



GOVERNMENT OFFICE
FOR THE NORTH EAST

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Your Ref:
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Date: 31 August 2007

DEVELOPMENT CONTROL
RECEIVED

02 SEP 2007

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Dear Mr Walton

I am writing with reference to your application of 29 March 2007 for a direction under paragraph 1(3) of Schedule 8 to the Planning and Compulsory Purchase Act 2004 in respect of policies in Sedgefield Borough Local Plan (1996).

The Secretary of State's Direction is attached. Those policies not listed in the Direction will expire on 27 September 2007.

The extension of saved policies listed in this Direction does not indicate that the Secretary of State would necessarily endorse these policies if presented to her as new policy. The intention is merely to maintain an extension of existing adopted policy in the sole interests of maintaining continuity in the development plans system and a stable planning framework locally and, in particular, a continual supply of land for development.

Local planning authorities should not suppose that a regulatory local plan style approach will be supported in forthcoming Development Plan Documents. Authorities should adopt a positive non regulatory approach to DPD preparation and should not seek to reintroduce the numerous policies of many local plans.

Local planning authorities should make good progress with local development frameworks according to timetables in local development schemes. The exercise of extending saved policies is not an opportunity to delay DPD preparation. Policies have been extended in the expectation that they will be replaced promptly and by fewer policies in DPDs. Maximum use should be made of national and regional policy especially given the advanced position of many regional spatial strategies and the post 2004 status of the Regional Spatial Strategy.



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Following 27 September 2007, the extended policies should be read in context. Where policies were originally adopted some time ago, it is likely that material considerations, in particular the emergence of new national and regional policy and also new evidence, will be afforded considerable weight in decisions on planning applications. The attention of authorities is drawn to Planning Policy Statement 3 *Housing* (paragraphs 6 and 68) and the Housing Green Paper – *Homes for the future: more affordable, more sustainable* (chapter 2, paragraph 15).

Yours sincerely

IAN D J MARTIN
Planning Team
Environment Group



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**DIRECTION UNDER PARAGRAPH 1(3) OF SCHEDULE 8 TO THE
PLANNING AND COMPULSORY PURCHASE ACT 2004
POLICIES CONTAINED IN SEDGEFIELD BOROUGH LOCAL PLAN (1996)**

The Secretary of State for Communities and Local Government in exercise of the power conferred by paragraph 1(3) of Schedule 8 to the Planning and Compulsory Purchase Act 2004 directs that for the purposes of the policies specified in the Schedule to this direction, paragraph 1(2)(a) of Schedule 8 to the Planning and Compulsory Purchase Act 2004 does not apply.

Signed by authority of the
Secretary of State

Caroline Burden

Caroline Burden
Head of the Planning Team
Government Office for the North East
31 August 2007

SCHEDULE

POLICIES CONTAINED IN SEDGEFIELD BOROUGH LOCAL PLAN (1996)

E1	Maintenance of Landscape Character
E2	Preservation and Enhancement of Historic Parklands
E3	Protection of Historic Landscape of Bradbury, Mordon & Preston Carrs
E4	Designation & Safeguarding of Green Wedges
E11	Safeguarding of Sites of Nature Conservation Interest
E15	Safeguarding of Woodlands, Trees & Hedgerows
E18	Preservation & Enhancement of Conservation Areas
E22	Reuse of Buildings forming part of the Borough's Heritage
E23	Priorities for Environmental Improvements
IB1	Type of Industry and Business Areas
IB2	Designation of Type of Industrial Estates
IB3	Proposals for the Development of new Industrial and Business areas
IB4	Development of Large, Single-User Industrial or Business Sites
IB5	Acceptable Uses in Prestige Business Areas
IB6	Acceptable Uses in General Industrial Uses
IB7	Acceptable Uses in Local Industrial Areas
IB8	Acceptable Uses in Business Areas
IB12	Operation of a Small Business from Home
IB13	Extension to Industrial and Business Premises
IB14	Improvements to General and Local Industrial Areas
IB18	Notifiable Hazardous Installations
H2	Major Housing Sites in the Four Towns
H4	Development in Whitworth Park Area, Spennymoor
H8	Residential Frameworks for Larger Villages
H9	Housing Sites in Larger Villages
H10	Housing Development in Smaller Villages
H11	Development in Ribbons or Groups of Houses in the Countryside
H14	Maintenance and Improvement of the Housing Stock
H15	Extensions to Dwellings
H16	Extension to the front of Dwellings
H17	Backland and Infill Housing Development
H18	Acceptable Uses within Housing Areas
H19	Provision of a Range of House Types and Sizes including Affordable Housing
H20	Provision of Special Needs Housing
H21	Conversion of a Building to Flats and Bedsits
H22	Sheltered Accommodation, Residential Care and Nursing Homes
H23	Accommodation for Gypsies and Travellers
T1	Footpaths and Cycleways in Towns and Villages
T2	Improvement of Public Transport Services
T3	Safeguarding Railway Lines
T5	Movement of Freight

T8	Safeguarding Land for New Roads
T11	Location of Petrol Filling Stations
T13	Roadside Facilities at Motorway Interchanges
S1	Promotion and Protection of the Role of Town Centres
S2	Acceptable Uses within Town Centres
S3	Criteria for new Development in Town Centres
S6	Acceptable Uses within Local Centres
S8	Proposals for Local Centres at Cobblers Hall, Newton Aycliffe and Byerley Road, Shildon
S9	Small shops outside Town and Local Centres but within Towns and Villages
S10	Environment Improvements in Town and Local Centres
S15	Occasional Markets
S16	Development of Farm Shops
L1	Provision of Open Space including standards
L2	Provision of Open Space in New Housing Development
L4	Extensions to Cemeteries
L5	Safeguarding Areas of Open Space
L8	Development of Hardwick, Whitworth and Wynyard Country Parks and Ferryhill Carrs
L9	Footpaths, Cycleways and Bridleways in the Countryside
L10	Recreational Routes
L11	Development of New or Improved Leisure and Community Buildings
L12	Change of Use or Redevelopment from Leisure and Community Buildings
L15	Winterton Hospital Estate
L16	Health Centres and Surgeries
L17	Cultural Venues
L18	Timothy Hackworth Museum Site, Shildon
L19	Sedgefield Racecourse
L20	Hotels and Visitor Accommodation
L21	Caravan, Chalet and Camp Sites
L22	Storage of Caravans
D1	General Principles for the Layout and Design of New Developments
D2	Design for People
D3	Design for Access
D4	Layout and Design of New Industrial and Business Development
D5	Layout of New Housing Development
D6	Layout and Design of Pedestrian Areas and Public Spaces
D7	Structural Landscaping around Major Development
D8	Servicing and Community Requirements of New Development
D9	Art in the Environment