) and, occasionally, even three storey properties (Figures 8 and 13)
- Roofs are generally of a simple symmetrical gabled form, with occasional hipped examples and dormers (Figures 6 and 8)



Figure 7: Example of single storey property juxtaposed with a (more common) two storey dwelling



Figure 8: Example of 3 storey property, in this case a dormered terrace (see also Figure 12)

**Design Codes for 2a) Built Form, Scale and Proportions:**

BFSP1: All new development should be modest in form, scale and proportions in keeping with the traditional vernacular of the village

BFSP2: Infill development should not be oversized in relation to its plot or the scale of neighbouring development (see Figures 9 and 10)

BFSP3: Where variations in form, scale and proportions of buildings are proposed within a new built group they should be subtle, should reflect traditional development with similar characteristics in the village and should ensure that the built group is visually coherent and harmonious when seen as a whole (see Figures 3 and 6)

BFSP4: New development should help maintain and reinforce the characteristic continuity and linearity of traditional built forms in the village

BFSP5: Roofs should generally follow the steep symmetrically pitched forms traditionally found in the village. Flat roofs (including flat roofed dormers) should be avoided.



Figure 9: Infill development in keeping with form, scale and proportions of its neighbours<sup>39</sup>

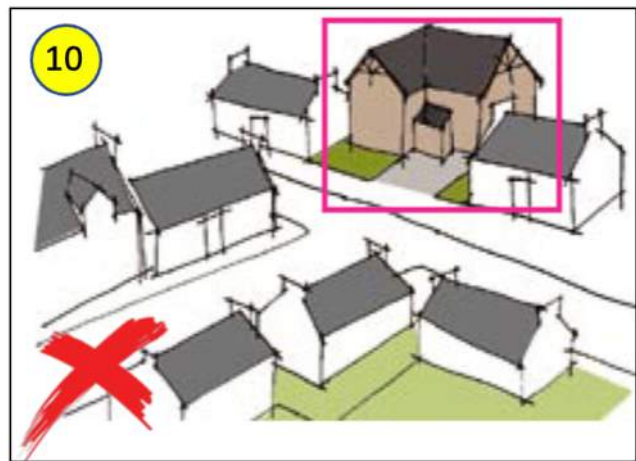


Figure 10: Infill development at odds with form, scale and proportions of its neighbours<sup>40</sup>

## 2b) Building Materials (BM)

### Key local themes in Cotherstone:

- The traditional building material in the village is stone, as this could be locally sourced from Cotherstone Moor and other nearby sites such as Shipley quarry. Shipley quarry stone was used for example in the construction of Shipley Terrace (see Figure 11) as well as the Wesleyan Chapel in the village

<sup>39</sup> Figures 9 and 10 reproduced with acknowledgement and thanks from 'Design Guidance: Development in the Countryside' prepared by Anderson Bell Christie on Behalf of North Ayrshire Council (Jan 2009)



- Walls are traditionally constructed in dressed or (less commonly) rubble stone<sup>40</sup>, usually regular coursed, and normally with dressed quoins, door lintels and jambs and window heads and sills
- Wet dash render is also occasionally found as a wall finish
- Roofing material traditionally consists of stone roofing slabs<sup>41</sup> often with water tabling and projecting stone kneelers (Figure 12)
- The coming of the railway in 1868 brought the widespread use of Westmorland (and later Welsh) roofing slates in lieu of stone slabs (Figure 13)



Figure 11: Shipley Terrace, constructed of locally quarried stone

Figure 12: Showing traditional roofing materials and features

Figure 13: Showing different roofing materials in adjoining properties



- From about the mid 20th century, more diverse house styles emerged, with a wider palette of building materials and finishes, including brick, pebble-dashing, rendered blockwork and concrete or clay roofing tiles

<sup>40</sup> Sometimes dressed stone is used for the principal (most visible) elevation, while rubble stone is used on gable or rear elevations

<sup>41</sup> Thatch was also in use as an early roofing material, with the village's Red Lion pub retaining its heather thatched roof as late as the 1930's.

These non-traditional materials and finishes have to some extent diluted the locally distinctive character and identity of the village. Clear guidance is therefore necessary to ensure that in new development the building materials used complement rather than further erode Cotherstone's traditional built character.

**Design Codes for 2b) Building Materials:**

*BM1: For new development, natural stone should be the primary building material for walls, with stone to be of a finish and form and laid in a manner which respects that traditionally found within building groups in the village (however also see BM6 and BM7 in respect of the use of render wall finishes)*

*BM2: Roofing materials shall be stone slabs<sup>42</sup> or blue/grey slates, incorporating traditional roofing features such as water-tabling and shaped kneelers*

*BM3: For extensions or additions to stone-built properties, stone should match the form, finish and coursing of that already existing and roofing materials shall likewise match that existing*

*BM4: The use of reclaimed stone is encouraged in new development or in extensions and additions where this is a close match to existing local stone*

*BM5: Pointing or repointing shall use appropriate lime mortar mixes applied in the traditional manner. Joints finished just behind the stone face generally produce the best appearance. Smearing, ribbon or accentuated pointing should be avoided*

*BM6: Any proposed render finish should be a traditional wet-dash mix. Use of non-traditional finishes such as pebble-dashing or artificial cladding should be avoided*

*BM7: Completely covering all wall surfaces with render should generally be avoided, instead it should be used judiciously on sections of wall or selected elevations such as gables (see Figure 14), whilst maintaining stone features such as quoins, and door/window surrounds (see Figure 15)*

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<sup>42</sup> Depending on the nature and status of the building and its setting, good quality imitation stone slabs may be acceptable, advice on which can be sought from the County Council's Conservation team



Figure 14: Modern development successfully combining stone on principal elevation with rendered gable



Figure 15: Traditional property with rendered front elevation, but retaining feature stone quoins, window and door surrounds

## 2c) Architectural Details (AD)

Cotherstone's traditional buildings range from the simple robustness of early North Pennine architectural styles through to the fine stone detailing of properties constructed or gentrified during the 19<sup>th</sup> and early 20<sup>th</sup> century (Figures 16 and 17).



Figure 16: Robust simplicity of design

Figure 17: Showing decorative stonework and detailing to door and windows



Drawing upon the traditional architectural detailing of older buildings in the village will help ensure that new development integrates well and reinforces local character. However, this needs to be tempered with other design aspirations and needs, including functionality for occupants, efficiency and modern building requirements and standards.

The challenge is to design new characterful buildings that reconcile contemporary requirements with a need for integration into their context. The most successful new developments are those which are in harmony with their setting by reflecting and reinforcing the traditional vernacular of architectural detailing which defines the character of Cotherstone. The following themes and codes capture the key architectural elements in order to help achieve this.

Key local themes in Cotherstone:

- Window openings traditionally have a vertical emphasis, with their height being up to twice their width. Windows themselves are most commonly vertically hung timber sliding sash (Figure 18). Window placement depends on the size of individual buildings, but there is usually a pleasing symmetry to main elevations, also shown in Figure 18
- Traditional 3 sided bay windows are also commonly found, which provide attractive variants to their flat window counterparts (Figure 18)



*Figure 18: Showing contrasting window and door forms in adjoining traditional properties, both demonstrating a pleasing symmetry*

- Window frames are usually set in at least 75mm from the outside face of the building. This traditional practice not only enhances the look of the building by giving it a shadow line, but it also protects the frames
- Doors on older buildings have inevitably been changed over the years. However some original doors with glass top lights have survived, particularly on the East Green
- Most doorways are framed by simple sturdy lintels and jambs, though there are some with attractive stone awnings. Examples of both can be seen in Figure 18
- The traditional finish to both doors and windows is paint rather than stain
- Rainwater goods are traditionally of cast iron construction, finished in black. These are normally fixed directly to the stonework or feet of the roof timbers and thus do not require fascia boards which are difficult to paint and can detract from the appearance of a property. Gable barge boards are similarly undesirable as roof verges are traditionally finished with simple mortar pointing

**Design Codes for 2c) Architectural Details:**

*AD1: Replacement doors and windows should be a close match to those originally used and preferably be of timber construction with a painted (rather than stained) finish*

*AD2: Windows should be set back from the wall face in keeping with traditional fenestration in the village*

*AD3: Extensions or additions should have doors and windows of a similar style and proportions to those on the main house*

*AD4: Wherever practical, rainwater goods should be of cast iron construction or a close match, finished in black*

*AD5: Fascia and barge boards are not part of the traditional vernacular detailing of buildings and should be avoided in new development. Roof verges should be finished with simple mortar pointing*

*(Note also Design Code BM2 regarding roof detailing)*

## 2d) Boundaries and Means of Enclosure (BME)

### Key local themes in Cotherstone:

- In keeping with the predominant building material in the village, most boundary walls are made of stone, normally 1 metre or less in height along frontages and often featuring dressed or shaped stone cappings (Figure 19). Some walls are also topped with wrought iron railings, though more would still exist had they not been appropriated during WW2 (Figures 19 and 20)

*Figure 19: Traditional low stone walls, with dressed copings, originally topped with iron railings (now lost)*



*Figure 20: Surviving traditional iron railings with attractive decorative finials*

- Stone gate piers are a common part of the traditional street scene in Cotherstone. These sometimes feature curved tops or pyramid shaped stone cappings, with garden gates in wrought iron, usually painted black
- Hedges are also found as a means of enclosure, usually growing up behind stone boundary walls. These are predominantly of a native species such as hawthorn
- Beyond boundary walls, many neat and attractive gardens add considerably to the pleasing appearance of the village (Figures 21 and 22). It is important that these remain as visible as possible and are not concealed by walls and/or hedging which is too high. Similarly, it is aesthetically, environmentally and ecologically beneficial if garden areas are retained as gardens, rather than being hard surfaced



*Figures 21 & 22:  
Attractive garden spaces  
visible as one passes  
through the village*

**Design Codes for 2d) Boundaries and Means of Enclosure:**

*BME1: Boundaries, particularly frontage boundaries, should be defined by stone walls of modest height to respect the dominant traditional theme in the village and to allow garden areas to be visible as one passes through the village. Use of traditional coping stones and railings is encouraged wherever possible. Support will be given to reinstatement of railings to replace any original examples removed in the past*

*BME2: Gate piers and gates are part of Cotherstone's built character and this tradition should be maintained in new development*

*BME3: Hedges should be of a native species. Leylandii hedging should be avoided. Hedges, particularly along frontages of roads and lanes, should be maintained to be a modest height so as to allow garden areas to be visible as one passes through the village*



## CHAPTER 9: MONITORING AND REVIEW OF THE NEIGHBOURHOOD PLAN

- 9.1 The Cotherstone Neighbourhood Plan has been prepared to operate for the period 2020 – 2035. This does not however mean that it will be left unchecked throughout this 15 year period. Appropriate monitoring is essential to ensure that its Objectives remain relevant and its policies effective.
- 9.2 Monitoring will allow changing circumstances to be considered, whether in terms of shifts in wider planning policy frameworks, emerging issues, trends or development patterns. If these indicate a need for changes, then the Neighbourhood Plan can be reviewed and, where appropriate, revised.
- 9.3 The Government’s Planning Practice Guidance confirms that *'Communities in areas where policies in a neighbourhood plan that is in force have become out of date may decide to update their plan, or part of it'*<sup>43</sup>.
- 9.4 Durham County Council have their own monitoring and review procedures in place for their planning policies and this will include the relationships between the County Durham Plan and Neighbourhood Plans.
- 9.5 As the Qualifying Body behind this Neighbourhood Plan, Cotherstone Parish Council will, however, undertake its own monitoring in liaison with the County Council to ensure that the Plan remains relevant and effective and aligned with the County Durham Plan. This will include –
- a) Reviewing the operation of the Neighbourhood Plan at timely intervals;
  - b) Assessing the extent to which policies are being effectively implemented;
  - c) In the light of b), identifying whether steps need to be taken to ensure policies are more effectively implemented, or whether any need to be amended or replaced;
  - d) Identifying whether policies need amending or replacing to reflect changes in national or local planning policy or changed circumstances since the policy was drafted.

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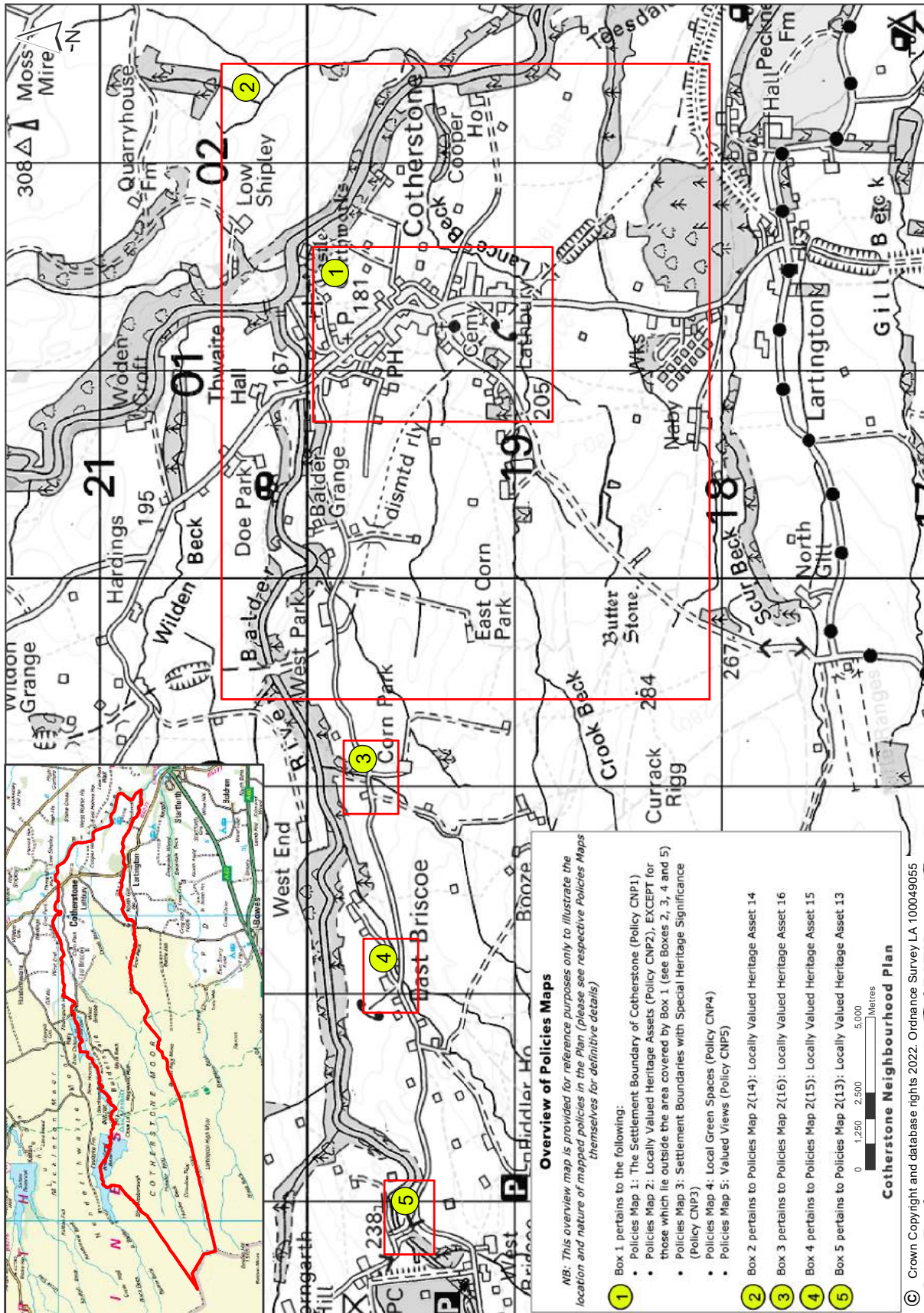
<sup>43</sup> Reference – Planning Practice Guidance Paragraph: 084 Reference ID: 41-084-20190509

# POLICIES MAPS

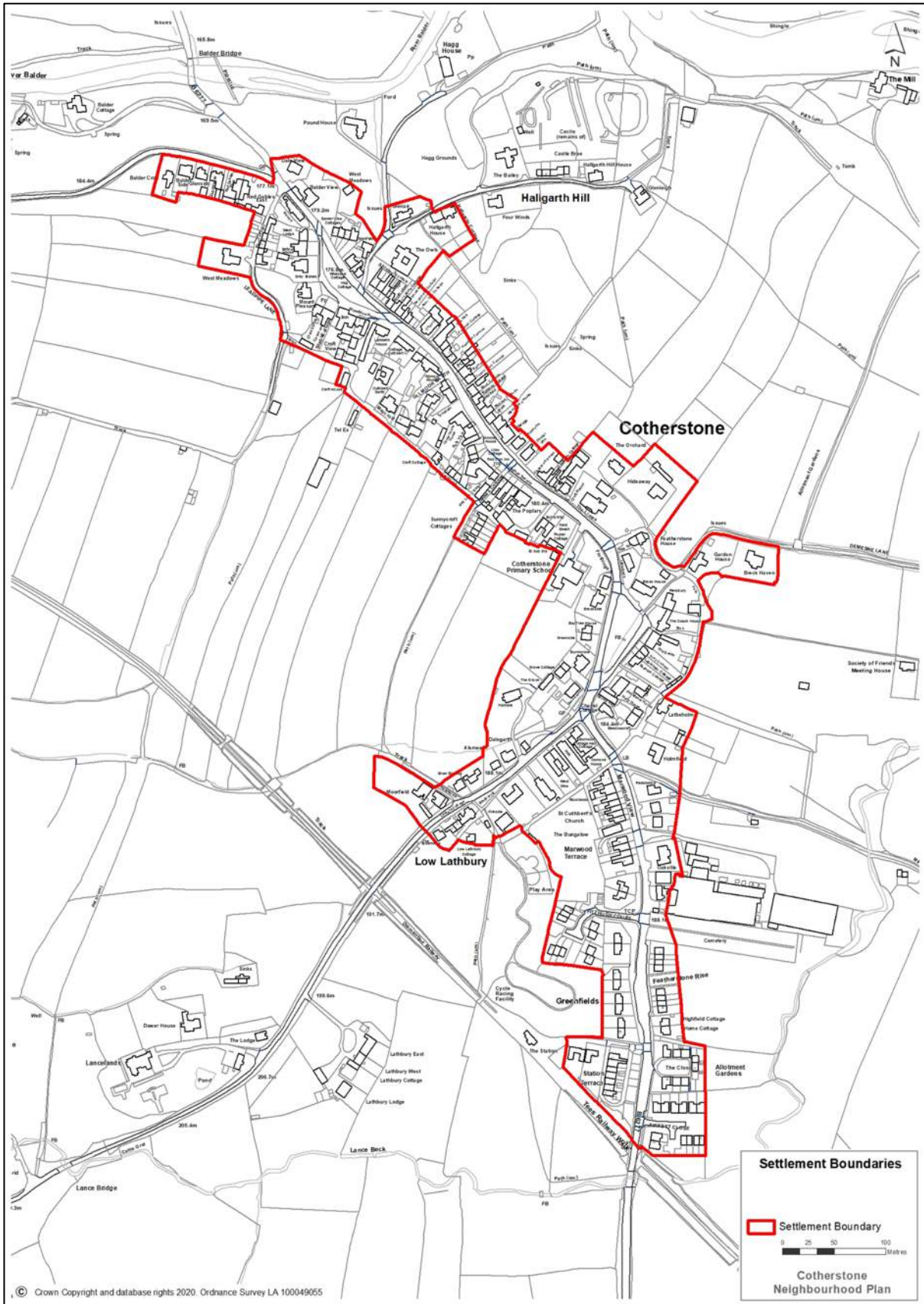
The following Table provides a summary of the Policies Maps which follow.

