
Sedgefield Town Council

Vision: To improve the life of the people of Sedgefield

Policies and Statement

Mission Statement

To establish quality services, continuous improvement and community pride.

This will be achieved by:-

- a) Providing a democratic representational voice for the Community of Sedgefield.
- b) Supporting and contributing towards the economic and social needs of the local community
- c) Providing quality services at an economic cost

The Town Council will :-

Support the needs of the local community in day to day shopping, leisure, cultural and educational services

Ensure that all Council initiatives comply with the principles of sustainable development

Support the community towards achieving involvement in and responsibility for its own development.

POLICY OBJECTIVES

AIM

The aim of this paper is to set out policy objectives for Sedgefield Town Council which will form a basis for decision- making and give guidance to the Committees for drawing up plans of action to put those policies into effect. It is intended that each committee will draw up its own individual ideas as to what it wants and where it is going.

These policies should not be regarded as set in tablets of stone. They will be subject to review as circumstances change. They will provide greater visibility to the people of Sedgefield as to what their Council is trying to achieve and should thus stimulate public interest in Council affairs.

It is intended that progress made towards achieving the Policy objectives of the Council will be monitored at each meeting of the Council and an overall review of the progress made will be reported at the Annual Parish meeting.

POLICY OBJECTIVES

Environment

The village Appraisal summary emphasise the importance of the environment to the people of the Parish as a whole. In particular the wish is to see it unspoiled. This does not mean it should be left exactly as it is, but rather that any changes made should be carried out in such a way as to enhance its quality. Essentially this means conserving the good aspects as far as possible and ensuring that changes made to the not so good aspects to make them more attractive are carried out in a manner that is sympathetic to their surroundings. The main thrust of all environmental policies shall be to preserve the rural character of the Parish.

POLICY E1

THE TOWN COUNCIL WILL SEEK TO FOSTER ENVIRONMENTAL AWARENESS THROUGHOUT THE COMMUNITY AND WILL PROMOTE ACTIVITIES TO IMPROVE THE ENVIRONMENT IN A WAY THAT CONSERVES WHAT IS BEST. IT WILL AIM TO ENSURE THAT CHANGES INTRODUCED ARE SYMPATHETIC TO, AND IN CONTEXT WITH THEIR SURROUNDINGS AND PRESERVE THE RURAL CHARACTER OF THE TOWN.

In pursuing its policy at E1 the Town Council would wish to draw upon expertise from within the Parish where this is available, or from elsewhere as locally as possible. This is envisaged as a two-way inter-change so that local expertise will feel free to bring forward ideas for improving the environment to the Town Council without waiting to be formally invited to do so.

POLICY E2

- i) TO PROMOTE THE INTERCHANGE OF IDEAS FOR IMPROVING THE ENVIRONMENT BETWEEN THE TOWN COUNCIL AND LOCAL GROUPS.
- ii) TO ESTABLISH A 'BLUE PRINT' FOR SUSTAINABILITY WITHIN SEDGEFIELD IN CONJUNCTION WITH LOCAL GROUPS.

The village Appraisal highlighted litter as the environment topic of most concern.. Various voluntary schemes have been tried and some have produced short - term success. Whatever the source the problem of dealing with the result remains.

POLICY E3

TO FOSTER A PRIDE IN THE VILLAGE AND TO ENCOURAGE LITTER CONSCIOUSNESS BY EXAMPLE, BY EDUCATION AND BY THE PROVISION OF FACILITIES AND SERVICES.

Going For Green has been an active campaign for the past 3 years and several initiatives have been both popular in Sedgefield and have contributed to the environment, and in particular AGENDA 21 issues.. Increasing emphasis is being given to the recycling of waste products.

POLICY E4

THE TOWN COUNCIL WILL CONTINUE TO BE ACTIVELY INVOLVED IN ENVIRONMENTAL ISSUES AND EXPLORE WITH OTHER AUTHORITIES AND AGENCIES ANY WAYS IN WHICH IT CAN ENCOURAGE AND ASSIST WITH PROMOTING LA21 ideas.

