

Item 4

SEDGEFIELD BOROUGH COUNCIL **PLANNING APPLICATIONS - TO BE DETERMINED**

7/2007/0531/DM

APPLICATION DATE: 30 August 2007

PROPOSAL: CHANGE OF USE OF THE LAND FOR THE SITING OF 330 STATIC CARAVANS AND 48 LODGES TOGETHER WITH ANCILLARY LANDSCAPE, ACCESS, DRAINAGE AND ENGINEERING WORKS AND THE USE OF BRAKES FARMHOUSE AS A MANAGEMENT CENTRE TOGETHER WITH THE ERECTION OF AN AGRICULTURAL BUILDING TO INCLUDE ANCILLARY SHOP

LOCATION: LAND WEST OF HARDWICK PARK AND NORTH OF THE A689 SEDGEFIELD STOCKTON ON TEES

APPLICATION TYPE: Change of Use

APPLICANT: Theakston Farms LLP
Southlands, The Avenue, Eaglescliffe, Stockton on Tees, TS16 9AS

CONSULTATIONS

1. DCC (PLANNING)
2. Sedgefield Residents Association
3. Colin Holm
4. Stephen McDonald
5. One North East
6. Rodger Lowe
7. Cllr. J Wayman J.P.
8. Cllr. D R Brown
9. Cllr. Mr. J. Robinson
10. DCC (PROWS)
11. C.P.R.E.
12. North East Assembly
13. DESIGN
14. ECONOMIC DEV
15. LANDSCAPE ARCH
16. CIVIC TRUST
17. ENV AGENCY
18. RAMBLER
19. BRADBURY P.C.
20. SEDGEFIELD TC
21. ENGLISH NATURE
22. NORTHUMBRIAN WATER
23. DCC (TRAFFIC)
24. L.PLANS
25. ENV. HEALTH
26. Network Rail
27. WILDLIFE TRUST
28. Durham Constabulary
29. County Durham Primary Care Trust
30. Lee White
31. ENG. HERITAGE
32. POLICE HQ
33. FIRE AUTHORITY

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34. Forestry Commission

NEIGHBOUR/INDUSTRIAL

Sands Hall
Sands Bungalow:1,2,3
Pine Ridge Avenue:10,4,6,3,8,2
Home Farm
West Lodge
East Lodge
Racecourse Bungalow
Sedgefield Racecourse
T Lawson & Son
Brakes Farm Cottage
Brakes Farm
Low Hardwick Farm
New Dawn
Greenknowle Farm House
Hardwick Hall Hotel
Knotty Hill Golf Course
Station
Road:56,57,59,61,50,52,54,2,2,2,41,37,39,17,3,Fairfield,5,7,7,36,46,36,5,11,11,55,10,29,15,9,
Migvie,4A,6,44,35,22,19,38,43,59,30,55,55
North End:23,30,30,Hardwick House,Hardwick House,25
Queens Drive:43,5,21,41,29,39,16,12,12,4,8,8,8,10,37,37,14
Millfield Cottage
Lile Gardens:1,5,3
Hutton House
Mixamate Concrete
Station House
New Station House
West View Cottages:1,2,2
Conifer Avenue:3,13,4,6,6,10,12,1,5,9,11,11,11,13,15,22
Firtree Farm
The Tilery
The New Dwelling
Boynston Grove:3,13,13,13
The Gables:58,10,29,36,36,37,28,28,7,2,1,1,55,27,40
Hardwick Road:3,23,10,18,20,20,3,2,4,1,11,11,19
The
Meadows:38,25,60,19,17,29,58,71,71,21,41,37,98,75,90,44,44,24,102,44,102,52,5,44,61,96,8
6,23,46,43,70,70,77,77,27,41,85,7,59,79,79,66,102,42,41,85
West End:40,12,4,23,43,43,23,7,5,Town Farm House,49,2,59,1,Badgers Green,20,41,41,46
Robert Halstead MRICS
Rectory Row:36,38,38,29,35,34,2,37,10,10,36,10
Dunelm Court:1,1,12,9,9
Wykes Close:6,5,1,2,13,9,8,8,14,16,3,11,2,7
North Park
Road:25,26,14,14,21,28,27,27,30,5,5,8,8,1,2,25,25,17,23,15,20,7,7,9,22,25,19,16,29,31,28
The Leas:27,4,4,29,39,14,31,17,37,22,19,18,1,22,12,45
PO Box 333

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Spring

Lane:19,16,15,22,22,12,44,44,50,35,50,24,34,42,37,21,32,32,6,14,27,45,17,13,8,Foxton
Wood,46

Craggside:25,6,6,28,1,14,7,25,25,4,4,35,8,24,24,23,23,15,10,10,24,28,8,14,13,13,13,34,16,16,3
5,35,3,22,22,19,4

Todds House Farm

Midgeholme

The

Orchard:59,38,65,36,59,57,10,61,31,63,63,28,61,5,3,14,26,37,43,47,30,32,35,33,27,15,15,5,8,
8,6,7,7,67,28,53,11,11

Elm Avenue:29,6,51,28,10,27,19,53,11,35,47,56,17,48,46,45,33,42,4

Eastfield House

Hadleigh Close:17,4,2,2,15,31,31,29,29,1,27,31,31,19,17

Whitehouse Drive:20,39,39,39,48,10,44,44,10

St Edmunds Green:28,25,25,22,23,24,4,18,29,12,2,2,18,15,15,7,20,8,3,5

Cross Street:2,5

Beaumont Court:38,20,20,31,9,8,7,30,41,14,36,32,27,19,19

Mitford Court:15,15,34,9,21,21,6,41,24,4,4,19,1,33,3,3,32,32,18,18,27,27,37,31,40,5,28,7

Eden Drive:75,54,71,21,26,32,38,51,58,60,65,69,67,64,52,33,28,16,1,39,8,47,44

Heley House Farm

Holly House

Chestnut Road:4

Beacon Farm

Beacon Avenue:15,41,12,12,48,46,5,7,40,29,32,30,24,22,18,16,38,3,52,10,54,14,54,6,42,42

Great Isle Farm

House of Commons

Thurlow Road:16,1,15,21,5,18,14

Millclose Walk:14,8,9

St Lukes Crescent:33,29,29,18,4

Homebryth House:18,21,20,7,6,39,23A,41,22,11

White House Drive:4,54,54,6,14,38,52

Winterton Avenue:33,34,16,16,29,29,7,7,2,48,27,50,19,19,58,22

Wellgarth Mews:18,25,3,3,20,20,32,32

Durham Road:1, Parkside, 2B, 2B, 2B

Hornby Avenue:25,14,14,14,19,29,25,20,24,7,21,18

East End:12,9,9,4,11,17,21,15,24,6,20,15

The Lane:40, Westleigh, 21, 8, 30, 18, 48, 10, 35, 20, 5, 38, 3

Spring Cottage

Lindum

Orchard Close:7,5,5,8,4,6,10,6,2,9

Eastwell Close:5,1,3,4,6

Claremont Grove:7,19,8,10,6,4,16,15,14,12,11,13,9

Front Street:29,31,10,31,33,23-25

Smiths Gore

Town Farm Court:2,2

Naylor Road:24,30,12,3,1,22,30,18,11,19,8

Pasturefield:9,7

Belsay Court:15,14,14,2,3,17,10,23,16,17,5,20,12,8,9,8,9,21

Boyne Court:1,1

Hasledon Grove:3,12,13,1,13,8,2

Southdowns

Cunningham Court:7,29,1,6,9,9,9,9,45,45,47,47,49,50,50,52,53,54,54,1,3

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Beech Oval:9,10,11,12
The Barn
Rosedale Close:10,4,8,7,21,3,The Mews,11,13,16,6
Farfield Manor:2
Pineridge Avenue:13,13,13,13,11,9
Hardwixk Road:24
Pear Tree House
East Parade:19,15,9
Hall Lea:5,6
Meadow Hill:2
Bridge View:1
Harehills Lodge
The Penns
Matfen Court:34,6,18,14,18,14,16,18,18,15,15,19,19
Church View:5,2,2,2
Thurlow Grange:25
The Square:13
St Edmunds Terrace:3,7,4,6
The Willows:1,14,9
Lilac Avenue:13,12,12,12,12
The Willows:15
Glebe Close:15
Lambton Crescent:10,6,4,4
Swyfte Close:2,1,3
Woodland Mews:3
Mordon House
New Station House
Old Station House
The Garth:7,9
First Floor Suite
Maple Grove:27,4,4
Milbourne Court:13,9,22,19,3,20,9,4,11,15,25,21,16,5,6,6,32,10,5,8,21,31,4,23
Crispin Court:3,4,5,8,11,9,2
Wallington Drive:11,3,12,17,17,20,12,1,5,7,2,5,1,2
Crispow Court:13
Milbourne:7
Park Close
Ryedale
West Park Lane:1,Hamilton Lodge,Aingarh,Aingarh
Claremont:18
Rowan Oval:15,21
Kerr
Crescent:21,11,11,15,6,6,25,25,3,3,1,1,7,7,5,19,19,19,13,13,14,14,12,12,18,18,17,15,26,22,18
,23,21,20,10,8,5
Ivy Row:2
Elderberry Mews:2
Melgrove Way:8
Weteron Farm Cottage:1
Park View:6

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BOROUGH PLANNING POLICIES

E1	Maintenance of landscape character
E2	Preservation and Enhancement of Historic Parklands
E11	Safeguarding of Sites of Nature Conservation Interest
E15	Safeguarding of Woodlands, Trees and Hedgerows
L10	Recreation Routes
L21	Caravan, Chalet and Camp Sites
D1	General Principles for the Layout and Design of New Developments
D2	Design for People
D3	Design for Access

THE PROPOSAL

Planning permission is being sought to change the use of approximately 87 hectares of land to the west of Hardwick Park and to the north of the A689 to create a major tourist accommodation facility. Figure 1. below shows the location and extent of the application site.



Figure 1. Location plan

The development includes a range of proposals including the following principal components:

- The siting of 330 static caravans
- 48 lodges/chalets
- A rare breeds centre with associated farm shop and office accommodation.
- The conversion of Brakes Farm to create a management centre.
- The planting of 8.3 hectares of woodland

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- The restoration of water features and improvements to public footpaths.
- Associated infrastructure works including internal access roads.

(It was originally proposed to erect 70 lodges on the site but 22 lodges have been deleted for ecological reasons. Representations have been sought regarding these changes together with alterations to proposed footpaths. To date no substantive comments have been received. However, both the Sedgfield Residents Forum and the Sedgfield Civic Trust have indicated that their original comments remain unaltered.)

The site would be accessed from the A177 via a recently constructed roundabout which was primarily constructed to serve the Hardwick Country Park and the visitor centre which is presently being constructed. The access also leads to Brakes Farm, which the applicant proposes to develop as a management centre for the caravan park.

PHASING

The development would be phased over a number years and the site would be developed as follows subject to planning consent being granted by March 2008.

PHASE I (2008-2013)



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PHASE 2 (2013-14)



PHASE 3 (2015-16)



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External Consultation responses

Sedgefield Town Council – Object to the proposal for a variety of reasons, which are contained in a letter from a firm of planning consultants who are acting on behalf of the Town Council. A copy of the letter is found at appendix 1 of this report and the principal objections are summarised as follows:

A development of 400 units of accommodation would appear as a prominent and isolated pocket of urban development, incongruously located in open countryside. It would be damaging to the appearance of the rural environment, affect the appearance of the countryside and in our opinion materially affect the setting of the Hardwick Hall and the country park on the approach into Sedgefield from the west.

The main concentration of development is alongside the A689. This would be in open view on rising land. The development would be neither unobtrusive nor relate in any sense to an existing pattern of development. It would be completely out of keeping with and materially harmful to the character and appearance of the surrounding countryside.

The site is not adequately screened. Indeed it is open to views from the A689 a busy east-west road link. It follows that the proposal could not be in accordance with LP policies 21, 52 and 53.

There is a strong presumption against development in the countryside unless there are exceptional circumstances. The site is outside the development area of Sedgefield. It is surrounded by countryside. It is also designated as a historic landscape and is adjacent to the Hardwick Hall Conservation Area. It is by any definition a sensitive location where any development requires special justification. The proposal would conflict with LP policies E2, E9, E18, E22, L21, SP policies 1, 4, 52 and 53 and the emerging RSS policy 16. The application is contrary to fundamental planning policies to protect the countryside from inappropriate development.

The applicant seems to argue that the 400 caravans/lodges/park homes represent an economic benefit from tourism. However, this would clearly be limited and could not in our opinion be considered of sufficient weight to outweigh well established planning policies to protect the countryside.

The proposal is not a tourist destination in the normal sense but rather a secure location for second homes for people, many of which would be from the immediate region. This form of accommodation contributes the least towards the local economy of an area and often has the most problems. If there are any benefits to the local economy, and this would be by no means certain, they would be limited. There would be little if any benefit to local people. The proposal would be damaging to the environment and diminish the attractiveness of the place, and have considerable consequences with regard to parking/traffic, the medical facility and other existing services.

The policies designed to guide caravans and chalets stress the need of scale and the importance of the sites to be small enough to absorb the development without materially affecting the character and appearance of the area. There could be no suggestion that 400 caravans, park homes and lodges would be of a scale that could be accommodated within this section of open countryside, on historic landscape, adjacent to a conservation area, and

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alongside an important east-west transport link. It would not enhance or protect the natural, built and heritage environment.

Bradbury Parish Council - No comment to date.

Sedgefield Civic Trust – Strongly opposes ‘any developments of this nature so close Hardwick Country Park on various grounds’. The principal objections are summarised below:

Hardwick Country Park is a valuable natural resource which has been extensively and sensitively restored. The historic park would be compromised by ‘off the peg’ units. The parkland is recognised as of great historic interest and this development will be a carbuncle on the landscape.

The proposed development would have a great impact on the natural environment on this approach to the village. It would be a gross over development and would seriously compromise the valuable work undertaken in the country park. It would completely change the nature of the area, currently viewed as open countryside.

The proposed planting forming screening would also have an impact on the views entering the village in the longer term and the application should be discouraged until such time as the planting is in place and matured enough to demonstrate how the impact could be minimised, if at all.

Occupancy of the units would be greater than the 30% cited by the applicant. It would be difficult for the applicant to ensure that the units would only be sold to people with a permanent address.

The sewerage system, water and other basic services would struggle to cope with further development. It would put a further strain on existing services.

The application is a housing development by another name. Vast, out of keeping and inappropriate use of the countryside.

Car parking is already a problem. Additional traffic would add to the strained impact already being experienced by residents.

The GP surgery has some concerns in the way that the facility will impact upon local services.

Durham County Council Highways – No objection subject to compliance with the Travel Plan and the closure of the access from the A689.

Highways Agency – No objection to the proposal on highway grounds.

Durham County Council (Ecology) - The applicant has commissioned protected species surveys which are generally very comprehensive but a number of issues need to be clarified in relation to Great crested newts, otters and badgers. (The Council’s Countryside Officer and the Durham Badger group have raised similar issues and these are considered in greater detail at the planning considerations section of this report.) A timetable of future annual protected species survey work over the whole of the development period would be useful indicating when and where surveys will be carried out and how the development will progress if protected species are found to have moved on site or colonised from outside the development area.

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Durham County Council (Archaeologist) – have stated that an archaeological evaluation undertaken by the applicant has indicated that there are archaeological remains which will be negatively impacted on by the proposed development. However, preservation in situ is not justified in this case and in accordance with PPG16, the County Archaeologist has recommended the imposition of a condition requiring the applicant to undertake an agreed programme of archaeological works, to include publication where necessary, within those areas which have been identified as being archaeologically sensitive.

Natural England –Based on the information provided, Natural England advises that the above proposal is unlikely to have an adverse affect in respect of species especially protected by law, subject to the following conditions (with reasons):

- No development shall take place unless in accordance with the mitigation strategy detailed within section 10: Ecology of Volume 2 – main text - within the Environmental Statement
- A more rigorous zoning proposal be provided to the local planning authority in accordance with the recommendations made by Durham County Council ecologist, with specific regard to areas which are used by otters and badgers.

Durham Badger Group – the Environmental Statement indicates that a full survey of the site was carried out in Spring 2007. However, it appears as though no written report was produced. Badger Group members have visited the area when signs of badger foraging and latrines were noted. There are known badger setts in the vicinity of the application site and it is probable that it is the badgers from one of these setts which are foraging in surrounding fields which demonstrates the extent of the badger activity in the general area. There is obviously some movement between the setts in the general area and it is considered that planners, as the “competent authority” to deal with protected species issues, need more information on the effect of the scheme on links between territories and possible increase in badger road casualties, before they can fulfil their obligation under PPS9.

Environment Agency – No objection subject to the imposition of a variety of conditions requiring that:

No development shall commence until details of a surface water drainage scheme have been approved.

No development being commenced until a scheme for the conservation of the A1 Flashes County Wildlife Site has been submitted to, and approved in writing by the Local Planning Authority.

No development being commenced until a scheme for the disposal of foul drainage has been submitted to and approved in writing by the Local Planning Authority.

Given the previous use of the land the Environment also consider that there is minimal risk of any contaminants being present. The site is close to a source protection zone and lies above a major aquifer (magnesian limestone) but as foul drainage is being discharged to mains sewer again the Environment Agency consider that there is minimal risk.

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Northumbrian Water – have stated that: *Currently pressures in parts of the Sedgefield Borough area are at or around DG2 failure level and the increased extra demand will lead to these failing DG2 levels of service in the future. [DG2 is a performance standard for water pressure in consumer premises and is monitored by Ofwat.]*

The proposed solution is the renewal of 2570 metres of 15" water main with 600mm nominal internal diameter from Spout Lane Shildon to Greenfield Way at Newton Aycliffe; this will overcome this problem and allow developments to take place. Costs of this reinforcement will be in excess of £1 million pounds and costs/contributions will be required from developers.

The water main would be laid under the statutory powers of NWL and any third party issues would be overcome through negotiation or the use of the appropriate powers.

In order to ensure that water supplies are not adversely affected by the development Northumbrian Water has recommended that a condition is imposed which effectively prevents the development from commencing until the proposed improvements have been implemented in its entirety. Northumbrian Water will be responsible for securing the financial contribution towards the scheme from the applicant.

North East Assembly – support the principle of providing new tourist accommodation, but ‘as with all new tourism development proposals, the environmental, social and economic considerations must be weighed up carefully by the council in determining the application. The location of the development proposal is on the edge of what can be described as a ‘secondary settlement’ in the context of the regional locational strategy. Whilst it is recognised that the RSS lends support to tourism as a means of rural diversification, this should be assessed against the sustainability criteria listed in regional planning policy.

The local authority should be satisfied that the development is and remains as tourist accommodation, and does not become part of the local housing stock. As explained in the Good Practice Guide on Planning for Tourism (Communities and Local Government, May 2006), this can be achieved through occupancy conditions. The NEA would raise concern should this scheme not be conditioned to ensure this.

The proposal will need to demonstrate good quality links to public transport, pedestrian and cycle networks, in accordance with RSS proposed changes policy 5A. The completion of a travel plan and transport assessment is supported’.

A full copy of the North East Assembly’s (NEA) Development Board response is found at Appendix 2 of this report.

Network Rail – No objection in principle subject to a number of detailed requirements being met. Their only concern relates to ‘*the proposed footpath around the edge of the lake, which will pass in part alongside the railway. As such the risk of trespass is increased, and we would therefore prefer to see either a more substantial fence laid alongside the existing fence, or the path diverted further away from the railway boundary. Additionally we would wish to see some substantial planting alongside the railway boundary, including species of hawthorn, holly, buckthorn which helps to prevent trespass’.*

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Durham Constabulary – Satisfied that *‘the development will be a safe and secure environment particularly as it is intended to incorporate ‘Secured by Design’ standards and practices into the scheme.*

Policing has been discussed by the officer in charge of policing the Sedgefield area and it was felt that the development would not cause a problem when completed.

In raising no objection to the application we would request that the only access to the site is solely from the roundabout access to Hardwick Park.

The hedging to the northern boundary of the lay by known as Sandy Banks should be of such a nature as to ensure the security of the site from external influences’.

Primary Care Trust – No comment to date.

Fire Authority – No comment to date.

Forestry Commission – No comment to date.

One North East – Encourage the Local planning authority to make use of the *Northeast England Accommodation study – and Investment Action plan* which provides advice on current⁵ and future patterns of market demand; recent trends in accommodation development; product gaps in the North east; analysis of future potential and recommendations on intervention for Tourism Network North east.

The agency seek assurances as to the applications intentions towards participating in nationally recognised quality assurance schemes and in line with Government objectives to generate 10% of electricity from renewable energy sources by 2010 the applicant should provide details regarding the provision of renewable energy measures within the scheme. *(The applicants have confirmed that they are committed to seeking to achieve the English Tourist Board’s British Graded Holiday parks Scheme accreditation exceptional standard (Five Star) and the highest possible David Bellamy Conservation Award.)*

The Ramblers – inclined not to object to the development but raise a number of points which are summarised below:

The ramblers are pleased to see no diversion or closure of public rights of way and that permissive routes are to be opened. Consideration should be given to making the permissive routes full public rights of way status in line with national, regional and local initiatives.

The Ramblers have reservations regarding hedges on the site and consideration should be given to traditional management techniques.

The survey work regarding fauna and flora does not appear sufficiently thorough.

The idea of retaining ridge and furrow under caravans is welcomed.

Internal Consultation responses

Environmental Health – monitoring has identified noise levels which exceed the Who guidance for outdoor amenity space. The applicant needs to provide further information of how

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the existing acoustic environment would not have a detrimental effect on the amenity of future holidaymakers.

It is also recommended that a variety of conditions are imposed during the construction phase of the development to control noise and dust emissions and also to prevent the land being contaminated by spillages of oils, fuels or chemicals.

In the event that planning permission is granted the applicant will need to establish if a license is required to use the land in accordance with the Caravan Sites and Control of Development Act 1990. A number of model standards would apply and would be enforced by the Council's Environmental Health Department.

Countryside Officer - The Environmental Statement (ES), Appendices and Landscape Management Plan are well written with a thorough appraisal of the biodiversity interest and potential of the site. Specific observations are as follows:

Bats- Bat survey methods were satisfactory

Birds - The breeding bird survey and risk assessment for non-breeding birds was entirely adequate. On the whole, this development will be of benefit to many species of birds in the medium to long term as new hedgerows, woodland and managed pasture will create new habitat. However, mitigation for potential disturbance and loss of habitat in the short term is highlighted in box 1, below

Otter and Water Vole - The ES states that there is no evidence that would indicate the presence of otter on this site. However, recent evidence would suggest that otters are likely to at least pass through the site. Given that otter is a European Protected Species and it is an offence, amongst other things, to deliberately disturb such creatures, this should be given further consideration. A brief method statement for working near watercourses could be developed to serve this purpose.

Although the report found no evidence of water vole, the method statement for working near water suggested for otter should also include checking for water vole signs and ways of avoiding impacts.

Badger – the issues raised by the Durham Badger Group need to be addressed by the applicant.

Great Crested Newts - Although great crested newts were not recorded at the time of survey, historical records suggest that a small population may be present in the area. The ES's assertion in 10.88 that new pools, woodland and scrubland will enhance habitat for this species is correct.

While there are some potential impacts on great crested newt terrestrial habitat, the method statement is an appropriate precautionary form of mitigation where the presence of newts has not been proven.

Landscape Management Plan – welcome inclusion However, sensitive areas should be defined within the Landscape Management Plan, and mechanisms for routing footpaths and cycling opportunities away from them should be clearly stated.

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Where footpaths run close to water public safety considerations are important and provision of life saving equipment should be considered.