POLICIES MAP	PAGE No	RELATED POLICY	DESCRIPTION OF MAP(S)
Overview of Policies Maps	73	N/A	This map is provided for reference purposes as an overview of the location and nature of all mapped policies in the Neighbourhood Plan area.
1	74	The Settlement Boundary of Cotherstone (CNP1)	Policies Map 1 is a single map identifying the Settlement Boundary of Cotherstone.
2 (1-18)	75	Locally Valued Heritage Assets (CNP2)	Policies Map 2 (1-18) is a set of maps identifying 18 Locally Valued Heritage Assets (LVHA's) within Cotherstone and elsewhere in the Neighbourhood Area. Each LVHA is identified individually on its own separate map.
3	93	Settlement Boundaries with Special Heritage Significance (CNP3)	Policies Map 3 is a single map identifying those sections of Cotherstone's settlement boundary which have special heritage significance.
4 (1-10, plus overview map)	94	Local Green Spaces (CNP4)	Policies Map 4 (1-10) is a set of maps identifying 10 Local Green Spaces (LGS's) within or at the edges of Cotherstone. Each LGS is identified individually on its own separate map and an overview map is also provided.
5	105	Valued Views (CNP5)	Policies Map 5 is a single map identifying a total of 9 Valued Views (VV's) within or at the edges of Cotherstone.

## OVERVIEW OF POLICIES MAPS

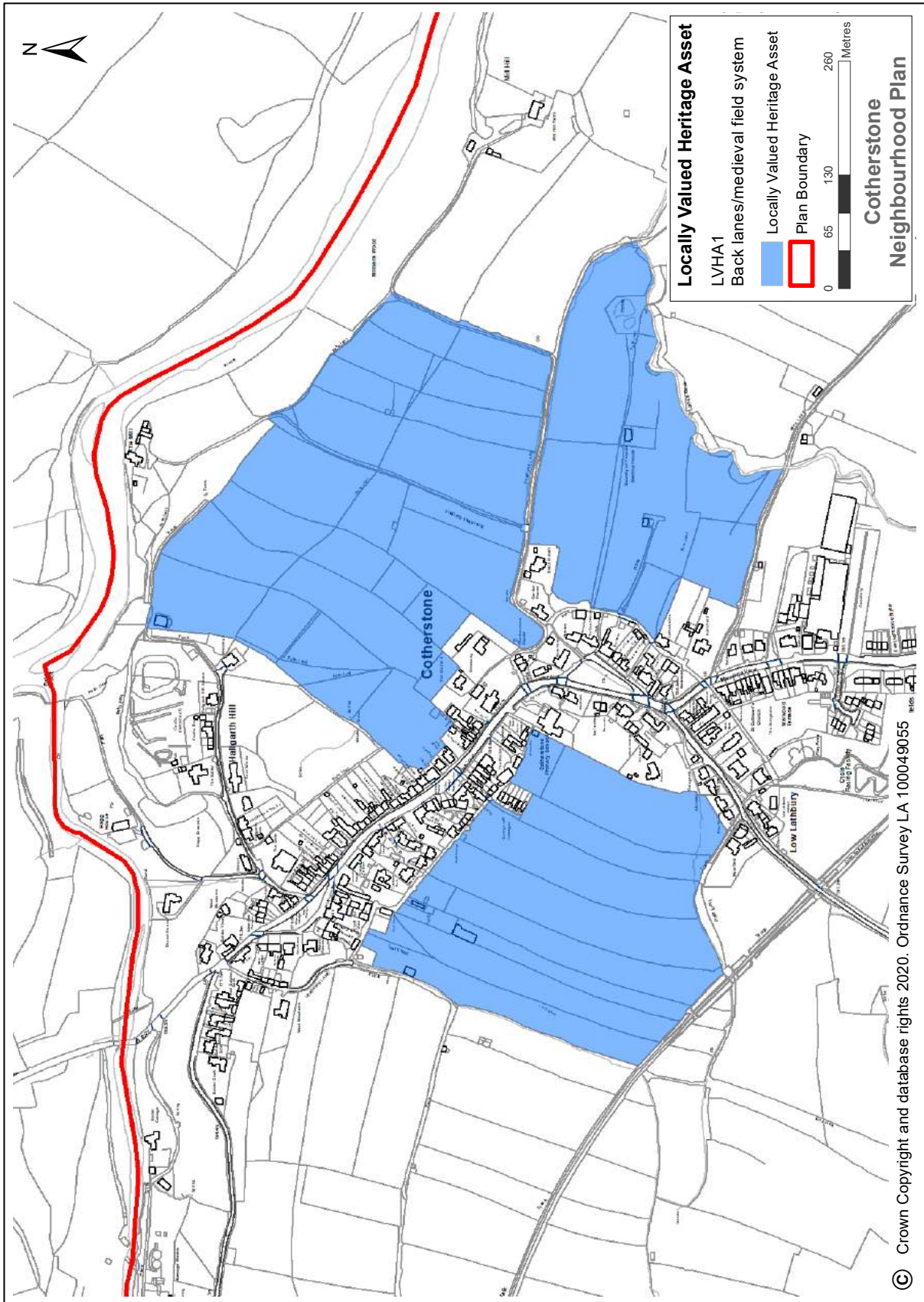


### POLICIES MAP 1: The Settlement Boundary Of Cotherstone (Policy CNP1)



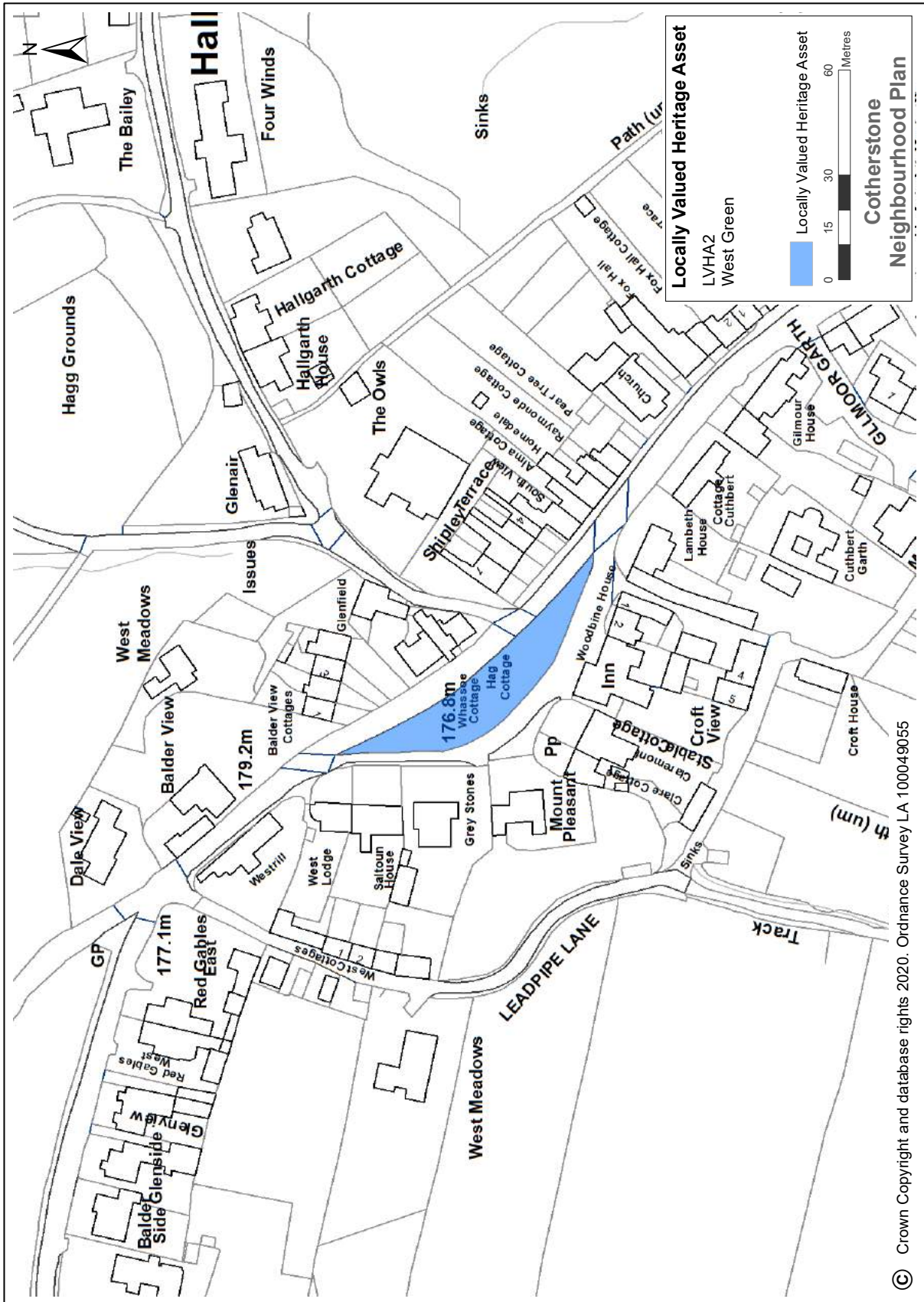
## POLICIES MAP 2(1): Locally Valued Heritage Assets (Policy CNP2)

### LVHA1 - Back lanes / medieval field system



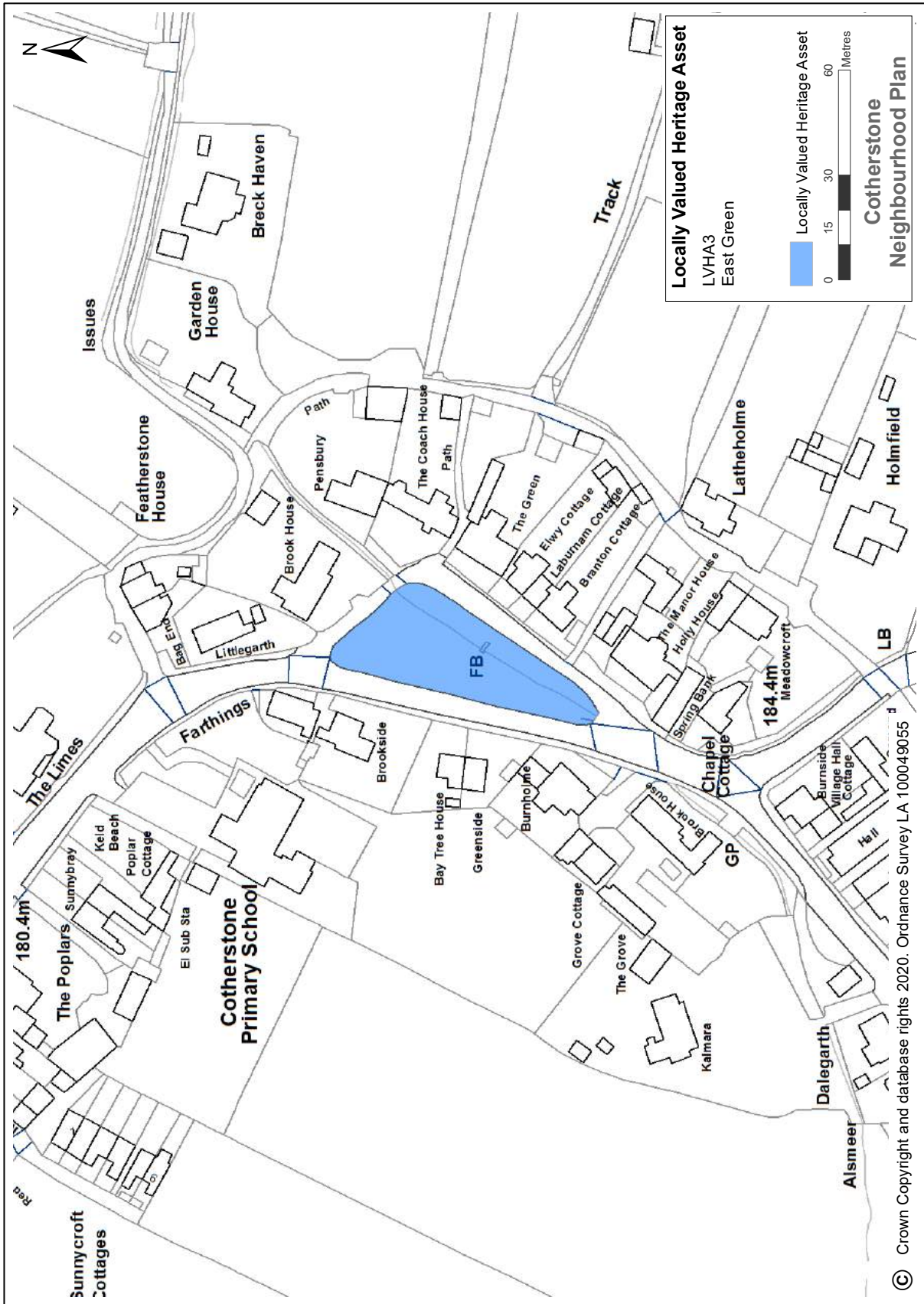
**POLICIES MAP 2(2): Locally Valued Heritage Assets (Policy CNP2)**

*LVHA2 - West Green*



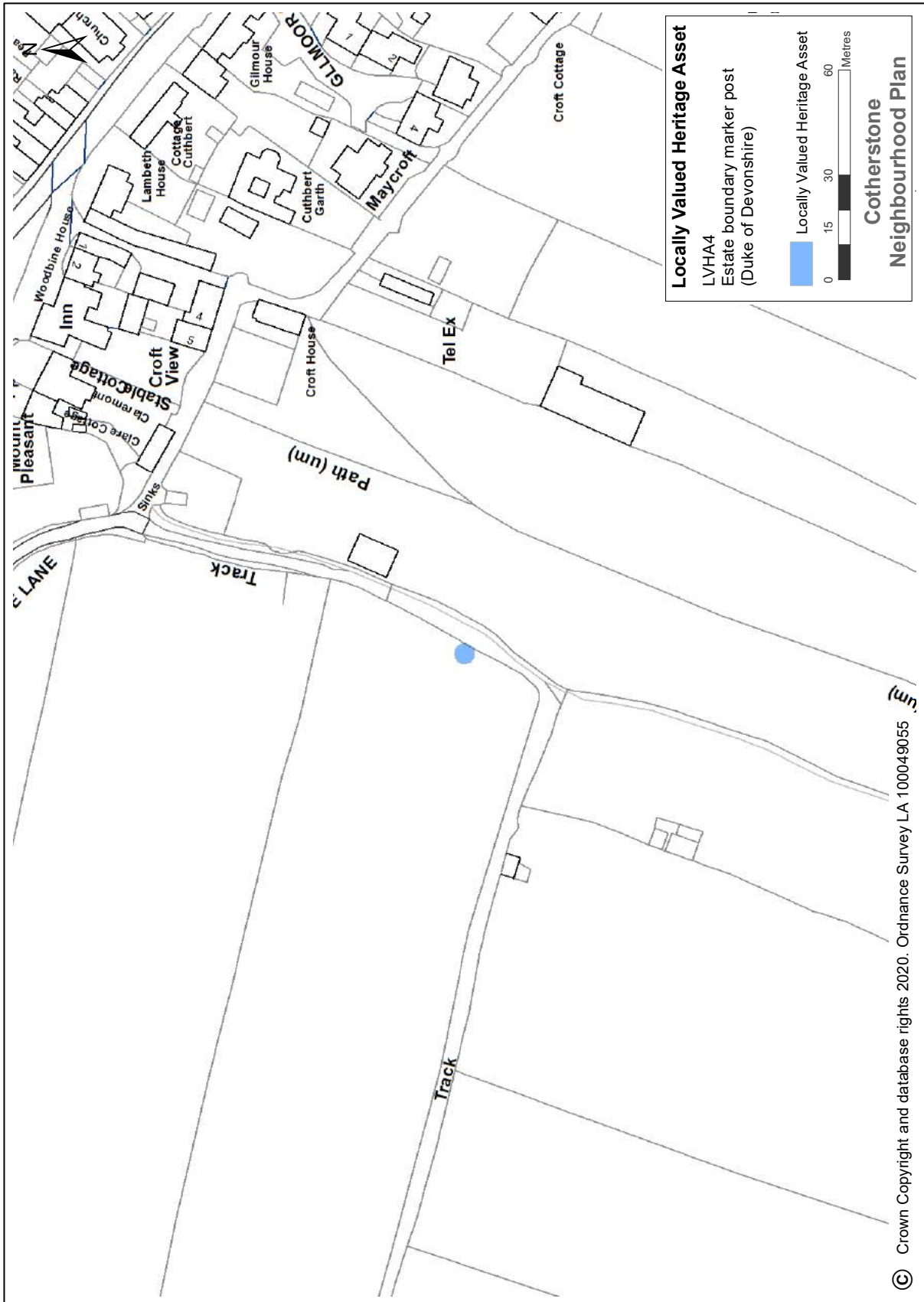
**POLICIES MAP 2(3): Locally Valued Heritage Assets (Policy CNP2)**