Community

The greatest asset of any community is its young people. They are its future. While the Town Council does not have the resources to become directly involved in the provision of facilities and services to cater for the needs of children and young people it can and should support those village organisations that do.

POLICY C1

THE TOWN COUNCIL WILL ENCOURAGE AND SUPPORT GROUPS AND AGENCIES INVOLVED WITH THE PROVISION OF FACILITIES FOR CATERING FOR THE EDUCATIONAL, SOCIAL AND RECREATIONAL NEEDS OF CHILDREN AND YOUNG PEOPLE.

The number of Special Interest Groups in any community is a good indication of its vitality. There are quite a number of such groups already in the village catering for a variety of activities but there is always scope for more and those already in existence tend to experience lean times and some, regrettably, fall by the wayside. The Town Council has a role to play here and can provide positive help both directly by small grants and directly through the CAP.

POLICY C2

THE TOWN COUNCIL WILL SUPPORT SPECIAL INTEREST GROUPS WITHIN THE COMMUNITY AND WILL ENCOURAGE THE FORMATION OF NEW GROUPS.

The Town Council, have been actively involved in looking to ways in which to provide more Recreational facilities. Indeed the Appraisal showed that a swimming pool was the most wanted facility in Sedgefield. The Swimming pool working party has already looked into this.

POLICY C3

- i) THE TOWN COUNCIL WILL SUPPORT THE WORKING PARTY IN LOOKING INTO THE PROVISION OF A SWIMMING POOL IN SEDGEFIELD, AND WILL WORK WITH THEM. TO SEE IF THER ARE ANY OTHER POSSIBLE ARRANGEMENTS WITH OTHER GROUPS AND AUTHORITIES WHEREBY THIS MAY BECOME A REALITY.
- ii) THE TOWN COUNCIL WILL SUPPORT A FEASIBILITY STUDY INTO RECREATIONAL PROVISION WITHIN SEDGEFIELD.

Over fifteen years ago the Town council was instrumental in setting up the community college association, and have given financial support since. It is important that this continues and shows confidence in these much needed sports facilities for both young and old.

POLICY C4

TO SUPPORT THE MANAGEMENT COMMITTEE IN PROVIDING A COMMUNITY COLLEGE ASSOCIATION CENTRE WITH A COMPREHENSIVE RANGE OF FACILITIES FOR ALL VILLAGE GROUPS AND INDIVIDUALS.

The Sedgefield Extra and other Sedgefield 2000 leaflets are an important way for keeping everyone in the Parish informed of activities, events and ideas generated within the community.

POLICY C5

THE TOWN COUNCIL GIVES A HIGH PRIORITY TO THE PRODUCTION AND DISTRIBUTION OF COMMUNITY BASED PUBLICATIONS WHICH PROVIDES INFORMATION ON EVENTS, ACTIVITIES AND MATTERS OF CONCERN TO PARISHIONERS.

The Parish Hall remains the main venue for public meetings and entertainment. It must continue to be maintained in a state, which complies with Health & Safety legislation whilst looking for general improvement. Policy should ensure that it continues to be a bright and cheerful place and provides a well used community facility.

POLICY C6

TO MAINTAIN THE EXISTING PARISH HALL AS A WELL USED COMMUNITY FACILITY.

The village shops and businesses located in the Parish provide important and valued services to the community as well as local employment. The Town Council recognises the contribution they make to the community. In particular, improvements to shopping facilities and public transport services should be encouraged.

POLICY C7

THE TOWN COUNCIL WILL ENCOURAGE THE MAINTENANCE AND IMPROVEMENT OF SHOPPING FACILITIES AND PUBLIC TRANSPORT SERVICES TO MEET THE NEEDS OF THE COMMUNITY.

Amenities

Footpaths and bridleways are shown by the village Appraisal to be an important and widely used village amenity. There are a large number of footpaths in the Parish, and the council appreciate the work and time given by the local Paths Partnership group in maintaining these.

POLICY A1

THE TOWN COUNCIL TO SUPPORT THE PATHS PARTNERSHIP GROUP IN THEIR WORK TO MAINTAIN FOOTPATHS AND BRIDLEWAYS TO PROVIDE UNHINDERED PEDESTRIAN/EQUESTRIAN ACCESS.