Tree Officer – Pheasant Plantation. *The proposal involves the loss of 0.6 ha of semi mature woodland consisting of larch, sycamore, beech, elm and oak. The larch has been planted as a 'nurse' crop and is now at a stage where its removal is appropriate in forestry and landscape terms.*

Pheasant Plantation was in existence in 1856 and was within 50 years enlarged and the adjacent Brick Kiln Plantation also planted. For the last 100 years Pheasant Plantation has been joined to Brick Kiln Plantation.

The proposal involves the felling of woodland to re establish the gap between the two woodlands and 'restore the views' from Hardwick Park. I have not seen any evidence that this gap was ever a design feature of the 1750 Hardwick Parkland and it's re creation will not have a significant landscape impact. It will also make the caravan site more porous as seen from the listed Park.

Hardwick Park has seen a significant amount of trees felled including 50% of Bath Plantation and a further large swathe of conifers are to be removed along the Serpentine. Felling of the remainder to Bath Plantation is also planned, Tile Shed Plantation is proposed to be thinned and Brick Kiln and woodlands at Low Hardwick may also be subjects of Felling Licence applications in the not too distant future.

Given the major landscape changes in the Hardwick area over the last five years and those that are about to take place it is inappropriate to fell semi mature woodland and a cautious approach should be taken. I am of the opinion that the felling is to facilitate the view out of the development rather than recreate historical views from within Hardwick Park. I therefore object to this part of the landscape masterplan.

Any application to fell woodland without replanting on the same site should be referred to the Forestry Commission and controlled by means of the Forestry Act rather than via a planning application.

Tile Shed Plantation. *The plantation pre dates 1856 and at present is predominantly a pine and spruce plantation with promising ash, elm, oak and sycamore developing probably as a result of natural regeneration.*

The management plan is reasonable in that the conifers will be gradually removed to favour natural regeneration and broad leaf establishment.

Major forestry operations will be required within the woodland to efficiently remove the crop and felling of any quantity of timber requiring a felling licence must be referred to the Forestry Commission.

General arboriculture practices

The proposal to pollard trees on any part of the site is not acceptable. Pollarding has not been a traditional management practice in the North east and the majority of the trees are well beyond the age where pollarding will be successful.

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Screening

The application refers to 5 years growth of the tree belt screen before the caravan site is opened. The assumption being that this will be adequate. The photo montage supplied is slightly optimistic and may have been based on growth in southern England rather than the prevailing local conditions. The important objective is to screen the caravans and it would be safer to condition the average height of the screen rather than use years as a yardstick. The better the tree care, the faster they grow the quicker the business can commence.

The eastern boundary of the southern part of the site is bounded by a line of trees, G6 of TPO 21-2004, bunding adjacent this group must not encroach within the root protection area of these mature trees and no vehicles must be allowed within this area.

A number of conditions designed to protect existing and proposed planting are also recommended.

Landscape Officer - Landscape screening

Policy L21 states the need to ensure that the site is adequately screened. The site as it presently stands is clearly visible from the surrounds and would not be adequately screened. It is only as a result of new planting establishing over time, would potentially provide the necessary screening.

Five photomontages have been produced from agreed viewpoints showing the impact of planting over 5, 10 and 15 years and effectiveness of screening the development.

The main area of concern has been the impact of the development along the A689, and viewpoints 2, 4 and 5 demonstrate the impact of screen planting. This clearly shows that the planting will screen the site. However I am sceptical at the extent of growth of the planting and suggest that the rate has been over optimistic. (Rates of growth do not appear to have been stated.)

These photomontages also demonstrate the impact of the screen planting on removing distant views to the northeast, and enclosing the A689 road corridor. Thus creating a change in character.

The clearance of a part of Pheasant Plantation is intended to create a new vista from the Temple looking west, and provide a sense of spaciousness. However there is some concern that the remaining part of Pheasant Plantation may not provide sufficient screening, especially in winter months and also combined with the impact of the thinning/clearance of conifer plantings within Bath Plantation as seen from the Hotel. There is also some concern about the reliance on existing planting beyond the site and control of this application. Brick Kiln Plantation is likely to have reached maturity and may well be thinned or felled in the near future.

Finally, Photomontage 3 clearly demonstrates that distance views will largely be unaffected by the proposals.

Landscape character and screening

Policy L21 also states the need to ensure the scale of the development does not adversely affect the character of the landscape.

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The County Landscape Strategy describes a mix of appropriate actions across the application site with 'conserve and enhance' to the east and including Hardwick Park, Tile Shed Plantation and other woodlands, 'conserve and restore' in respect of the central part of the site including the rig and furrow, and 'enhance' to the west of the site including some rig and furrow.

The site as it presently stands is visible from the surrounds and would not be adequately screened. It is only as a result of new planting establishing with time that would potentially provide the necessary screening.

The scale of development is a concern. The planting together with the infrastructure works and the caravans, and increased use will undoubtedly change the character of the landscape. The applicant potentially sees the changes as a positive contribution to the landscape, whilst I would regard the impact as mixed and with some definite negative elements.

Reservations

I have some reservations regarding potential conflicts between the design and 'Secure by Design' policy and in particular surveillance, boundary treatment, lighting and pedestrian access.

I have major concerns regarding the impact of construction works and adequacy of protection of ridge & furrow during construction works. The impact of piling and equipment, the impact of vehicles such as cranes to lift in chalet, and the location and laying of services will all impact upon the ridge and furrow landscape.

Parts of application not considered acceptable:

I do not consider the flooding of the Carrs is an acceptable or warranted part of the design, particularly on ecological grounds, and should be omitted.

Likewise I do not believe the felling of Pheasant Plantation is acceptable, certainly until the remaining planting is well established, and the impact of current works on Bath Plantation are fully appreciated as well as any other works off site.

The desire to strip topsoil from the fields for wild flower meadows seems unnecessary given the other works. This should be avoided.

The proposed blocks of new conifer planting should be avoided as this will be out of character with the surrounding landscape, rather instead the use of some Scots Pine and Holly mixed within deciduous species.

Public Consultation Responses.

The application has been advertised by two press notices and a number of site notices which were posted within the vicinity of the application site and within the centre of Sedgfield Village. A number of nearby properties were consulted in writing as were the Sedgfield Residents Association/Forum

A total of 952 responses have been received of which 948 were opposed to the development. The majority of objectors used a template letter distributed in the local community by Sedgfield Village Residents Forum (SVRF) as the basis for composing their consultation

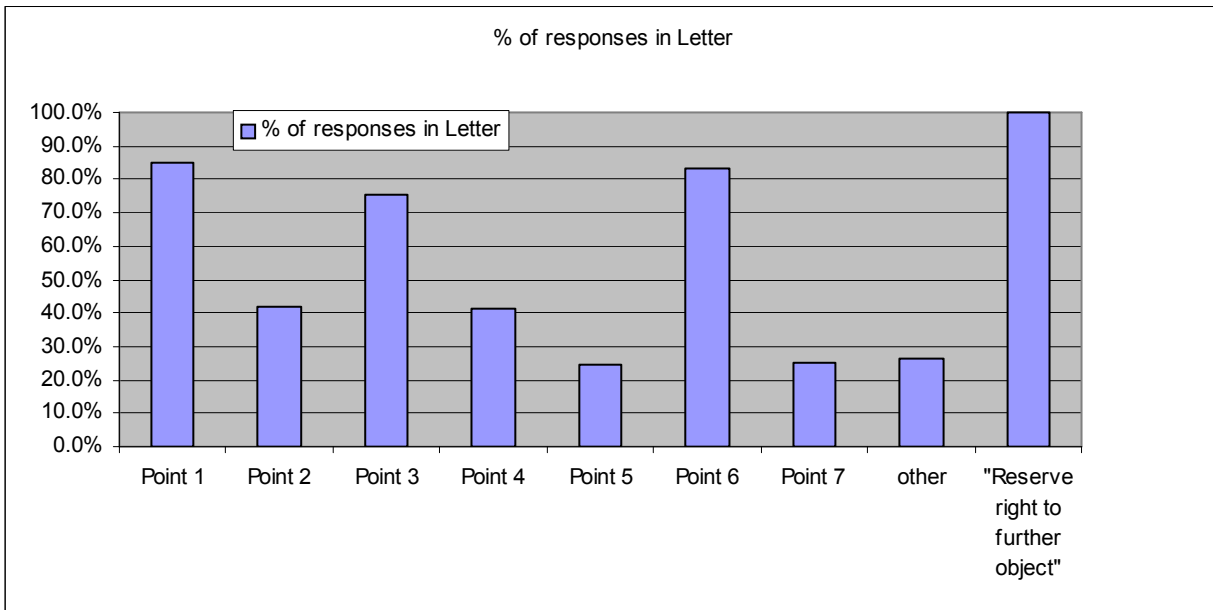
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comments. The SVRF letter is shown in Appendix 3 and contains a set of suggested objection criteria which are reproduced below:

- 1/ The proposed site is set in Historic Parkland, and is detrimental to the setting of both the Grade 2 listed Hardwick Country Park and Hall., Ref PPG15, Planning and the Historic Environment, SBC Policies, E2, E9, E18) (Policy E9 Seeks to protect the countryside for its own sake, valued for it's natural and human resources: Agriculture. nature conservation, landscape, history...)*
- 2/ The size and number of units (400) will be intrusive and overbearing on the landscape and screening all year round cannot be guaranteed. Seasonal leaf drop and rate of growth. (Ref Policies L2 1(A), E9, E18, D15,D14, D10, E2)*
- 3/ The conditions of the site licence, if imposed, cannot be guaranteed to protect the site from change of use at a future date. (Ref Caravan Site and Control of Development Act 1960 Section 7(l) Right to appeal.)*
- 4/ The traffic generated to and from the site would have a detrimental effect on both the wildlife on this site and the Historic Country Park i.e. increased traffic on the A 177 and A689 with consequent knock on effect re access to Sedgefield Village. disturbance to the natural environment, and also add to the parking problems within the village of Sedgefield which is home to a Grade I listed Church, and a number of historic buildings. (Ref. Policy T7 (A) (B)*
- 5/ Access to public transport is not available at all times - site bordered by two major trunk roads — no safe access for the disabled or the cyclists. (Ref SBC Policy D3 (A) (C))*
- 6/ The increased potential numbers of visitors identified by the developers would have a negative impact on already stretched services including health, policing, increase in existing class numbers in schools, and parking problems and consequently on local businesses. Contrary to Policy PPS7 Sustainable Development in Rural Areas.*
- 7/ Other issues include:-*
 - Policy D14 Satellite Dishes - impact on the character of a conservation area or the setting or appearance of a Listed Building — Grade2 Park and Follies*
 - Policy D10 Pollution Prevention — Increased lighting requirements will be detrimental to the quality of the environment. This will not be controllable. Increase in waste production and disposal on a large scale. Who foots the bill?*
 - Policy 15 Advertising the site next to the Hardwick Country Park - Historic Parkland.*

The graph below shows in percentage terms the number of residents who objected to the proposal based on each of the criteria set out in the Sedgefield Village Residents Forum letter. It can be seen from the graph that most residents were opposed to the development under grounds 1, 3 and 6.

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In many instances, a photocopy of the SVRF letter was submitted which included one or more of its suggested objection criteria. In some cases, respondents reproduced parts of the text from the SVRF letter in a variety of formats.

In addition, many residents chose to submit their own individual objection comments and a summary of these comments is found at appendix 4 of this report. In many cases, these individual comments were often submitted in addition to one or more of the suggested objection criteria on the SVRF template letter. In numerous other cases individual comments were submitted on a copy of the SVRF letter without inclusion of any of its suggested objection criteria.

PLANNING POLICY AND GUIDANCE

Local Planning Policy and Guidance

At a local level Policy L21 of the Borough Local Plan provides the scope for caravan sites to be provided for seasonal use subject to:

- *The chosen location being adequately screened all year round and pitches are laid out in a manner that is compatible with the landscape of the area.*
- *There is a satisfactory means of access and the site is well related to the strategic route network.*
- *The scale of the development would not adversely affect the character of the landscape or the living conditions of local residents.*

In essence this policy seeks to ensure that new sites are not prominent in the landscape, that any visual intrusion is minimised by effective, high quality screening and that the local road network is capable of safely accommodating the additional traffic which would be generated by such proposals.

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Policy E2 of the Borough Local Plan is also relevant as part of the application site falls within the Hardwick Park. This Policy seeks to preserve or enhance the historic character and appearance of the park by only allowing for:

development proposals that are compatible with existing uses already within the area and meet the following criteria will normally be granted planning permission:

a) The proposal is not detrimental to the historic landscape of the area; and

b) Any buildings are sited and of a design, scale and materials that are sympathetic to the existing character of the area.

Sedgefield's LDF Core Strategy Preferred Options document highlights that the tourism industry contributes about 10% of the employment opportunities in the NE region and this figure is rising. The Borough's tourism sector is also developing through nationally known facilities such as Locomotion, Shildon and Sedgefield Racecourse. The LDF will reflect the growing importance of this sector to the Regional and Borough economy and seek to promote these cultural and tourist assets. In essence the LDF encourages tourism provided that issues such as scale, visual and noise impact, impact on an historic setting, impact upon biodiversity and upon landscape quality can be satisfactorily addressed.

Regional Planning Policy and Guidance

Regional planning policy and guidance is embodied in Regional Planning Guidance 1 which has a broad locational strategy of directing the majority of new development to the existing built up areas of the NE. Whilst it does not make specific reference to caravan/chalet parks it recognises the importance of tourism and at Policy TOUR1 (Sustainable Tourism) clarifies that whilst tourism should be promoted by plans and strategies, it should seek to achieve an acceptable and sustainable balance between the development of tourist facilities and attractions, and the protection and conservation of the Region's natural and historic environment.

The latest version of the Regional Spatial Strategy was issued in May 2007 and represented the Secretary of States proposed changes. The promotion of tourism is a recurring theme throughout the document, and the document strives to support the development of new tourism-related services in both urban and rural areas, particularly those that will increase the international and national profile and attractiveness of the Region.

National Planning Policy and Guidance

Planning Policy Statement 7 clarifies that tourism and leisure are vital to many rural economies. The Government supports sustainable rural tourism and leisure developments that benefit rural businesses, communities and visitors and which utilise and enrich, but do not harm, the character of the countryside, its towns, villages, buildings and other features.

PPS7 recognises that in areas statutorily designated for their landscape, nature conservation or historic qualities, there will be scope for tourist and leisure related developments, subject to appropriate control over their number, form and location to ensure the particular qualities or features that justified the designation are conserved.

PPS7 stipulates that any proposals for large-scale tourism and leisure developments in rural areas must be subject to close assessment to weigh-up their advantages and disadvantages to

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the locality in terms of sustainable development objectives. In particular, the policies in PPG13 should be followed in such cases where high volumes of traffic may be generated.

PPS7 clarifies that in considering development proposals for static holiday and touring caravan parks and holiday chalet developments, planning authorities should:

- i. carefully weigh the objective of providing adequate facilities and sites with the need to protect landscapes and environmentally sensitive sites, and examine the scope for relocating any existing, visually or environmentally-intrusive sites away from sensitive areas, or for re-location away from sites prone to flooding or coastal erosion;
- ii. where appropriate (e.g. in popular holiday areas), set out policies in LDDs on the provision of new holiday and touring caravan sites and chalet developments, and on the expansion and improvement of existing sites and developments (e.g. to improve layouts and provide better landscaping); and
- iii. ensure that new or expanded sites are not prominent in the landscape and that any visual intrusion is minimised by effective, high-quality screening (Paragraph 39).

Good Practice Guide on Planning for Tourism (Department of Communities and Local Government)

Following the cancellation of PPG21, the Government released a good practice guide in September 2006. The guidance states that tourism, in all its forms, is of crucial importance to the economic, social and environmental well-being of the whole country. The planning system has a vital role to play in terms of facilitating the development and improvement of tourism in appropriate locations. The document has 3 key themes to ensure:

- i. Planners understand the importance of tourism;
- ii. Tourism industry understands national planning policy and its application; and
- iii. Planners and tourism industry work together to achieve new sustainable tourism development.

As a good practice guide, the status of the document has often been called into question. However, Government Office North East have confirmed that the status of the document is not an issue, and LPAs should have regard to the guidance in plan preparation, and the guidance may be material to individual planning decisions.

The planning system, by taking a pro-active role in facilitating and promoting the implementation of good quality development, is crucial to ensuring that the tourism industry can develop and thrive, thereby maximising these valuable economic, social and environmental benefits. At the same time the planning systems aims to ensure that these benefits are achieved in the most sustainable manner possible. Large-scale tourist proposals must be assessed against the whole range of sustainable development objectives. This includes not only their transport implications but also other sustainability considerations such as how they assist rural regeneration and the well being of communities.

The good practice guide advises that tourist developments need to be located where they are accessible to visitors (and for many, but not all developments, by means other than just be private car) and where they do not have an adverse impact upon sensitive environments. Planners and developers should work together in order to ensure that new tourism developments are as sustainable as possible in transport terms. In all cases, planners will need to weigh up the other benefits of a tourism proposal against any disadvantages arising from its location. For example, proposals may be beneficial to the local economy and complement the area's tourism function.

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Annex A of the Guide specifically concerns Tourism Accommodation, and acknowledges that it can take many different forms which are capable of bringing economic benefits to the areas in which they are located. These benefits will need to be assessed alongside other issues such as suitability of the location in terms of its sustainability. The section of the guide concerning holiday, touring caravan, and chalet parks, reinforces PPS7, in that planners should carefully weigh the objective of providing adequate facilities and sites with the need to protect landscapes and environmentally sensitive sites.

Annex B of the Guide provides further details of Seasonal and Holiday Occupancy Conditions and recognises that the nature of holidays in the country has become increasingly diverse, in location, in season and in duration. It also advocates the use of a specific condition to ensure that the premises are only used by visitors and do not become part of the local housing stock. There are three principal reasons why a planning authority might seek to do this:

- in order that national or local policies on development in the countryside are not compromised.
- to avoid occupation by permanent households which would in turn put pressure upon local services.
- to strengthen tourism in a particular area by ensuring that there is a wide range of properties available to encourage visitors to come there on holiday.

Another type of condition that the Guide highlights may be appropriate for tourist areas is known as a “seasonal occupancy” condition. This would seek to restrict use of holiday accommodation during particular times of year, perhaps to protect the local environment.

(This particular issue is considered in greater detail within the planning considerations section of this report.)

PLANNING CONSIDERATIONS

It can be seen from the preceding section that Local and Regional Planning Policy supports the development of caravan sites subject to a number of environmental criteria being met. Furthermore, the recently published Good Practice Guide on Planning for Tourism acknowledges that tourism makes a major contribution to the national economy and contributes to the prosperity of many cities, towns and rural areas. Whilst a growth in tourism can generate economic activity and employment the government also recognises the need to consider the environmental implications of such proposals.

The development of a caravan park would therefore accord with Local, Regional and Central Government planning policy and advice provided that environmental impacts and impacts upon visual amenity are minimised. The principal environmental issues associated with the proposal which is the subject of this report are considered to be as follows and are considered in detail below:

- Visual Impact (The need to ensure that the development would not be prominent in the landscape and that any visual intrusion is minimised by effective, high-quality screening.)
- Impact upon the character and appearance of the surrounding landscape.
- Impact upon Hardwick Park

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- Impact upon the local road network (Highway safety)
- Impact upon footpaths and rights of way.
- Impact upon Archaeological features. (Conservation and preservation of archaeological remains)
- Impact upon Biodiversity (Protection of flora and fauna)
- Impact upon Local Services
- Renewable Energy

Visual Impact

As stated previously Policy L21 of the Borough Local Plan allows for caravan sites to be provided for seasonal use subject to the site being adequately screened all year round and pitches being laid out in a manner that is compatible with the landscape of the area. In essence this Policy seeks to ensure that new sites must not be prominent in the landscape and that any visual intrusion is minimised by effective, high quality screening. At present the application site is visible from a number of vantage points and in particular from the A689. Development of the site would therefore fail to comply with Policy L21 which effectively seeks to ensure that sites for caravan parks are effectively screened prior to planning permission being granted.

In order to overcome this fundamental policy objection the applicant is proposing to undertake extensive landscaping in advance of any caravans or chalets being placed on the site. The intention is to allow the landscaping to be managed so that it matures over a period of five years to create an effective screen thereby ensuring that the proposal complies with Policy L21. In order to demonstrate the effectiveness of the screening the application has been accompanied by a number of photomontages taken at key vantage points. The photomontages have been undertaken in accordance with the Landscape Institute Guidelines and show the rate of growth over a five year and fifteen year period. Whilst the proposed landscaping will inevitably mature over time creating a landscaped framework for the development it is difficult to predict with any degree of certainty that the site will in fact be adequately screening all year round. Therefore should members be minded to approve the application it is considered that it would be prudent to impose a condition stipulating that no caravans or chalets are placed on the site for a minimum of 5 years or until such time as the approved landscaping scheme has matured sufficiently to create an effective screen to the satisfaction of the Local Planning Authority whichever is the sooner. The imposition of such condition would ensure compliance with the screening requirement set out in Policy L21 of the Borough Local Plan.

Impact upon the Character and Appearance of the surrounding landscape

Policy L21 of the Borough Plan also seeks to ensure that the scale of the development would not adversely affect the character of the landscape and that pitches are laid out in a manner that is compatible with the with the landscape of the area. In order to integrate the caravans and chalets within its surroundings the development has been broken up into various 'cells' of development which would be enclosed by blocks of landscaping both existing and proposed. The Landscape Assessment which accompanies the planning application and has been

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prepared in accordance with recognised good practice, concludes that the woodland planting would be the dominant feature in the landscape and that due to the proposed mitigation measures the *'completed and maturing development will be positive overall'*. Whilst the proposal will inevitably change the character and appearance of the area it is considered that the proposed landscaping will mitigate against any negative effects and will help to integrate the development into its surroundings.

Impact upon Hardwick Historic Park

Policy E2 of the Borough Local Plan seeks to preserve or enhance the historic character and appearance of Hardwick Park which is listed as Grade II* in the English Heritage register of Parks and Gardens. In recognition of the importance of Hardwick Park an historic landscape assessment has been undertaken by the applicant and this has been utilised to inform the layout and siting of the proposed caravans/chalets to ensure that caravans are not visible from the Hardwick Park and in particular from the key views at the Temple of Minerva which is located in an elevated position.

The views of English Heritage have been sought in relation to the current application and they have responded to state they do not wish to offer any further comments and have recommended that the application should be determined in accordance with national and local policy guidance. Whilst this response is not particularly helpful English Heritage did comment upon the proposal at the pre-application stage when they endorsed the approach that was being adopted by the applicant stating that:

This approach helps to give English Heritage confidence that the principle of locating a caravan park in this landscape can be achieved without compromising the wider setting of Hardwick Park.

In the absence of an objection from English Heritage and following a thorough appraisal of the historic landscape assessment undertaken by the applicant it is considered that the proposal will not adversely affect the character and appearance of Hardwick Park.

Impact upon the Local Road network (Highway safety)

The application has been accompanied by a detailed Transport Assessment which has been evaluated by both the County Council as the Highway Authority and the Highways Agency. Both parties are satisfied that despite the scale of the development the local road network is capable of safely accommodating the additional traffic that will be generated by the proposal. The proposal in highway safety terms is therefore considered to acceptable subject to the imposition of conditions requiring:

1. The existing vehicular access onto the A689 being closed; and
2. The development to proceed in accordance with the revised Travel Plan.

In addition the application has been accompanied by a Travel Plan which has been evaluated and approved by the County Council as the Highway Authority. The Travel plan incorporates a number of initiatives to minimise the use of car by employees and visitors to the site through the promotion of sustainable transport measures. The initiatives include:

- The appointment of a Travel Plan Co-ordinator
- The development of a *'sustainable travel information pack'* which will be given to all visitors.