LVHA3 - East Green



**POLICIES MAP 2(4): Locally Valued Heritage Assets (Policy CNP2)**

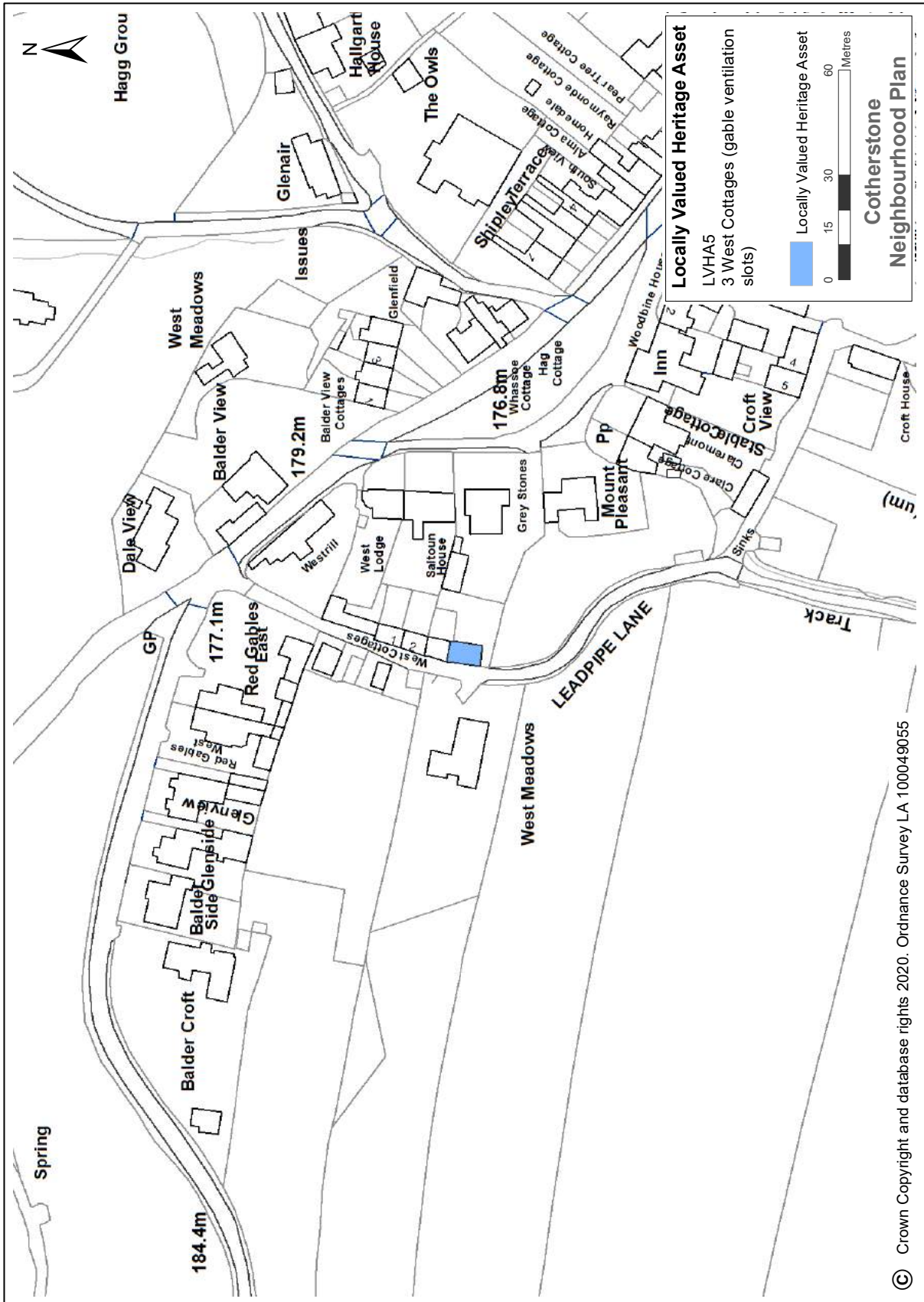
*LVHA4 - Estate boundary marker post (Duke of Devonshire)*





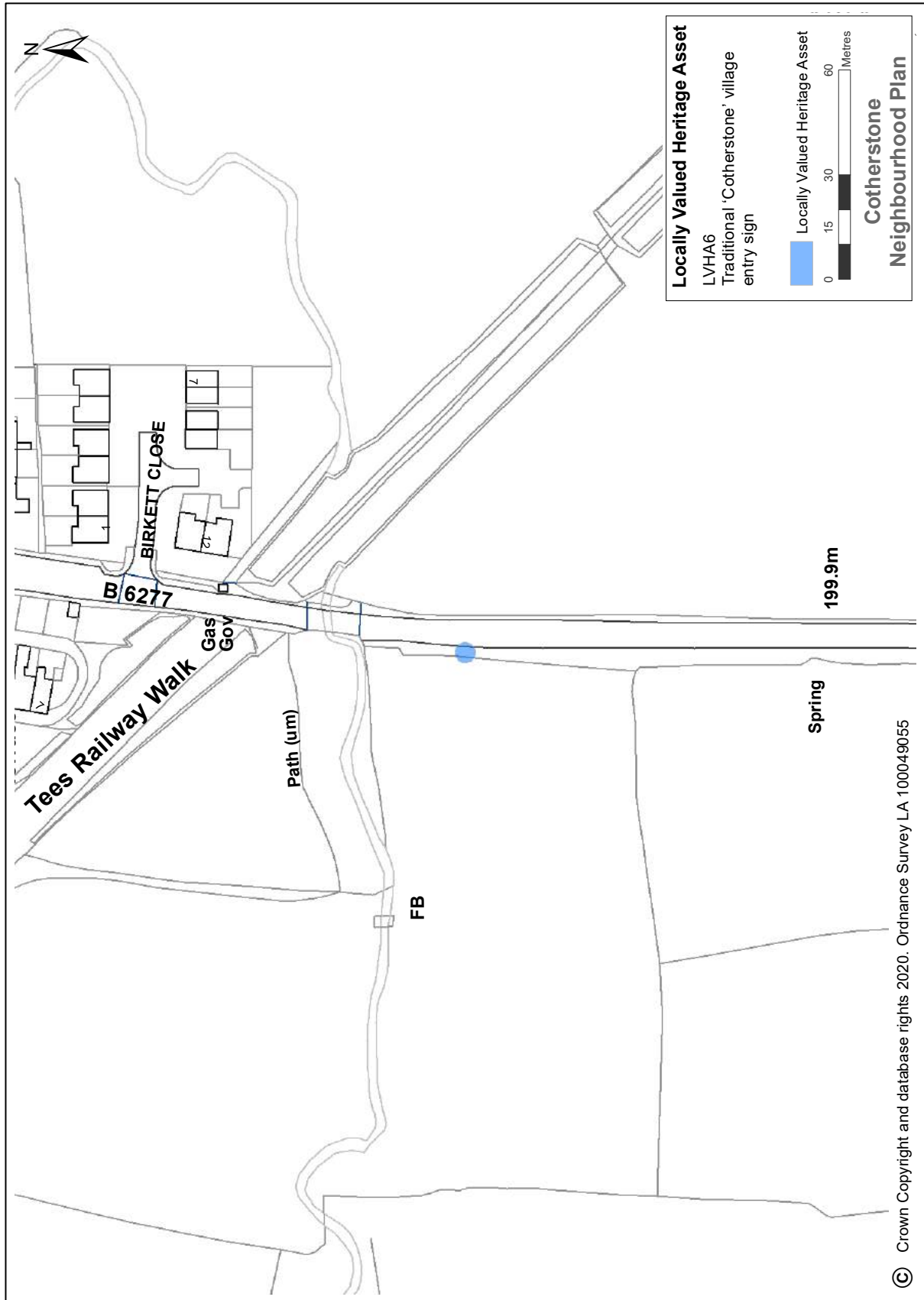
**POLICIES MAP 2(5): Locally Valued Heritage Assets (Policy CNP2)**

*LVHA5 - 3 West Cottages (gable ventilation slots)*



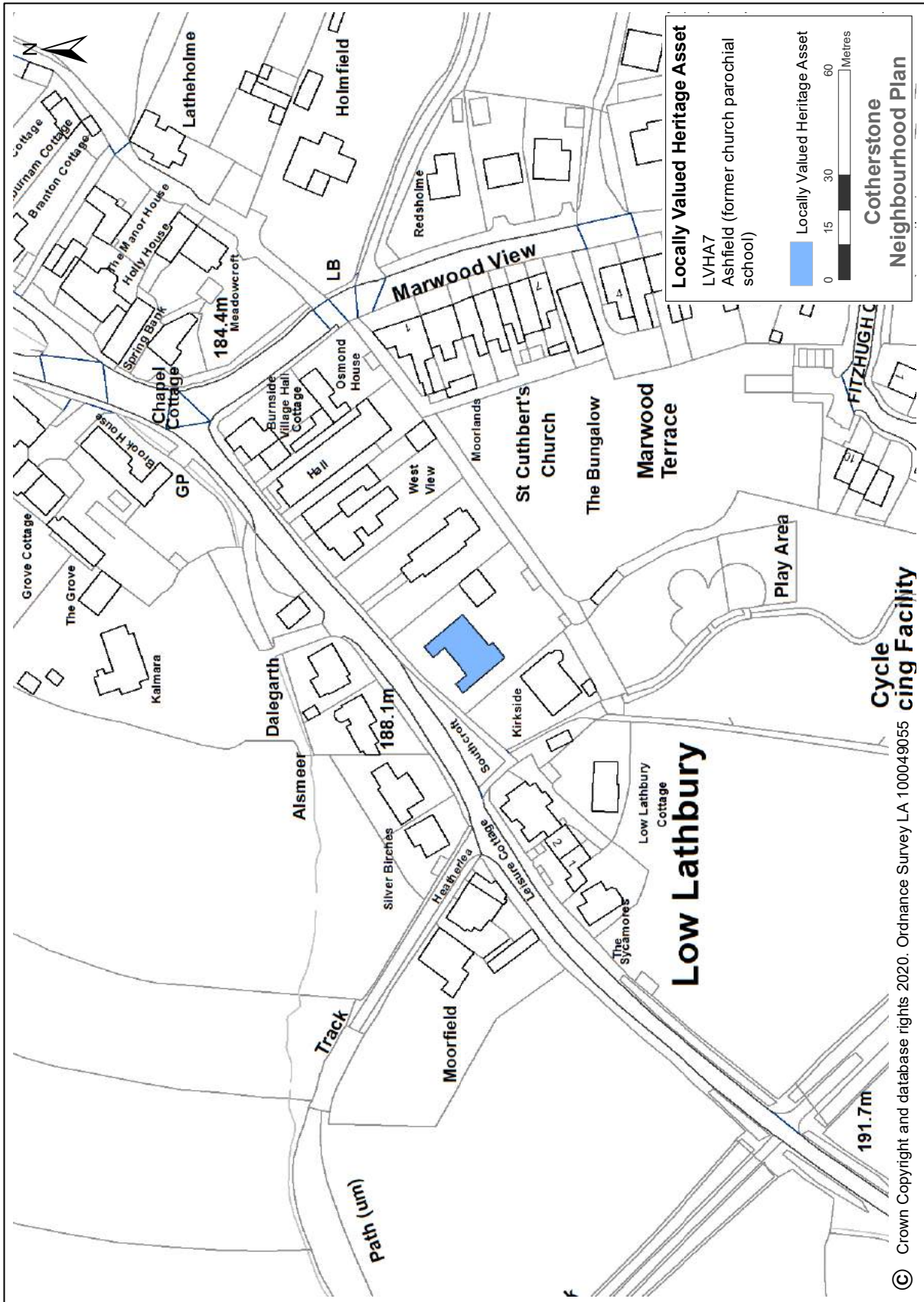
## POLICIES MAP 2(6): Locally Valued Heritage Assets (Policy CNP2)

### LVHA6 - Traditional 'Cotherstone' village entry sign



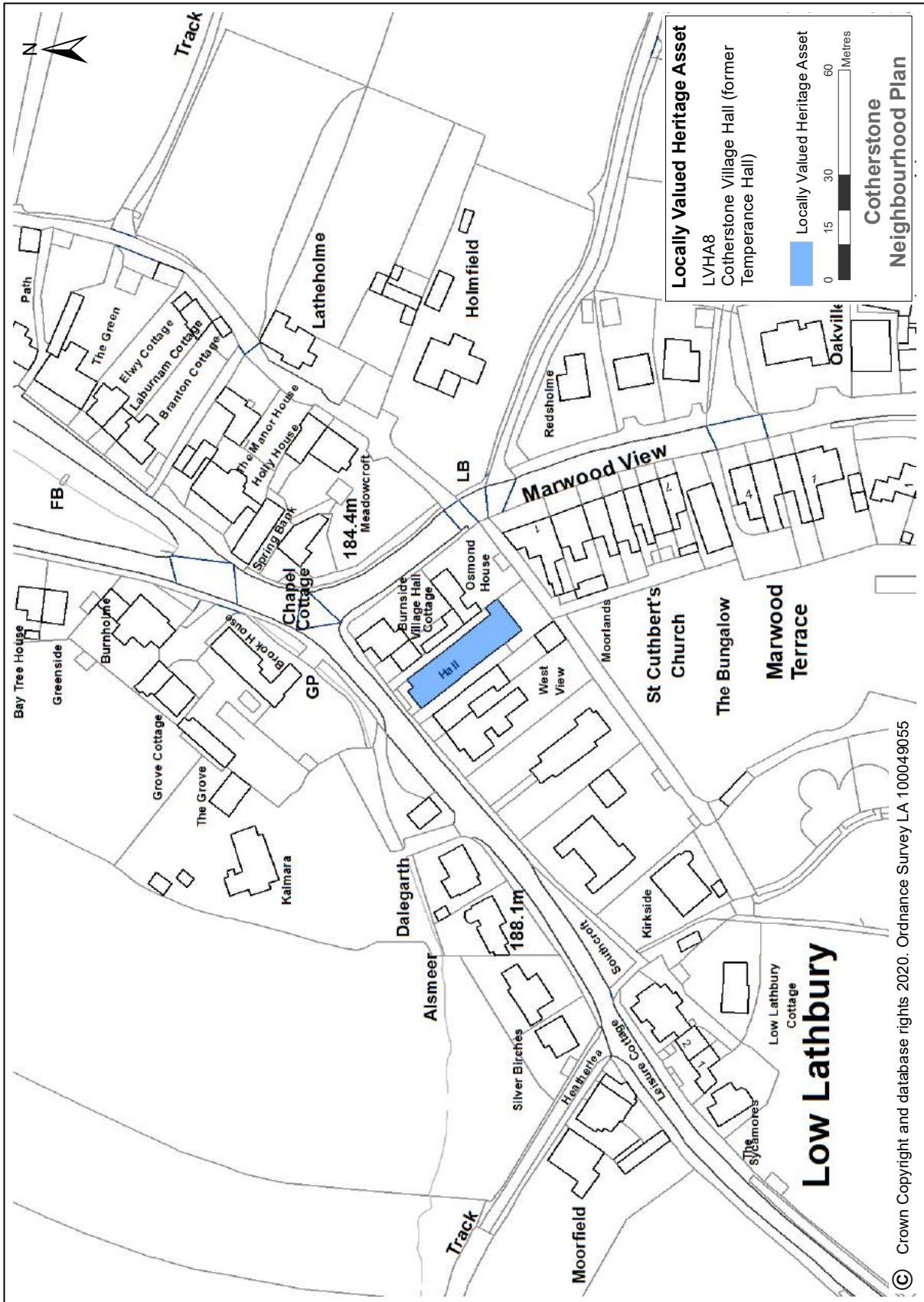
**POLICIES MAP 2(7): Locally Valued Heritage Assets (Policy CNP2)**

LVHA7 - Ashfield (former church parochial school)



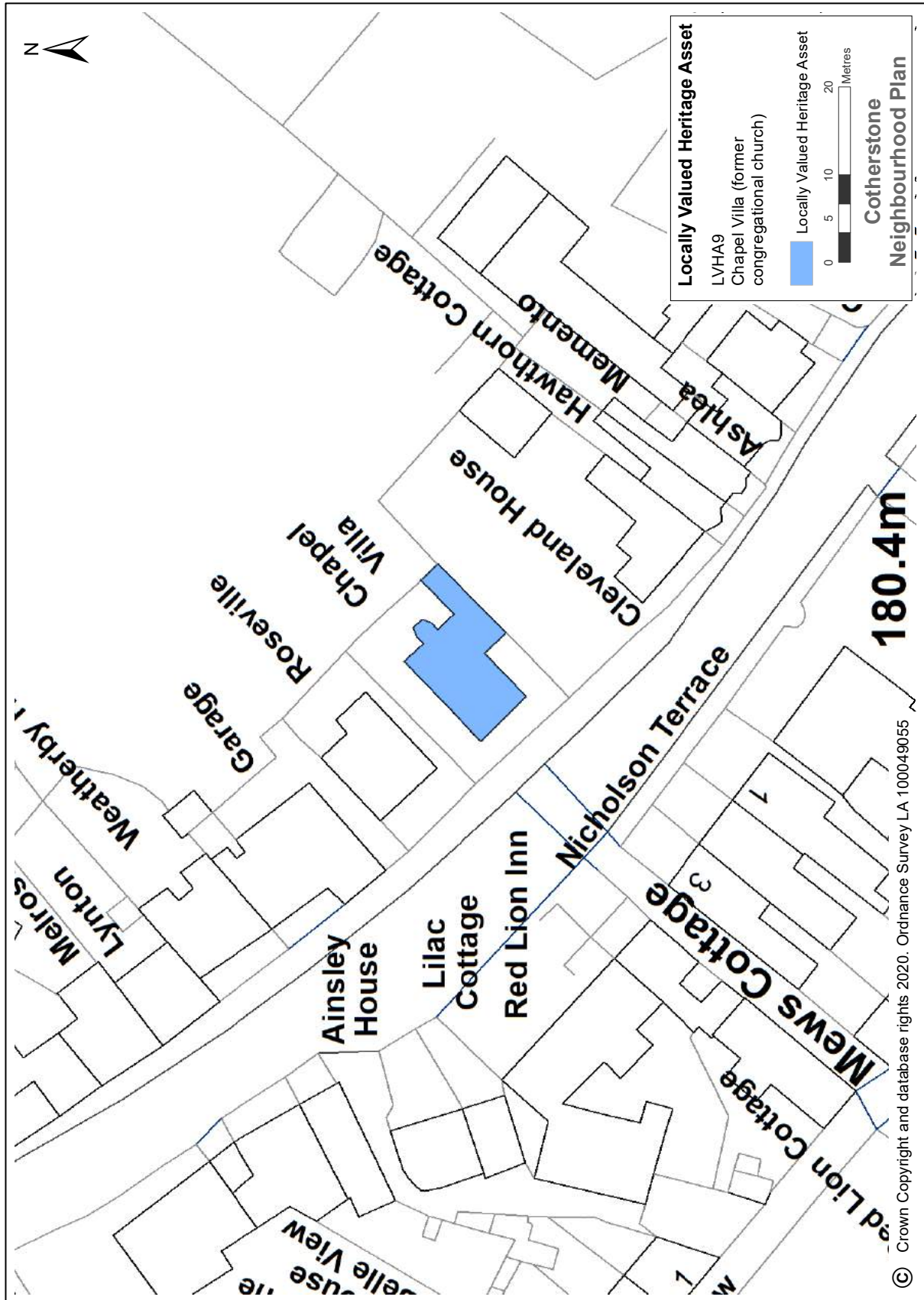
**POLICIES MAP 2(8): Locally Valued Heritage Assets (Policy CNP2)**

LVHA8 - Cotherstone Village Hall (former Temperance Hall)



