

DISTRICT OF EASINGTON
THE EASINGTON (NUMBERS 69 and 92 THORNLAKE NORTH), THORNLEY,

COMPULSORY PURCHASE ORDER 2005

THE TOWN AND COUNTRY PLANNING ACT 1990
AND THE ACQUISITION OF LAND ACT 1981

STATEMENT OF REASONS

1. THE ORDER LANDS

1.1 The lands the subject of the order, ("the Order Lands"), comprise:

1.1.1 The end-terraced property known as 69 Thornlake North, Thornley.

1.1.2 The end-terraced property known as 92 Thornlake North, Thornley.

Neither of the properties is considered to have any special architectural merit.

1.2 The Order Lands have no distinctive topographical features.

1.3 The present uses of the Order Lands are as follows:

1.3.1 69 Thornlake North is used as a domestic dwelling.

1.3.2 92 Thornlake North is used as a domestic dwelling.

2. JUSTIFICATION FOR THE USE OF THE POWER CONTAINED IN SECTION 226 OF THE TOWN AND COUNTRY PLANNING ACT 1990

2.1 By the exercise of its powers of compulsory acquisition pursuant to Section 226 (1) (a) of the Town and Country Planning Act 1990, the Acquiring Authority intends both to promote and improve the economic,

social and environmental well-being of part of the area for which the Acquiring Authority has administrative responsibility.

- 2.2 The Order Lands will subject to compulsory acquisition be sold to a private developer who will redevelop the Thornlaw North Estate in accordance with Housing Business Plan and Housing Strategy Regeneration targets for that area.

3. BACKGROUND TO THE CASE FOR ACQUISITION OF THE ORDER LANDS

- 3.1 Thornley is situated on the western periphery of the District of Easington close to its boundary with the administrative district of the City of Durham. It is strategically located five miles south east of Durham and close to the A19 road which links Tyneside with Teesside.
- 3.2 Thornley is characteristic of many former mining villages in County Durham. Closure of the colliery in 1971 saw the demise of the main source of local employment and as a consequence signalled the start of a steady decline in the physical, social and economic well-being of the community.
- 3.3 As a result the village has become a “dormitory settlement” where those in employment have to travel to work. The physical form of the village has suffered over the years due to selective demolition leaving unsightly cleared sites and gaps between dwellings. The closure and subsequent reclamation of the colliery has significantly altered the basic development pattern of the village.
- 3.4 The District of Easington has traditionally been the main housing provider within the village and a high proportion of homes – approximately 45% - remain in Council ownership notwithstanding property clearance and the exercise of the “right to buy” by Council tenants.

3.5 Because of the structural problems affecting many dwellings coupled with the very low demand for Council housing the District of Easington has identified Thornley as the principal priority area within its Housing Business Plan and Housing Strategy.

3.6 G L Hearn, Jane Darbyshire and David Kendall Limited were the Consultant Team commissioned between October 2001 and June 2002 to prepare a Housing and Regeneration Study for the village of Thornley and to produce a Masterplan for the area. As a consequence of extensive consultation with local residents and a wider consideration of the housing needs of the village, recommendations were made and adopted at a Cabinet Meeting of the Council on 24 September 2002. Consequently it was agreed that:

3.6.1 the supply of Council housing in Thornley village would be reduced by 50% and

3.6.2 the number of 3-4 bedroomed houses would be increased.

3.7 Thornlaw North has suffered from a high level of voids due both to structural problems with and the over supply of Council housing. The Consultants referred to in paragraph 3.6 therefore identified that this area of Thornley (ie. Thornlaw North) would be ideally suited to a programme of clearance of Council housing and the redevelopment of Thornlaw North in order to provide desirable accommodation for local families and persons relocating to the village both of which would be essential to facilitate economic growth.

4. THE CASE FOR COMPULSORY PURCHASE

4.1 Attempts to contact the owner of 69 Thornlaw North have been unsuccessful. It is understood that the owner lives abroad.

4.2 Attempts to negotiate with the owners of 92 Thornlaw North have been unsuccessful. Alternative accommodation as part of a settlement package has been offered to the owner. This has also been refused.

4.3 It has therefore been impossible to acquire the Order Lands by private treaty.

5. DESCRIPTION OF THE PROPOSALS FOR THE USE OR DEVELOPMENT OF THE ORDER LANDS

5.1 It is the intention following the compulsory acquisition of the Order Lands to demolish the dwellings upon them.

5.2 The cleared Order Lands will then form part of a larger site for comprehensive redevelopment by a private developer to provide new three and four bedroomed dwellings for owner occupation.

6. PLANNING PERMISSION OF THE ORDER LANDS

6.1 The Acquiring Authority granted Planning Permission on 5 November 2003 (application reference: 03/658) in respect of "proposed residential development comprising 111 houses at Thornlaw North, Thornley".

6.2 In granting the Planning Permission the Acquiring Authority had regard to the provisions of the Development Plan for the District of Easington.

7. SPECIAL CONSIDERATIONS

7.1 The Order Lands do not contain:

7.1.1 Any Listed Buildings.

7.1.2 Any buildings which qualify for listing.

7.1.3 Any buildings subject to Building Preservation Notices.

7.1.4 Any other buildings which may be of listing quality.

7.1.5 Any ancient monuments.

7.2 The Order Lands are not:

7.2.1 Within a Conservation Area.

7.2.2 Consecrated Land.

7.2.3 Special Category land.

7.2.4 Within a Renewal Area.

8. OBSTACLES AND PRIOR CONSENTS

8.1 There are no obstacles to be overcome and insofar as the Acquiring Authority is aware no prior consents to be granted before the proposals for the Order Lands can be implemented.

9. VIEWS EXPRESSED BY GOVERNMENT DEPARTMENTS ABOUT THE PROPOSED DEVELOPMENT OF THE ORDER LANDS

9.1 There have been none.

10. OTHER INFORMATION WHICH WOULD BE OF INTEREST TO PERSONS AFFECTED BY THE COMPULSORY PURCHASE ORDER

10.1 (Proposals for re-housing displaced residents).

10.2 There are no businesses which would be affected by the Compulsory Purchase Order.

11. DETAILS OF ANY RELATED ORDER, APPLICATION OR APPEAL

11.1 There are none.

12. RELEVANT DOCUMENTATION

12.1 The following plans and documents to be produced at any enquiry are deposited at the offices of the District of Easington, Council Offices, Seaside Lane, Easington, Peterlee, Co. Durham, SR8 3TN and may be seen there at all reasonable hours free of charge:

- (1) The Order Map
- (2) The Compulsory Purchase Order
- (3) Planning Permission (reference number: 03/658) and the accompanying plan.