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- The provision of a mini bus for hire or loan to be used by visitors for group excursions.
- The provision of a free mini shuttle bus service to attractions within the local area and to provide a service to pick up visitors
- The provision of cycles available for day loan.

The County Council are satisfied that these measures are acceptable and that they will help to ensure that sustainable travel is promoted to staff and visitors.

Impact upon footpaths and rights of way.

The impact that a proposal has upon a public right of way is a material planning consideration. This is reflected in Policy L9 of the Borough Local Plan which seeks to maintain and protect existing rights of way and to promote the creation of new paths. On this occasion it is not proposed to close or divert the route of any footpaths and the proposal provides for additional footpaths which will be open to members of the public. Therefore the proposal will not have an adverse impact upon the local footpath network and will, in the long term, improve the existing network of footpaths in accordance with Policy L9 of the Borough Local Plan.

Impact upon Archaeological features.

Planning Policy Guidance Note 16 (Archaeology and Planning) emphasises the importance of archaeology and the need to ensure that Local Planning Authorities have sufficient information to make fully informed decision. On this occasion the application has been accompanied by a detailed site survey which resulted in an extensive programme of archaeological trial trenching. A total of 39 trenches were excavated and a detailed evaluation of the results undertaken. The evaluation established that only two trenches contained features considered to be of possible prehistoric or Roman date and recommended that further archaeological investigation of these features be undertaken prior to or during landscaping and construction. Following consultation with the County Archaeologist it was agreed that the best approach would be to impose a condition preventing any development from taking place within these areas until an agreed programme of archaeological works had been undertaken and if warranted the works published in an appropriate journal. This approach would be consistent with the advice contained in PPG 16 which recommends the imposition of such a condition under these circumstances.

In addition to these 'finds' ridge and furrow earthworks are very much in evidence. In order to protect these features wherever possible the applicant is proposing to adopt construction and landscaping measures designed to minimise any damage. These measures would include setting the lodges above the ridge and furrow where possible and installing services at the same time as the roads to minimise potential damage. Should Members be minded to approve the application these measures could be secured through the imposition of an appropriately worded condition.

Whilst there will inevitably be some damage to the ridge and furrow the proposal will not have a significant impact upon archaeological features and in this regard the application is considered to be acceptable.

Impact upon Biodiversity

The potential impact of proposed development upon wildlife species protected by law is of paramount importance in making any planning decision. It is a material planning consideration which, if not properly addressed, could place the Local Planning Authority vulnerable to legal

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challenge on a decision to grant planning permission without taking into account all relevant planning considerations. Subsequent injury to, or loss of protected wildlife species or associated habitat could also leave the authority, including its officers and Members, at risk of criminal prosecution.

Circular 06/2005 emphasises the weight that must be attached to the impact that development may have upon protected wildlife species in Paragraph 99;

“It is essential that the presence or otherwise of protected species, and the extent that they may be affected by the proposed development, is established before the planning permission is granted, otherwise all relevant material considerations may not have been addressed in making the decision.”

On this occasion the application has been accompanied by a comprehensive appraisal of the biodiversity interest and potential of the site together with a range of mitigation measures. These documents have been fully evaluated and there has been ongoing dialogue between the applicant's ecologist and the Council's Countryside Officer. As a consequence a number of amendments have been made to the scheme the most significant of which has been the deletion of 22 lodges from the west of Tiledshed Plantation in recognition of the presence of badgers foraging in the area. Whilst the Durham Badger group would have preferred a greater reduction in numbers the removal of the lodges from the west of Tiledshed Plantation is regarded as useful concession which will also benefit birds that feed and nest in grassland to the west of the Carrs Wetland. In addition a circular footpath around the wetland has been removed and a footpath has been routed around the edge of a field to reduce potential disturbance. A bird hide is also to be provided which is considered to be welcome addition to the scheme.

In addition 30 bat boxes are to be provided to compensate for the loss of habitat due to tree felling. Low wattage lighting is also to be employed to minimise any adverse impact on foraging bats.

In view of the foregoing it is considered that, subject to the imposition of a variety of conditions designed to secure a range of mitigation measures, the development will not have an adverse impact upon the local flora and fauna in accordance with requirements of Circular 06/2005.

Impact upon Local Services

A major concern of local residents is that the proposal will place additional demands upon existing services including health, police and education. The views of the Primary Care Trust, Durham Constabulary and Northumbria Water have therefore been sought.

To date the Primary Care Trust have made no comment and the lack of a response would suggest that they have no particular concerns regarding the impact that the proposal will have upon local health services.

Durham Constabulary have responded indicating that they did not consider that the *‘development would not cause a problem when completed’*.

Northumbrian Water has stated that the additional demand for water will lead to a reduction in water pressure. They have however indicated that the problem would be resolved by renewing an existing water main with contributions being sought from developers.

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The views of the County Council as the Education Authority have not been sought as the development is not for permanent residential occupation. However, data which has been extracted from the Department for Education and Skills (EduBase) web site would indicate that Schools in Sedgefield are below capacity.

Energy Efficiency

The emerging Regional Spatial Strategy requires the incorporation of 10% embedded renewable energy in major new developments of all types. Draft Planning Policy Statement 4: Planning for Sustainable Economic Development (December 2007) also requires Local Planning Authorities to ensure that the design of new commercial development addresses the challenges posed by climate changes and the pressures on the natural and historic environment. In addition, the recently published Planning Policy Statement: Planning and Climate Change Supplement to Planning Policy Statement 1 requires Local Planning Authorities to set out a target percentage of the energy to be used in new development to come from decentralised and renewable or low carbon energy sources. Therefore should members be minded to approve the application the imposition of a condition requiring the incorporation of 10% embedded renewable energy within the scheme would be justified and would go some way to addressing the concerns expressed by local residents regarding the poor insulation properties of caravans.

Finally, the British Standard for Park Home manufacture, BS 3632, has recently been revised so as to highlight the need for greater energy efficiency. The new British Standard gives efficiency levels on a par with, and in some cases exceeding, conventional bricks and mortar built homes. This has meant that greater wall insulation is needed which means thicker walls are required. For existing designs that measure the maximum width of 20 feet, it is only possible to increase insulation by reducing the internal dimensions of the home. This has in some cases led to smaller rooms and in other cases meant that certain layout designs are no longer possible. By permitting increased dimensions, existing designs may continue to be used.

The legal definition of caravans has therefore been recently amended where the maximum size for a caravan has been marginally increased to allow for greater levels of insulation.

OCCUPANCY

The application site is located in the open countryside where the provision of permanent housing would be contrary to national and local planning policies. Permanent households may place demands for local schools and social and health services which would not normally arise from visitor accommodation. It is therefore important to ensure that the caravans and lodges are used for their intended purpose as holiday accommodation and not as permanent housing.

The Government's Good Practice Guide on Planning for Tourism recognises that this is a significant issue and recommends that it is possible to address these concerns *'through the use of occupancy conditions designed to ensure that holiday accommodation is used for its intended purpose'*. The Good Practice Guide includes a model condition (Developed by East Riding of Yorkshire Council) which states that:

- (i) the caravans (or cabins/chalets) are occupied for holiday purposes only;
- (ii) the caravans (or cabins/chalets) shall not be occupied as a person's sole, or main place of residence;
- (iii) the owners/operators shall maintain an up-to-date register of the names of allowners/occupiers of individual caravans/log cabins/chalets on the site, and of their

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main home addresses, and shall make this information available at all reasonable times to the local planning authority

Previously, Local Planning Authorities have employed conditions which stipulate that sites close for a specific period of time. The Best Practice Guide however advocates that this type of 'seasonal' condition should only be used to protect the local environment for example where use of the site might affect birds during the breeding season. This represents a significant change from the previous approach of limiting the opening times of caravan sites to specific times of year and appears to be driven by the Governments desire to avoid exacerbating the seasonal nature of tourism and its possible adverse effects upon local businesses and jobs. This approach is reflected in the outcome of a number of recent appeal decisions where the Planning Inspectorate have imposed the Best Practice Guide condition contain in favour of the 'seasonal' occupation condition.

In the absence of a need to impose a seasonal condition to protect the local environment it is considered that should members be minded to approve the application that the model occupancy condition contained in the best practice guide is imposed. Whilst it is considered that the old style seasonal occupancy condition is more robust recent case law demonstrates that this approach is no longer considered to be acceptable with Inspectors favouring the new model condition.

CONCLUSION

As stated previously the Good Practice Guide on Planning for Tourism recognises that tourism, in all its forms, is of crucial importance to the economic, social and environmental well-being of the whole country. Recent appeal decisions demonstrate that significant weight is being given to the economic, social and environmental benefits derived from large scale tourist proposals. One such example involved the provision of a major holiday village involving 700 villas and a hotel together with ancillary leisure facilities. The appeal was upheld by the Secretary of State, despite the fact that the development would cause 'considerable harm to the Green Belt'. The Secretary of State concluded that the beneficial effects of the proposal on tourism, the economy and employment together with the positive contribution to ecology and biodiversity were of 'sufficient weight to clearly outweigh the harm to the Green Belt'.

Furthermore, draft Planning Policy Statement 4: Planning for Sustainable Economic Development (9 December 2007) urges Local Planning Authorities to plan positively and proactively to encourage economic development, in line with the principles of sustainable development. The document outlines that economic development specifically includes Tourism Development. The document's approach seems to be consistent with other recent releases from DCLG such as the best practice guide on tourism, in that any proposal which brings economic or tourism benefits should be broadly supported. The statement also states that Local Planning Authorities should seek to ensure that economic development, regardless of location, is of high quality and inclusive design which improves the character and quality of an area and the way it functions.

The current proposal will inevitably change the appearance of the surrounding landscape and will have an effect upon the historic landscape. The proposal will, however, have a limited effect upon the local flora and fauna and the impact upon archaeological features of interest will also be minimal. The local road network is also capable of safely accommodating the additional traffic that will be generated by the proposal and the local footpath network will be enhanced as a result of the proposal. Durham Constabulary does not consider that the proposal will '*cause a problem when completed*' and the Durham Primary Care Trust has not

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voiced any concerns. Taking all these factors into account it is considered that the beneficial effects of the proposal on the local economy and employment outweigh the impact that the proposal may have upon the appearance of the surrounding landscape.

Finally, the design and location of the proposed rare breed centre is considered to be acceptable. The facility will also provide a complimentary visitor attraction to the Hardwick Park visitor centre which is presently under construction.

RECOMMENDATION: It is therefore recommended that the application is approved subject to the following conditions:

1. The development hereby approved shall be begun not later than the expiration of 5 years from the date of this permission.
Reason: To ensure the orderly progression of the development
2. The development hereby approved shall be carried out in strict accordance with the approved Masterplan (Plan ref: 2442.10.10 rev A as detailed at Appendix of the Supplementary Environmental Statement, Volume 3 (December 2007)
Reason: To ensure the orderly implementation of the development in the interests of visual amenity and landscape protection.
3. The development hereby approved shall take place in strict accordance with the sequence of development set out on plans 2422.11 (rev A), 2422.121 (rev A),, 2422.13 (rev A), and 2422.14 (rev A), attached to this permission and for the avoidance of doubt development shall proceed in the order Phase 1 first, Phase 2 second, Phase 3, third and Phase 4 last.
Reason: To ensure the orderly progression of the development in the interests of visual amenity
4. The total number of lodges shall at no time exceed 48 and the total number of caravans shall at no time exceed 330 and the lodges and caravans shall not be stationed other than in the positions shown on the approved plans.
Reason: To enable the Local planning Authority to exercise control over the development to prevent over development and to maintain a satisfactory standard of design.
5. No caravan or lodge shall exceed 20 metres in length, 6.8 metres in width and 3.05 metres in height (Overall height of living accommodation (measured internally from the floor at the lowest level to the ceiling at the highest level) unless otherwise agreed in writing with the Local Planning Authority.
Reason: To enable the Local planning Authority to exercise control over the development to prevent over development and to maintain a satisfactory standard of design.
6. The planting shown on Plan 2422.24 Rev A within Phase 1 shall be implemented in accordance with the approved plans and the date of practical completion of that planting shall be supplied in writing to the Local Planning Authority. Thereafter, no caravan or lodge within Phase 2, 3 or 4 shall be sited and occupied until:
 - 1)The planting has matured sufficiently to provide an effective all year round screen to the satisfaction of the Local Planning Authority; and
 - 2) The expiration of a minimum of 5 years from the date of practical completion of the planting shown on Plan 2422.24 Rev A.

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Reason: To ensure the caravans and lodges are adequately screened in accordance with Policy L21 of the adopted Sedgefield Local Plan.

7. Any caravan and lodge on the development site shall be occupied for holiday purposes only and no caravan or lodge on the development site shall be occupied as a person's sole or main place of residence. The operators of the site shall maintain an up-to-date register of the names of all owners and occupiers of individual caravans and lodges and of their main home addresses, and shall make such information available at all reasonable times to the Local Planning Authority, upon request.

Reason: To ensure the caravans and lodges remain in use for holiday purposes.

8. Prior to the occupation of any caravan or lodge within Phase 2, the existing access from the A689 lay-by shall be closed to all vehicles except emergency vehicles in accordance with Plan 53637-P-001 dated 01.11.2007. Thereafter, the access shall remain restricted in accordance with the approved plan throughout the life of the development unless otherwise agreed in writing with the Local Planning Authority.

Reason: to ensure safe and satisfactory access to the development.

9. No development shall commence until detailed plans of the parking and servicing areas together with all internal site roadways have been submitted to and approved in writing by the Local Planning Authority, and the development shall be carried out in accordance therewith. No building shall be occupied until such works are completed and available for use.

10. Approval of the details of street furniture, traffic barriers, signage and non-perimeter fencing within the application site shall be obtained in writing from the Local Planning Authority before such ancillary features are erected or installed.

11. The development shall be implemented in accordance with the provisions of the Travel Plan (dated December 2007) approved with the planning application, unless otherwise agreed in writing with the Local Planning Authority.

Reason: To ensure a sustainable development.

12. Notwithstanding any description of the materials in the application, details of the materials and detailing to be used for the external surfaces, including the roof and render colour, of the rare breeds centre shall be submitted to and approved in writing by the Local Planning Authority prior to its construction commencing. The development shall be carried out in accordance with the approved details to the satisfaction of the Local Planning Authority.

Reason: To enable the Local Planning Authority to control details of the development in the interests of visual amenity, and to comply with Policy D1 (General Principles for the Layout and Design of New Developments) of the Sedgefield Borough Local Plan.

13. Prior to the siting of any caravans or lodges at the site, details of the external appearance and materials to be used in the construction of caravans and lodges hereby permitted shall be submitted to and approved in writing by the Local Planning Authority.

Reason: in the interests of visual amenity

14. No development shall take place unless in accordance with the mitigation detailed in the Environmental Statement Volume 2, Main Text – August 2007 and Volume 3, Appendices including but not restricted to active checking surveys, obtaining a development license from Natural England and provision of bat and bird boxes.

Reason: To maintain favourable conservation status of protected species.

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15. Prior to the opening of the Rare Breeds Centre and the conversion of Brakes Farmhouse to the Management Centre, a zoning scheme around all water courses shall be submitted to and approved by the Local Planning Authority. The zoning scheme shall include a method statement for all works adjacent to wetlands that have the potential to support otter and water vole and details of habitat enhancement works for otter and water vole. Thereafter, the development shall be implemented in accordance with the approved scheme.

Reason: In order to maintain favourable conservation status of otters and water voles.

16. Prior to the commencement of the Rare Breeds Centre and conversion of Brakes Farmhouse to the Management Centre and the siting of any caravans or lodges, a scheme for the conservation of the A1 Flashes County Wildlife Site shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be completed in accordance with the approved plans prior to the occupation of the Rare Breeds Centre and conversion of Brakes Farmhouse to the Management Centre and the occupation of any caravans or lodges. Thereafter the approved scheme shall be maintained throughout the lifetime of the development.

Reason: To protect and enhance habitats at a designated nature conservation site.

17. Prior to the completion of Phase 1, details of the siting, design and external appearance of a bird hide to be located to the immediate west of the River Skerne shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the hide shall be implemented prior to the opening of the Rare Breeds Centre constructed pursuant to this permission and shall only be constructed between mid July and mid August. The bird hide shall be maintained throughout the lifetime of the development.

Reason: To ensure the protection of breeding birds.

18. Notwithstanding condition no. 2 and the approved plans, the mown path/broadwalk shall only run to the western bank of the River Skerne and shall not provide access to the Carrs wetland nor shall a bench be provided adjacent to the proposed lake, unless otherwise agreed in writing with the Local Planning Authority.

Reason: To ensure the protection of breeding birds.

19. The development shall be implemented in accordance with the provisions of the Landscape Management Plan (dated August 2007) approved with the planning application, unless otherwise agreed in writing with the Local Planning Authority. For the avoidance of doubt, any trees or plants which die, are removed or become seriously damaged or diseased shall for a period of 5 years from the date of practical completion of the landscaping be replaced in the next planting season with others of a similar size and species and grass that fails to establish shall be re-established unless the Local Planning Authority gives written consent to any variation.

Reason: To ensure the landscape quality of the site is preserved and enhanced.

20. No trees on site shall be felled without the prior consent of the Local Planning Authority. Any proposed works must be detailed in a works schedule and approved by the Local Planning Authority.

Reason: To ensure the landscape quality of the site is preserved and enhanced.

21. No trees and/or hedgerows shall have the topsoil beneath the canopies disturbed, compacted, removed or excavated without the prior consent of the Local Planning Authority. Any such works must be the subject of a method statement submitted to and approved by the Local Planning Authority.

Reason: to ensure the landscape quality of the site is preserved and enhanced.

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22. The surface water drainage strategy as set out in the approved Flood Risk Assessment (reference 2007s2354) shall be implemented prior to the opening of the Rare Breeds Centre, completion of the Management Centre and occupation of any caravan and lodge. The scheme shall be retained throughout the life of the development. There shall be no change to the agreed surface water drainage strategy unless otherwise agreed in writing by the Local Planning Authority.

Reason: To prevent the increased risk of flooding

23. Prior to the commencement of the Rare Breeds Centre and/or conversion of Brakes Farmhouse to the Management Centre, a scheme for the disposal of foul drainage shall be submitted to and agreed in writing by the Local Planning Authority. Thereafter, the approved scheme shall be implemented prior to the occupation of the Rare Breeds Centre, Management Centre. The approved scheme shall be retained throughout the lifetime of the development unless otherwise agreed in writing with the LPA.

Reason: To prevent pollution of the water environment

24. Development of the Rare Breeds Centre and conversion of Brakes Farmhouse to the Management Centre and the siting of caravans or lodges within Phases 2, 3 or 4 shall not commence until a detailed scheme for the requisition of a water supply to the site has been submitted to and agreed in writing by the Local Planning Authority in consultation with Northumbrian Water. Thereafter, the approved scheme shall be implemented in full prior to the occupation of the Rare Breeds Centre and the Management Centre and the siting of any caravan or lodge within Phases 2, 3 or 4.

Reason: To ensure satisfactory water supply to the site

25. Prior to the siting of any caravan or lodge within Phases 2, 3 or 4 a scheme for the disposal of foul drainage shall be submitted to and agreed in writing by the Local Planning Authority. Thereafter, the approved scheme shall be implemented prior to the occupation of any caravan or lodge within the relevant Phase 2, 3 or 4. The scheme shall be retained throughout the lifetime of the development unless otherwise agreed in writing with the LPA.

Reason: To prevent pollution of the water environment

26. Notwithstanding condition no. 2 and the approved master plan reference 2442.10 rev A, no part of Pheasant Plantation shall be felled unless agreed in writing with the Local Planning Authority.

Reason: To ensure the landscape quality of the site is preserved and enhanced.

27. Prior to the commencement of the Rare Breeds Centre and conversion of Brakes Farmhouse to a Management Centre, a vehicle wheel washing facility shall be installed at the main exit from the site. All construction traffic leaving the site must use the facility and it must be available and maintained in working order at all times during implementation of the development.

Reason: In the interest of amenity and to reduce the amount of mud on the roads and in accordance with Policy D1 (General Principles for the Layout and Design of New Developments) of the adopted Sedgefield Local Plan.

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28. Construction work associated with the proposal shall only take place between the hours of 8am and 7pm Monday to Friday, 8am to 1pm on Saturdays and at no time on Sundays or Bank Holidays.

Reason: In order to protect the amenity of local residents and to comply with Policy D10 of the Sedgfield Local Plan.

29. During the course of construction no waste materials shall be burned on the site within 100 metres of occupied dwellings and no building, packing or other materials shall be allowed to blow off the site.

Reason: In order to protect the amenity of local residents and to comply with Policy D10 (Location of Potentially Polluting Developments) of the Sedgfield Borough Local Plan

30. Prior to the construction of the Rare Breeds Centre and/or conversion of Brakes Farmhouse to Management Centre a plan showing the location of the material storage on site shall be submitted to and approved in writing by the Local Planning Authority. These areas shall be available and used at all times during implementation of the Rare Breeds Centre and/or conversion of Brakes Farmhouse.

Reason: In the interests of amenity

31. Prior to the construction of the Rare Breeds Centre, the conversion of Brakes Farmhouse to a Management Centre and the siting of any caravans and lodges, details of the CCTV and security system for the entire site and controlled entry system shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the scheme shall be implemented in accordance with the approved details prior to the opening of the Rare Breeds Centre.

Reason: To ensure an acceptable form of development.

32. Prior to the opening of the Rare Breeds Centre and the conversion of Brakes Farmhouse to the Management Centre, details of the means of storage and disposal of refuse shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the approved scheme shall be implemented prior to the opening of the Rare Breeds Centre and/or conversion of Brakes Farmhouse to the Management Centre. The storage shall be retained throughout the lifetime of the development unless otherwise agreed in writing with the LPA.

Reason: In the interests of visual amenity and to comply with Policy D1 (General Principles of the Layout and Design of New Developments) of the Sedgfield Local Plan.

33. Prior to the siting of any caravan or lodge within Phases 2, 3 or 4 details of the means of storage and disposal of refuse shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the approved scheme shall be implemented prior to the occupation of any caravan or lodge within the relevant Phase 2, 3 or 4. The storage shall be retained throughout the lifetime of the development unless otherwise agreed in writing with the LPA.

34. No development shall commence within the archaeologically sensitive areas identified on submitted Plan NAA 836 until the applicant has carried out an agreed programme of archaeological works, to include publication where necessary, as detailed in accordance with the written scheme of investigation submitted by the applicant. The scheme of investigation must be submitted by the applicant and approved by the Planning Authority. Development (including groundworks) must not commence in these specified areas until agreed archaeological field works are completed. However the site may be released on an site-by-site basis subject to approval in writing from the County Archaeologist on behalf of the planning

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authority. The condition will not be fully discharged until publication, if warranted, has been agreed in writing.

Reason: The areas identified are of high archaeological potential. This condition is in line with Policy E17 of Sedgefield Borough Local Plan and PPG16..

35. Prior to the construction of the Rare Breeds Centre and/or conversion of Brakes Farmhouse to the Management Centre within Phase 1, details of lighting to be used in external areas of site shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the approved scheme shall be implemented prior to the opening of the Rare Breeds Centre and/or conversion of Brakes Farmhouse to the Management Centre. The scheme shall be retained throughout the lifetime of the development unless otherwise agreed in writing with the LPA.

Reason: In the interests of visual amenity and to comply with Policy D1 (General Principles for the Layout and Design of New Development) of the Sedgefield Local Plan.