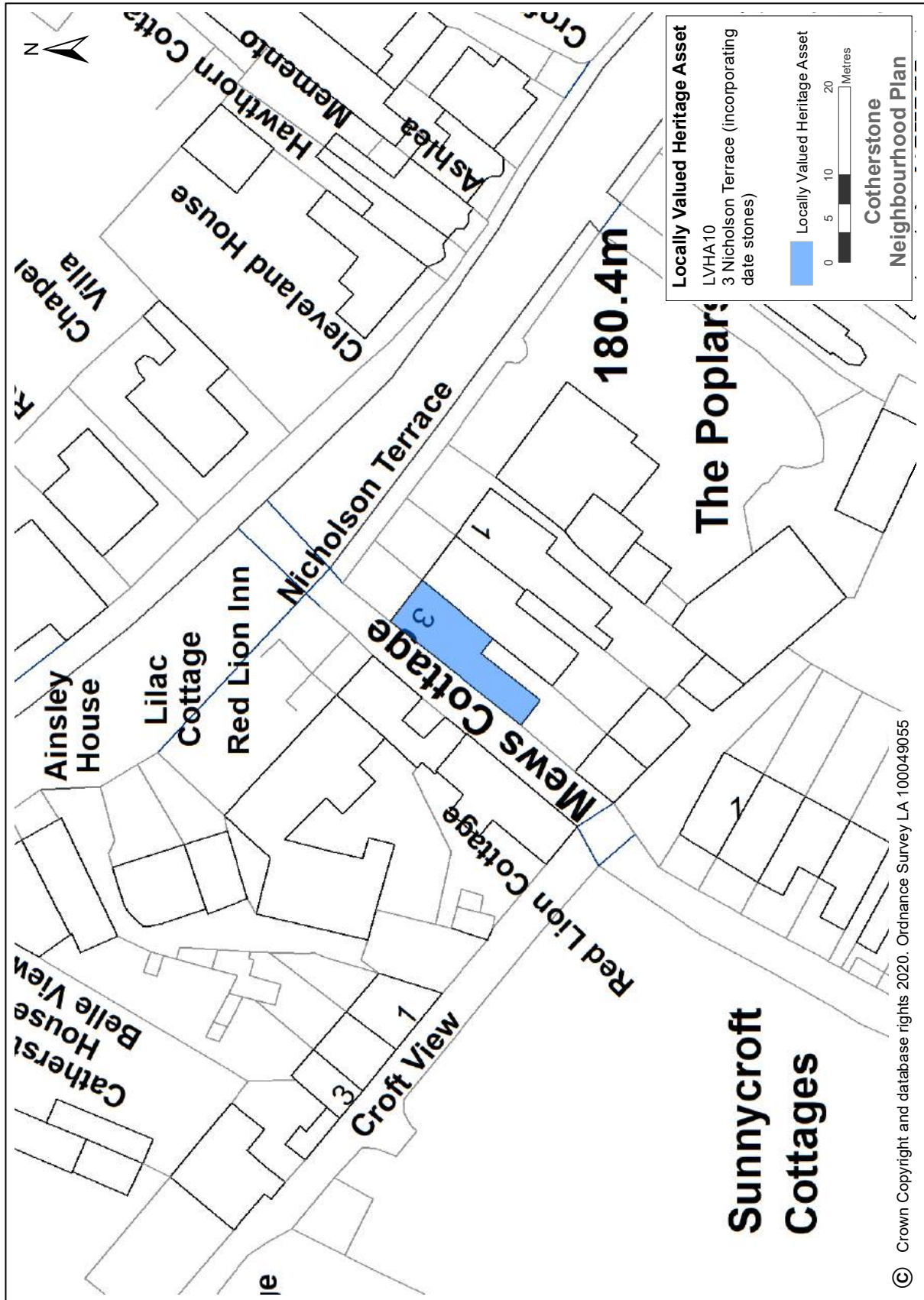
### POLICIES MAP 2(9): Locally Valued Heritage Assets (Policy CNP2)

*LVHA9 – Chapel Villa (former congregational church)*



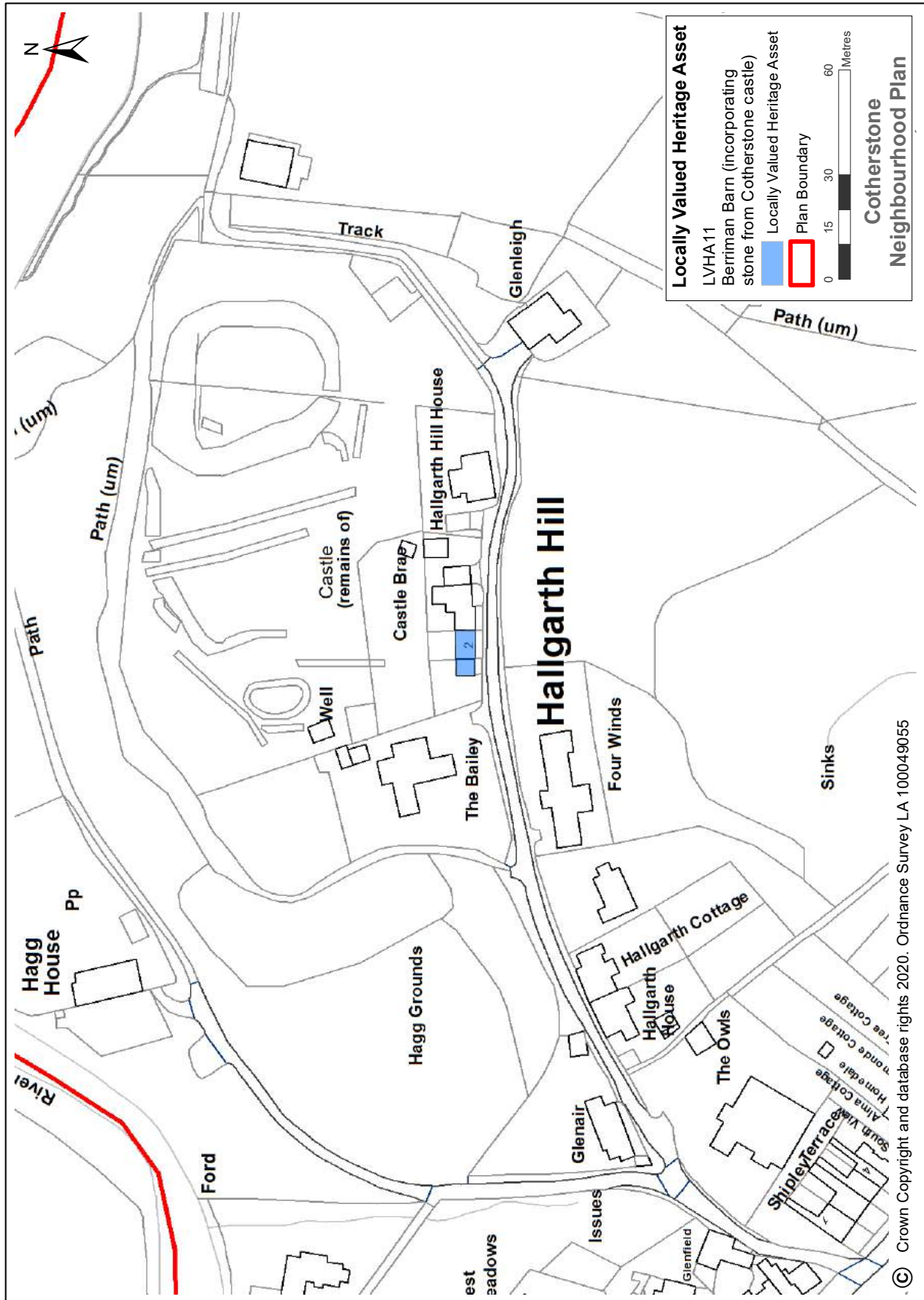
## POLICIES MAP 2(10): Locally Valued Heritage Assets (Policy CNP2)

*LVHA10 – 3 Nicholson Terrace (incorporating date stones)*



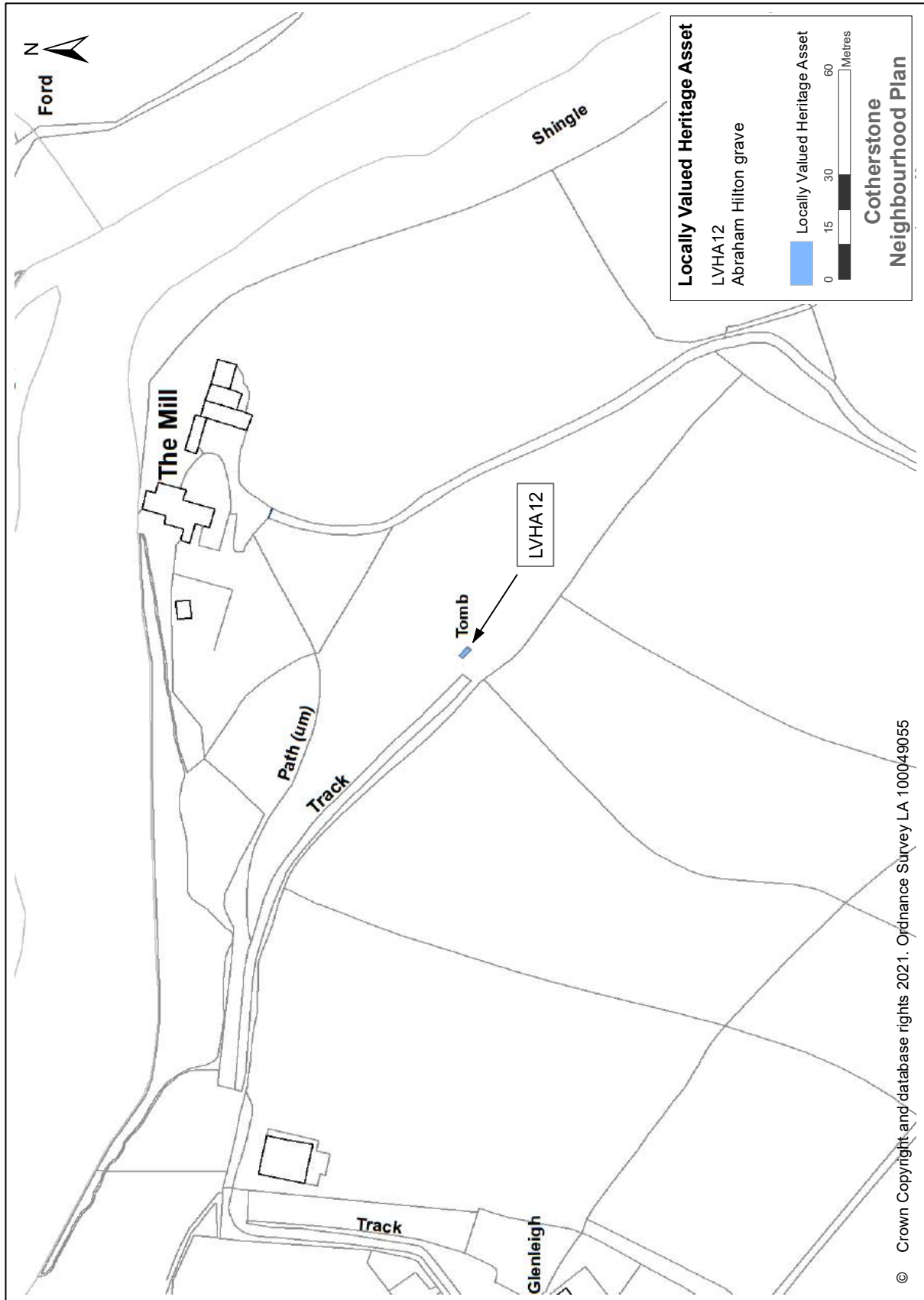
**POLICIES MAP 2(11): Locally Valued Heritage Assets (Policy CNP2)**

*LVHA11 – Berriman Barn (incorporating stone from Cotherstone castle)*



## POLICIES MAP 2(12): Locally Valued Heritage Assets (Policy CNP2)

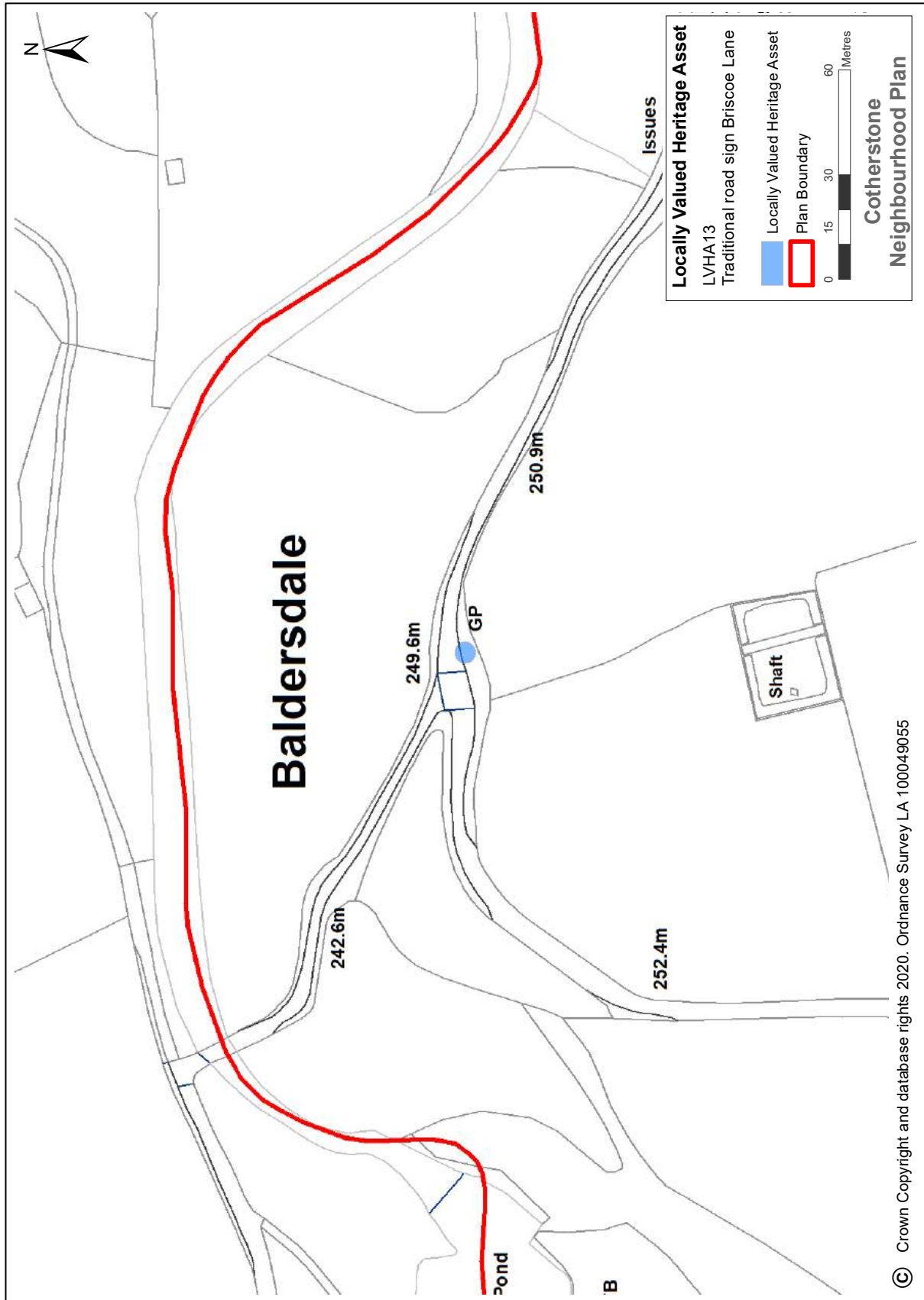
### LVHA12 – Abraham Hilton Grave





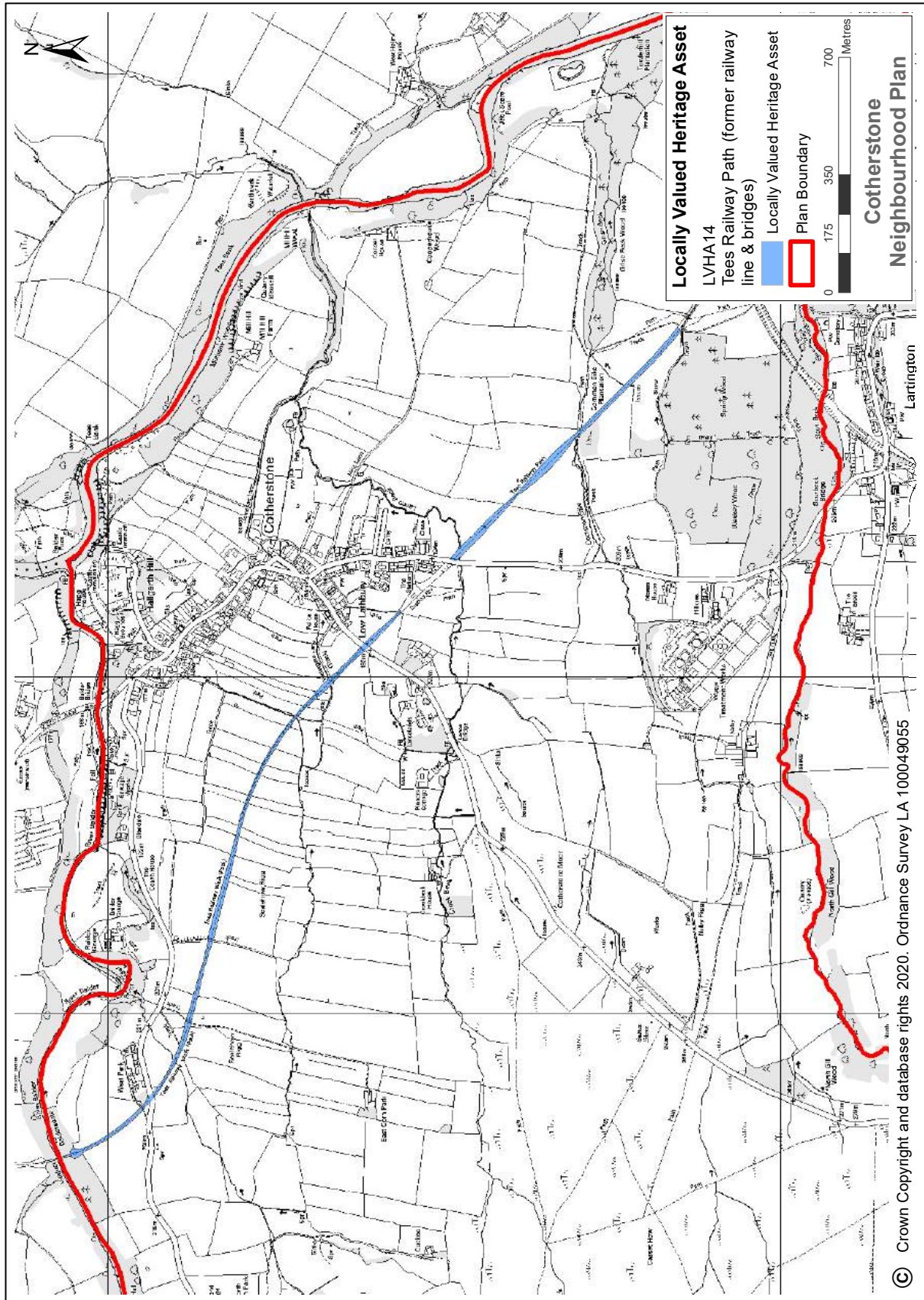
### POLICIES MAP 2(13): Locally Valued Heritage Assets (Policy CNP2)