The Town Council has long been concerned about road safety in all its aspects and in particular about the speed of traffic through the village. Although a 30m.p.h. limit is established its scope and effectiveness remain matters for concern.

POLICY A2

THE TOWN COUNCIL GIVES TOP PRIORITY TO IMPROVING THE EFFECTIVENESS OF ROAD SAFETY MEASURES WITHIN THE PARISH. IT WILL PRESS THE RELEVANT AGENCIES FOR BETTER STANDARDS OF MAINTENANCE AND ENFORCEMENT.

The Parish Council is responsible for the maintenance of the Church yard and the Cemetery.

Conditions of use of the Cemetery covering such matters as when graves should be leveled and seeded with grass, memorials and the Garden of Remembrance have been laid down. These rules have been based largely on precedent and with regard to the feelings of the next of kin.

POLICY A3

THE TOWN WILL MAINTAIN THE CEMETERY WITH DUE RESPECT TO THE WISHES OF NEXT OF KIN AND EASE OF MAINTENANCE. USE OF WEEDKILLERS WILL BE CONFINED TO FOOTPATHS AND PERMITTED ONLY IN ACCORDANCE WITH RELEVANT HEALTH & SAFETY LEGISLATION.

The Town Council wishes to improve the general amenity value of greens and open spaces by the judicious planting of bulbs, shrubs and trees. In this context such planting must not be over-regimented but in keeping with the rural character of the area.

POLICY A4

THE TOWN COUNCIL WILL ENCOURAGE PLANTING OF BULBS, TREES AND SHRUBS ON GREENS AND OPEN SPACES IN KEEPING WITH THE RURAL CHARACTER OF THE PARISH.

Tourism is a growing industry and holiday-makers visiting the village should feel as welcome and appreciated as we would like to feel at places we visit on holiday. In our case the centre of Sedgefield and Hardwick Park are particularly popular. Both are included in several circular walks. This is a welcome development provided proper facilities are made available in a manner sensitive to the rural setting.

Access to the countryside is an amenity enjoyed by residents and visitors alike. While the parish is well endowed with footpaths and to a lesser extent, bridleways there is little if any, provision for the bicycle which is becoming an increasingly popular form of recreational transport. It may be that some of the existing footpath network could be developed into cycle ways and linked to existing cycle ways in adjacent parishes. Any such developments must, however, be carried out with care to ensure that habitats are not destroyed or compromised and that the sensitivity of the environment and the interests of affected landowners are safeguarded.

POLICY A5

THE TOWN COUNCIL WILL SEEK TO PROMOTE WITH OTHER INTERESTED PARTIES THE PROMOTION OF ACCESS TO THE COUNTRYSIDE BY FOOTPATH, BRIDLEWAY AND CYCLE TRAIL. IN FURTHERING THIS POLICY THE PARISH COUNCIL WILL HAVE DUE REGARD TO THE INTERESTS OF ENVIRONMENTAL CONSERVATION AND THOSE OF THE LANDOWNERS INVOLVED.

RECREATION AND LEISURE

The major activities of the parish council in this sphere have already been covered. Nevertheless the Parish Council has scope for providing support to local teams in various sports which are not yet able to be catered for within the village.

POLICY R1

THE PARISH COUNCIL WILL GIVE PRACTICAL SUPPORT AS FAR AS RESOURCES ALLOW TO THE PROVISION AND USE OF SPORTING FACILITIES OF ALL KINDS WITHIN THE PARISH.

Planning and Development

POLICY OBJECTIVES

The District plan, completed in 1996, set out a broad land use and development strategy which provided the framework to guide development over the next 10 - 15 years. Essentially it sets out a series of planning policies and proposals to take account of environmental considerations and the need to accommodate the realistic development needs of the area. In Sedgefield this Local plan implemented an up to date development plan replacing the existing informal village plan of the 1960's. The Town Council, were very involved in giving their recommendations to the planning authority on the future development of Sedgefield, although a development policy was never in fact formalised.