36. Prior to the siting of any caravan or lodge within Phases 2, 3 or 4 details of lighting to be used in external areas of site shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the approved scheme shall be implemented prior to the occupation of any caravan or lodge within the relevant Phase 2, 3 or 4. The scheme shall be retained throughout the lifetime of the development unless otherwise agreed in writing with the LPA.

Reason: In the interests of visual amenity and to comply with Policy D1 (General Principles for the Layout and Design of New Development) of the Sedgefield Local Plan.

37. Prior to the commencement of the Rare Breeds Centre and/ the conversion of Brakes Farmhouse to Management Centre, details of the measures to ensure 10% of their energy requirements are produced from embedded renewable energy sources shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the details shall be implemented in accordance with the approved scheme prior to the opening of the Rare Breeds Centre.

Reason: To ensure a sustainable development.

38. Prior to the siting of any caravan or lodge within Phases 2, 3 or 4 details of the measures to ensure 10% of their energy requirements are produced from embedded renewable energy sources shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the details shall be implemented in accordance with the approved scheme prior to the occupation of any caravan or lodge within the relevant Phase 2, 3 or 4.

Reason: To ensure a sustainable development

39. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order) details of any walls, fences or other means of enclosure around each caravan and lodge shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of safeguarding the visual amenity of the area.

40. Prior to the commencement of each phase of development checking surveys for badgers shall be undertaken in accordance with details to be submitted to and approved by the Local Planning Authority.

Reason; In order to maintain favourable conservation status of badgers.

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41. Notwithstanding the provisions of Class A of Part 2 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order) details of any walls or fences or other means of enclosure shall be approved by the Local Planning Authority.

Reason: In the interests of safeguarding the visual amenity of the residential area, and to comply with Policy D1 (General Principles for the Layout and Design of New Developments) and Policy D5 (Layout of New Housing Development), of the Sedgefield Borough Local Plan.

42. No development shall be commenced until details of all means of enclosure on the site have been submitted in writing and approved by the Local Planning Authority. The development shall be undertaken in accordance with these approved details unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of visual amenity, and to comply with Policy D1 (General Principles for the Layout and Design of New Developments), and Policy D5 (Layout of New Housing Development), of the Sedgefield Borough Local Plan.

43. Prior to the siting of any caravan or lodge within Phases 2, 3 or 4, a scheme confirming the location and design of the dropped kerbs onto the A177 shall be submitted to and approved in writing by the Local Planning Authority. The works shall be completed in accordance with the approved scheme prior to the occupation of any caravan or lodge.

Reason: In the interests of highway safety

44. Prior to the siting of any caravan or lodge, a scheme for the provision of cycle parking within Sedgefield Village centre (as defined on the attached Plan) shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include the numbers, type and location of the parking and timing of implementation. The cycle parking shall be provided in accordance with the approved scheme.

Reason: In the interests of sustainable development.

INFORMATIVE: REASON FOR GRANT OF PLANNING PERMISSION

In the opinion of the Local Planning Authority the proposal is acceptable in terms of its impact upon the appearance and character of the surrounding landscape, highway safety, archaeology and bio-diversity.

INFORMATIVE: LOCAL PLAN POLICIES RELEVANT TO THIS DECISION

The decision to grant planning permission has been taken having regard to the key policies in the Sedgefield Borough Local Plan set out below, and to all relevant material considerations, including Supplementary Planning Guidance

- E1 Maintenance of Landscape Character
- E2 Preservation and Enhancement of Historic Parklands
- E11 Safeguarding of Sites of Nature Conservation Interest
- E15 Safeguarding of Woodlands, Trees and Hedgerows
- L10 Recreational Routes
- L21 Caravan, Chalet and Camp Sites
- D1 Principles for the Layout and Design and New Developments
- D2 Design for People
- D3 Design for Access

INFORMATIVE:

Development work within 500 m of potential great crested newt ponds should be preceded by further survey, the results of which should be shared with the LPA. Appropriate licenses should

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be obtained where survey shows newts may be affected. All work to follow a method statement, and for areas where a Natural England license is not necessary the method statement in Appendix 3 of E3 Ecology's great crested newt survey should be followed.

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APPENDIX 1

Our Ref: DFS/HW/SD/07/001
Date: 25 October 2007

Mr C F G Walton
Head of Planning Services
Sedgefield Borough Council
Planning Services
Council Offices
SPENNYMOOR
DL16 6JQ

FAO Mr Andrew Farnie

Dear Sirs

OBJECTION LETTER TO PROPOSAL FOR 400 STATIC CARAVANS, PARK HOMES AND LODGES: MANAGEMENT CENTRE AND AGRICULTURAL BUILDING, BRAKES FARM, SEDGEFIELD

This is an objection on behalf of Sedgefield Town Council to a proposed development for 400 units of static caravans, park homes and lodges together with a management centre and an agricultural building on land at Brakes Farm, north of A689, Sedgefield.

We assume the study area relates to the ownership of Brakes Farm running from the A689 north and west. The application site is characterised by a rolling landscape with fields in arable or pasture, bounded by hedgerows with the land rising from the A689. The site contains two plantations located towards the centre of the site.

This type of proposal has become very popular in recent years. The main market is for second homes. Typically a customer will obtain a unit for about £100,000 for a 25 year lease. A ground rent of between £1,000 to £1,500 per annum would then be payable. The Park Homes and Lodges are extremely well appointed and people could live comfortably in them all year round, irrespective of the 11 month occupation clause. Land values are attractively high, comparing favourably with many urban uses.

Whether they are caravans, park homes or lodges, the development comprises pre-fabricated buildings that are built to a uniform design and would bear little or no relation at all to the character of the area or rural buildings.

In apparently recognising the exposed nature of the site the applicant proposes to delay the introduction of the units until 5 years after the introduction of the structural landscaping.

Main Issues

It seems to us that the main issues in this case are:-

- the effect of the proposed development on the character and appearance of the countryside;

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&
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consultants

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- whether there are material considerations that outweigh the development plan policies against development within the countryside.

Planning Policy

The development plan for the area includes the Regional Planning Guidance (RPG 1); the Durham County Council Structure Plan (1999) (SP) and the Sedgfield District Local Plan (1996) (LP).

LP policy E9 makes it clear that development in the open countryside would not normally be permitted, other than that specifically allowed by other policies. LP policy E2 seeks to preserve and enhance the historic character and appearance of historic landscape areas that includes Hardwick Park. In restricting development it advises that the proposal should not be detrimental to the historic landscape of the area and they are of a design, scale and materials that are sympathetic to the existing character of the area. LP policy E18 designates the Hardwick Hall Conservation Area. LP policy L21 is a criterion based policy on sites for caravan and camp sites for seasonal use which directs them onto land which is adequately screened and laid out in a manner compatible with the landscape of the area, satisfactory means of access and the scale of development does not adversely affect the character of the landscape. It adds that sites for static holiday caravans and lodges will be required to be adequately screened all year round.

SP policy 4 makes it clear that the character and appearance of the countryside should be conserved and enhanced. SP policy 1 states new development should not detract from and where possible should contribute to maintaining and enhancing the quality of the environment. SP policy 53 makes it clear that caravan and camping sites would only be appropriate in the countryside if they do not detract from the quality of the environment and amenity of local communities. SP policy 52 seeks self-catering accommodation in the countryside to be well related in scale and design to existing buildings and respect local building styles.

The review of RPG 1 has been largely superseded by the preparation by the North East Assembly of the Draft Regional Spatial Strategy (RSS) (2005). (Consultations of the proposed changes have finished. Publication is due early 2008.) Regional Spatial Strategy (RSS) policy 16: *Culture and Tourism* states that strategies and plans should seek amongst other things to:- improve the first impressions gained by visitors arriving and passing through the region; ensure that tourist facilities protect, enhance and maintain the region's natural built and heritage environments; benefit the local economy, people and environment without diminishing the attractiveness of the place visited.

Planning Policy Statement 7: *Sustainable Development in Rural Areas* (2004) (PPS7) seeks to strictly control building in the open countryside away from existing settlements. Sustainability is at the heart of the government's planning strategy and is embodied in PPS1: *Delivering Sustainable Development*, PPS3: *Housing*, PPS7: and PPS 13: *Transport*. Amongst other things the strategy seeks to concentrate development on previously-developed land in urban areas and shape new development patterns in a way which would minimise the need for travel.

Effect on the Character and Appearance of the Area

A development of 400 units of accommodation would in our opinion appear as

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a prominent and isolated pocket of urban development, incongruously located in open countryside. It would be damaging to the appearance of the rural environment, affect the appearance of the countryside and in our opinion materially affect the setting of the Hardwick Hall and the country park on the approach into Sedgefield from the west.

The main concentration of development is alongside the A689. This would be in open view on rising land. The development would be neither unobtrusive nor relate in any sense to an existing pattern of development. It would be completely out of keeping with and materially harmful to the character and appearance of the surrounding countryside.

In our opinion the applicants have effectively accepted this by proposing that no development of lodges or park homes commences until four to five years after commencement of planting. Apart from the fact that we believe this would be an insufficient time to allow any trees to grow to a sufficient height, to form satisfactory screening, advance landscaping conditions have proved over the years to be very difficult to enforce. It is for this reason that most Councils have introduced into their policies, for this type of development that the site should already be well screened by existing woodland and mature planting. Local Plan policy L21 makes the point that the site should be adequately screened. That is an existing requirement. The site is not adequately screened. Indeed it is open to views from the A689 a busy east-west road link. It follows that the proposal could not be in accordance with LP policies 21, 52 and 53.

Whether there are material considerations that outweigh the development plan policies.

There is a strong presumption against development in the countryside unless there are exceptional circumstances. There are a range of national and regional local plan policies to protect the countryside. The site is outside the development area of Sedgefield. It is surrounded by countryside. It is also designated as a historic landscape and is adjacent to the Hardwick Hall Conservation Area. It is by any definition a sensitive location where any development requires special justification. The proposal would conflict with LP policies E2, E9, E18, E22, L21, SP policies 1, 4, 52 and 53 and the emerging RSS policy 16. There are others. The application is contrary to fundamental planning policies to protect the countryside from inappropriate development.

The applicant seems to argue that the 400 caravans/lodges/park homes represent an economic benefit from tourism. However, this would clearly be limited and could not in our opinion be considered of sufficient weight to outweigh well established planning policies to protect the countryside.

As we have explained the proposal is not a tourist destination in the normal sense but rather a secure location for second homes for people, many of which would be from the immediate region. This form of accommodation contributes the least towards the local economy of an area and often has the most problems. If there are any benefits to the local economy, and this would be by no means certain, they would be limited. There would be little if any benefit to local people. The proposal would be damaging to the environment and diminish the attractiveness of the place, and have considerable consequences with regard to parking/traffic, the medical facility and other existing services.

When considered against a rural scene the impact from the construction of 400 park homes/lodges, prefabricated structures with the associated paraphernalia,

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numerous vehicles parked on the land and the activity surrounding its use, would be extreme. In no sense could development be regarded as compatible or in character with the countryside.

The policies designed to guide caravans and chalets stress the need of scale and the importance of the sites to be small enough to absorb the development without materially affecting the character and appearance of the area. There could be no suggestion that 400 caravans, park homes and lodges would be of a scale that could be accommodated within this section of open countryside, on historic landscape, adjacent to a conservation area, and alongside an important east-west transport link. It would not enhance or protect the natural, built and heritage environment.

In our opinion, none of the material considerations brought forward outweighs the development plan policies against development within the countryside.

Other Matters

The proposed location is open countryside with no existing urban network to support it. There is no infrastructure (roads, drainage, utilities) to serve the development. Public transport is poor.

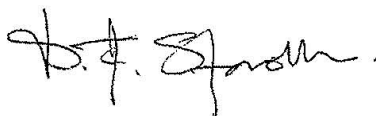
Sedgefield is not a tourist destination in the way that parts of Wales, Northumberland or the Yorkshire Dales are. Moreover, although an attractive village, Sedgefield has none of tourist infrastructure, support and attractions that are located within the main tourist destinations referred to in the application. We do not believe that this would be a particularly sustainable tourist development.

Summary

The countryside is protected from inappropriate development by national, regional and local planning policies. We believe we have demonstrated that the development of the application site with 400 pre-fabricated buildings would be inappropriate development in the countryside and would materially affect its character and appearance. As such it would be contrary to the various policies. We consider the development would have only limited economic benefit to the area. The type of accommodation is amongst the least beneficial to the local economy. There is no council tax and because of its impact it could reduce visits from other visitors. It does not improve first impressions.

We conclude that the proposal would be materially harmful to the character and appearance of the countryside. We further conclude that there are no material considerations attached to the proposal sufficient to outweigh the development plan presumption against development in the open countryside. We ask on behalf of the Sedgefield Town Council that the application is refused.

Yours faithfully



David Stovell BSc MRTPI
David Stovell & Millwater

SEDGEFIELD BOROUGH COUNCIL
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APPENDIX 2

NEA

North East Assembly

The Axis Building, Maingate
Kingsway North, Team Valley
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26 October 2007

Andrew Farnie
Development Control
Sedgefield Borough Council
Council Offices
Spennymoor
DL16 6JQ

Dear Mr Farnie

Static Caravans/Park Homes at land to the west of Hardwick Park, Sedgefield
Application reference: 7/2007/0531/DM

Thank you for the opportunity to comment on the above planning application. The North East Assembly's (NEA) Development Board will consider this on 22 November 2007. This letter is an officer response prior to member consideration, in order to meet the 26 October 2007 deadline. Should there be any changes following member consideration, an amended response will be forwarded to you thereafter. A copy of the draft report to Development Board is also enclosed for information.

The principle of providing new tourist accommodation is supported, but, as with all new tourism development proposals, the environmental, social and economic considerations must be weighed up carefully by the council in determining the application. The location of the development proposal is on the edge of what can be described as a 'secondary settlement' in the context of the regional locational strategy. Whilst it is recognised that the RSS lends support to tourism as a means of rural diversification, this should be assessed against the sustainability criteria listed in regional planning policy.

Many of the issues surrounding this planning application are largely matters for the local authority to consider. These include whether the scale of development is appropriate to the location and setting; the impact of the scheme on the landscape, and in particular, the setting of Hardwick Park and Hall; and the impact on biodiversity.

The local authority should be satisfied that the development is and remains as tourist accommodation, and does not become part of the local housing stock. As explained in the Good Practice Guide on Planning for Tourism (Communities and Local Government, May 2006), this can be achieved through occupancy conditions. The NEA would raise concern should this scheme not be conditioned to ensure this.

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Briggs, Cllr Dave Ledger
Interim Chief Executive: Sue Jeffrey

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SEDGEFIELD BOROUGH COUNCIL
PLANNING APPLICATIONS - TO BE DETERMINED

The proposal will need to demonstrate good quality links to public transport, pedestrian and cycle networks, in accordance with RSS proposed changes policy 5A. The completion of a travel plan and transport assessment is supported.

Should you have any queries, please do not hesitate to contact my colleague Claire Thorn on (0191) 4978469 or email claire.thorn@northeastassembly.gov.uk.

Yours sincerely



Phil Jones
Planning Manager

Draft

Development Board

22 November 2007

**Static Caravans/Park Homes at land to the west of Hardwick Park,
Sedgefield Village**

Purpose of Report

1. The North East Assembly (NEA) has been consulted by Sedgefield Council on a planning application to develop static caravans and lodges on land at Hardwick Park, Sedgefield village (see location plan at annex b). This report assesses whether this proposal is in general conformity with Regional Planning Guidance 1 (RPG1) (November 2002), and the Secretary of State's proposed changes to the Regional Spatial Strategy (RSS) (May 2007). An officer response, annex a, has been issued prior to member consideration to comply with the 26 October 2007 deadline. Should there be any changes following member consideration, an amended response will be issued.

Proposed Development

2. The application is predominantly for a change of use of the land to accommodate a caravan chalet development, comprising:
 - 330 static caravans / park homes;
 - 70 chalets / lodges;
 - ancillary landscape, access, drainage and engineering works;
 - the use of Brakes Farmhouse as a management centre; and
 - the erection of an agricultural building / ancillary shop.

The site

3. The application site covers some 92.8 hectares of land, to the west of Sedgefield village, and south and west of Hardwick Park, a historic parkland as identified in the Sedgefield Borough Local Plan (adopted in 1996). The land is currently in agricultural use.

Conformity appraisal

4. Under section 38 (3) of the Planning and Compulsory Purchase Act (2004), the RSS is part of the statutory development plan. Under the plan-led system, this means that the determination of planning applications will be made in accordance with the RSS and other development plan documents, unless material considerations indicate otherwise. In advance of having an adopted RSS, it is necessary to appraise the conformity of the planning application with both the RPG1 and the RSS proposed changes.

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PLANNING APPLICATIONS - TO BE DETERMINED

Development in this location

5. The site is located adjacent to Sedgfield village in the Durham Coalfield Communities Area. Sedgfield village is not specifically identified in the RSS. It is considered that the village falls into the category of 'secondary settlement' in the context of the regional locational strategy in RSS proposed changes policies 5 and 8. Secondary settlements are smaller in scale than the rural service centres identified in the RSS, and development within these settlements should be of an appropriate scale and nature. It is the intention of the RSS that development in these settlements contributes to sustaining a vibrant rural economy.
6. The proposal, providing 400 tourist accommodation units, is significant in its scale, and the suitability of this location to accommodate this scale of development is a matter the local authority must consider carefully when determining the application. It will be necessary to ensure that the proposal adheres to the principles of sustainable development, and balances the environmental; social; and economic objectives as outlined in RPG1 policy DP2 and RSS proposed changes policy 2. Of particular relevance to this proposal will be the criterion which directs local authorities to protect and enhance the region's cultural heritage; biodiversity and geodiversity; and the quality of the landscape.
7. Alongside the regional locational strategy, locations for development should be selected in accordance with the sequential approach to development. This approach, which seeks to make the best use of land and optimise the use of previously developed land, is outlined in RPG1 policy DP1 and RSS proposed changes policy 3. The sequential approach prioritises the use of suitable previously developed sites in urban areas; followed by other suitable sites in urban areas; suitable locations in areas adjoining urban areas; and suitable sites in settlements outside urban areas. It is considered that the site falls outside of the urban area, and therefore the development of this site is a low priority in terms of the sequential approach to development. It is however recognised in the RSS that tourism related services should be supported and developed both in urban and rural areas, and in particular, such services provide the opportunity to diversify the rural economy. The applicant's supporting statement explains that there are a number of tourist attractions nearby which would be used by those people staying in the park. These include Hardwick Park and Hall; Sedgfield Racecourse; Knotty Hill Golf Club; and Sedgfield Village.

Tourism

8. The principles for tourism development are outlined in RPG1 policy TOUR 1 and RSS proposed changes policy 16. The key message in these policies, is that tourism related development should protect and enhance the environment; benefit the local economy; people; and environment without diminishing the attractiveness of the place; and ensure that development is guided by the principles of sustainability and market demand. These are matters for the local authority to determine, taking into consideration the advice received from other statutory consultees. The local authority should be

SEDGEFIELD BOROUGH COUNCIL
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satisfied that the development delivers the objectives of these policies to ensure that the scheme is in general conformity with regional planning policy.

Static caravans and park homes

9. The applicant describes the units as static caravans/park homes in the planning application. It is understood that the council raised concerns in pre-application discussions that the caravans/park homes could be occupied year round as the person's sole residence. The NEA raised similar concerns with the council on receipt of the application. The NEA would be concerned should these units be permanently occupied and were treated as residential units. This would raise a number of issues of potential non conformity with regional planning policy, in particular, the suitability of the site to accommodate residential development. The council should be satisfied that the accommodation proposed is genuinely tourist accommodation.
10. The applicant's supporting statement proposes 2 occupancy conditions, which restrict year round occupancy, and require the occupiers of the units to demonstrate that the static caravan is not their sole or main place of residence. It is understood from the applicant's supporting statement that these conditions have been cited as good practice in the 'Good Practice Guide on Planning for Tourism' (Communities and Local Government, May 2006). The good practice guide explains that the aim of such conditions is to ensure that the premises are only used by visitors and do not genuinely become part of the local housing stock.

Environment

11. The application site lies adjacent to Hardwick Park, a historic park listed by English Heritage as a Grade II* Site of Special Historic Interest. Policy 5B of RSS proposed changes seeks to maintain and enhance the quality; diversity; and local distinctiveness of the region's environment, including an appropriate degree of protection to historic parks and gardens. This is also reflected in RPG1 policy ENV19, which directs strategies to pay special regard to preserving listed buildings and their setting. The council should therefore ensure that adequate protection is afforded to Hardwick Park, and where possible exploit opportunities for enhancement, in accordance with policy 5B. It will be necessary to seek advice from English Heritage on these matters.
12. Policy 35 of RSS proposed changes relates to biodiversity and geodiversity and requires the protection and enhancement of internationally and nationally important sites and species. The council should ensure that if the proposed development takes place, necessary measures are in place to ensure the protection of species in accordance with Policy 35.
13. The site is also close to the Sedgfield village conservation area. RSS proposed changes policy 34 directs local authorities to enhance the historic environment of the region through the process of characterisation, to understand their contribution to the local environment.

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Design

14. The design of the development proposal is considered particularly important given the location of the listed building and Sedgefield village conservation area. Whilst the design of the scheme is a detailed matter for the local authority to determine, some principles are established in regional planning policy, which the development should adhere to. RPG1 policy ENV22 encourages a high standard of built development and design, and the use of materials appropriate to the location. This is carried through in RSS proposed changes policies 5B and 24, which acknowledge the importance of design and layout in achieving sustainable communities. In accordance with these policies, development should contribute to the strengthening of local communities; make best use of existing infrastructure and services; secure crime prevention; and make efficient use of resources through energy efficiency measures, and the inclusion of embedded renewable energy. The local authority should be satisfied that the design and layout of the scheme contributes to sustainable communities, and aims to reduce the impact of travel demand by maximising pedestrian and cycle links with the surrounding areas.

Connectivity and accessibility

15. Both RPG1 policy T1 and RSS proposed changes policies 2 and 5B, reiterate the importance of connectivity and accessibility in the region, requiring new development to be well connected by more sustainable forms of transport, including walking, cycling and public transport. In particular, RSS policy 5A seeks to reduce the impact of travel demand particularly by promoting public transport, travel plans, cycling and walking. The council will need to ensure that public transport and pedestrian links to the development, and provision for cyclists, is properly integrated into the development in order to accord with RSS Policy 5A.
16. The transport implications of the development proposal should be assessed through a transport assessment, in accordance with RPG1 policy T1. A transport assessment has been completed, which concludes that there are no substantive highways reasons why the development should not go ahead. The council should take advice from the highways authority and Highways Agency on these matters.
17. The applicant's transport assessment indicates that a travel plan would be produced as part of the development. This would be consistent with RPG1 policy T11 and RSS proposed changes policy 54, which direct local authorities to ensure that travel plans are prepared for all major development, alongside demand management measures.

Energy

18. Both RPG1 and the RSS proposed changes encourage energy efficiency and the generation of power from renewable sources (RPG1 policies EN1 and EN7 and draft RSS Policy 39), in line with wider sustainable development objectives. RSS proposed changes policy 39 seeks to ensure that new developments are located and designed to minimise energy consumption and require the inclusion of measures to achieve high energy efficiency and

SEDGEFIELD BOROUGH COUNCIL
PLANNING APPLICATIONS - TO BE DETERMINED

minimise consumption, in line with the BREEAM best practice, the Energy Efficiency Best Practice Standard and the Code for Sustainable Buildings. To achieve this, the application will need to demonstrate how the layout and design of the proposal minimises energy consumption, including the achievement of BREEAM and Eco-Homes "very good" or "Excellent" rating. It should also demonstrate that a minimum of 10 percent of the development's energy supply can be generated from embedded renewable sources, in order to accord with RSS proposed changes policy 39. It is noted that the applicant's supporting statement makes reference to the inclusion of embedded renewable energy.