#### LVHA13 – Traditional road sign - Briscoe Lane



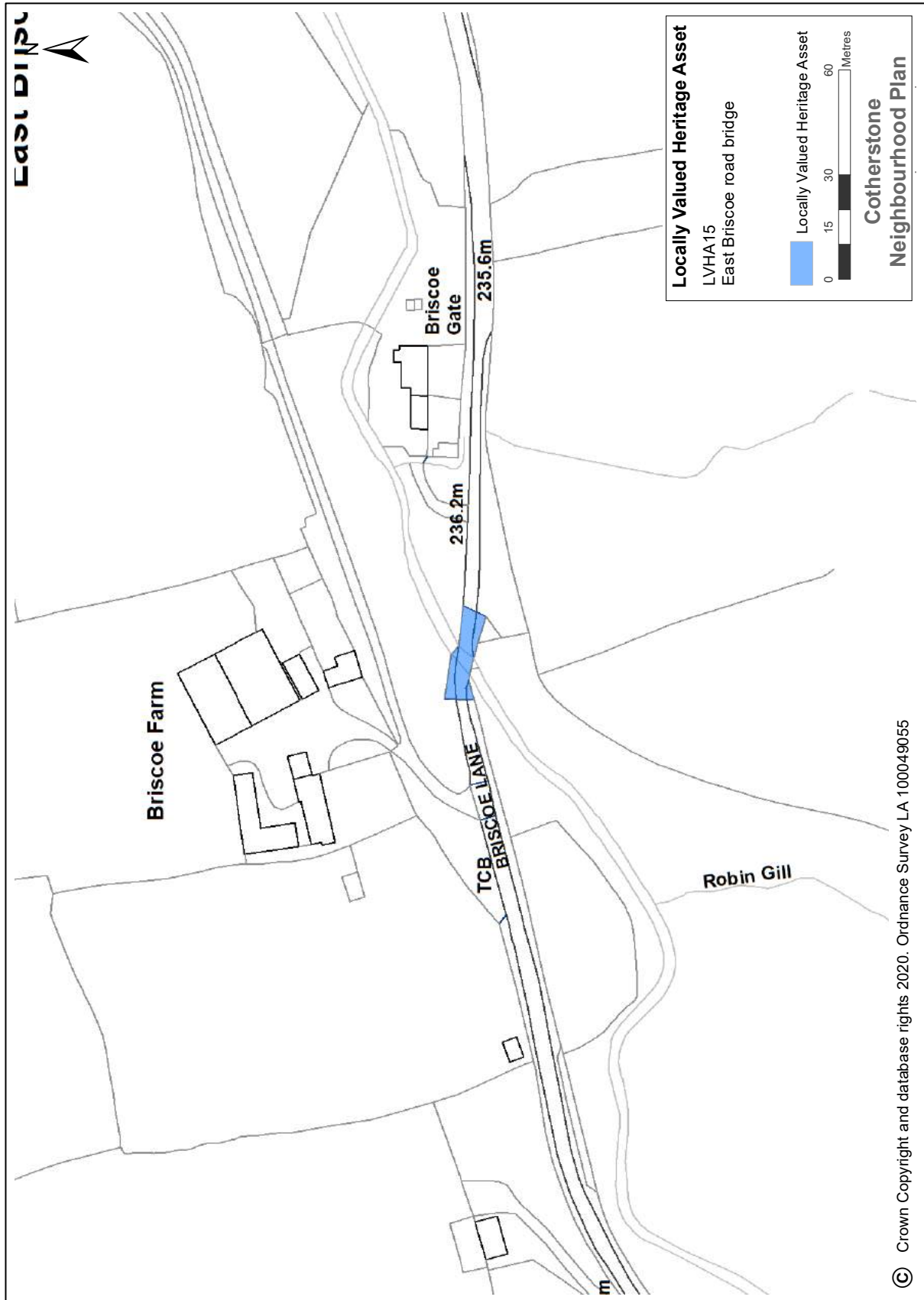
**POLICIES MAP 2(14): Locally Valued Heritage Assets (Policy CNP2)**

*LVHA14 – Tees Railway Path (former railway line and bridges)*



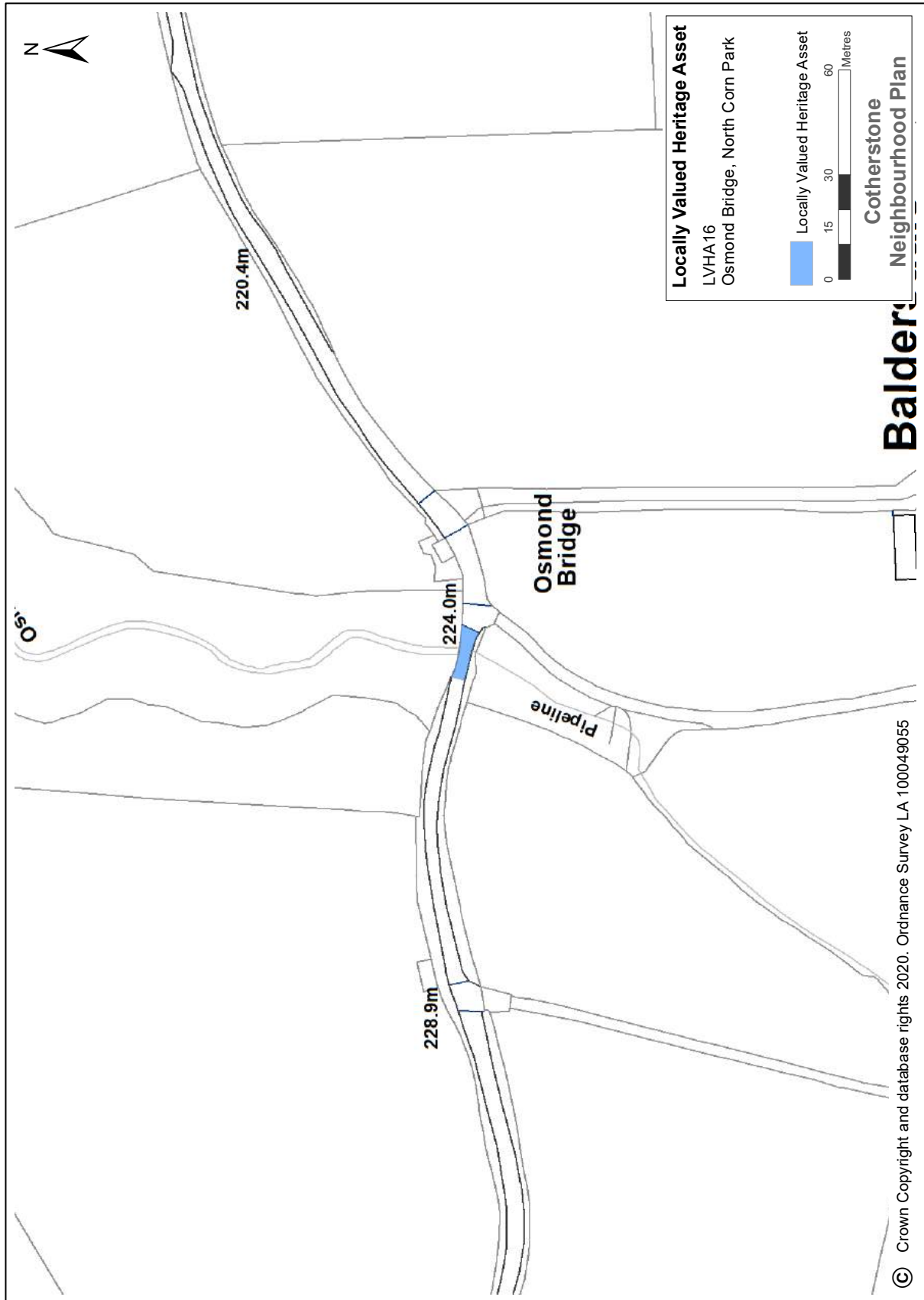
## POLICIES MAP 2(15): Locally Valued Heritage Assets (Policy CNP2)

### LVHA15 – East Briscoe road bridge



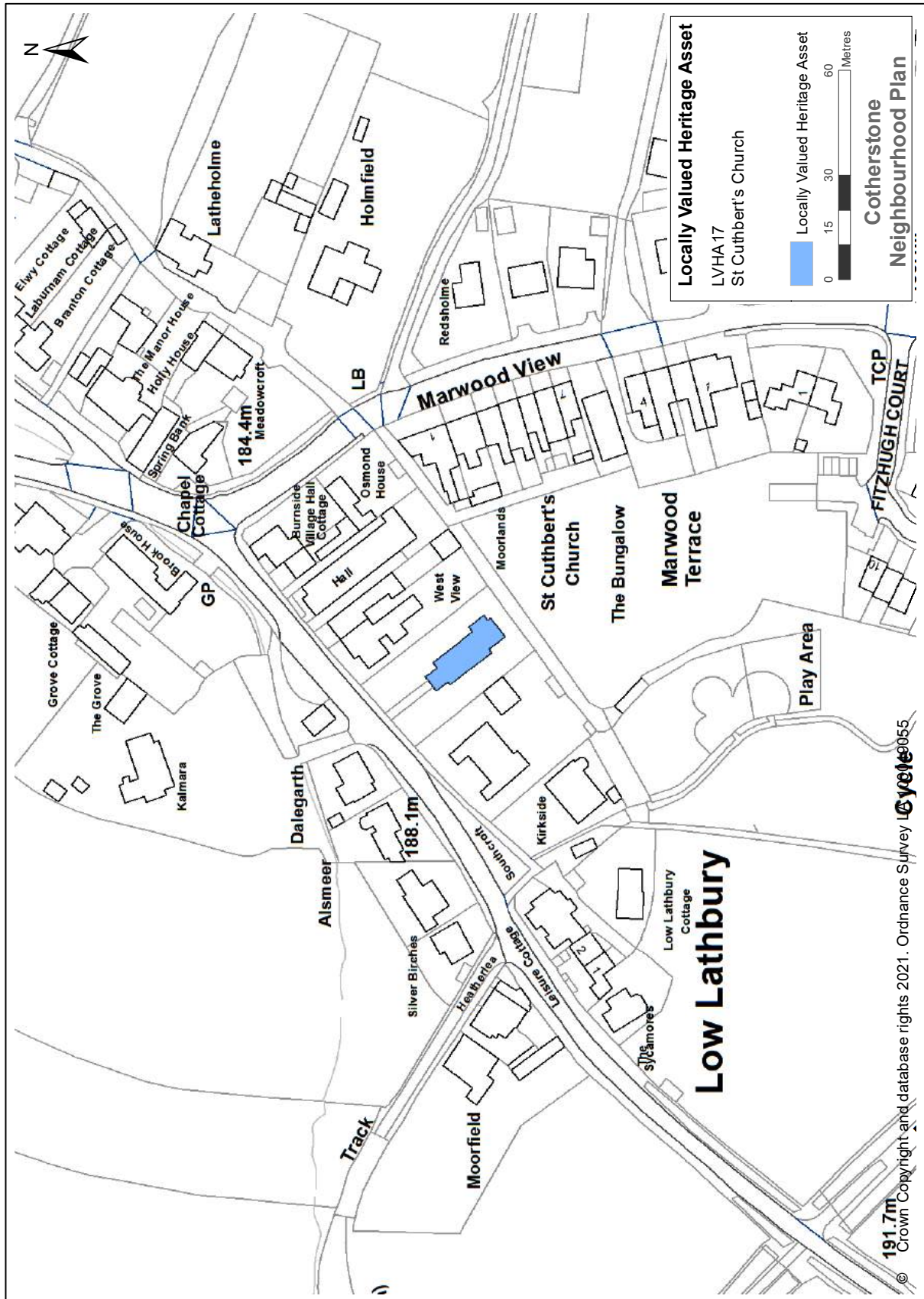
## POLICIES MAP 2(16): Locally Valued Heritage Assets (Policy CNP2)

### LVHA16 – Osmond Bridge, North Corn Park



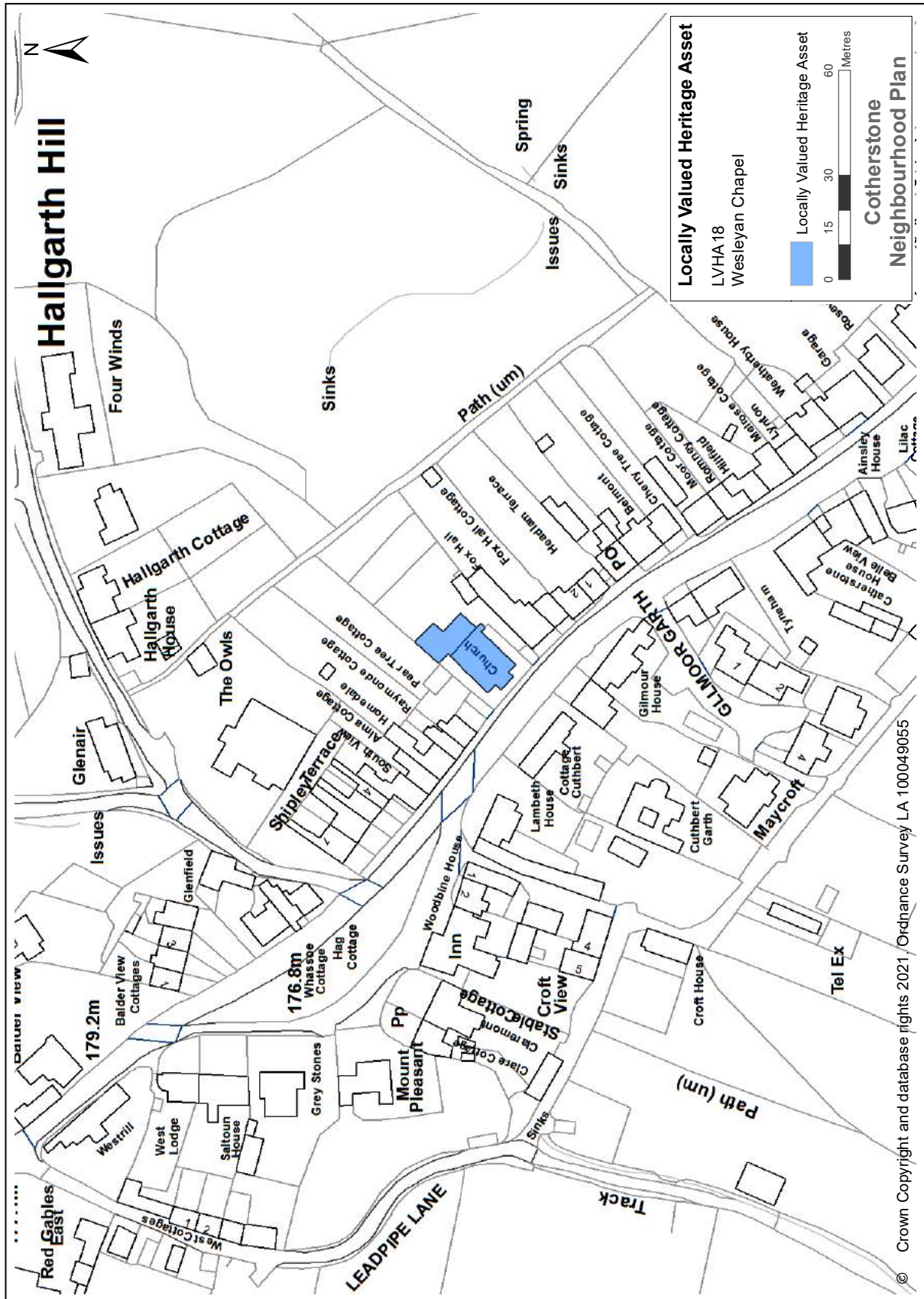
## POLICIES MAP 2(17): Locally Valued Heritage Assets (Policy CNP2)

### LVHA17 – St Cuthbert’s Church



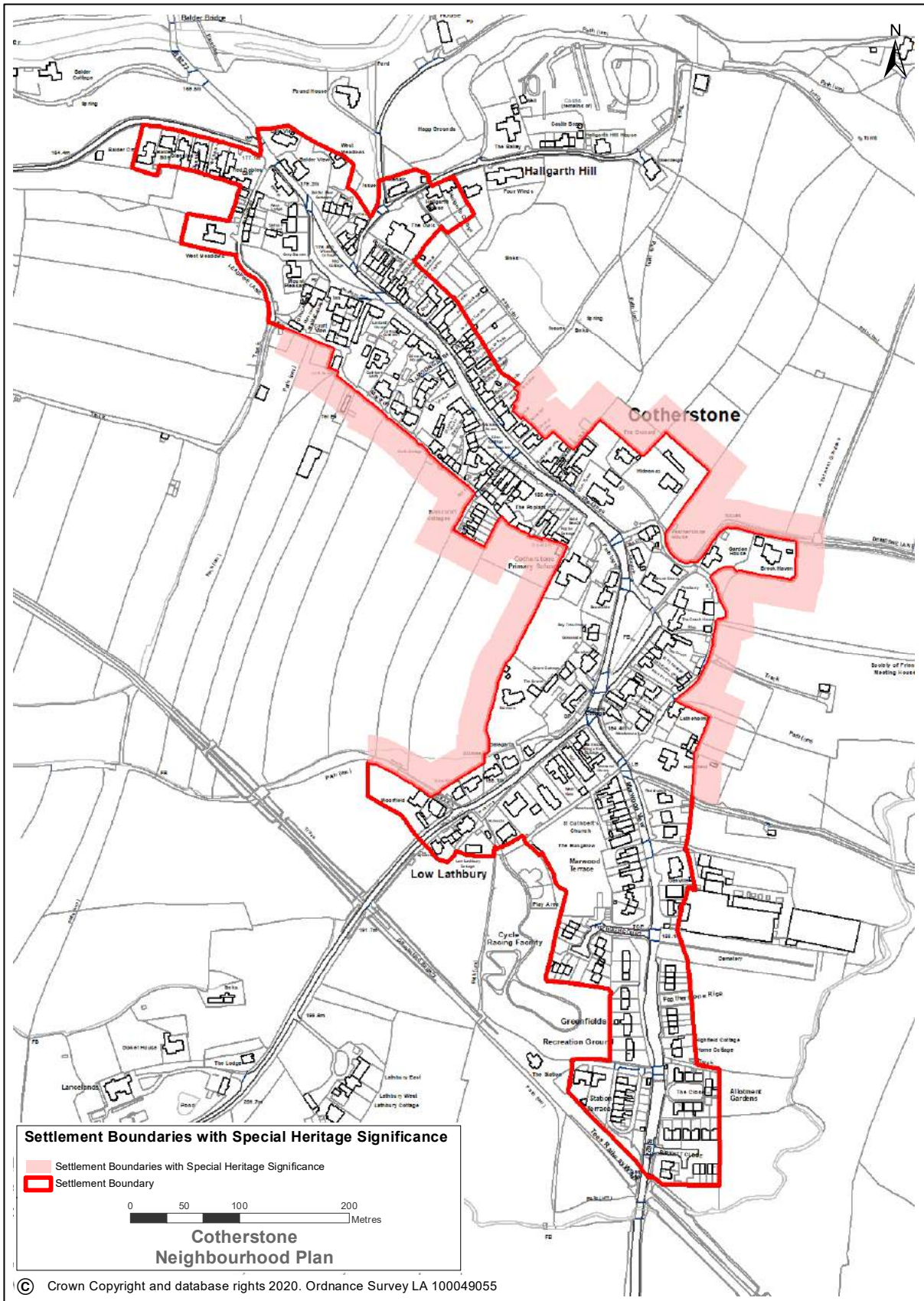
**POLICIES MAP 2(18): Locally Valued Heritage Assets (Policy CNP2)**