The town appraisal in 1997 provided the first really definitive survey of the aspirations of the residents of Sedgefield regarding their environment and the facilities they would like to see provided. It included suggestions involving planning issues in the Parish.

The Conservation Area in the middle of Sedgefield contains several listed buildings and is an area of special historic interest. The character and appearance of this area adds a distinctive character to Sedgefield and it should be preserved and enhanced. Whilst a high standard of design is expected for all developments, it is of particular importance here. The Hardwick Park is a very important landscape area identified as an area of national importance in English heritage's Register of Parks and Gardens, and as such should be protected from inappropriate development and management.

The future of the Winterton Site, an area of 200 acres to the north of the town is now the most important issue facing Sedgefield since the 1960's when the first of the village expansions took place. Public meetings have taken place, the Town Council have given very comprehensive comments to Sedgefield Borough Council on this.

An area of the Wynyard Estate falls within the parish. The Development Plan allows for the building of 12 dwellings. Concern has already been raised over the extensive building already taking place there, and the infrastructure, which has been added by means of roundabouts, proposed reservoir etc.

Having carried out the Appraisal the next logical step is to define policy objectives, which the Parish Council should pursue, to satisfy the needs and wishes of the people of the Parish as revealed by the survey. In the last year the Town Parish Council deliberations have been dominated by the Planning issues related to Winterton Hospital and its effects on the local community. However, there are many other planning issues in the Parish, some as indicated by the Appraisal which need to be addressed and must not be overlooked.

It is imperative that the Town Council has a clearly defined set of policy objectives, supported by the people of the Parish, if it is to exercise a proper influence on the Borough Council, and at subsequent planning appeals, and also with particular reference to the Winterton Site, it is essential that there are clear policies which can be used to influence what happens there.

Development can be divided into three main geographical areas:- The Conservation Areas, remainder of Sedgefield itself and the Winterton Site.

The Conservation Areas

Shops and Local Businesses

Most of the village shops and businesses are located within the Conservation Area, and provide important and valued services to the community as well as local employment. The Town Council recognises the contribution they make to the community. In particular, improvements to shopping facilities and public transport services should be encouraged. It is

important that these shops remain viable especially with the competition from out of town shopping so close by.

The town council recognises the important social as well as economic functions of the centre and wish to see it retain its vitality and viability. However, parking continues to be a problem and the town council will continue to press for extra parking facilities.

POLICY P1

THE TOWN COUNCIL WILL CONTINUE TO ENCOURAGE SHOPS AND BUSINESSES IN THE CENTRE OF THE TOWN, AND SEEK TO PROMOTE NEW BUSINESSES IN EXISTING PREMISES, WHILST ALSO SEEKING NEW AREA FOR CAR PARKING.

An area of concern is the deterioration in visual terms of some shop windows. As the Coop has greatly improved, others have become somewhat intolerable and are completely out of keeping with the area.

POLICY P2

THE TOWN COUNCIL WILL PRESS THE SBC TO TAKE ACTION ON SHOP WINDOWS AND FRONTAGES, TO BE IN KEEPING WITH THE CONSERVATION AREA, AND ENCOURAGE ALL NEW ALTERATIONS ETC. E.G. ILLUMINATED SIGNS TO BE OF A STANDARD DESIGN AND COLOUR.

New development in existing back gardens is becoming more popular. This detracts from the aesthetic quality of the character of the conservation area and is not welcome.

POLICY P3

THE TOWN COUNCIL ARE AGAINST ALL NEW DEVELOPMENT IN GARDENS OF HOUSES OR BUSINESSES IN THE CONSERVATION AREA.

Hardwick Park

Tourism is a growing industry and holiday-makers visiting the village should feel as welcome and

appreciated as we would like to feel at places we visit on holiday. The Hardwick Park is particularly popular with visitors, and the council welcomes the new proposals from DCC in extending this area. This is a welcome development provided proper facilities are made available in a manner sensitive to the rural setting.