Flooding

19. The western part of the application site lies within flood zones 2 and 3 of the Environment Agency's flood map. RSS proposed changes policy 37 requires that, in considering planning proposals, a sequential risk based approach to development and flooding should be adopted as set out in PPS25. It will be necessary to ensure that the Environment Agency is satisfied that these requirements have been met to ensure general conformity with the objectives of this policy.
20. The application does not mention of the provision of Sustainable Drainage Systems (SUDS) which can contribute to minimising the risk of flooding, particularly flash flooding, and also contribute to a reduction in water based pollution. The inclusion of such provision would conform with the objectives of RPG1 policies ENV3, ENV4 and the RSS proposed changes policy 36. The NEA would support the local planning authority in requiring the incorporation of SUDS.

Conclusion

21. The principle of providing new tourist accommodation is supported, but, as with all new tourism development proposals, the environmental, social and economic considerations must be weighed up carefully by the council in determining the application. The location of the development proposal is on the edge of what can be described as a 'secondary settlement' in the context of the regional locational strategy. Whilst it is recognised that the RSS lends support to tourism as a means of rural diversification, this should be assessed against the sustainability criteria listed in regional planning policy.
22. Many of the issues surrounding this planning application are largely matters for the local authority to consider. These include whether the scale of development is appropriate to the location and setting; the impact of the scheme on the landscape, and in particular, the setting of Hardwick Park and Hall; and the impact on biodiversity.
23. The local authority should be satisfied that the development is and remains as tourist accommodation, and does not become part of the local housing stock. As explained in the Good Practice Guide on Planning for Tourism (May 2006), this can be achieved through occupancy conditions. The NEA would raise concern should this scheme not be conditioned to ensure this.

SEDGEFIELD BOROUGH COUNCIL
PLANNING APPLICATIONS - TO BE DETERMINED

24. The proposal will need to demonstrate good quality links to public transport, pedestrian and cycle networks, in accordance with RSS proposed changes policy 5A. The completion of a travel plan and transport assessment is supported.

Recommendation

25. **Members are requested to endorse the comments provided in this report which should form the basis of the North East Assembly's response to Sedgefield Borough Council on the general conformity of this application with RPG1 and the Secretary of State's proposed changes to the RSS.**

SEDGEFIELD BOROUGH COUNCIL
PLANNING APPLICATIONS - TO BE DETERMINED



Annex a

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26 October 2007

Andrew Farnie
Development Control
Sedgefield Borough Council
Council Offices
Spennymoor
DL16 6JQ

Dear Mr Farnie

Static Caravans/Park Homes at land to the west of Hardwick Park, Sedgefield
Application reference: 7/2007/0531/DM

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The local authority should be satisfied that the development is and remains as tourist accommodation, and does not become part of the local housing stock. As explained in the Good Practice Guide on Planning for Tourism (Communities and Local Government, May 2006), this can be achieved through occupancy conditions. The NEA would raise concern should this scheme not be conditioned to ensure this.

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SEDGEFIELD BOROUGH COUNCIL
PLANNING APPLICATIONS - TO BE DETERMINED

The proposal will need to demonstrate good quality links to public transport, pedestrian and cycle networks, in accordance with RSS proposed changes policy 5A. The completion of a travel plan and transport assessment is supported.

Should you have any queries, please do not hesitate to contact my colleague Claire Thorn on (0191) 4978469 or email claire.thorn@northeastassembly.gov.uk.

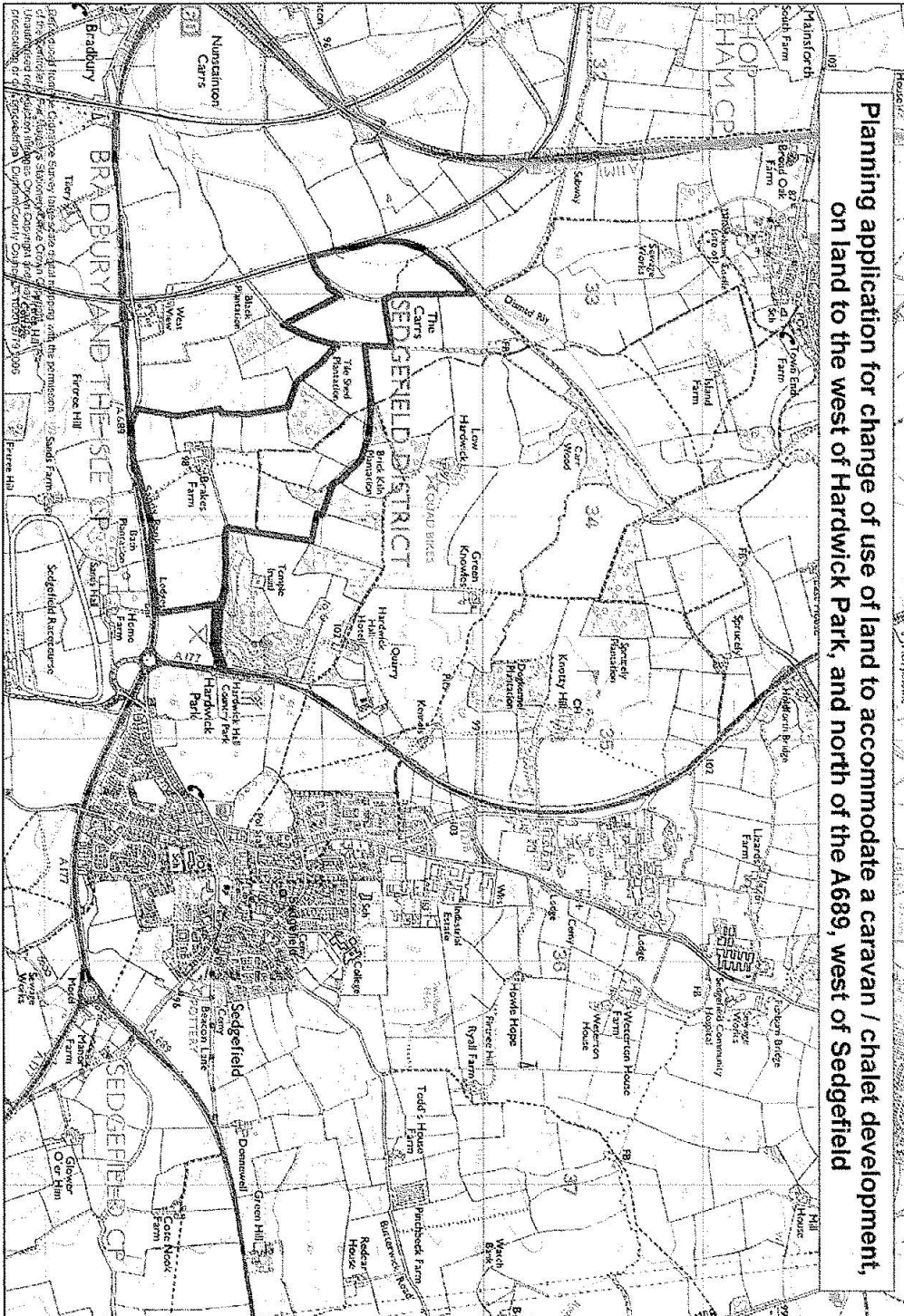
Yours sincerely



Phil Jones
Planning Manager

anager

**SEDFIELD BOROUGH COUNCIL
PLANNING APPLICATIONS - TO BE DETERMINED**



Annex b

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SEDGEFIELD BOROUGH COUNCIL
PLANNING APPLICATIONS - TO BE DETERMINED

Appendix Three - Sedgefield Village Residents Forum template Letter

Dear Sedgefield Resident,

The application by Theakstons Farms LLP has now been made to Sedgefield Borough Council to create a 'holiday park' on land at Brakes Farm next to Hardwick Park. This will consist of 330 static caravans and 70 chalet type dwellings.

If you are concerned that this development will have an adverse effect on your life in the village, NOW is the time to make your views known.

Your Residents Forum has identified several points of genuine planning concern which are outlined on the back of this letter. The Forum is providing you with a form on which you can write your own objections using those we suggest and/or your own concerns. If you choose any of the objections listed on the back of this form, please ensure you also include the letters and numbers in brackets, as these relate to council policies.

1. Add your name and address
2. Add the date -
3. Add your objections
4. Sign

We will endeavour to return to collect your completed letter within 2 days, but should we miss you, would you please either post it directly to:

Mr. Andrew Farnie
Planning Dept.
Sedgefield Borough Council Offices
Green Lane
Spennymoor DL 16 6JQ

OR you can drop it into the Sedgefield Town Council Offices. In addition, there are pro-forma letters of objection available for your signature at the Town Council Offices. If there are several people in your household who wish to make their own views known, please use a separate piece of paper, or photocopy the form, so that there is a separate letter from each person.

NOW is your only opportunity to make your voice heard.

If the application from the developers is successful we will have no right to appeal.

Please recycle this letter- we care for our environment.

Please find below a list of objections, some of which you may wish to include in Your letter. The Policies referred to, unless otherwise stated, are those from Sedgefield Borough Local Plan and adopted by them in 1996. The Local Development Plan is in the process of being consulted upon so this document still stands with regard to policy decisions.

- 1/ The proposed site is set in Historic Parkland, and is detrimental to the setting of both the Grade 2 listed Hardwick Country Park and Hall., Ref PPG15, Planning and the Historic Environment, SBC Policies, E2, E9, E18) (Policy E9 Seeks to protect the countryside for its own sake, valued for it's natural and human resources: Agriculture. nature conservation, landscape, history...)
- 2/ The size and number of units (400) will be intrusive and overbearing on the landscape and screening all year round cannot be guaranteed. Seasonal leaf drop and rate of growth. (Ref Policies L2 1(A), E9, E18, D15,D14, D10, E2)
- 3/ The conditions of the site licence, if imposed, cannot be guaranteed to protect the site from change of use at a future date. (Ref Caravan Site and Control of Development Act 1960 Section 7(l) Right to appeal.)
- 4/ The traffic generated to and from the site would have a detrimental effect on both the wildlife on this site and the Historic Country Park i.e. increased traffic on the A 177 and A689 with consequent knock on effect re access to Sedgefield Village. disturbance to the natural environment, and also add to the parking problems within the village of Sedgefield which is home to a Grade I listed Church, and a number of historic buildings. (Ref. Policy T7 (A) (B)
- 5/ Access to public transport is not available at all times - site bordered by two major trunk roads — no safe access for the disabled or the cyclists. (Ref SBC Policy D3 (A) (C))
- 6/ The increased potential numbers of visitors identified by the developers would have a negative impact on already stretched services including health, policing, increase in existing class numbers in schools, and parking problems and consequently on local businesses. Contrary to Policy PPS7 Sustainable Development in Rural Areas.
- 7/ Other issues include:-
 - Policy D14 Satellite Dishes - impact on the character of a conservation area or the setting or appearance of a Listed Building — Grade2 Park and Follies
 - Policy D10 Pollution Prevention — Increased lighting requirements will be detrimental to the quality

SEDFIELD BOROUGH COUNCIL
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of the environment. This will not be controllable. Increase in waste production and disposal on a large scale. Who foots the bill?

Policy 15 Advertising the site next to the Hardwick Country Park - Historic Parkland.

APPENDIX 4 Consultation Comments for Planning Application 7/2007/0531/DM

Location:

LAND WEST OF HARDWICK PARK AND NORTH OF THE A689 SEDFIELD STOCKTON
ON TEES

Proposal:

CHANGE OF USE OF THE LAND FOR THE SITING OF 330 STATIC CARAVANS/PARK
HOMES AND 48 CHALETS/LODGES TOGETHER WITH ANCILLARY LANDSCAPE,
ACCESS, DRAINAGE AND ENGINEERING WORKS AND THE USE OF BRAKES
FARMHOUSE AS A MANAGEMENT CENTRE TOGETHER WITH THE ERECTION OF AN
AGRICULTURAL BUILDING TO INCLUDE ANCILLARY SHOP

Summary

In addition to Statutory Consultees, this application received a further 952 consultation
responses, 948 of which were objections.

Objections

- (1) The overall majority of objectors used a template letter distributed in the local community
by Sedgefield Village Residents Forum (SVRF) as the basis for composing their
consultation comments. The SVRF letter is shown in Appendix 3 and contains a set of
suggested objection criteria. In many instances, a photocopy of the SVRF letter was
submitted which included one or more of its suggested objection criteria. In some cases,
respondents reproduced parts of the text from the SVRF letter in a variety of formats.
- (2) In addition, many people chose to submit their own individual objection comments. In
many cases, these individual comments were often submitted in addition to one or more of
the suggested objection criteria on the SVRF template letter. In numerous other cases
individual comments were submitted on a copy of the SVRF letter without inclusion of any
of its suggested objection criteria.

Individual Comments submitted alongside the SVRF suggested objection criteria:

Hardwick House, 17 North End, Sedgefield

- Proposal would place extra burdens would be placed on all village services.

Hardwick House, 17 North End, Sedgefield (2ND Representation)

- Extra burdens on village services, in particular parking would arise from the proposal.

Harehills Lodge, Sedgefield

- Proposal to site 400 units, some referred to as 'park homes' in Historic Parkland
adjacent to Conservation Area
- Legislation allows units of 20metres x 6.8 metres, floor space 36 sq metres, same living
space as a starter home.
- Intrusive and overbearing impact as screening is seasonal due to leaf drop.
- Detrimental Visual impact of units to Historic Parkland and landscape of countryside site
and Hardwick Country Park and Hotel, designated as Conservation Areas.

SEDGEFIELD BOROUGH COUNCIL
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- The Council's response to Durham County Council's Heritage Resource Centre 2003 proposal emphasised that it was only modern building proposed in the development but don't hold similar concerns for 330 caravans/park homes and 70 chalets adjacent to the Heritage site.
- Refers to PPG15 Planning and the Historic Environment (1994) and SBC Policies E2,E9 &.E18 and contends that difficulties for screening issues over the car park for the Heritage Resource Centre by implication illustrate how it will not be possible to effectively screen the 400 units.
- Claims that photographs (Appendix 1) taken from Bishop Middleham Castle illustrate the screening problem
- Argues that the application does not support SBC Preferred Options Core Strategy (July2007) criteria
- No clear evidence that proposal is a sustainable development and adverse environmental harm would be evident.
- This development will result in the loss of agricultural land, nature conservation, affect the landscape and historical agricultural pasture conflicting with Policy E9
- Proposal would impact on the village centre in terms of traffic and access to services many of which are already stretched. (provides a calculation estimating a potential influx of 145,800 people).
- Concerned that any site licence conditions could be changed in the future. Ref: *Caravan Sites and Control of Development Act 1960 Section 7(1)(Right to Appeal)*
- Concerned there is potential for residential use, e.g. brownfield site application if this venture fails.
- Site would be used as a base for visits elsewhere hence any increased revenue would not offset costs to the local environment with regard to negative impact on the village of Sedgefield, impact on the setting of listed buildings, conservation areas and development in an area of historic landscape Ref: *LDF Core Strategy Preferred Options Document Tourism and Arts P37.*
- The application is therefore in conflict with SBC Policy L21 sections (A) and (C).
- Increase in traffic generated by the development conflicts with SBC Local Plan 1996 Policy T6 Parts (A) and (B) and would affect both the wildlife on the site, potentially the Historic Country Park and have a negative effect on the parking problems within the village itself.
- Increase in traffic generation will also affect access to visitor's car park in Hardwick Country Park.
- Argues there are anomalies over estimated numbers of visitors to area and intended use of the new A177 roundabout in reports to DCC Planning Committee June 2003 and from Nathaniel Lichfield & Partners on behalf of Theakston Estates.
- Proposal is in conflict with Policy D3 parts (A) and (C) in particular with regard to the proximity of bus stops, limited potential to provide disabled access to the site and lack of dedicated cycle routes.
- Argues that no burden should be placed on the local authority to finance road speed restrictions.
- Development conflicts with Policy D3 (A) & (C) as the car park design proposes a diversion of that track which meets the definitive bridleway
- Change from farm house to management centre is a loss of a dwelling despite shortage of four bedroom homes in the Borough.
- No objections to the Farm Shop and Rare Breeds Centre being built.

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The respondent also cites other Local policies which the development would not allegedly comply with:

- Policy D15 Park advertisement will be in open countryside and Historic Parkland affecting setting of Hardwick Country Park.
- Policy D14 Satellite Dishes -Impact on the character of a conservation area or the setting or appearance of a listed building - Grade 2 listed Park and Follies
- Policy D10 Pollution Prevention - Increased lighting detrimental to quality of local environment with large scale increase in waste production with no evidence carbon footprint reduction via in terms of solar panels etc.
- Policy H12 Restricting Housing Development in the Countryside.
- Policy H8 Residential Framework of Sedgefield does not include this Historic Parkland LDP
- Policy IB 19 Agricultural Buildings - should take account of archaeological, historic and nature conservation interest as set out in PE2,E3,E10,E11,E13,E17

Ryedale, West Park Lane, Sedgefield

- The council has already rejected an application in West Park Lane on the basis of destruction of historic garth – caravan park would amount to same on much larger scale.

The Barn, Eastwell Farm, Sedgefield

- This would not add to or benefit an already lovely village.

The Mews, 1 Rosedale Close, Sedgefield

- Village is a conservation area but has recently seen a 59 property development and associated traffic flow and large estate near Linpac.
- Consequently asks if further 400 units necessary or is developer aiming to secure profit at expense of village.
- Given crime and problems with clearing travelers' detritus, scrap metal & rubbish argues that development would need large scale increase in waste disposal services would be necessary (at the taxpayers' expense) associated pollution issues.

East Lodge, Sands Hall, Sedgefield

- Generation of dust, noise and traffic during construction on farm site.
- Light and noise pollution from generators once site is operational.
- No control of number of site visitors or sub letting.
- Increase in greenhouse gas emissions through use of LPG, barbecues, traffic and heating on site.
- Further loss of greenbelt land adding to that lost by recent housing developments.
- Increase in traffic from development will worsen parking problems within the village.
- Increase in traffic in environmentally sensitive area.

15 Beacon Avenue, Sedgefield

- Proposal is not acceptable and will have detrimental effect on village.
- Cost of development will be paid for indirectly by village.
- No positive benefits for village, only negative things.

41 Beacon Avenue, Sedgefield

- Proposed visitor numbers will have large impact on village Police, Doctors, increasing class numbers in schools.

SEDGEFIELD BOROUGH COUNCIL
PLANNING APPLICATIONS - TO BE DETERMINED

- Parking problems and problems for local businesses in contravention of PPS7 particularly when visiting Churches, Fayres and Agricultural shows.
- Concerned that there will be an increase in light pollution, air pollution and extra waste.
- Site will add extra pressure to sewage disposal which is already a problem in parts of the town.

42 Beacon Avenue, Sedgefield

- Development would consume agricultural land, preservation is crucial to long-term energy and food needs.
- Development on this scale is to detriment of local residents in direct conflict with policy E9.
- The proposed development would contravene at least 11 Sedgefield Borough Council policies.
- Urges to show some consistency and integrity in this matter and refuse the application.

42 Beacon Avenue, Sedgefield (2nd Representation)

- Proposal will have huge negative impact on quality of life for village with already overstretched amenities.
- Small number of site visitors would block aisles and access to the shelves in largest village store.
- Proposal would exacerbate the existing parking problems
- Chaos caused by even 10 extra cars could seriously affect the safety of pedestrians.
- Use of such a large amount of land for second homeowners is indefensible in the present climate.
- Proposed site, close to three unlikely to major roads, unlikely to be attractive to developers intended clientele
- A change of use to a more "amenity-led" site or housing is likely.
- Sedgefield's rural situation, amenities and compact development, would be jeopardised by development.

48 Beacon Avenue, Sedgefield

- Size and number of units would be intrusive to landscape.
- Site visitors and traffic detrimental to Sedgefield's parking availability and amenities.
- Historic park and its wildlife adversely affected by site traffic and visitors.
- Inadequate parking facilities in Sedgefield to cope with visitors from proposed development.
- Increased light pollution and waste on site and extra litter in village.

12 Belsay Court, Sedgefield

- Proposal will add to the congestion in the village and compound problems with finding parking spaces.
- Wildlife will be disturbed during the development of the proposed site.
- Existing stretched services for Sedgefield residents unable to cope with up one thousand extra people.
- The Number of Units proposed will increase the number of dwellings in Sedgefield by around 20%
- Extra residents could seriously affect the nature of the village.
- Removal of waste materials from the site will be a significant operation - Sewerage facilities need to be upgraded.
- Asks provider of the finance has guaranteed full funding.
- When a site is granted it will be s very difficult to prevent further expansion or change of use.
- Detrimental effect on the established and developing leisure facilities of Hardwick Country Park.
- Developers appear to be exploiting proximity of Country Park in their promotional activities.

15 Belsay Court, Sedgefield

- Disturbance to the natural Environment
- No ready access to Sedgefield village
- Will add to existing parking problems in Sedgefield.

SEDGEFIELD BOROUGH COUNCIL
PLANNING APPLICATIONS - TO BE DETERMINED

23 Belsay Court, Sedgefield

- Adverse impact of development on existing guest houses and other local businesses.

1 Boyne Court, Sedgefield

- Proposal is contradictory to the Local Plan regarding non industrial keeping.
- The proposal is in conflict with Policy IB10 being in a rural location.

7 Claremont Grove, Sedgefield

- Development will bring trouble to the village.

13 Claremont Grove, Sedgefield

- The infrastructure of the village will not be able to cope with the development.

1 Cragside, Sedgefield

- Site guests would place further stain on village infrastructure including Doctors surgery
- Landscape will detract from the Country Park
- Number of units likely to increase over time.

15 Cragside, Sedgefield

- Erection of 400 accommodation units out of character with land in question- Quotes Policies L21(A), E9, E18, D15, D14,D10, E2.
- Volume of traffic will be increased with worsening of existing lack of parking spaces.
- Limited Police resources for village put under more pressure.

22 Cragside, Sedgefield 1st representation

- Development is contrary to PPS7
- Contends that application was progressed without proper consultation with villagers and other agencies.

22 Cragside, Sedgefield 2nd representation

- Contends that application was progressed without proper consultation with villagers and other agencies.
- Development is contrary to PPS7 by reference to item 6 on Sedgefield Village Residents Forum letter.

3 Crispin Court, Sedgefield

- Severe parking problems will arise – parking difficulties have increased significantly in only 12 months.
- A park and ride scheme from the race course is of more benefit to residents.

5 Crispin Court, Sedgefield

- Pressure on stretched healthcare services will increase.
- Additional pressures will also be placed on local Policing and Educational resources
- Severe parking problems will arise as there is no spare space now.
- There is no proven need for this development.

1 Dunelm Court, Sedgefield

- The number of people and volume of traffic is detrimental to an already congested village.
- Lack of exiting facilities will be worsened therefore the plan should not happen.

11 East End, Sedgefield

- Park residents will add pressure to already congested village roads.
- Village needs more facilities for younger people to help combat crime and boredom
- Character of village is changing and views of fields will change to views of houses.
- Existing inadequate parking and retail facility problems should be tackled rather than approving this proposal.

SEDGEFIELD BOROUGH COUNCIL
PLANNING APPLICATIONS - TO BE DETERMINED

- Finds it difficult to accept the application is being considered given that spouse is hindered by conservation area planning restrictions.

15 East End, Sedgefield

- Increase in traffic generated by the development would worsen parking problems within the village itself.
- Historic Parkland is an inappropriate site for the development
- Policing in Sedgefield already under strain- proposal would make this worse.