*LVHA18 – Wesleyan Chapel*

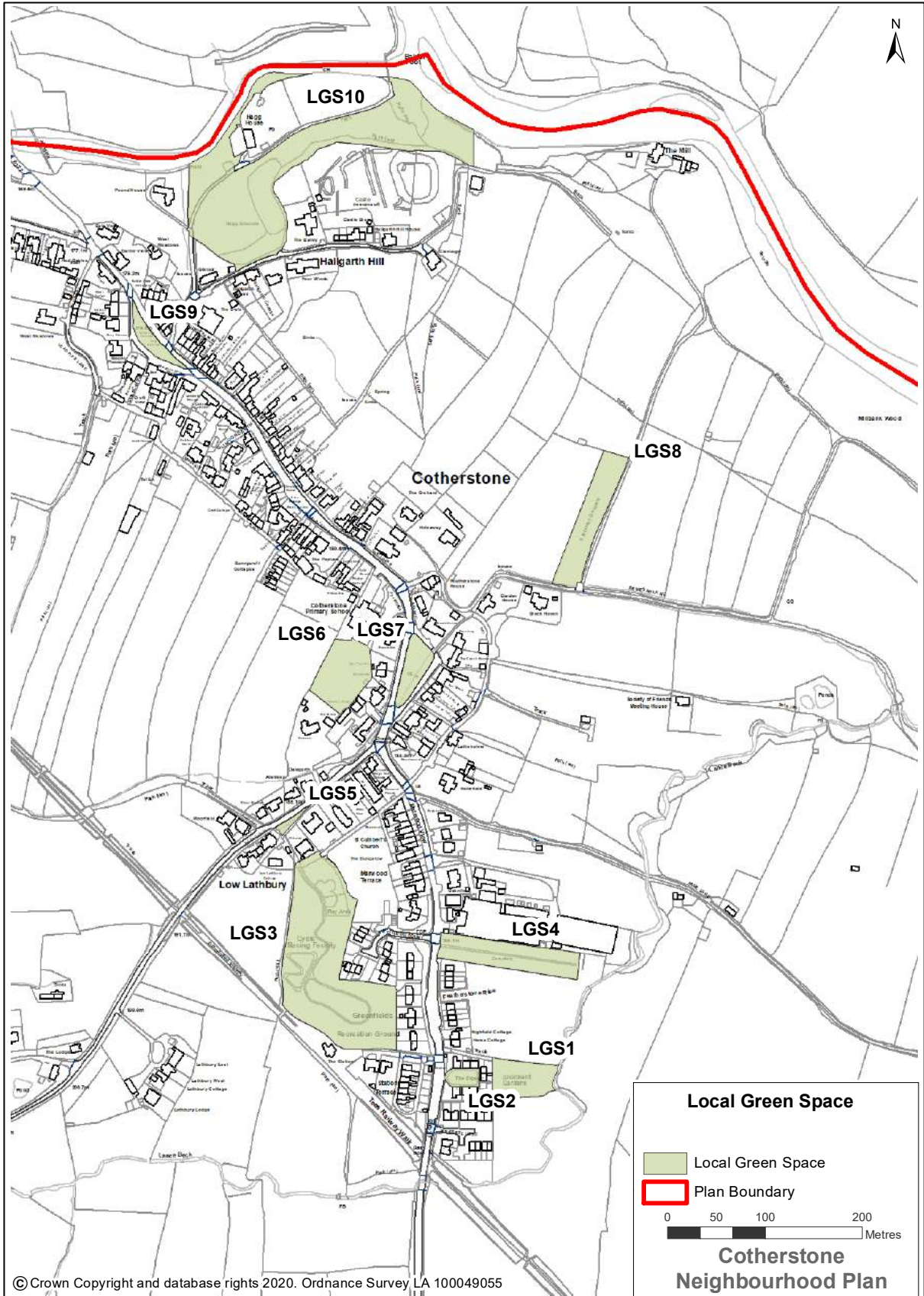


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### POLICIES MAP 3: Settlement Boundaries with Special Heritage Significance (Policy CNP3)



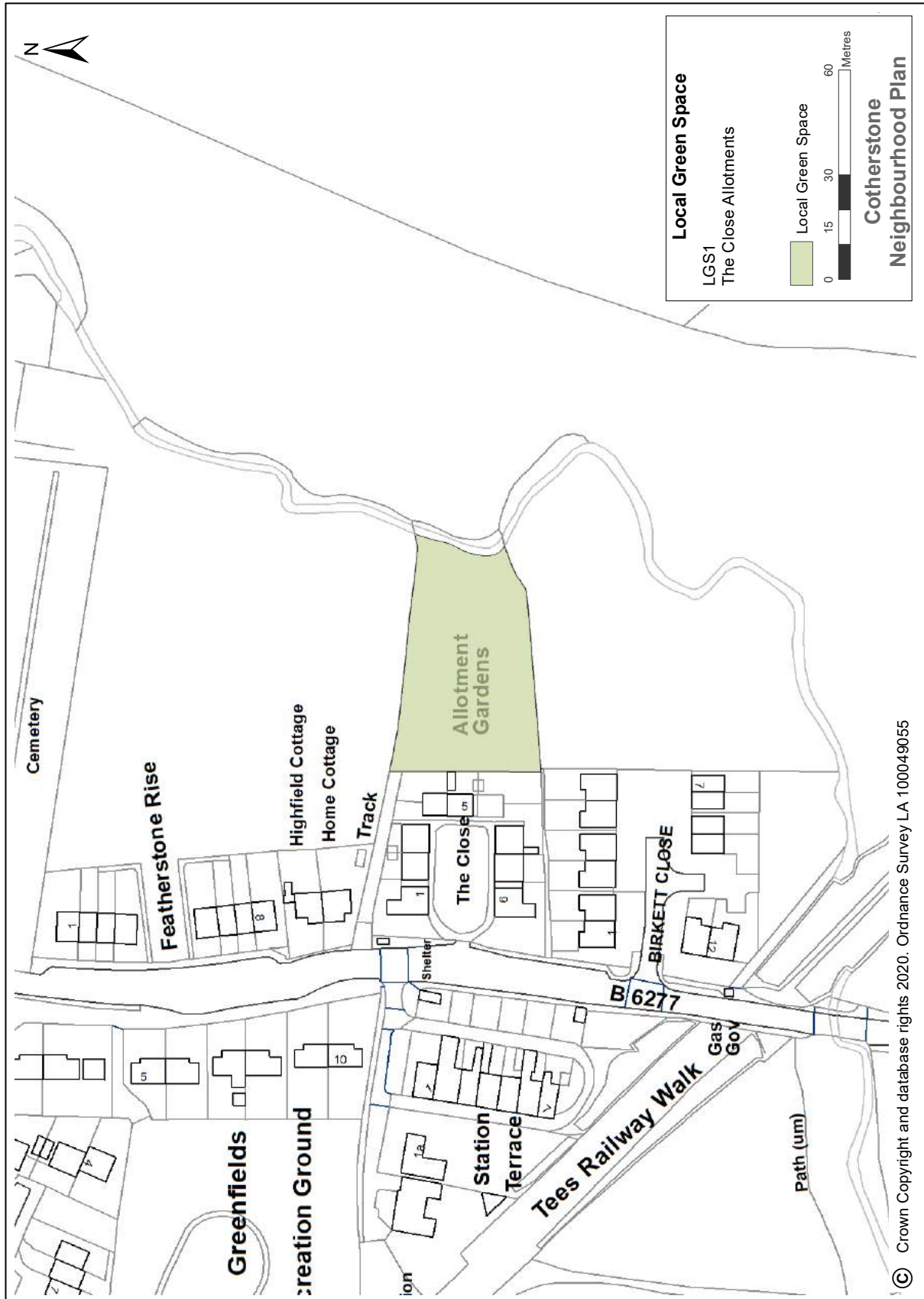
### POLICIES MAP 4: Local Green Spaces Overview Map





**POLICIES MAP 4(1): Local Green Spaces (Policy CNP4)**

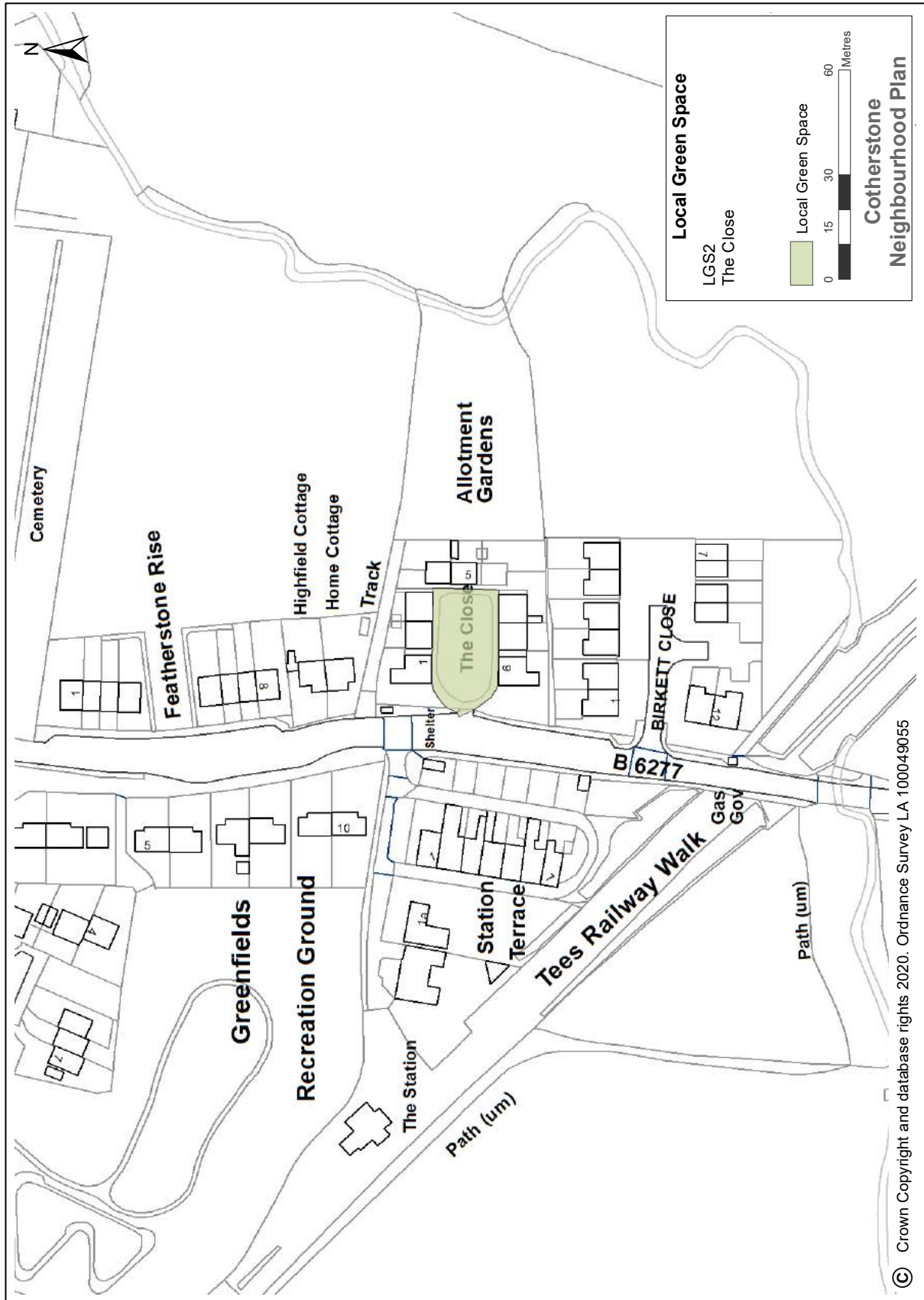
LGS1 - The Close Allotments



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### POLICIES MAP 4(2): Local Green Spaces (Policy CNP4)

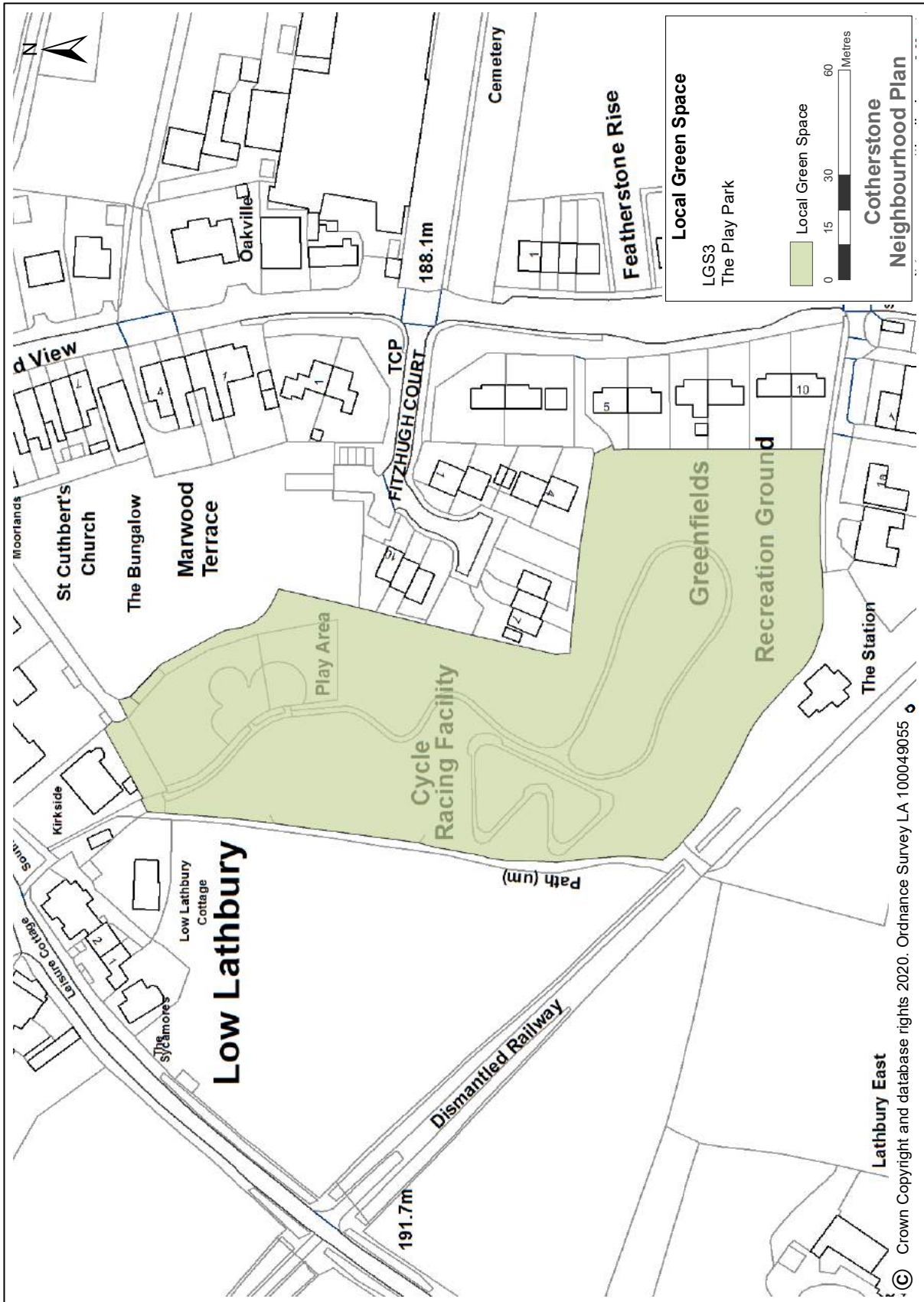
#### LGS2 – The Close



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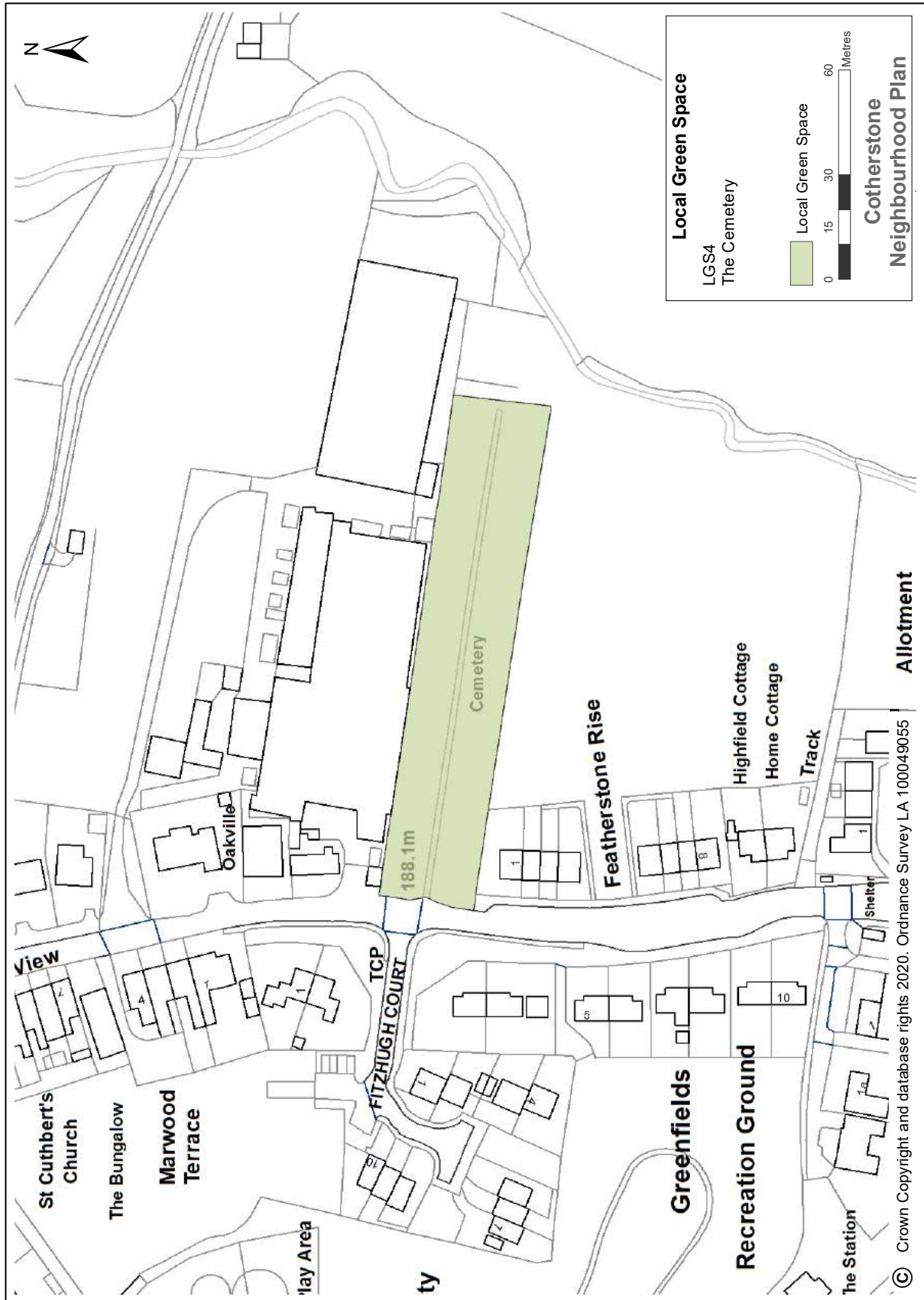
POLICIES MAP 4(3): Local Green Spaces (Policy CNP4)