POLICY P4

THE TOWN COUNCIL WILL SEEK TO PRESERVE AND ENHANCE THE CHARACTER AND APPEARANCE OF HARDWICK PARK AND WILL ONLY SUPPORT PROPOSALS, WHICH ARE COMPATIBLE WITH EXISTING USES WITHIN THE PARK.

The Winterton Site

It is inevitable that development will take place on the Winterton Site. Throughout discussion with Sedgefield Borough Council the Town Council have recognised that there will be some housing as well as a business park Policy L15 is relevant to both this and the Community hospital sites, and it proposes that development should be mixed as above with remainder of the land remaining as open space and for recreational use. The Town Council oppose any large scale building acceptable. Clearly development on a large scale would have a very adverse affect on the social and environmental structure of Sedgefield if it all took place at once.

POLICY P5

THE TOWN COUNCIL WILL SUPPORT PROPOSALS IN KEEPING WITH POLICY L15 OF THE DEVELOPMENT PLAN. THIS REQUIRES ALL DEVELOPMENT TO FORM PART OF A COMPREHENSIVE PLANNING SCHEME WHICH;-

- a) CONSERVES THE LANDSCAPE SETTING OF THE WINTERTON HOSPITAL
- b) RETAINS ANY BUILDINGS AND OTHER SITE FEATURES OF IMPORTANCE
- c) INCLUDES BUSINESS USES AS A SIGNIFICANT PART OF ANY MIXED DEVELOPMENT SCHEME
- d) SECURES THE RECLAMATION OF ANY RESIDUAL LAND AREAS TO OPEN LAND USES
- e) MAINTAINS THE OPEN LAND BETWEEN THE WINTERTON HOSPITAL SITE AND THE SEDGEFIELD COMMUNITY HOSPITAL SITE.

In particular Sedgefield Town Council have already given approval to the outline application subject to the following:-

1. Proposals for the Gables (former social club) are excluded from the approval. Sedgefield Town Council would like to see the proposals included in the planning brief achieved, or the property be the subject of separate consultations leading to a separate planning application, or if that cannot be agreed then the layout should be revised to integrate it more into the overall development.
2. That detailed plans be prepared showing the layout of the proposed new houses, and that the total number of new dwellings of all types does not exceed 212 excluding the Gables.
3. The following off – site and on – site transport improvements are carried out by the developer in co-operation with the Highway Authority:
 - a) Cycle ways and footpaths that are part of the detailed layout to be submitted to and approved by the L.P.A. shall be connected to routes to the B1278 at Sedgefield General Hospital and onwards on a route separated from the road to Fishburn.
 - b) Cycle ways and footpaths similarly approved should cross from the development by the roundabout (or similar junction near Filmco's factory) with safe central refuges, and onwards down Salter's Lane, Durham Road and North End to Sedgefield Village Green and where possible carried out in conjunction with condition (4) below.
 - c) A second cycle way and footpath crossing from Gables area across to B1278 using a safe central refuge and onwards down Old Durham Road to the Salter's Lane junction.
 - d) Leaving the development in the North West corner and the business park and running on a separated path along the route of the A177 as far as the former railway bridge with a connection on to the route to Bishop Middleham pond and village.
4. Proposals for traffic calming on Salter's Lane, Durham Road and North End be prepared and implemented with the agreement of the Highway Authority to accommodate the cycle way / footpath link referred to in 3 (above), and to reduce speed along this route and to discourage through traffic to Teeside using the centre of Sedgefield. The scheme to include 20mph speed limit in the village centre, chicanes etc.
5. Proposals for improvements to pedestrian areas and parking in the centre of Sedgefield to enable the extra traffic to park without detrimental effects be prepared for approval and implementation in co-operation with the Highway Authority (and Sedgefield Town Council).