6 Elm Avenue, Sedgefield

- Development is too close to Hardwick park and will spoil it for visitors.
- Proposal undermines the restoration work carried out in historic park.
- Suggests that Lottery funding for Hardwick Park could be withheld if development is approved.

29 Elm Avenue, Sedgefield

- Objects to location of Caravan Park next to Hardwick Park.

2 Farfield Manor, Sedgefield

- Costs of increased waste disposal (Policy D10 -Pollution Prevention) have not been defined.

31 Front Street, Sedgefield

- Land is on a greenfield site and not earmarked for development in Local Plan.
- Screening cannot be guaranteed all year round.
- Accommodation has similar impact to housing which would not be tolerated on this site.
- Accommodation would have significant impact on environment, infrastructure and service.
- Existing parking problems in village would worsen.
- Transport assessment needs to consider site fully occupied scenario.
- Asks if an Environmental impact assessment has been undertaken.
- Questions if the Heritage Lottery fund was consulted over this application.

5 Hall Lea, Sedgefield

- Responder questions who would meet site's disposal of waste costs.

19 Hardwick Road, Sedgefield

- The development will impact on the existing village environment.
- Park residents residing up to eleven months of year will add pressure to already overstretched Health Centre
- Park occupants with school age children will increase existing class sizes to the detriment of existing pupils
- Proposal would have severe impact on already inadequate village car parking, with no additional space available.
- The additional traffic generated on site will have a detrimental effect on established wildlife.
- No benefits for Sedgefield residents- (17FTE) local jobs generated will have little impact – unlike Netpark.

18 Hardwick Road, Sedgefield

- Proposed extensive site would occupy considerable swathe of land and detract from area of great beauty.
- Quotes (Ref PPG15, Planning and the Historic Environment, SBC policies, E2, E9,E18).
- Presence of caravans will not be in keeping with the proposed theme of Hardwick Park.

SEDGEFIELD BOROUGH COUNCIL
PLANNING APPLICATIONS - TO BE DETERMINED

- 21st century installations are out of keeping in close proximity to eighteenth century restoration site.
- Size of the proposed site would a great deal of construction traffic.
- Construction Traffic would cause hazards to guests using caravans and lodges and A177 /A689 users.
- Additional burden on existing parking in the historic village. (Ref Policy T7(A)(B))
- Increased number of people would put extra stress on policing, health care, sewage, etc. (contrary to PPS7)

3 Hasledon Grove, Sedgefield

- Increase in traffic generated by the development would worsen parking problems within the village itself.
- Lack of Police to cope with drinking related disturbances from extra visitors
- Impact of visitors on already overcrowded shops.
- Site guests will spoil Hardwick Country Park.
- Additional litter from Site guests.
- Proposed development would impact on existing stretched doctors, police, water and sewage services.
- If approved the Proposal could lead to an application for a fairground.
- Beautiful Countryside spoiled by the proposal.

10 Hardwick Road, Sedgefield

- Application is “ill prepared” and doesn’t take into account impact on area.
- More consideration should be given to village residents than caravan park commercial benefits.
- Area is already overdeveloped and waste other facilities are stretched.

7 Homebryth House, Sedgefield

- Will lead to further traffic, parking problems and noise.
- Argues that anyone with sense of responsibility will want to keep Sedgefield as it is.

11 Homebryth House, Front Street, Sedgefield

- Adjacent Country Park must grow without being hindered by the proposal
- New roundabout will not cope with disastrous proposal site traffic Refers to SBC Policy D3 (A)
- Site screening would take 15 years to grow and could not be guaranteed.

22 Homebryth House, Front Street, Sedgefield

- Site accommodation units would destroy the beauty of the country park
- Increased danger to A177 users from extra site traffic.
- Increase in traffic generated by the development would worsen parking problems within the village itself.
- Asks that the Proposal which would “Desecrate Countryside” is not permitted.

23A Homebryth House, Sedgefield

- Additional policing required - problems at weekends with drunken youths from adjoining areas will increase.
- Visitors would change the friendly, pleasant and desirable character of the village.

19 Hornby Avenue, Sedgefield

- Proposed development will generate sewage adding to existing problems in the area.
- Reduction in water pressure at top end of village.

3 Ivy Row, Station Road, Sedgefield

- Would be a great shame if park especially Temple Mount was spoilt by highly visible caravan park.

SEDGEFIELD BOROUGH COUNCIL
PLANNING APPLICATIONS - TO BE DETERMINED

- After so much time, money and effort has been invested in reconstructing the former glory,
- Asks why ruin Park with a thoughtless and inappropriate building project.
- At public meeting, people were distracted from eyesore with images of park as seen from the A689.
- There were no images of views of caravan Park from Sedgefield itself
- If caravan site fails (likely in current situation with no services on it), land may be redeveloped for another use.
- Builder has stated intention of developing site to sell on, without the need to ensure it operates viably.
- Concern about the increase in traffic flow and increased hazards from speeding drivers. .
- Lack of site facilities will see a constant flow of people into Sedgefield for food, drink and other amenities.
- Village is already full to bursting with parked cars and there is no room for any more.
- Residents in the centre of Sedgefield will find it even more difficult park as a result.
- Few guests using public transport will find it insufficient leading to dangerous site access on foot.
- No provision in health budgets for extra guests who will inevitably require health support.
- Existing low level policing which will have to increased and paid for.
- Park becomes residential with increase in class numbers in schools. (Contrary to Policy PPS7)
- “Dumping” of large caravan park on Sedgefield will be detrimental in many ways altering it completely.
- Concerned at favourable County level support to ill thought out scheme.
- Asks funds have been promised for completion of Restoration of the Park or other projects?

6 Lambton Crescent, Sedgefield

- Increase in Lighting will be detrimental to environment.
- Access to A689 will make very busy and dangerous road even more hazardous.

34 Matfen Court, Sedgefield

- Proposed number of caravans is larger than any housing estate in Sedgefield Village and visitors would have a large impact on village amenities such as Police and Doctors.
- Development would lead to an increase in noise and levels of Traffic and if successful lead to further expansion.
- A caravan site would have a detrimental impact on house prices.

5 Milbourne Court, Sedgefield (Two Identical representations)

- Increase in developments over last four years has left Sedgefield at “saturation point”.

15 Milbourne Court, Sedgefield

- Concern over disposal of waste from proposed – waste collection and recycling should not be subsidised.

41 Mitford Court, Sedgefield

- Site guests detrimental to existing overstretched village Police, Healthcare and education services along with quality of life for residents.

9 North Park Road, Sedgefield

SEDGEFIELD BOROUGH COUNCIL
PLANNING APPLICATIONS - TO BE DETERMINED

- Village is already grubby with dirty and uneven footpaths, cluttered shop fronts on pavements will get worse

16 North Park Road, Sedgefield

- Existing antisocial behaviour problems which are not being satisfactorily resolved will be exacerbated.

22 North Park Road, Sedgefield

- Proposed number of visitors will create healthcare, policing, schooling and parking problems.

25 North Park Road, Sedgefield

- Village is not a holiday destination and unlikely to become one.
- Believes development will only be sustainable if it provides low rent accommodation.
- Sedgefield infrastructure cannot cope with 400 low rent units where access to shops is by car only.

31 North Park Road, Sedgefield

- Proposal is contrary to PPS7
- Development would place extra burdens would be placed on all village services.

24 Naylor Road, Sedgefield

- Responder states "We do not need this eyesore"

6 Pineridge Avenue, Sedgefield 1st and 2nd identical representation)

- Calls for a stop for any further expansion to the village.

7 Pasturefield, Stockton on Tees

- Development is unsustainable Ref PPS7 as village lacks adequate parking, healthcare, policing and schools.
- Development is a further attack on ever shrinking historic parkland.

9 Pineridge Avenue, Sedgefield

- Pleased with Hardwick Park redevelopment but caravan park would be a "blot on the landscape"

10 Pine Ridge Avenue Sedgefield

- Believes there was "prior consultation" with Sedgefield and Durham County Council Officers and Councillors before application was submitted.

13 Pineridge Avenue, Sedgefield 1st and 2nd identical representation)

- The development will be completely detrimental to the character of the village.

13 Pineridge Avenue, Sedgefield 3rd representation)

- The development will change the context and nature of Sedgefield and surrounding areas.

4 Queens Drive, Sedgefield

- The Borough Council would be better occupied building affordable housing than spending time on this.

14 Queens Drive, Sedgefield

- Developer claims development is for benefit of village but this is rejected by the residents.
- Already stretched/ parking services for Sedgefield strained further when guests arrive.
- No obvious means of providing further parking in village.
- Some roads in village are already hazardous and this would worsen with development.

SEDGEFIELD BOROUGH COUNCIL
PLANNING APPLICATIONS - TO BE DETERMINED

- In the spirit of “Government for the people by the people”, application should be refused.

21 Queens Drive, Sedgefield

- People using the development will “swamp” Sedgefield putting extra pressure on existing strained services.
- Village lacks capacity for numbers of site visitors needs for extra healthcare, waste disposal, and parking. Development will change the village for the worse.

37 Queens Drive, Sedgefield

- Proposal fails to meet Policy D10 (Pollution Prevention) with respect to Lighting and large scale waste disposal
- Responder questions who would meet disposal of waste costs.

39 Queens Drive, Sedgefield

- Believes that the Local adopted 1996 plan still stands regarding the proposal.

41 Queens Drive, Sedgefield

- Development exploits beautiful environment for pure commercial gain and offers nothing to the community.

10 Rectory Row, Sedgefield (Two identical representations)

- The proposal reduces the Greenfield site areas around Sedgefield
- Extra visitors will overwhelm Hardwick Park facilities and change its nature from current quiet character.
- Proposal is staggering in “size” and will overwhelm Sedgefield Village amenities.
- Creation of artificial lake is contrary to Environmental plans resulting in loss of wildlife habitat.
- New plantings won’t provide effective screening in Winter,
- Nature of proposal in particular the noisy water sports will be detrimental to tranquillity of Sedgefield.
- Increases of Traffic on already busy stretches of road.

7 Rosedale Close, Sedgefield

- extra pressure placed on local healthcare Policing and Educational services which have
- Additional pressures will also be placed on limited existing parking.
- Site could attract “undesirable characters” to the village.
- Site will impart a “Shanty Town” appearance to Sedgefield.

10 Rosedale Close, Sedgefield

- Thinks “it is totally in appropriate to allow this to happen”.

15 Spring Lane, Sedgefield

- Economic factors mean application to allow all year operation for proposed development is likely.
- Roundabout access, financed by Council tax payers will be inadequate for proposal.
- Lack of access to potential Sedgefield Parkway station will be to detriment of Netpark and proposed development.
- Proposal undermines the restoration work carried out in historic park.

21 Spring Lane, Sedgefield

- Potential for noise pollution if the site clubhouse plays loud music.

34 Spring Lane, Sedgefield

SEDGEFIELD BOROUGH COUNCIL
PLANNING APPLICATIONS - TO BE DETERMINED

- Proposal will add to existing parking problems in the village.

44 Spring Lane, Sedgefield

- Proposal fails to meet Policy D10 (Pollution Prevention) with respect to Lighting and large scale waste disposal.

50 Spring Lane, Sedgefield (Two identical representations)

- The development will impact on the existing village environment.
- Park residents residing up to eleven months of year will add pressure to already overstretched Health Centre
- Park occupants with school age children will increase existing class sizes to the detriment of existing pupils
- Proposal would have severe impact on already inadequate village car parking, with no additional space available.
- The additional traffic generated on site will have a detrimental effect on established wildlife.
- No benefits for Sedgefield residents- (17FTE) local jobs generated will have little impact – unlike Netpark.

2 Station Road, Sedgefield (Three identical representations):

- Development will cause problems for cyclists accessing the village, A177 and A698 (Refers to Policy D3 (a) (c).
- Proposed number of visitors will have a large impact on village amenities such as Police and Doctors, and will cause an increase in class numbers in schools parking problems and problems for local businesses in contravention of PPS7.
- Existing problems with drunkenness will be made worse.
- Increase in waste production will place a further burden on village which might see rise in Council tax levels.
- Consultee reserves the right to submit further objections “should the need arise”.

7 Station Road, Sedgefield (Two identical representations):

- Detrimental effects on local environment.
- Increase in daily population coupled with limited parking would make village impossible to negotiate.
- Increase in litter, particularly convenience food cartons in village.
- Increase in drunkenness, violence and criminal damage in village.

17 Station Road, Sedgefield

- Development will result in disturbances to badger sets and impact on other wildlife.
- Damage will occur to magnesium rich fields.
- Noise pollution will disturb nesting birds and other small mammals.

22 Station Road, Sedgefield

- The development will have a detrimental effect on the village.
- Proposal will increase the burden on amenities and local business.

30 Station Road, Sedgefield

- Transport Assessment (TA) prepared to satisfy Highway Authority on effects of two roundabouts closest to the site.
- Transport Assessment has not addressed matters of more direct interest and relevance to the Borough Council.
- TA only examined effects on A177/A689 worst case in the weekday morning and evening peak periods.

SEDGEFIELD BOROUGH COUNCIL
PLANNING APPLICATIONS - TO BE DETERMINED

- Nearest services in Sedgefield Village centre, but TA anticipates no vehicle journey to village during peak periods.
- TA hasn't considered daytime position when demand for facilities from guests at higher (30 to 60 return trip) level.
- Existing car parking facilities in village will be totally overwhelmed as they already very close to capacity.
- Additional road safety problems (in particular speeding vehicles) will arise from development.
- Indiscriminate parking putting pressure on Borough Council to provide adequate car parking.
- Above would contravene Policy T7 (B) resulting in Council funding provision of car parking as in Policy T9 (A).
- No commitments in TA or Travel Plan for subsidised bus service to operate between the site and the village.
- Self-supporting bus service not provided but required to satisfy Policy T2 (A).
- Asks Planning Committee to recognise the County Council's and Developer's Consultant's "narrow visions of the transport issues associated with this application fall well short of the Council's own policies, priorities and aspirations for new development within the Borough.

43 Station Road, Sedgefield

- The development is too large for a town the size of Sedgefield.
- Will pose more problems for Policing , Parking and Traffic
- Detrimental change to atmosphere of town with up to 300 extra people at times.
- Proposal does "not feel good" for Sedgefield.

55 Station Road, Sedgefield

- Historic parkland should remain as such and not be converted into a caravan park.

55 Station Road, Sedgefield (2nd representation)

- The development will have a detrimental effect on the village.

59 Station Road, Sedgefield

- Parking congestion in village
- Lack of toilet facilities in villages for guests from Caravan Park
- Lack of Police to cope with extra visitors
- Increased pollution and noise
- Problems with all day drinking and music playing until midnight.

3 St Edmunds Green, Butterwick Road, Sedgefield

- Lottery money would have been refused for Victorian park had proposal been present.
- Respondent will be informing Lottery Commission about the proposal.
- Increase in traffic from the development would increase current parking problems within the village.
- Highlights existing lack of community facilities in Sedgefield despite paying highest Council Tax in Country.
- Asks what level of Council tax will be levied on site guests – respondent is paying £1830 p.a.

7 St Edmunds Green, Sedgefield

- Limited public services through recent population growth further diminished by proposal.
- Problems with policing, healthcare, increased class sizes and parking will worsen.
- Proposals would contradict PPS7 - Sustainable Development in Rural Areas
- Highest Council Tax in England would be increased further to pay for waste disposal from site.
- Increase in light pollution from site – refers to Policy 010 - Pollution Prevention
- Possible preponderance of satellite dishes on site unsympathetic with Listed Building - Grade 2 Park.

SEDGEFIELD BOROUGH COUNCIL
PLANNING APPLICATIONS - TO BE DETERMINED

- Possible advertising of the site would be out of character for Hardwick Country Park Historic Parkland.
- No benefits to this proposed development and but many disadvantages.
- Asserts that development will impact unfavourably on overstretched village
- Problems with Parking, securing doctor's appointments; stocks of goods in shops will worsen.
- Adverse effect on school class sizes.
- Increased demands on policing with residents feeling less secure walking through village in the evening.

8 St Edmunds Green, Butterwick Lane, Sedgefield

- Site traffic will be detrimental to the site and areas surrounding Sedgefield.
- Development will have impact on property prices in the area.
- Proposal will devalue Hardwick Country Park to caravan site.
- Chose Sedgefield to live in for rural location, not for proximity to Caravan Park
- Proposal will have a huge impact on Sedgefield's and its amenities.

24 St Edmunds Green, Sedgefield

- Extra pressure through visitor's virtual permanent possession of homes on local health and education facilities.
- No assurance given that guests will respect the ambience of the village centre and Hardwick park. Quotes Ref: *Caravan Sites and Control of Development Act 1960 Section 7(1)(Right to Appeal)*
- Increase in traffic generated by the development would affect both the wildlife on the site and have a negative effect on the parking problems within the village itself.
- Increase on pressure on policing resources to maintain acceptable levels of anti social behaviour in village Quotes Policy T7 (A) (B)
- Proposal would add to problems on Infrastructure caused by plans for Housing increase in East of Sedgefield.

22 St Edmunds Green, Sedgefield

- Highlights issues over long term occupancy in caravans e.g. Lancaster City Council states that there are holiday sites which have planning for 10 1/2 month licences as opposed to normal eight months.
- Residency has been established despite condition stating caravans must not be owners home address
- Refers to the docs (1) "Misuse of Caravan Holiday Homes" and (2) "Advice for Caravan Owners".
- Developer estimates conservative with regard to numbers and impact of visiting family and friends.
- Respondent refers to their own experiences on site numbers visiting friends' static caravan
- Static caravan sites make demands on local services like those of permanent housing.
- One static caravan site allows caravan owners to spend up to 50 weeks per year on site
- Asks who pays for waste disposal, impact on conservation area or Listed Building setting.
- Existing power supply in area not able to support site development.
- Site may build its own restaurant and pub so local economy doesn't benefit.

29 St Lukes Crescent, Sedgefield

SEDGEFIELD BOROUGH COUNCIL
PLANNING APPLICATIONS - TO BE DETERMINED

- Proposal will potentially add 800 to population of the village with huge impact on village amenities.
- Accommodation will end up being used as semi permanent residences.
- Large extra pressure placed on local healthcare services which have limited existing parking.
- Additional pressures will also be placed on local Policing and Educational resources
- Increase in parking problems and problems for local businesses in contravention of PPS7.
- Contends that caravans could be let to immigrant workers who would take jobs away from local people.

6 St Edmunds Terrace, Sedgefield

- Site will be detrimental to the local housing market.
- No-one wants to live next door to a campsite.
- Increased traffic levels on A177/A689 during and after construction will impact on access to the village.

10 The Lane, Sedgefield

- Already Inadequate parking will be unable to support guests in Sedgefield village.
- Already stretched/inadequate health, policing and local schooling services strained further when guests arrive.
- Asks if long term visitors will pay council tax.
- Questions “who foots the bill” for road works, lighting, sewerage and waste disposal.

40 The Lane, Sedgefield

- Submitted standard template letter of objection but no objection criteria stated.

1 The Leas, Sedgefield

- Development may see lowering of water pressure in the village.
- Policing of site will be met through council tax.

29 The Leas, Sedgefield

- Areas like the proposal site and its wildlife need to be protected for future generations.

27 The Leas, Sedgefield

- Existing overstretched village Police, Healthcare and education services couldn't cope with Development.
- Increase in traffic in vicinity of Sedgefield and Country park with adverse impact on wildlife and village.

24 The Meadows, Sedgefield

- Proposal doesn't fit alongside vision of £5 Million restoration of Hardwick Park to former splendour.
- Caravan park would become the “playground for camp dwellers”
- Proposal could entice travellers to set up around the village.
- Inadequate access, parking and public services to support guests in Sedgefield village.

29 The Meadows, Sedgefield

- Proposal fails to meet the need to conserve agricultural land in light of Global Warming factors
- No details of infrastructure needs arising from development are provided for informed decision making.
- Developer will need to seek change of planning conditions to ensure viability and profitability.
- Views the proposal as improbable and over optimistic with respect to popularity and prosperity.

SEDGEFIELD BOROUGH COUNCIL
PLANNING APPLICATIONS - TO BE DETERMINED

58 The Meadows, Sedgefield

- The Proposal will not comply with Policy D10 (Pollution Prevention) with respect to Lighting requirements.
- Loss of site with wetlands and magnesium rich fields which supports rare breeds of plants and birds.

66 The Meadows, Sedgefield

- Existing inadequate parking will be exacerbated by the proposed development.
- Village already has inadequate facilities for youths and the development will introduce more to the village.
- If development houses permanent residents, school facilities will be overstretched.
- Development site licence does not preclude possible change of use at a later date.
- Proposal undermines the restoration work carried out in historic park.

79 The Meadows, Sedgefield (two identical representations)

- Whilst policy L21 provides for Caravan/camp sites, 300 dwellings would have devastating effect for local. Residents.
- Proposal adds 30% to local population already struggling to find healthcare, school places and parking.
- Assumes visitors pay council tax.- asks if it pays for better services in Sedgefield or "poorer" parts of Borough"
- States that the village notice boards don't specify date by which consultations are to be submitted.

85 The Meadows, Sedgefield

- Asks why the Council would undermine a historic park restoration by allowing this adjacent development

96 The Meadows, Sedgefield (Two identical representations)

- Seasonal usage would mean dwellings could be put to other use e.g. to house asylum seekers in winter.

98 The Meadows, Sedgefield

- Refers to policy D14 Satellite dishes with respect to development.
- Asks who will pay for waste disposal costs given Sedgefield has one of the highest Council tax charges.

102 The Meadows, Sedgefield

- Guests with residency conditions for 11 month term pay no Council tax with services/facilities payed for by residents of Sedgefield.

65 The Orchard, Sedgefield:

- The village does not have the facilities for occupants of the caravans.
- The village has already expanded too much and this development will spoil the "feel" of the village.

11 The Orchard, Sedgefield (Two identical representations)

- Development infringes on Carr's area as well as village and the wildlife wintering areas.
- Asks why the Council would undermine a historic park restoration by allowing this adjacent development.
- No benefits provided for residents by this proposal.
- Additional pressure will be put on policing and other village facilities.
- Whilst the village has expanded considerably over recent years, this proposal would be a step too far.

The Penns, West Park Lane, Sedgefield

- Intends to join Sedgefield Village residents' Forum.

SEDGEFIELD BOROUGH COUNCIL
PLANNING APPLICATIONS - TO BE DETERMINED

Spring Cottage, 14 The Square, Sedgefield

- Asks if site will be contributing to Council tax
- Site is set in Historic Parkland which needs to be protected.
- 400 accommodation units will be overbearing for the landscape.

Robert Halstead- Chartered Surveyor, 57 Bowers Mill, Branch Road, Barkisland, Halifax

- The majority of the application site within area designated as Historic Parkland.
- This proposal does not accord with Policy E2 and Policy E11 of the Sedgefield Borough Local Plan.
- Application seeks permanently destroy approximately one third of the total area of Parkland.
- Planning & Compulsory Purchase Act 2004 requires applications determined in accordance with the development plan unless material considerations indicate otherwise.
- This proposal is not in accordance with the whole of the development plan
- Proposal would have a negative impact on the historical landscape.
- Respondent alludes to the proposition that proposal is not in accord with Policy L21 Caravan and camp sites.
- Proposal would severely alter character of landscape and would be incompatible with the Historic Parkland.
- "This application seeks to introduce a noise sensitive activity into an area with an extant high noise producing activity which is likely to cause conflict with the users of the lodges. Such a conflict could lead to complaints against an existing legitimate use".

No address - Letter 1

- Increased demands on village policing, Parking, schools and Doctors.