LGS3 – The Play Park



**POLICIES MAP 4(4): Local Green Spaces (Policy CNP4)**

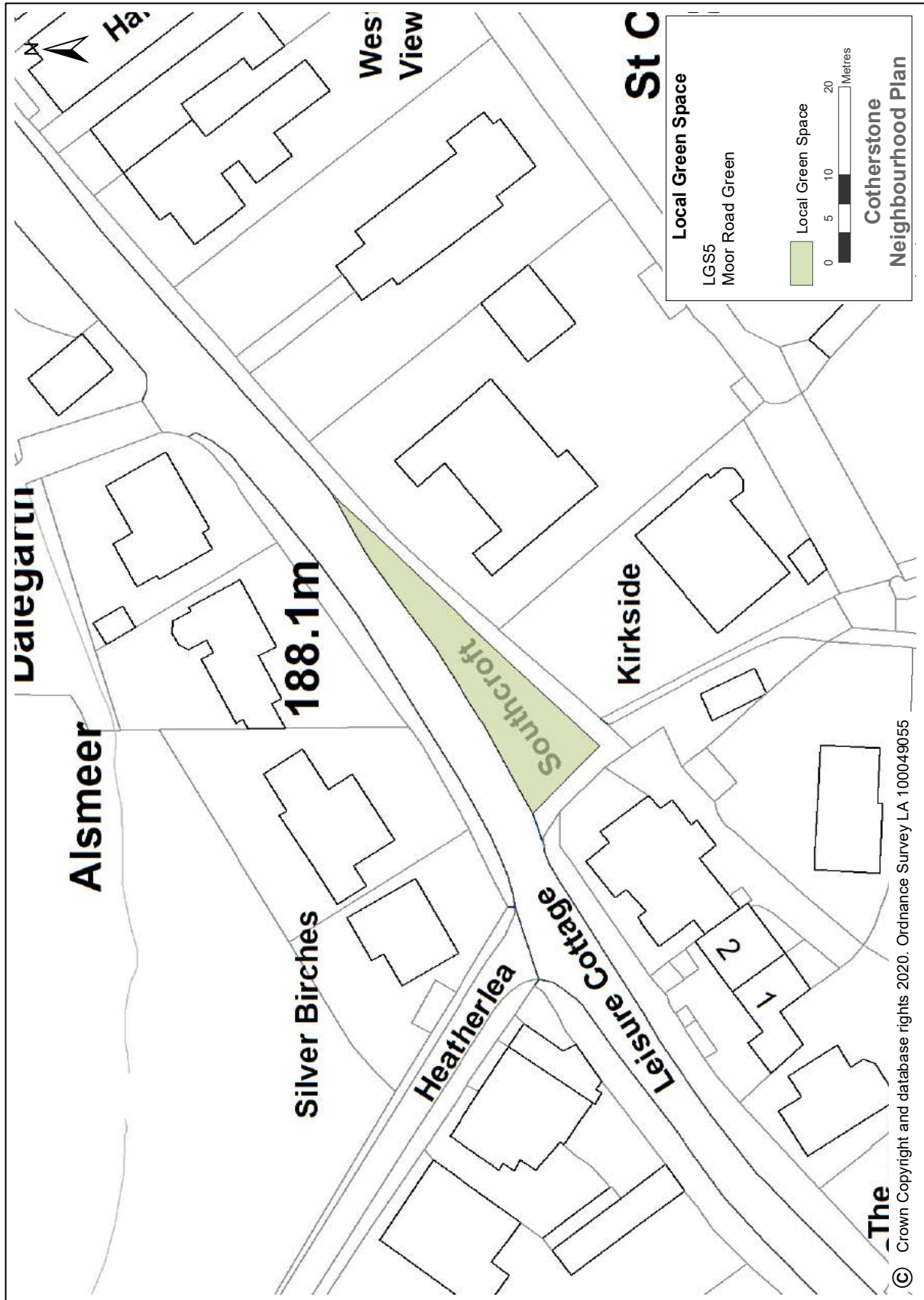
LGS4 - The Cemetery



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POLICIES MAP 4(5): Local Green Spaces (Policy CNP4)

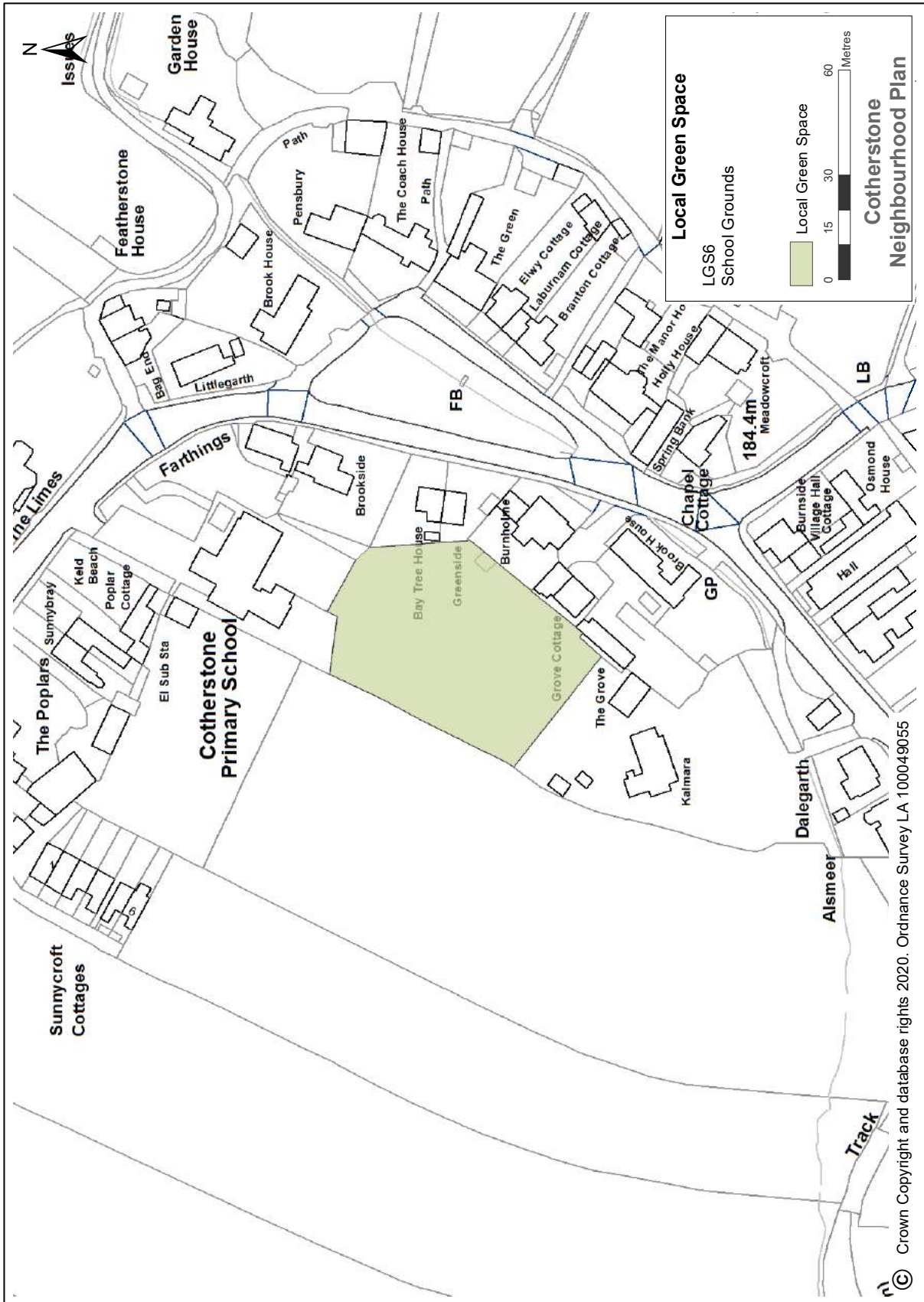
LGS5 – Moor Road Green



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**POLICIES MAP 4(6): Local Green Spaces (Policy CNP4)**

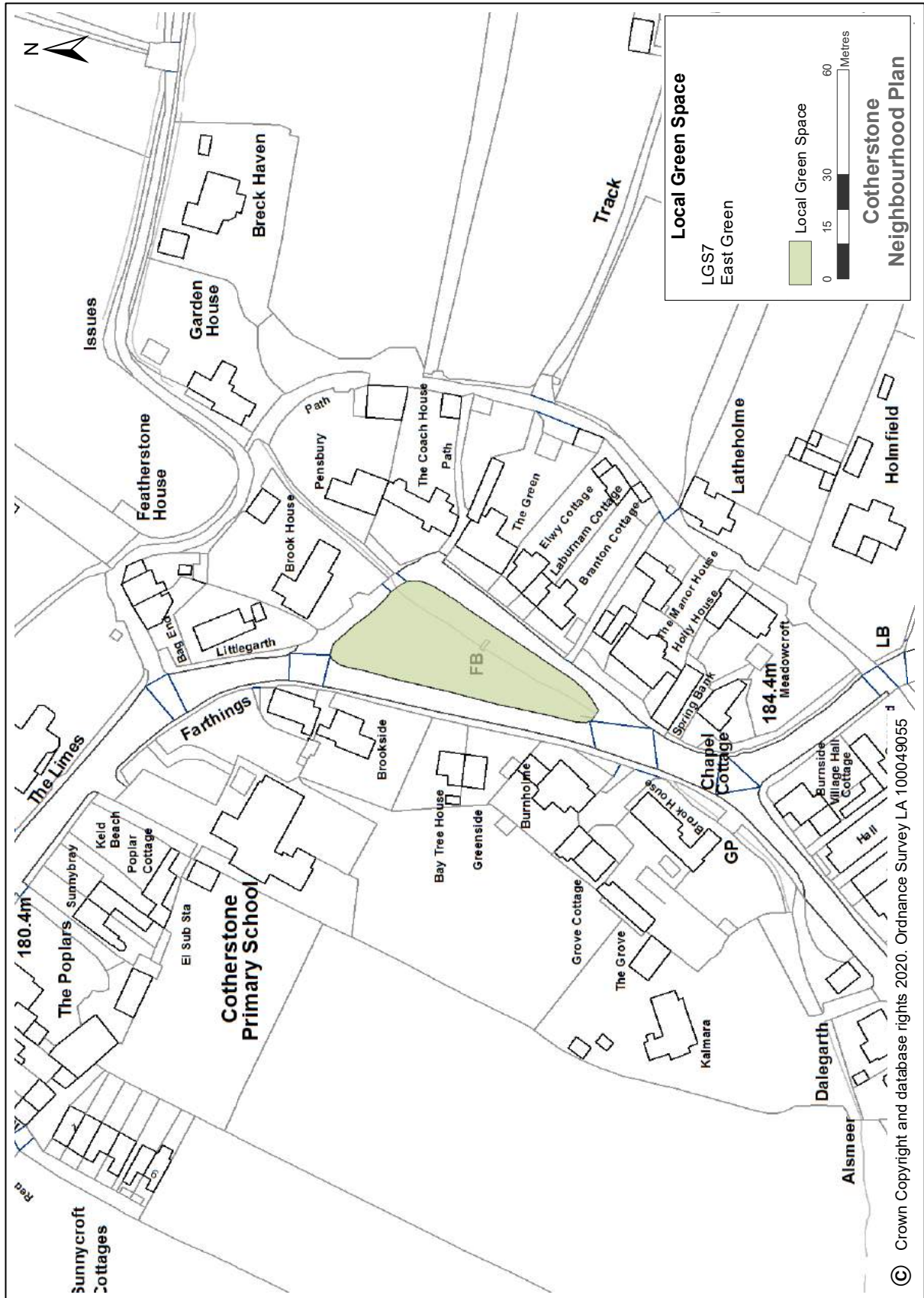
LGS6 – School Grounds



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**POLICIES MAP 4(7): Local Green Spaces (Policy CNP4)**

LGS7 – East Green



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### POLICIES MAP 4(8): Local Green Spaces (Policy CNP4)

LGS8 – Klondyke Allotments



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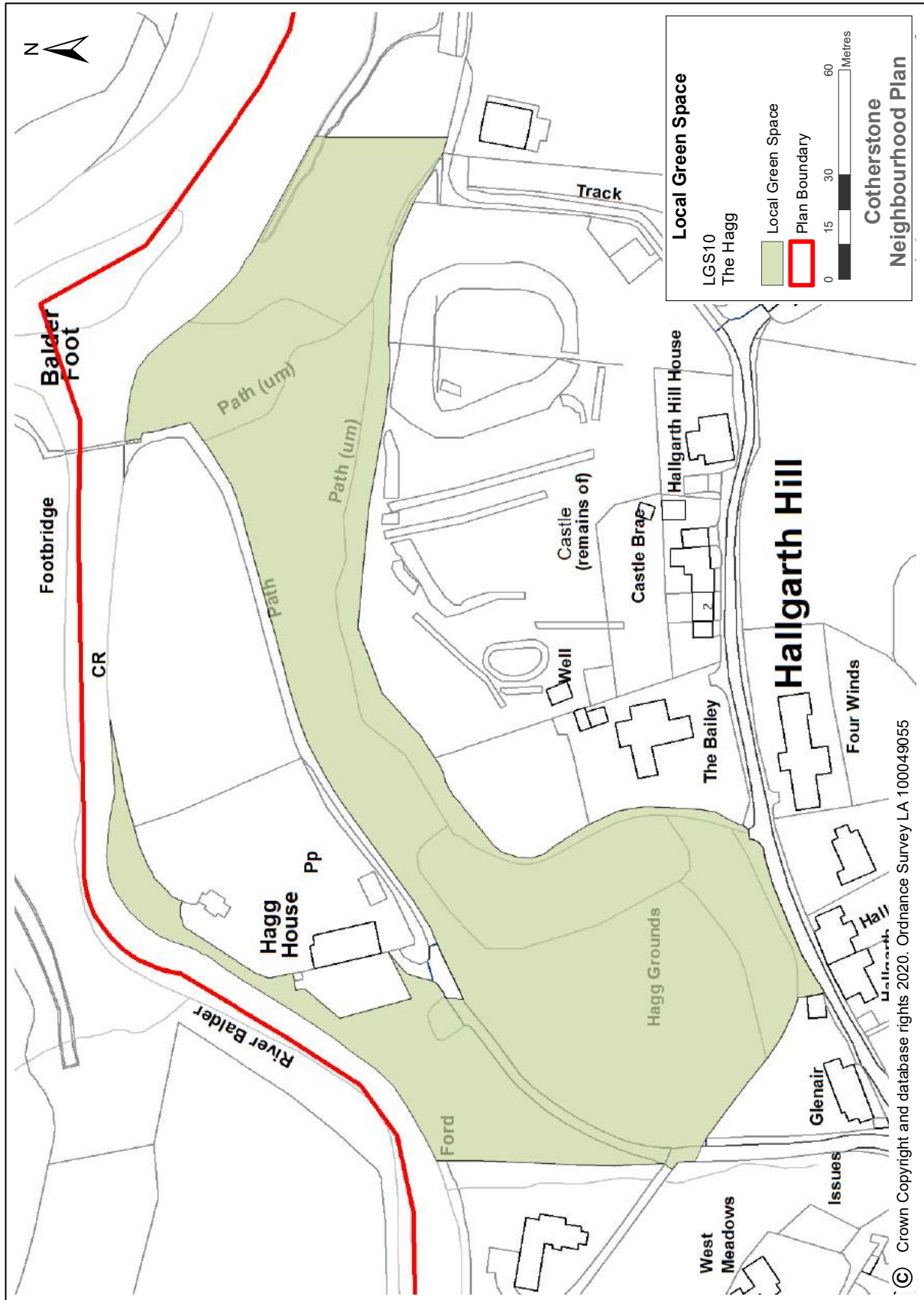
POLICIES MAP 4(9): Local Green Spaces (Policy CNP4)

LGS9 - West Green

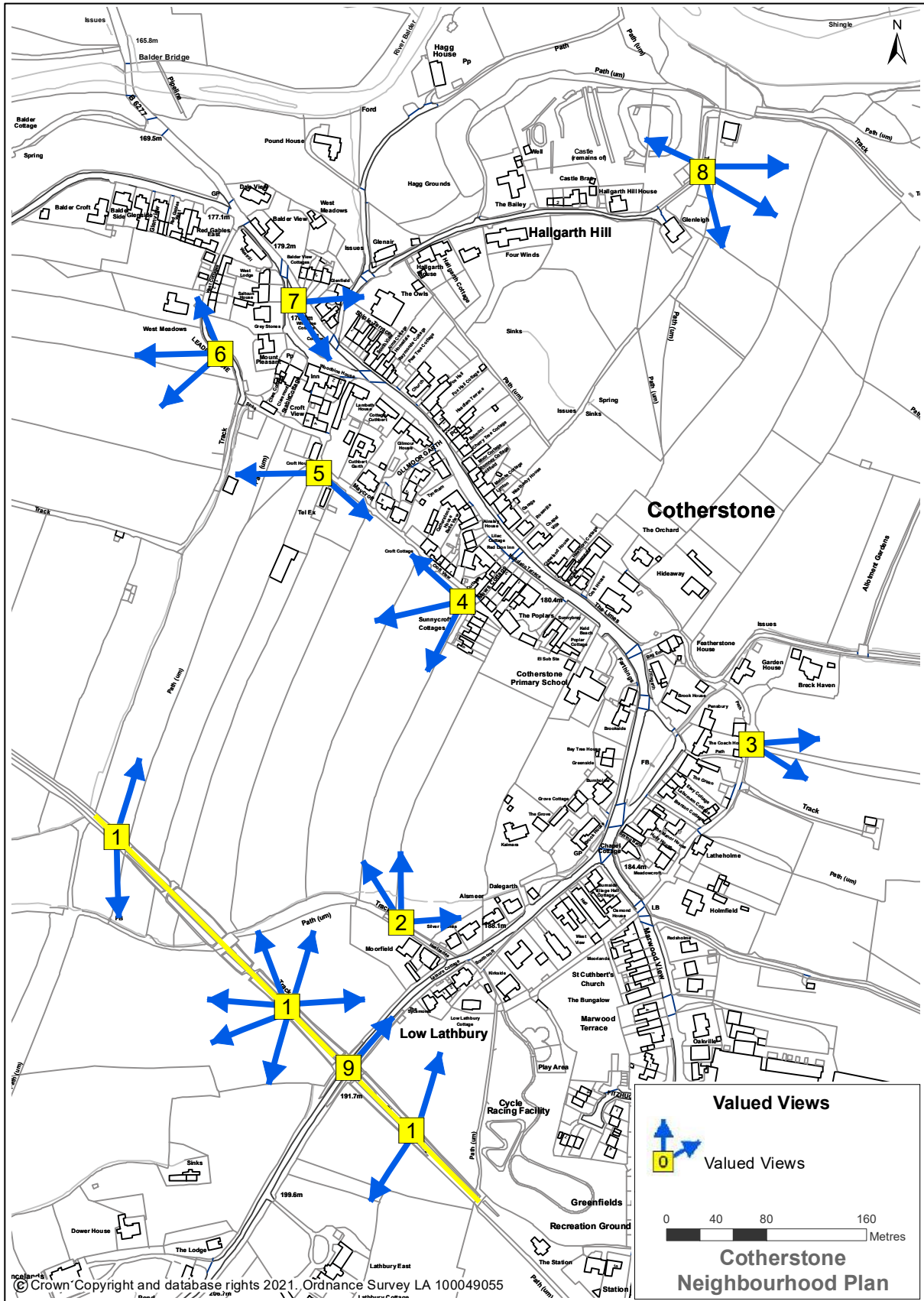


POLICIES MAP 4(10): Local Green Spaces (Policy CNP4)

LGS10 – The Hagg



**POLICIES MAP 5: Valued Views (Policy CNP5)**



# APPENDICES

The following Table provides a summary of the Appendices which follow.