6. St. Luke's Church and its surrounding land be put into good repair, be maintained both internally and externally pending a scheme, or alternative schemes, for its re-use being prepared for consultation. Preference to be given to schemes which will enable it to be used by the community.
7. No detailed layouts to be approved until a detailed plan has been prepared showing the relationship of houses, hard surfaces and other structures to the flora and fauna currently occupying the site, and in particular (but not exclusively) to trees and mammal populations. The proposals should indicate how impacts are to be minimised and what arrangements are proposed to ensure that habitats and populations can adjust to replacement landscaping with a programme that will allow this to happen. Detailed planning approval not to be granted until after such a management plan has been drawn up, been the subject of consultation and subsequent approval by the LPA.
8. Proposals for the layout, planting, use and management of all open spaces be prepared for consultation before details are approved by the L.P.A. These proposals to be prepared with the findings of the forthcoming study of recreational needs in the town of Sedgefield in mind, and without prejudice to those findings, should consider the following:
 - a) No lake, boundary "drawbridge" feature. A Water feature elsewhere would be acceptable but not as a symbolic division.
 - b) All open space be accessible and useable by public except in the case of sensitive habitat or nest areas, and shall otherwise not be restricted.
 - c) Proposals for tree preservation orders, new planting and habitat development.
 - d) Details of the relationship of the Business Park to the former cricket ground and pavilion area to be carefully prepared to ensure that all open space uses ultimately decided for the area can in fact be accommodated and that adequate pitch sizes can be formed.
 - e) The existing pavilion to be removed and, subject to the findings of the study referred to above, adequate replacement provision be made to serve the new open space uses.
 - f) Proposals be made for small children's play areas with play equipment and area for informal ball games.
9. All open spaces to be laid out and brought up to standard before being taken over by the authority which, will become responsible for their long term maintenance (see below)
10. The development shall be known as Winterton Park, Sedgefield. Street names to be the subject of further consultation.
11. The layout to be revised to allow buses using bus only links to pass through the site to and from Fishburn to Sedgefield via Salter's Lane, the last east end of the Business Park, the spine route through the site and the junction (roundabout) at Filmco's factory as well as to and from Coxhoe via the Business Park, the spine route through the site, and the same junction.
12. Bus shelter provision be reviewed both on and close to the development and in the light of 11 (above) be renewed or replaced, put in good order and passed to the public authority for maintenance.
13. Car parking provision for Winterton Cottages be made in accordance with the plans, a lighting scheme proposed and passed into the control of the authority who will own the cottages.

14. Winterton Cemetery be maintained in perpetuity.

Business Use

The Town Council welcome the area which is designated for business use, but would limit such use to offices, research etc. which can be carried out in any residential area without detriment to the living conditions of nearby residents.

POLICY P6

THE TOWN COUNCIL RECOGNISE THE NEED TO ATTRACT SOME BUSINESS USE ON THE SITE AND ENCOURAGE A SMALL BUSINESSES PARK TO BE DEVELOPED WHICH WOULD HELP REPLACE SOME OF THE EMPLOYMENT LOST THROUGH THE RETRACTION PROCESS.

Housing

The Council accepts that some housing is inevitable. However it is a large site, and developers will be keen to build a large estate, or indeed a new town. This would not be appropriate in scale to Sedgefield itself, and the infrastructure in terms of roads and local schools and services are not sufficient.

The town council would also encourage an appropriate variety of house type and size including the provision of affordable housing.

POLICY P7

THE TOWN COUNCIL RECOGNISES THAT SOME HOUSING WILL BE PROVIDED BUT WOULD ENCOURAGE LIMITED DEVELOPMENT COMPRISING OF MIXED TYPES INCLUDING SOME AFFORDABLE FIRST TIME OWNERS HOUSING.

The Remainder of Sedgefield

The scale of future development in the town will determine whether it retains its rural character or becomes in effect large town. The Appraisal shows that 89% of the Parish wish to see no large scale new developments or extensions to existing estates.

Excluding the Winterton Site and Wynyard estate, the existing Sedgefield Borough Council policy H8 states that development is confined to infill and small groups of up to 6 dwellings. Such sites are allocated that will allow for some houses to be built, whilst ensuring that the character of Sedgefield is not spoiled.

Any building in the surrounding countryside is subject to agricultural tenure restrictions.

Development on this scale is likely to be gradual and therefore most easily assimilated into the social and environmental structure of the Parish with a correspondingly small impact on the rural character of the community.