Sedgefield Village Resident's Forum:

Confirm that they support and endorse the objections raised and intend to attend the Planning Committee meeting.

1 Wallington Drive, Sedgefield (two identical representations)

- The size of the development is detrimental to the surrounding area.
- Increase in traffic from development on A177/A689 will worsen parking problems within the village.
- Site guests will be detrimental to existing overstretched village Police, Healthcare and education services.
- Loss of yet more prime agricultural land.

1 West Park Lane, Sedgefield

- Proposed site is an area of outstanding natural beauty and should remain undisturbed.
- Inclusion of agricultural building out of place in a caravan park setting.

18 Wellgarth Mews, Sedgefield

- Proposal will be a "blot on the landscape" and will have a negative effect on Sedgefield.
- Proposal will undermine restorative work on Hardwick Hall.

32 Wellgarth Mews, Sedgefield (Two Identical representations)

- Proposal above jeopardises both the culture and environment of village.
- Moved to area for atmosphere and community spirit and hope to see children grow up in village environment.

4 West End, Sedgefield

- Sedgefield isn't large enough to accommodate 1,000 extra residents and 500 extra cars.

SEDGEFIELD BOROUGH COUNCIL
PLANNING APPLICATIONS - TO BE DETERMINED

- Land is better suited for farming.
- There should not be further loss of green belt.

40 West End, Sedgefield

- Increase in visitors will make limited parking problems in village even worse.
- Offers a way of living cheaply in rural environment without having to pay Council Tax.
- Constraints to prevent accommodation being used as permanent residences are arbitrary.
- Visitors will have a large impact on village amenities particularly if they become resident in proposal site.

41 West End, Sedgefield

- The impact on already overstretched village will be "horrendous".
- Development will cause extra volumes of traffic.
- Site will be an "eyesore" with the wrong types of trees selected for screening.
- Project executed in "dubious secretive and underhand" way
- Suggests collusion between the developer and Sedgefield Borough/ Durham County Councils.

4 White House Drive, Sedgefield

- Existing parking problems including vehicles on double yellow lines will be even worse.

6 White House Drive, Sedgefield

- Existing hospital, Police, recreational and Parish Hall facilities are overstretched
- Minimal Shopping and Parking facilities to cope with extra site visitors to village.
- Influx of extra people to village would add to road dangers and jeopardise public services.
- Asks what Council Tax benefits would arise from proposed development
- Feels that with the Country Park redevelopment none further is needed for the locality.

10 Whitehouse Drive, Sedgefield

- Alleges that there has been covert activity and secrecy regarding the application.
- Ask for various items of information about applicant: Directors, Companies House listing, other similar developments undertaken, Financial data, business plans
- Asks what extra facilities are Sedgefield Borough Council planning to provide for guests.
- States that it is imperative that the Council make clear to residents their financial commitments to the site.
- Asks how much applicant is contributing financially?
- Development is "blight" on future generations.
- Asks what facts/research Sedgefield Borough Council has undertaken regarding caravan park developments.
- Asks about legality of no right of appeal if application is approved.

14 White House Drive, Sedgefield

- Guests will not pay council tax but will have access to services funded by the Council.
- Proposal will increase the level of alcohol related anti social behavior.

38 White House Drive, Sedgefield

- Inadequate number of shops for existing residents will be unable to cope with visitors.
- Existing overstretched village Police, Healthcare and education services couldn't cope with Development.

SEDGEFIELD BOROUGH COUNCIL
PLANNING APPLICATIONS - TO BE DETERMINED

- Development will worsen parking problems within the village. Insufficient shops already to serve existing community less able to cope with development.
- Proposed development would worsen existing stretched healthcare, police, water and sewage services.
- Extra pressure will be put on schools by children of site residents.
- A lot of rubbish will be generated and need to be collected.
- Increase in traffic in vicinity of Sedgefield.

52 White House Drive, Sedgefield

- Respondent will sell house and move to N Yorkshire if development is approved.

2 Winterton Avenue, Winterton Park, Sedgefield

- No safe access to site for cyclists or disabled
- Development will worsen parking problems within the village.
- Development detrimental to existing overstretched village Police, Healthcare and education services.
- Further parking problems will be detrimental to local businesses.

SEDGEFIELD BOROUGH COUNCIL
PLANNING APPLICATIONS - TO BE DETERMINED

Individual Comments submitted without inclusion of any of the SVRF suggested objection criteria

Phil Wilson MP, House of Commons London SW1A 0AA

- Size and number of units would be intrusive despite the proposed screening.
- Site Traffic detrimental to Sedgefield and the historic park with limited public transport and no safe access for cyclists and the public, especially the more vulnerable.
- Inadequate parking facilities in Sedgefield to cope with visitors from proposed development.
- Increase lighting, waste, satellite dishes not conducive to the local environment.
- Insufficient guarantee for protection against future change of use,
- Potential benefits to area are outweighed by detrimental effects.

Comments sheet with no address

- Believes that the proposal underachieves (£40 Million estimated) against value of Tourism approx £750 Million for Durham County from the last STEAM report.

Beacon Farm, Sedgefield

- Lack of leisure facilities around Sedgefield apart from Hardwick Park to attract visitors.
- Existing problems with car parking will be exacerbated.
- Caravan park too far from village for walking with limited footpaths and no cycle route.
- Extra Traffic – people will drive into village - crossing A689 or A177 would be too dangerous. ,
- Existing sewerage problems in village made worse from site.
- Problems with already low water pressure made worse by site guests.
- Anti social behaviour problems will worsen if the population is increased by the caravan park.
- Further people accessing village will impact on litter, alcohol related behaviour and illegal parking.
- Local G.P. surgery and emergency services already struggling –guests will add to pressure.
- Visual impact of static caravans and chalets in agricultural environment is unacceptable.
- New farm owner stated working farm is not "viable"- complete change of direction not diversification.
- Site is ridge and furrow - How will developers place 330 concrete bases without dramatically impacting on land.
- Massive local opposition – only developer's team in favour – this alone should prevent permission for "ridiculous" development.

Great Isle Farm, Rushyford, Ferryhill

- Development would present a detrimental visual appearance on approach to the village.
- Problems with extra traffic around and in village.
- Existing inadequate parking will be exacerbated by the proposed development.
- Additional noise generated by an additional 800-1000 site visitors.

Hamilton Lodge, West Park Lane, Sedgefield

- Existing problems with car parking in village will be exacerbated.
- Increased problems crossing roads in village, especially for disabled people.
- Increased risk of anti social behaviour.

Holly House, 30 The Lane, Sedgefield (two identical representations)

SEDGEFIELD BOROUGH COUNCIL
PLANNING APPLICATIONS - TO BE DETERMINED

- Up to 1600 potential residents in peak periods means at least 25% increase on numbers using village facilities.
- Village parking, doctors facilities etc could not cope with scale.
- Developer's prediction of 25% usage unrealistic - owners allow family and friends additional use.
- Some retired people live virtually 24-7 throughout the season and 90% usage likely at times.
- At peak times there could be up to 600 cars on the site (plus staff)
- Site is too far away from village for walking to and from it, therefore currently congested parking will worsen.
- Visiting teenagers will go into Sedgefield on a Friday night to hang around pubs etc.
- New trade will swamp local capacity driving local people elsewhere spoiling things for the elderly.
- Large numbers of people accessing site on Friday evenings/Saturday mornings will cause traffic congestion.
- Large areas of irreplaceable countryside with unique features will be lost and quiet areas for nesting birds and shy creatures will be spoilt by people exercising dogs etc.
- Size of development means it will be sold e.g. to *Haven* etc who won't care about community and countryside.
- Asks Council to "use power" wisely and reject this application.

Millfield Cottage, Low Hardwick Farm, Sedgefield

- Impact on the resources of Sedgefield village.
- Development is in core area of the Hardwick Historic Parkland contrary to the local plan.
- Inevitable destruction of rare historic ridge and furrow calcareous grassland semi natural habitats.
- Destruction of nesting and feeding areas of important species of bird. (Curlew, Lapwing and Corn Bunting)
- Proposed wetland area and public walkways subject to permanent flooding for last 25 years
- The introduction of walkways in above areas would be extremely detrimental to the wildlife
- The proposed chalet areas would totally obliterate the badger's territorial areas.
- Badger sets in Brick Tile Plantation with own territories which would possibly be affected.
- Great Crested Newt habitats are within 300meters of this development.
- The unnecessary felling of mature broadleaf trees in Pheasant Plantation.
- Children playing in the streams would disturb the water voles.
- General disturbance of all wildlife in the woodlands by children, adults and their dogs.
- Development may lead to house building in the area once they have a foot in the door.
- No objection to a small development of 30-40 units in the arable areas adjacent to the A689.

Park Close, West Park Lane, Sedgefield

- Problems with car parking in village will be exacerbated and village will change with extra traffic.
- Currently peaceful historic park will be overcrowded.
- Healthcare and schools already struggling –guests will add to pressure.

SEDGEFIELD BOROUGH COUNCIL
PLANNING APPLICATIONS - TO BE DETERMINED

Sands Farm, Sedgefield

- Proposal contravenes Policy E2 which seeks to preserve/enhance character and appearance of landscape.
- Proposal constitutes gross overdevelopment in sensitive part of the site which would significantly alter the rural character and appearance of area.
- Policy L21 allowing seasonal caravan sites, would be contravened by the scale of the proposed park, by adversely affecting the character of the landscape.
- Development would contravene Government "Statement 7" which states that LPA should have particular regard to area, designated for their historic and landscape qualities and greater priority should be given to the restraint of potentially damaging developments.
- Additional traffic generated by site would significantly increase risk of accidents on busy roads. Development would leave Sedgefield Borough Council liable under the COSHH Regulations under the "To knowingly cause a hazard to health" clause.

Southdowns, Farfield Manor, Sedgefield

- Inappropriate development for site adjacent to historical park land.
- Development is detrimental to the work and investment undertaken to regenerate Hardwick Park.
- Size of the proposal is hugely intrusive and grossly out of proportion for the amenities of the area.
- The traffic generated by development would have major consequences on already busy A177 and A689 roads.
- Amenities in village not designed for the size of proposed development.

5 Beacon Avenue, Sedgefield

- Proposal would put extra pressure on existing problems with parking, shopping and weekend drinking.

6 Beacon Ave, Sedgefield

- Millions have been spent restoring historic Hardwick park for benefit of local community and visitors.
- Brakes Farm is also historic park land and should also be retained as such.
- Farmland of Brakes Farm should not be compromised by extensive tree planting, caravans and cabins.
- Proposed development could lead to valuable Brakes Farm being designated 'brown field' opening it up to massive housing development.
- There would be considerable adverse effect on the existing village environment.
- There would be severe impact on already inadequate parking facilities in the village.
- Proposed development would impact on existing stretched doctors, police, water and sewage services.
- Increase in road accidents on bordering trunk roads.

7 Beacon Avenue, Sedgefield

- Objects to development in light of larger issue of Sedgefield Village expansion.
- Proposal coupled with village expansion are unsustainable and damaging to environment unless traffic management and extra car parking are provided

12 Beacon Avenue, Sedgefield

- Size of development and number of guests will have a detrimental effect on the character of Sedgefield.
- Existing problems with car parking in village will be increased with a negative impact on quality of life.

SEDGEFIELD BOROUGH COUNCIL
PLANNING APPLICATIONS - TO BE DETERMINED

- Existing healthcare services already struggling –guests will add to pressure.
- Unnecessary destruction of green field site when nearby Brownfield sites could be utilised.
- Guests will increase in traffic through village.

12 Beacon Avenue, Sedgefield (2nd representation)

- Size of development and number of guests will have a detrimental effect on the character of Sedgefield.
- Existing problems with car parking in village will be increased with a negative impact on quality of life.
- Existing healthcare services already struggling –guests will add to pressure.
- Unnecessary destruction of green field site when nearby Brownfield sites could be utilised.
- Development will have negative effect of lives of residents.
- Sedgefield services and amenities are stretched - further demand from site will make things worse.
- No safe access for disabled or cyclists.
- Existing local accommodation for visitors could be compromised by such a development.
- Proposal is effectively another very large residential area for Sedgefield village.
- Proposal unacceptable further ruining local character of village adversely affecting services for community.
- No objection in principle to the proposed Rare Breeds Centre and farm shop if size is managed.

31 Beaumont Court, Beacon Lane Est, Sedgefield

- Would lead to severe increase in traffic
- Asks if development is really needed on “our doorstep”
- Additional violence problems especially at weekends would arise in the village.

32 Beaumont Court, Sedgefield

- Development could lead to possible increase in crime and extra teenagers hanging around on street corners.

10 Beech Oval, Sedgefield

- Existing problems with car parking, healthcare and schools with oversized classes would increase.
- Council should provide more facilities such as Sports and swimming pools instead of this proposal.

3 Belsay Court, Sedgefield

- Proposal would be detrimental to visual aspect which has benefited from significant Lottery funding.
- Regenerated Hardwick Park would be ruined if the proposal was built next to it.
- Park residents will add pressure to already overstretched parking problems.

10 Belsay Court, Sedgefield

- The development will impact on the character of the existing village environment.
- Park residents will add pressure to already overstretched parking problems.

SEDGEFIELD BOROUGH COUNCIL
PLANNING APPLICATIONS - TO BE DETERMINED

- Park will increase class sizes to the detriment of existing pupils
- The development will increase pressure on existing healthcare resources.

12, Belsay Court, Sedgefield

- Site borders historic parkland and proposed development will have detrimental effect on the setting of Park,
- 400 units will cover a huge area and will be intrusive and overbearing on landscape
- Screening will be ineffective especially when trees shed leaves in the Autumn,
- Vehicle numbers will increase alarmingly add congestion to A1 (M), A689 and access to and from Village.
- Guests will hope to use services in village adding to congestion already experienced by residents and visitors.
- Wildlife will be disturbed during the development of site and after the development has been completed.
- Already stretched/inadequate health, policing and schooling services for Sedgefield strained further when 400 new residences occupied.
- Proposal increases effective number of dwellings in Sedgefield by 20% and could affect nature of the village.
- Sewerage facilities need improving as present resources are inadequate to cope with removal of extra waste materials from the site.
- Question if provider of the finance for site these services has guaranteed full funding will be available
- Difficult to prevent further expansion or change of site use so further possible detrimental effect on Country Park.
- Developers of site appear taking advantage of proximity of Hardwick Country Park in publicity.

16 Belsay Court, Sedgefield

- Further loss of agricultural land.
- Devaluing of historic park in ward.
- Potential to change fundamental use of site in the future.
- Character of village is being smothered by additional housing – development will worsen that effect.
- Only benefit of proposal is to developer.
- Argues that the residents of Sedgefield be given right to appeal over planning decision.

1 Boyne Court, Sedgefield

- Proposal with 330 static caravans set in historic parkland would spoil the landscape.
- Existing problems with car parking in village will be increased to intolerable levels.
- Local G.P. surgery and emergency services already struggling –guests will add to pressure.
- Schools already have oversized classes which would increase to the detriment of local children.
- Public transport will not be able to cope with extra visitors.

1 Bridge View, Fishburn

- Development would alter the landscape vista of Sedgefield Church as viewed from the A689.
- Proposal would be unsightly and detrimental to the landscape.
- The log cabins would upset the ecological environment, wildlife and add noise and light pollution.
- Adverse effect on nearby Badger set and otters.
- Guests from the development would upset the peaceful walks and tranquility of Hardwick park.

1 West End, Sedgefield

- Development will spoil village infrastructure.
- Too much erosion of green belt has already occurred.
- Lack of resources in the town.

Badgers Green, 10 West End, Sedgefield

- Problems with car parking in village will be exacerbated and village will change with extra traffic.

SEDGEFIELD BOROUGH COUNCIL
PLANNING APPLICATIONS - TO BE DETERMINED

- Destruction of Green belt landscape and precious resources.
- Development will create a few low paid jobs, minimally changing economy at expense of green fields.
- Local G.P. surgery and emergency services already struggling –guests will add to pressure.
- Inadequate screening of caravan park undermines £5 million investment in adjacent historic park.

4 Chestnut Road, Sedgfield

- Up to 1600 potential residents in peak periods means at least 25% increase on numbers using village facilities.
- Village parking, doctors facilities etc could not cope with scale.
- Developers prediction of 25% usage unrealistic - owners allow family and friends additional use.
- Some retired people live virtually 24-7 throughout the season and 90% usage likely at times.
- At peak times there could be up to 600 cars on the site (plus staff)
- Site is too far away from village for walking to and from it, therefore currently congested parking will worsen.
- Visiting teenagers will go into Sedgfield on a Friday night to hang around pubs etc.
- New trade will swamp local capacity driving local people elsewhere spoiling things for the elderly.
- Large numbers of people accessing site on Friday evenings/Saturday mornings will cause traffic congestion.
- Large areas of irreplaceable countryside with unique features will be lost and quiet areas for nesting birds and shy creatures will be spoilt by people exercising dogs etc.
- Size of development means it will be sold e.g. to *Haven* etc who won't care about community and countryside.
- Asks Council to “use power” wisely and reject this application.

5 Church View, Sedgfield

- Caravans and chalets have no place next to a historic country park.
- It would be appalling were development to be built next to historic park.
- No consideration given to the residents of village whilst only gain is for developer.

4 Crispin Court, Sedgfield

- Development is not in keeping with Sedgfield and would add to vehicle congestion in the village.
- Existing facilities are not adequate for residents and guests will exacerbate these problems.

8 Crispin Court, Sedgfield

- Historic Park having millions spent on it recently would be ruined.
- Facilities and resources in village stretched and totally inadequate to cope with site visitors.

9 Crispin Court, Sedgfield

- Respondent “objects to any Caravan Parks being built near Sedgfield.”

10 Crispin Court, Front Street, Sedgfield

- Development will generate considerable noise from visitors and their vehicles.

SEDGEFIELD BOROUGH COUNCIL
PLANNING APPLICATIONS - TO BE DETERMINED

- Site visitors to Sedgefield will generate noise especially around hot food takeaway shops.
- Feels that “the ratepayers of Sedgefield” will be burdened with paying for extra site related services.

4 Cragside, Sedgefield

- Proposal has too many visitors, too near to Hardwick Park.
- Extra Traffic in area.
- Concerned about the future of site when it becomes obsolete.
- Farm land should be protected.

4 Cragside, Sedgefield (2nd Representation)

- Development's 330 caravans and landscaping will not complement restored Hardwick Park.
- Sitting of caravans across rigs and furrows ineffective in helping to sustain them.
- Hardwick Park could become a playground for caravan park guests.
- Sedgefield's poor parking and no public toilets not conducive to support anticipated extra trade.
- Building a facility for rare breeds of animal is superfluous to needs of animals.
- Other North East caravan parks have fewer pitches and longer unoccupancy periods.
- Concern over capacity of sewers to deal with site waste
- Questions what would happen to site at the end of its commercial life - farmland or housing development?

8 Cragside, Sedgefield

- Conversion of prime agricultural land next to Country park is inappropriate.
- Existing shopping facilities could not cope with extra visitor presence.
- With one of the highest Council tax charges in the Country, respondent would be aggrieved to pay extra to contribute to development.

19 Cragside, Sedgefield

- Destruction of valuable agricultural land.
- Additional traffic generated will have a detrimental effect on village and A177 access.
- Village amenities already inadequate strained further when guests arrive.
- Existing drainage problems in south of village will worsen if site opens.
- Development would spoil the character of the village.

35 Cragside, Sedgefield

- Existing stretched/inadequate health, policing, parking and schooling services for Sedgefield strained further when guests arrive.
- Site will produce large carbon footprint as guests travel from other parts of UK.
- Adverse impact on car parking and traffic flow.
- Unsubstantiated claims to justify development on economic grounds.
- Deterioration of site could lead to it being used for permanent accommodation with burden on Local Authority.
- Site may become disused and become a dumping ground for fly tipping waste.
- Possibility of poor site management failing to deal with anti social behavior.

1 Durham Road, Sedgefield

- Serious, negative impact on the village and its immediate environment. Despite significant development in and Would threaten the charm and distinctiveness
- With so few amenities for residents, village cannot serve guests from even 25% of caravans proposed,
- Added risk of further development arising from revised framework - could add hundreds more houses.

SEDFIELD BOROUGH COUNCIL
PLANNING APPLICATIONS - TO BE DETERMINED

- Sedgefield does not have roads, parking, shops and amenities to cope guests from proposal.
- Congestion from increased traffic with development (up to 400 vehicles) and adverse effect on environment.
- Few activities for young people apart from pubs, organized clubs and societies
- Wonderful transformation of peaceful and tranquil park threatened by site visitors.
- Planned development would dominate area and have negative impacts on Hardwick Park.

21 East End, Sedgefield

- Severe impact on already inadequate parking, doctors, police, water and sewage services in the village.
- As part of village is a conservation zone, respondent asks why permission could be given for proposal.
- Existing traffic congestion will result in more fatalities.

24 East End, Sedgefield

- Existing problems with car parking will be exacerbated.
- Local G.P surgery and schools are already struggling –guests will add to pressure.
- Character of village will be ruined.
- Existing retail outlets are already busy and asks if they can cope with site visitors.

9 East Parade, Sedgefield

- Development will add to existing strain on health services, village shops, policing and schools.
- Concerned that Historic park would be undermined by development with damage to vicinity and views.
- Present traffic congestion exacerbated by proposal.
- Unhappy at the prospect of paying higher Council tax for extra street lighting, waste removal and road works.

1 Eastwell Close, Sedgefield

- The village could not cope with the extra people
- Problems with current limited parking would be made worse.
- People of Sedgefield don't need proposal which would spoil the village.

5 Eastwell Close, Sedgefield

- Proposal would create an eyesore in a rural green setting.
- Proposal is incompatible with the newly created County Park.
- Increase in Traffic congestion.
- Proposal would create extra strain on parking, medical services and shops in Sedgefield Village.
- Claims the development has been planned and Introduced "in a devious way".

6 Eastwell Close, Sedgefield

- Problems with current limited parking would be made worse.
- Proposal would create extra strain on services and shops in Sedgefield Village.
- Adverse effect on wildlife in Hardwick Park.
- Concern over extra traffic on already busy A689 and A177 roads.
- Proposed development would require additional policing.
- Development would need extra waste disposal, water and sewage services.
- Beautiful, peaceful and historic area would be spoiled by "trashy" holiday park.

SEDGEFIELD BOROUGH COUNCIL
PLANNING APPLICATIONS - TO BE DETERMINED

38 Eden Drive, Sedgefield

- Village does not have enough parking facilities
- Sedgefield has expanded at an alarming rate and has no facilities for the younger generation.
- Village cannot cope with demands of a caravan park.

39 Eden Drive, Sedgefield

- Development will have a detrimental effect on local wildlife and the environment.

44 Eden Drive, Sedgefield

- Simply states that they object to the development.

47 Eden Drive, Sedgefield

- Over 40 Couples at peak time would put pressure on Sedgefield's struggling amenities.
- Visitors will add to existing parking and limited shopping facilities rather than use expensive site shop.
- Proposed site would attract vandals and disruptive behaviors
- Asks why SBC don't site the proposed development close to larger towns e.g. Newton Aycliffe.

71 Eden Drive, Sedgefield

- Proposal would create extra unmanageable strain on parking in Sedgefield Village.
- Concern over extra pressure on currently inadequate public toilet facilities.
- Already stretched village shops unable to cope with extra guests from site - asks if older people have been considered in light of this
- Village needs more facilities for younger people rather than caravan or them parks on surrounding green belt.

28 Elm Avenue, Sedgefield

- Problems with current limited parking would be made worse.
- Will destroy village as it stands.