APPENDIX	PAGE No	DESCRIPTION
1	107	Locally Valued Heritage Assets: Summary Assessment Table (note - table extends over 3 pages)
2	110	Local Green Spaces: Summary Assessment Table
3	111	Valued Views: Scoring Summary Table (with explanation) plus descriptions of Valued Views (note - extends over 3 pages)

APPENDIX 1:

Locally Valued Heritage Assets – Summary Assessment Table

*Key to LVHA attributes & values a) to h) below:*

LVHA Ref	LVHAName	Attributes & values of LVHA (see key above)								Summary of why LVHA is locally valued
		a	b	c	d	e	f	g	h	
LVHA1	Back lanes/medieval field system	✓	✓	✓	✓	✓	✓	✓	✓	3 areas of historic importance, comprising medieval strip fields and backlanes with their traditional hedge and dry-stone wall boundaries. These form an iconic feature of the Conservation Area, as confirmed in CA description – <i>'Also particularly important in Cotherstone is the intricate system of lanes, paths and passages within and around the village and the surviving mediaeval strip pattern of fields immediately behind the street frontage properties'</i>
LVHA2	West Green		✓		✓		✓		✓	Village green dating from pre-1800s, complete with historic village pump for domestic use and water trough for animals. This village green is the focal point of the western edge of the village and probably has association with one of two local 'Lord of the Manor' Estates covering the western and eastern parts of the village.
LVHA3	East Green		✓		✓		✓		✓	Village green dating from pre-1800s including associated bridges & steps down to the stream running through it. Central focal point of village surrounded by Grade II Listed Buildings, the oldest 'The Manor House' dating from early 1600's, probably forming the second of the estates of the village.
LVHA4	Estate boundary marker post (Duke of Devonshire)				✓				✓	Historical importance as boundary marker stone for Duke of Devonshire's estates land within the village prior to being sold off in the 1830's. It has a carved 'D' on the village facing side and a 'W' on the opposite side (unclear what these represent).
LVHA5	3 West Cottages (gable ventilation slots)		✓		✓					Local architectural feature of traditional ventilation slots in gable end wall typical of local farm byres and associated loft for drying of crops.
LVHA6	Traditional 'Cotherstone' village entry sign	✓	✓		✓		✓		✓	Attractive 'Cotherstone' village entry sign of traditional cast construction, incorporating raised black lettering and bullseyes mounted on stone wall plinth consistent with North Riding of Yorkshire signage from circa the 1940's. Historic value confirming Cotherstone's original identity as part of North Yorkshire prior to local government reorganisation in the 1970's. Forms the only complete surviving example on the 4 road entrances to the village.
LVHA7	Ashfield (former church parochial school)			✓	✓		✓		✓	Historic Parochial School rooms dating from 1894 and associated with adjacent St Cuthbert's Church. Converted to farm dwelling in 1985, but retains original form and appearance, including old school bell tower and foundation stone laid by Claude (13th Earl of Strathmore & Kinghorne) - includes the Latin phrase 'In Te Domine Speravi' (In Thee Lord will I trust). The Earl of Strathmore's family owned large areas of land south of the River Tees and was probably a benefactor for this school.

APPENDIX 1:

Locally Valued Heritage Assets – Summary Assessment Table (continued)

<u>Key to LVHA attributes &amp; values a) to h) below:</u>											
LVHA Ref	LVHAName	Attributes & values of LVHA (see key above)								Summary of why LVHA is locally valued	
		a	b	c	d	e	f	g	h		
LVHA8	Cotherstone Village Hall (former Temperance Hall)			✓	✓				✓		Stone built hall constructed in 1893 as a Temperance Hall, with associated library, reading room and meeting rooms and with inscribed foundation stones either side of the original entrance door (now inside the porch entrance). These commemorate monies donated for the building by the Bourne and Lingford families, who were prominent within the village. J. Bourne was a Justice of the Peace in Bristol, whilst J Lingford Esq was the owner of Lingfords Baking Powders in Bishop Auckland. Converted to a Village Hall in the late 1960's and now a well-used focal point in the community for various village groups and local entertainment events.
LVHA9	Chapel Villa (former congregational church)		✓	✓	✓			✓			Originally built as a Congregational Chapel in 1869 for a society first founded in 1748, it seated 160 and was in use until around 1940. Converted to a dwelling in the 1970's but retained its original historic chapel frontage with gothic windows and attractive balanced symmetry, making it an important heritage asset to the village.
LVHA10	3 Nicholson Terrace (incorporating date stones)			✓					✓		Important remnant of original built heritage of Cotherstone, 3 Nicholson Terrace incorporates the oldest known dated lintel stone in Cotherstone (though not original to the building itself). The lintel stone is incorporated into the gable wall of the property and is inscribed 'IN:1682', with a smaller stone above it inscribed '1775'. Nicholson Terrace is a row of 3 terraced dwellings originally built in the 19 <sup>th</sup> century for managers of the Tees Valley Water Company associated with construction of reservoirs in Baldersdale. It is on the site of a former five bay Georgian house which was later converted into a boarding school before being demolished.
LVHA11	Berriman Barn (incorporating stone from Cotherstone castle)			✓					✓	✓	Row of carved/shaped stonework from the remnants of Cotherstone Castle built into the walls of the cottage bordering the castle site (a Scheduled Monument). Identified because of historical value and association of stonework from Cotherstone Castle
LVHA12	Abraham Hilton Grave				✓			✓		✓	Grave and resting place of Abraham Hilton, a notable benefactor of relief to the poor of Barnard Castle and surrounding area, died October 1902 aged 87. His former residency at 33 Galgate in Barnard Castle has a blue plaque recognising his local community stature. Grave is located adjacent to Teesdale Way footpath overlooking the River Tees and is inscribed 'buried here by his own wish'

APPENDIX 1:

Locally Valued Heritage Assets – Summary Assessment Table (continued)

Key to LVHA attributes & values a) to h) below:										
LVHA Ref	LVHAName	Attributes & values of LVHA (see key above)								Summary of why LVHA is locally valued
		a	b	c	d	e	f	g	h	
LVHA13	Traditional road sign - Briscoe Lane	✓	✓		✓		✓		✓	Traditional North Riding of Yorkshire cast iron directional sign at the junction of 3 lanes. Originally would have pointed in 3 directions, but only one 'arm' remains (pointing towards Briscoe/Cotherstone). The other two (pointing to Baldersdale South/Clove Lodge and Baldersdale North) have been lost. Historic value as only surviving example of its type in the Parish confirming Cotherstone's original identity as part of North Yorkshire prior to local government reorganisation in 1970's.
LVHA14	Tees Railway Path (former railway line and bridges)			✓	✓		✓		✓	Dismantled railway branch line from Barnard Castle to Middleton in Teesdale, opened in 1868, closed in 1964 and converted to the Tees Railway Path in 1970s. Now a very popular walk for residents and visitors alike, still retaining farm access bridges over the line and the Grade II Listed Baldersdale Viaduct, significant landmarks and fine examples of Victorian railway engineering.
LVHA15	East Briscoe road bridge			✓	✓		✓		✓	Circa 18 <sup>th</sup> century single arched 'pack-horse' style bridge at East Briscoe over How Beck on main road through South Baldersdale at edge of North Pennines AONB.
LVHA16	Osmond Bridge, North Corn Park			✓	✓		✓		✓	18 <sup>th</sup> century single arched bridge on Briscoe Lane crossing Osmond Gill, of historic and architectural interest due to age and construction with tiered waterfall beneath.
LVHA17	St Cuthbert's Church		✓	✓	✓	✓	✓		✓	Traditional 'Dales' village church, built in 1881 of local stone. Designed by architect C Purdon Clarke of London in early English style. Features lancet windows, nave, chancel, vestry and a 'pepper pot' spirelet, later replaced by current spire. The foundation stone was laid by R A <del>Morrill</del> Morrill of Rokeby.
LVHA18	Wesleyan Chapel		✓	✓	✓	✓	✓		✓	An imposing building on the B6277 main road through the village, in use up until very recently as a Methodist place of worship. Now closed but subject to a community development initiative to convert it into a shop, café and heritage centre. Built in 1872 on the site of an earlier chapel by local builder Thomas Waite using locally quarried stone. To the rear of the church are school rooms in use until the 1960's prior to construction of the present village school.

APPENDIX 2:  
Local Green Spaces – Summary Assessment Table

<i>Key to LGS values and attributes in columns 1 to 8 below:</i>														
1) Beauty; 2) Historic value; 3) Recreational value; 4) Tranquillity; 5) Wildlife value; 6) Reasonably close to community; 7) Local in character; 8) Not extensive														
Site Ref	Site Name	Size (ha)	DEMONSTRABLY SPECIAL TO COMMUNITY:								OTHER ATTRIBUTES:		Ownership	
			1	2	3	4	5	Brief summary of justification for LGS			6	7		8
LGS1	The Close Allotments	0.24			✓	✓	✓	✓	✓	Well-established & used allotments meeting ongoing local demand for allotment plots	✓	✓	✓	Cotherstone PC
LGS2	The Close	0.04			✓	✓				Amenity open space set aside as part of retirement bungalow development which surrounds it on 3 sides	✓	✓	✓	Teesdale Housing Association
LGS3	The Play Park	1.72	✓		✓	✓	✓	✓		Much used village play park and recreation ground, incorporating well-equipped play area, small playing field and exercise/nature trail	✓	✓	✓	Play@Cotherstone (Leasehold)
LGS4	The Cemetery	0.48	✓		✓		✓			Local village cemetery, first established in the late 1800's and expanded in the 1970's	✓	✓	✓	Cotherstone PC
LGS5	Moor Road Green	0.05	✓		✓		✓			Attractive roadside amenity space at south-eastern approach to village - historically part of Cotherstone Moor (registered common land)	✓	✓	✓	Cotherstone Moor Field Reeves
LGS6	School Grounds	0.81	✓		✓			✓		Local village school grounds, playground and sports field	✓	✓	✓	Durham County Council
LGS7	East Green	0.10	✓		✓		✓	✓		Registered village green in centre of village with stream and footbridge - of significant value to village visually and historically as well as focal point for village events	✓	✓	✓	Cotherstone PC
LGS8	Klondyke Allotments	0.36	✓		✓		✓	✓		Long-established and used village allotments meeting ongoing local demand for allotment plots	✓	✓	✓	Cotherstone PC
LGS9	West Green	0.10	✓							Registered village green at western end of village with registered village pump – of significant value to village visually and historically	✓	✓	✓	Cotherstone PC
LGS10	The Hagg	1.85	✓		✓	✓	✓	✓		Large, scenically attractive open space with wooded backdrop. Well-used for village events and containing football pitch plus footpaths providing access to rivers	✓	✓	✓	Cotherstone PC



### APPENDIX 3: Valued Views – Scoring Summary Table and Descriptions

W REF	LOCATION	SCORES FOLLOWING 1 <sup>st</sup> (SPRING) & 2 <sup>nd</sup> (AUTUMN) WALKABOUT ASSESSMENT SESSIONS:													
		SPACES		BUILDINGS		VIEWS		GREENERY		LIGHT/DARK		NOISE/SMELL		TOTALS	
		1st	2nd	1st	2nd	1st	2nd	1st	2nd	1st	2nd	1st	2nd	1st	2nd
VV1	Tees Railway Path	5	5	2	2	5	4	4	4	5	3	5	5	26	23
VV2	Watergate Lane	5	5	3	3	4	3	4	4	5	3	5	5	26	23
VV3	Hawcroft Lane	4	4	3	3	4	4	3	4	5	5	4	4	23	24
VV4	Sunnycroft Corner	2	2	2	2	5	5	4	4	5	5	4	4	22	22
VV5	Croft House Corner	2	2	2	2	3	4	4	4	5	5	4	4	20	21
VV6	Leadpipe Lane	3	3	3	3	5	5	3	3	5	5	4	4	23	23
VV7	West Green	3	3	4	4	4	4	4	4	3	3	2	2	20	20
VV8	Hallgarth Hill	-	5	-	0	-	5	-	5	-	5	-	4	-	24
VV9	Moor Road	4	-	0	-	5	-	5	-	5	-	4	-	23	-

#### Notes to aid understanding of the above Table:

The assessments utilised established methodological practices set out in 'The Oxford Character Assessment Toolkit' (Oxford City Council)\*

They involved evaluating the importance of various specific features at each viewpoint location including –

- SPACES -- gaps between built elements, streets & gardens, street furniture, impact of traffic.
- BUILDINGS – scale & form of buildings, materials, windows, doors
- VIEWS – both within the space and views out of the space, roofscapes
- GREENERY & LANDSCAPE – trees & plants, colour, water, changing levels
- LIGHT/DARK – shading
- NOISE & SMELL – man-made or natural

The resulting scores reflected the importance of each feature in terms of their positive or negative contribution to the place's character. The simple question was - does its presence or condition make the place better or worse?

- The greater the positive contribution, the greater the score (up to a maximum of +5).
- The greater the negative contribution, the lower the score (up to a maximum of -5).
- Where features made only a minimal contribution to the character they were given a neutral score of 0, or in the range -1 to +1.

The 9 identified Valued Views were those which achieved the highest score (a total of 20 or more when the scores for all the features were added together).

\* See - [https://www.oxford.gov.uk/info/20193/character\\_assessment\\_toolkit](https://www.oxford.gov.uk/info/20193/character_assessment_toolkit)

**Descriptions of each Valued View (figures in brackets denote the total Spring/Autumn scores)**

**VV1 – Tees Railway Path (26/23):**

Public path on raised embankment of abandoned Middleton-in-Teesdale Branch line. Panoramic views from the Railway Path. Roof line of the village is visible with views to the hills on the north bank of the Tees. Closer are the views across the medieval fields that fringe the village, with their distinct pattern of ridges & furrows visible. Glimpsed views also to the SW of Lancelands and to the NE towards the church. The sounds of the beck and nearby livestock add to the pleasant ambience of the place. In Summer/Autumn the views become less extensive due to vegetation growth. (NB – Views are from a linear feature, so they apply along a stretch of it to either side of Moor Road)

**VV2 – Watergate Lane (26/23):**

Stone built Victorian semis with some more modern cottages. Roof line of the village is present from St. Cuthbert's Church to the former Wesleyan Chapel, with views to the hills on the north bank of the Tees. Closer are the views across the medieval fields that fringe the village, with their distinct pattern of ridges & furrows visible. Watergate Lane links to public footpath to the Railway Path and another across the fields back into the village & 'Red Lion Lane'. The sounds of the beck and nearby livestock add to the pleasant ambience of the place. In Summer/Autumn the views become less extensive due to vegetation growth.

**VV3 - Hawcroft Lane (23/24):**

This narrow stone walled lane lies off the back plots of the houses which front the East Green, with several footpaths off, linking to the East Green and over the fields. There are views over the roof line to the hills on the north bank of the Tees and views across open fields towards the 18<sup>th</sup> century Quaker Meeting house & cemetery. In Summer/Autumn the views become more focused and foliage softens the building outlines. Birdsong & livestock sounds in spring.

**VV4 - Sunnycroft Corner (22/22):**

A narrow stone walled lane, with stone built terrace row which continues the same orientation as 'Red Lion Lane', character cottages & a stone barn. Views across to St Cuthbert's Church, Water Lane and the medieval fields. Hedgerows and pasture towards the Railway Path with attractive traditional agrarian building. Birdsong & livestock sounds in spring.

**VV5 – Croft House Corner (20/21):**

A narrow stone walled lane, with stone built cottages. Views across medieval field system to Baldersdale & the Railway Path, some views across Wesleyan Chapel roof to hills on the north bank of the Tees. The burnt-out remains of a British Legion hut are obscured by a small copse in the summer enhancing the overall feel of the place. Telephone exchange is slightly incongruous. Birdsong & livestock sounds in spring.

**VV6 - Leadpipe Lane (23/23):**

A narrow stone walled lane, walls contain stones salvaged from ex Tees Valley Railway bridges. Lane contains smaller terraced cottages and the back plots of larger dwellings which front the West Green.

Views across the medieval field system towards Baldersdale and the Railway Path bridge. Views of wider Baldersdale are obscured by summer foliage, with glimpsed views of the hills on the north bank of the Tees. Birdsong & livestock sounds in spring.

**VV7 - West Green (20/20):**

An open, light aspect that narrows at both ends, with glimpsed views between properties and down the lanes off the green, with some unsightly street furniture that does not detract too badly from the overall environment. There are a mixture of properties, with some large detached and smaller terraced stone built properties, with the focal point of the Fox & Hounds PH. The views are glimpsed between the properties and with the higher elevation of the west side of the green over the roofs to the north bank of the Tees. Primarily there are small front gardens with the large cedar at Greystones dominating the West side and a large copper beech in the view north east. Some traffic noise from the B6277.

**VV8 – Hallgarth Hill (0\*/24):**

Open light aspect with dappled shading from mature trees. Footpath to open countryside forming highest public vantage point of the village. Open countryside to North of village with glimpsed views of buildings through tree foliage. Extensive panoramic views of open countryside to North and West of village, with views across site of Cotherstone castle (Scheduled Monument) in the foreground. Glimpsed views of village roofline and larger houses, significant view of church steeple between trees. Birdsong & sound of river, some noise from transport yard & rural smells.

\*No Spring score

**VV9 – Moor Road (23/0\*):**

Tunnel effect of mature overhanging trees, creating a naturally channelled view through to the edge of the village on the SW approach from Moor Road (C163). Glimpsed view to start of housing at end of tree lined 'avenue', together with hedging and green verges creating a 'hollow way' effect of a sunken road adjacent to fields. Dappled shading from mature trees and hedging with impressive 'light at the end of the tunnel' effect upon entering the village. Wind rustling effect with birdsong and noise of livestock in adjacent fields intermittently broken by sounds of passing cars. Rural smells and damp foliage.

\*No Autumn score