POLICY P8

THAT PRIORITY FOR MEETING HOUSING REQUIREMENTS IN THE PARISH WILL BE GIVEN TO INFILL AND SMALL GROUPS OF HOUSES, UP TO A MAXIMUM OF 6 IN ANY ONE DEVELOPMENT THROUGHOUT THE STRUCTURE PLAN PERIOD.

An inescapable factor affecting development in the main area of Sedgefield is the fact that the sewerage system, despite recent improvements, is approaching maximum capacity. It is almost certainly incapable of catering for a further large increase of houses. A major upgrading of the sewerage system is likely to be required to accommodate any significant housing development.

POLICY P9

IF DEVELOPMENT WITHIN THE PARISH IN EXCESS OF H4 (SEE POLICY D1) BE APPROVED BY A HIGHER AUTHORITY, THEN THAT DEVELOPMENT SHALL BE

PHASED SUCH THAT A TOTAL OF NO MORE THAN FIFTY HOUSES SHALL BE BROUGHT INTO OCCUPATION IN ANY ONE YEAR. AND AT LEAST ON FURTHER YEAR SHALL ELAPSE BEFORE THE SECOND OR ANY SUBSEQUENT PHASES ARE STARTED.

The village appraisal has revealed a need for low cost housing at affordable prices for first time buyers. The town council would seek to promote this sort of housing as opposed to the large executive houses, which the village already has in abundance. Also such housing should have proper identified children's play areas where children can play safely.

POLICY P10

THE TOWN COUNCIL WILL SEEK TO ENSURE THAT LOW COST HOUSING FOR FIRST TIME BUYERS IS INCLUDED AS PART OF ANY HOUSING DEVELOPMENT IN THE PARISH, AND THAT SUCH DEVELOPMENT INCLUDES PROPER AREAS FOR CHILDREN TO PLAY.

Industrial development in Sedgefield is not specifically addressed by the village Appraisal. Nevertheless it is a subject of concern, and one on which the Council should have a policy. Any change of use at Salters lane from light to more heavy industrial use, will have a detrimental effect on the whole area. The new abattoir and facilities at Bolams has filled up the entrance road and does provide additional employment for people in the village but any further additions in this area other than light manufacturing units on the industrial estate should be resisted.

POLICY P11

WITH THE EXCEPTION OF THE WINTERTON SITE, PART OF WHICH WILL BE USED AS A BUSINESS PARK, THE TOWN COUNCIL WILL RESIST ANY NEW ALLOCATION OF LAND FOR INDUSTRIAL USE WITHIN THE PARISH.

Amenities

Footpaths and bridleways are shown by the village Appraisal to be an important and widely used village amenity. There are a large number of footpaths in the Parish, and the Paths Partnership Group have done much to ensure that all footpaths are in good condition, and also written several circular walks.

POLICY A1

THE TOWN COUNCIL WILL ENCOURAGE THE PATHS PARTNERSHIP TO CONTINUE THEIR WORK ON THE VILLAGE RIGHTS OF WAY AND CIRCULAR WALKS.

Access to the countryside is an amenity enjoyed by residents and visitors alike. While the parish is well endowed with footpaths and to a lesser extent, bridleways there is little if any, provision for the bicycle which is becoming an increasingly popular form of recreational transport. It may be that some of the existing footpath network could be developed into cycle ways and linked to existing cycle ways in adjacent parishes. Any such developments must, however, be carried out with care to ensure that habitats are not destroyed or compromised and that the sensitivity of the environment and the interests of affected landowners are safeguarded.

POLICY A2

THE TOWN COUNCIL WILL SEEK TO PROMOTE WITH OTHER INTERESTED PARTIES THE PROMOTION OF ACCESS TO THE COUNTRYSIDE BY FOOTPATH, BRIDLEWAY AND CYCLE TRAIL. IN FURTHERING THIS POLICY THE PARISH COUNCIL WILL HAVE DUE REGARD TO THE INTERESTS OF

ENVIRONMENTAL CONSERVATION AND THOSE OF THE LANDOWNERS INVOLVED.