29 Front Street, Sedgefield

- Concern over increased traffic on the A177 and A689.
- Will result add to existing parking problems
- Believes that permission for development is likely as road infrastructure and trees are already present.

15 Glebe Close, Fishburn

- Caravan parks are not aesthetically pleasing regardless of landscaping design etc
- Caravan Park would be "blot on the landscape" of Sedgefield, contrary to reasons why people live there.
- Proposal would undermine the work done and enjoyment gained from adjacent historic park.
- Development would increase existing anti social behavior problems in the vicinity of Sedgefield.

First Floor Suite, 6 High Street, Sedgefield

- Proposal will fail to maintain character of Sedgefield village.

1 Had Leigh Close, Sedgefield

- Village is congested and over developed already with few leisure facilities.
- Asks that green belt land is left alone.

15 Had Leigh Close, Sedgefield

- Developer is exploiting work of local authorities' on Hardwick Hall historic park.
- Little concern shown for people of Sedgefield and the environment.

19 Had Leigh Close, Sedgefield

- Proposal will create congestion on the A689/A177 roads.
- Existing problems with car parking in village will be increased.
- Development will offer no benefit to the village who will bear cost of power supply.
- The only benefactors to the proposal will be the applicant.

17 Had Leigh Close Sedgefield

- Site accommodation exempt from Building Regulations and will damage environment through CO₂ Emissions.
- All accommodation conforms to the definition of caravan (Caravan Sites Act 1968 and Caravan Sites and Control of Development Act 1960).
- Refers to BS 3632 : 2005 Residential park homes BS EN 1647 2004 Leisure accommodation vehicles
- Contends that UK caravan holiday do not exceed above standards.
- Quotes average thermal transmittance U of caravans and buildings – not exceeding 1.7W/m²K for caravans but lower for buildings Roof 0.16W/m²k, Walls 0.3W/m²K Exposed Floors 0.22 W/m²K Building Regulations 2000 conservation of fuel and power,
- For same roof area, heat loss from caravan is over ten times that of building built to EST min design standards. Caravans do not require the installation of a high efficiency heating systems.
- Each unit on this site could generate the same CO₂emissions as TEN town houses built to current build.
- The government target of 60% reduction in CO₂ Emissions would not be met by caravans.
- The proposal will have an adverse impact upon the historic landscape in particular the Temple of Minerva.
- The digital photographs submitted in application do NOT reflect the true visual impact of the development.
- The proposal will materially harm both the countryside and the open agricultural landscape
- Existing public right of way will become a main service road to the development and generate additional noise.
- The traffic associated with 400 units will have a detrimental impact on these footpaths.
- No fire risk assessment has been submitted with the application will probably have 800 gas cylinders.
- Quotes Caravan Site Control of Development Act 1960 re provision of hydrants and argues that fire risk assessment may well conflict with the act.
- Much of this fire hazard within or adjacent to woodland which forming historic landscape of Hardwick Park.
- “Displacement” in Environmental Statement is misleading, as surrounding area will already have the maximum population of each species the habitat can support.

2 Hardwick Road, Sedgefield

- Visitors will further stretch health services, policing and schools.
- Present parking problems (arising in part from cars outside area being left in town) exacerbated by proposal.

3 Hardwick Road, Sedgefield

- Sent an objection to Sedgefield Town Council but not to Local Planning Authority.

8 Hasledon Grove, Sedgefield

- Adverse effect on wildlife in Hardwick Park.
- Problems with traffic flow around Sedgefield roundabout.

12 Hasledon Grove, Sedgefield

- Development will effectively add to local population by 33% adding huge extra demand on strained resources.
- Power cuts are now a regular occurrence and development will make the situation worse.
- Park residents will add pressure to already overstretched parking problems.
- Sewage and refuse disposal cost burden will fall on Sedgefield Council tax payers who already pay highest Council tax in Country.

18 Homebryth House, Sedgefield

SEDFIELD BOROUGH COUNCIL
PLANNING APPLICATIONS - TO BE DETERMINED

- "I object to the whole of this application"

20 Homebryth House, Sedgfield

- Development would be a drain on health services, policing and schools.
- Traffic "would be a mess"
- Believes that site visitors will pay 25% Council Tax and asks who pays the rest.
- Development would be a blot on the landscape and would degrade Hardwick Country park.

41 Homebryth House, Sedgfield

- Pleads for development to be refused and implies there will be issues with cars and rubbish
- Development would be a "mistake"

7 Hornby Avenue, Sedgfield

- Destruction of Brakes Farm and buildings on its land not acceptable.

25 Hornby Avenue, Sedgfield

- Scale of development and number of units is totally inappropriate.
- Development is not in accord with the County Durham structure plan with respect to scale and setting.
- Developer seeking to give benefit to second home owners rather than economy of Sedgfield.
- Asks that the economic claims of proposal e.g. £5 Million annual boost are very carefully scrutinised.
- Would not object in principle to a smaller proposal of appropriate quality.
- Development constitutes creation of village or living community where non exists
- Threat to wildlife and plants/trees in adjacent historic park
- Development is contrary top SBC's policy of preserving green belt and countryside.
- Will not be possible to screen cars and accommodation on site
- Concern over extra traffic on already busy A689 and A177 roads.
- Further site expansion could arise destroying more wildlife.
- Proposal would create extra strain on parking, services and shops in Sedgfield Village.
- Asks that Sedgfield Village Forum study is referred to in Council Policy Statements.

10 Lambton Crescent, Sedgfield

- Development would be eating into the Countryside.
- Already stretched/inadequate health, policing and schooling services for Sedgfield strined further when 400 new residences occupied.

19 Matfen Court, Sedgfield (Two Identical representations)

- Proposal "will be at odds" with the development of Hardwick Country Park.
- Proposed number of caravan/chalets will detract from beautiful historic landscape.
- Proposed tree screening will see autumn leaf fall, therefore not hidden for approx six months of the year,
- Site illumination will cause lighting pollution and impact on environment and Hardwick Park.
- Concern about loss of habitat to wildlife, in particular draining areas of site and create a new lake.
- The Application underestimates number of residents on site at anyone time.
- Proposal will make existing parking problems very much worse.
- Asks that when Councillors visit proposed site, they also visit the village centre to make a realistic estimate of how the increased traffic will affect parking for residents, shoppers, visitors and workers.
- Concern over access to health services, and policing.
- Park residents crossing A177 on foot to access shops and pubs likely to result in road accidents.

SEDGEFIELD BOROUGH COUNCIL
PLANNING APPLICATIONS - TO BE DETERMINED

- If application is passed, the site would not be protected from further development in the future.
- Concerns over disposal of sewage and other waste from the site.
- The huge majority of Sedgefield residents are strongly against this proposal.
- Makes reference to, without specific comments regarding PPG15 Planning and Historic Environment, SBC Policies E2, E9, E18, Policies L21(A), D15,D14 DI0, Caravan Site & Control of Development Act 1960 Section 7(1) Right to appeal Ref PolicyT7(A)(B), Policy PPS7, Policy 15 Natural Environment and Rural Communities Act 2006.

8 Melgrove Way, Sedgefield

- Proposal site is historic parkland that should be protected for its natural resources, landscape and history.
- Proposal will be an eyesore, intrusive, ugly and irreparably damage the eco system.
- Site visitors will increase traffic, access and parking problems in the village.
- Site visitors will increase pressure on existing stretched resources in the village.
- Negative effect on property values in the village.
- Potential waste, pollution and noise problems.

25 Milbourne Court, Sedgefield

- Proposal would create adverse impact on character of the village.
- Proposal would create additional noise adding to that from Hardwick Hall activities.

31 Milbourne Court, Sedgefield

- Proposal would add to overpopulation in surrounding of Hardwick Park.
- Caravan site would be an eyesore.
- Increase in Traffic congestion.

7 Mitford Court, Sedgefield

- Already stretched/inadequate health, policing, parking and schooling services for Sedgefield strained further when guests arrive.
- Development could act as catalyst to expand Sedgefield into large town or city.
- Increase in Council tax to pay for disposal of site waste.
- Site would spoil setting of Hardwick Country Park.

34 Mitford Court, Sedgefield

- Proposal on a Greenfield site and will spoil the countryside.
- Village facilities cannot cope with demands of a caravan park
- Present parking problems exacerbated by proposal.
- Existing Healthcare services (residents have to use Fishburn and Trimdon) further strained by site visitors.

8 Naylor Road, Sedgefield (respondent appears to believe this is a Housing development)

- Refers to increasing noise levels over the years due to traffic (without reference to proposal).
- Proposal not justified – simply serves to make rich builders richer.
- Existing problems with sewage services will be made worse.
- No justification for increasing population of Sedgefield.
- More effort needed to attract light Industry and increase employment in towns like Newton Aycliffe.

SEDGEFIELD BOROUGH COUNCIL
PLANNING APPLICATIONS - TO BE DETERMINED

12 Naylor Road, Sedgefield

- The village will not be able to cope with extra volumes of traffic which are constantly getting worse.

1 North Park Road, Sedgefield (Two representations – 2nd Summarised)

- Already stretched/inadequate parking in Sedgefield strained further when guests arrive.
- Wildlife habitat must be protected, not destroyed.
- Development would disturb the peace and tranquility of Country park.

19 North Park Road, Sedgefield

- Existing village is overpopulated having problems with car parking and other resources.
- Does not want “holiday camp” spoiling the setting of majestic hotel and surrounding landscape.
- Park will increase the size of local population.
- Sedgefield will not benefit from the commercialisation of the area.
- Suggests A177 roundabout approval was part of a master plan linked to this application.

21 North Park Road, Sedgefield (Three representations – 2nd Summarised)

- Number of caravans and chalets is “preposterous” given stretched village services.
- Development would increase existing parking problems in the vicinity of Sedgefield.
- Suggests that applicant and agent to are “moronic, cretinous, irresponsible and stupid”
- Scheme is “monstrous”, “sheer madness” and will damage environment.
- Proposal created by people who don’t live in the village and don’t understand it.
- Application would be “thrown into depths of Pacific by intelligent people”

6 Park View, Sedgefield

- Already stretched/inadequate strained further when guests arrive.
- The ambience of the country park would be spoilt by the presence of 800 people.

2 Pine Ridge Avenue, Sedgefield

- Concern with increase in volume of traffic, with current levels causing significant problems.
- Concern with increased Parking Problems in Sedgefield generated by development.
- Visitors from site will add to existing problems with noise from public houses.
- Hardwick park provided for Sedgefield and remarks “you seem to be bent on spoiling it”
- Current lack of retail facilities causing problems which caravan site would make worse.
- Proposal would spoil village and park.

3 Pine Ridge Avenue, Sedgefield

- Sedgefield will be “swamped” by the numbers of people staying on the site.
- “No to building on Greenfield site”.

4 Pine Ridge Avenue, Sedgefield

- No benefits to the area but increased pressure will be put on local services.

29 Rectory Row, Sedgefield

- Proposal would amount to destruction of beautiful open countryside for pure greed.
- Lack of available parking space for visitors
- Development would ruin views from Hardwick Park.

36 Rectory Row, Sedgefield

- Negative impact on Hardwick Park's surrounding landscape.
- Village unable to cope with the influx of tourists that the development will generate.
- Drinking and increase in crime will be inevitable due to more people.
- Negative impact on the village through increased traffic, parking, demand on stretched medical facilities.

SEDGEFIELD BOROUGH COUNCIL
PLANNING APPLICATIONS - TO BE DETERMINED

- No proper study of how the caravan park will impact on Sedgefield village.
- No established need for a caravan park in this location.
- Developer's figures of approx 560 people won't make a significant difference to the Council's tourist targets.
- Road study has been completed on the A177 and the A1/A689 but NOT the road through the village.
- Caravan park "size of Butlins" with no entertainment facilities is bound to impact on Sedgefield Village.
- Developers have "deliberately massaged figures to make them look attractive".
- Lighting of the caravan park will be substantial, making it glow in the dark despite number of trees.
- The people of Sedgefield do not want this (not even with 100 caravans!!).
- In a democratic society, majority view should take precedence.
- If this application is passed, there are going to be a lot of difficult questions to answer.

37 Rectory Row, Sedgefield

- Existing problems with stretched services (Parking, Doctors and Shops) in village will worsen.
- Congestion will increase on A689 during rush hours.

4 Rosedale Close, Sedgefield

- Too many buildings are already putting pressure on services - Caravan Park will make things worse.
- Parking problems will increase in Sedgefield.
- States that a caravan park isn't needed in Sedgefield and park area should remain as it is.

11 Rosedale Close, Sedgefield

- Offers no benefit to the local community who will pay for the "chosen few".

21 Rowan Ovals, Sedgefield

- Sedgefield village cannot sustain a holiday park.
- Proposal would undermine the restored Hardwick Park.
- Quotes policies T7 (A) (B) PP57, D14 and D10 without any specific comments relating to them.

24 Spring Lane, Sedgefield

- 400 dwellings could lead to 800 extra cars.
- No footpath provided for proposal.
- Proposal will erode the beauty of Sedgefield.
- Opposes proposal, which will amount to extension of Sedgefield.

35 Spring Lane, Sedgefield

- Proposal set in historic park is contrary to conservation policies.
- No guarantee that site would be protected from future alterations.
- Visitors would put extra pressure on already strained village policing, health services and parking problems

5 Station Road, Sedgefield

SEDGEFIELD BOROUGH COUNCIL
PLANNING APPLICATIONS - TO BE DETERMINED

- Proposal is in historic parkland which should be protected for future generations.

17 Station Road, Sedgefield

- Significant impact on wildlife.

35 Station Road, Sedgefield

- Proposal would undermine and damage restored Hardwick Park.
- Proposal will cause disruption to village and change its character.
- Existing problems with car parking and vehicle hazards and congestion in village will worsen.
- Local Healthcare services already struggling –guests will add to pressure.

61 Station Road, Sedgefield

- “Preposterous application” has caused considerable unrest without thought of village facilities
- Asks how village will cope with an extra 100 cars given present parking difficulties outside supermarket.
- Feels that the chalets/Lodges use as permanent homes is unavoidable Ref Slaley Hall
- Facilities in the village totally inadequate for approximately 800 guests at anyone time.
- Medical facilities stretched to the limit with no toilet facilities available outside public houses and shop.
- Asks if residents will bear extra costs in water rates for development.
- Totally opposed to application- thinks consideration should be with Sedgefield residents to keep village feel.

4 St Edmunds Terrace, Sedgefield

- Sedgefield hasn't coped well with existing expansion and won't be able to cope with proposed development.
- Present parking problems (arising in part from cars outside area being left in town) exacerbated by proposal.
- Existing strained Healthcare and Police services strained by extra site visitors.

4 St Edmunds Green, Butterwick Road, Sedgefield

- Proposed development would impact on existing stretched doctors and police services.
- Problems with current limited parking would be made worse.
- Worsening youth behavior as they would be unable to use site facilities.
- Wind farm application has already provided too much of an eyesore without this proposal too.
- Believes cost of hire will attract an internant population who will carry cost of increased service requirements.

20 St Edmunds Green, Sedgefield

- The development is not in keeping with the village and surrounding area.

23 St Edmunds Green, Sedgefield

- Concern with traffic implications, both for access roads around Hardwick Park and Sedgefield.
- Concern with increased Parking Problems in Sedgefield generated by development
- Site visitors using village for shopping etc will add to existing difficulties of residents particularly the disabled.

33 St Lukes Crescent, Sedgfield

- Proposal would be detrimental to and undermine the appearance of the local countryside.
- Present parking problems in Sedgfield exacerbated by proposal.
- Potentially an additional 600 children in vicinity adding to those roaming around with nothing to do.
- Poor quality poorly maintained existing facilities for walking and cycling will be inadequate for site visitors.
- Existing stretched emergency services would need substantial support increase for extra site visitors.
- Contends that site visitors traditionally spend little in local communities- benefit to community exaggerated.
- Asks which other potential site areas were considered.

3 Swyfte Close, Sedgfield

- Feels that the local development plan should be an important influence
- Sedgfield village would not accept or cope with the disruption.

27 The Gables, Sedgfield

- Development would be to the detriment of adjacent historic parkland.
- Intrusive to local roads, landscape with inadequate screening especially in winter.
- Increased Traffic congestion
- Limited access for public transport
- Already stretched/inadequate health, policing, parking and schooling services for Sedgfield strained further when guests arrive.

40 The Gables, Sedgfield

- Caravan park will be totally detrimental to Sedgfield in every way.

55 The Gables, Sedgfield

- Existing healthcare services already struggling –guests will add to pressure.
- Existing problems with car parking in village will be increased with a negative impact on quality of life.
- Guests will put strain on schools through increase of class sizes.
- Respondent wished the park to remain as a country park.

8 The Lane, Sedgfield

- Development would be to the detriment of adjacent historic parkland.
- Sedgfield is expanding with increasing traffic and parking problems – development would worsen this.

48 The Lane, Sedgfield

- Proposal should be refused as Sedgfield Village called on Durham CC to stop further expansion.
- Developer will make a fortune at the expense of residents who will suffer.
- Development offers no “plusses” for Sedgfield and isn’t part of its many needs.

39 The Leas, Sedgfield

- Village has expanded rapidly, has difficulty with parking problems.
- Despite higher Council tax than some London Boroughs, village lacks activities for young people.
- Difficulty getting medical appointments currently, without extra burden of site visitors seeking treatment.
- Asks how the problem of site waste will be dealt with.
- Proposal would result in loss of green belt.

21 The Meadows, Sedgefield

- Caravan park would be detrimental to the concept of an historic landscape.
- Village would lose its charm and character.
- Proposal is a money making scheme which will strain existing resources in village.

23 The Meadows, Sedgefield

- Extra traffic will destroy the village feel of Sedgefield.
- Adverse impact on adjacent Country Park.
- Increase in transient population will stretch health services, policing and schools.
- Development would destroy the village character of Sedgefield.

25 The Meadows, Sedgefield

- Respondent believes that Council tax will increase vastly to pay for site water and waste disposal costs.
- Proposal will lead to village overflowing at weekend.

38 The Meadows, Sedgefield

- The number of units will be detrimental to Sedgefield adding congestion on roads leading to and around village.
- Roads and village centres already busy at times and this will only add to the problem.
- Enhancing roads, widening etc will only detract from the village feel of Sedgefield.
- More risk to child safety if more cars are on the roads.
- Given the work, time and money invested in Hardwick Park, a caravan park near to it will not enhance it.
- Possibility of littering, dog fouling etc in vicinity.
- Asks if Police can cope with the issues that may increase due to the homes being occupied
- Concerns over additional light pollution, Carbon emissions from lighting and heating, additional vehicular use.
- Concerned about NOx emissions from boilers, water consumption and drainage from 400 additional homes.
- Asks if grey water harvesting will be used to reduce surface water run off into the drainage system.
- Asks what recycling facilities will be available on site?
- Questions if a reduction of ecological value occurs, will developer be made to restore it back to current value?
- Would contractor be considerate to local area, e.g., clean roads, inform people of temporary road closures etc.

41 The Meadows, Sedgefield

- Detrimental effect on historic park which has benefited from £5 Million.
- Farm land taken out of use even though half world's population is starving.

46 The Meadows, Sedgefield

- Respondent used to live near to similar development and observed no benefits to local community.
- Increase in litter in village.
- More seasonal nature to employment
- Erratic shortages in local shops despite potential increase in trade results in more staff unproductively employed.
- More pressure on local facilities with no benefits.

SEDGEFIELD BOROUGH COUNCIL
PLANNING APPLICATIONS - TO BE DETERMINED

- “Here today gone tomorrow” attitude with no community pressure to maintain standards of behavior.
- Detrimental effect on Hardwick Country park development.
- Rare breeds more likely to be endangered than aided by development.
- No guarantee that development will be well managed and public health standards maintained.
- Potential disaster waiting to happen.
- No guarantee that local water sewage and electrical services will be maintained.

59 The Meadows, Sedgefield

- Detrimental effect on area and on historic park in particular which has benefited from substantial finance.
- Litter from visitors deposited in historic park.
- Park residents will add pressure to already congested village roads.
- Hazards and difficulties to guests who are non vehicle owners crossing A177 and accessing village.
- Lack of facilities in Sedgefield for site visitors.
- Already stretched/inadequate health, policing, parking and schooling services for Sedgefield strained further when guests arrive.

60 The Meadows, Sedgefield

- Concerned that Historic Park would be undermined by development.
- Screen planting will not be effective and could restrict views that restoration has made available.
- Concerned over scale of development and the number of vehicles that it will attract.
- Development will add to existing strain on health services, village shops, policing and schools.

71 The Meadows, Sedgefield (Two identical representations)

- Increase in Traffic congestion.
- Increase in local crime levels.
- Misuse of good farm land that should be utilised for growing crops.
- Added pollution from extra vehicles
- Problems with current limited parking would be made worse.
- Proposal would create extra strain on water, gas and electricity supplies.

86 The Meadows, Sedgefield

- Proposal would undermine and overwhelm restored Hardwick Park which may suffer vandalism.
- Anti social behaviour problems will worsen if the population is increased by the caravan park.
- No of guests in Caravan Park is too high.
- Problems with animals.
- Existing problems with car parking and vehicle hazards and congestion in village will worsen.
- Site visitors free to roam unhindered?
- Existing problems with car parking in village will be exacerbated.
- Asks if road crossing may be legally required.
- Existing retail facilities will be further stretched.
- Need to preserve a “Finer Environment” and restrict new developments surrounding village.
- Respondent doesn’t wish to live in “Ghetto” Environment.

SEDGEFIELD BOROUGH COUNCIL
PLANNING APPLICATIONS - TO BE DETERMINED

28 The Orchard, Sedgefield (Two identical representations)

- Development will be detrimental to local housing market.
- Increased traffic levels during and after construction will restrict access to the village.
- Size and number of units will be intrusive, dominating the landscape.
- Guests will have a negative impact on Sedgefield's public services.

57 The Orchard, Sedgefield

- Pressure on Sedgefield village resources with sudden influx of over 300 Couples at peak times.
- Additional traffic generated will have a detrimental effect on village access.
- Character of village altered through need for extra retail facilities due to effective local population increase.
- Concern over "underhand nature" of site position as existing A177 roundabout already built.
- Questions if other plans have been drawn up in light of comment above.
- Proposed development generates additional waste and sewage in the area.

59 The Orchard, Sedgefield 1st Representation

- Development will not fulfil a clear need of its kind in the area. – ref *North East England Tourism Strategy 2005*
- Application states there is a local shortage of its type of accommodation but it is not coastally based nor offers swimming facilities unlike Hoseasons and Haven.
- Race Course, Golf and Georgian park are insufficient to sustain long term tourism and will add to traffic on roads leading to attractions in other parts of the county.
- Development will have park homes defined by DCLG as "mobile homes used for residential purposes".
- Contends that in light of above definition, development is not intended primarily for tourism purposes but for residential use, borne out by the lack of holiday facilities in or near to the site.
- Development will add pollution and disturbance through additional traffic, light pollution and lack of tranquillity.
- Application suggests encouraged use of bicycles and walkways and a shuttle bus may be provided to link with main line services -public transport is very restricted and bus links from village are infrequent.
- Visitors will need to use their own transport to visit any tourist attraction not in walking distance.
- Shopping facilities located in village not realistically located for carrying heavy bags.
- Development will cause one hundred extra journeys per day at peak times and additional CO₂ emissions
- Additional energy consumed will add to the burden on the local grid.
- No indication in the plan of any attempts to limit either light or sound pollution.
- *County Durham: tourism Strategy for County Durham to 2010 (DCC2005)* states it is necessary to... "develop a tourism experience matching the quality of the built heritage and the natural environment offered in the county."
- Caravan park next to Georgian parkland on edge of conservation area, not matching the built heritage of the area.
- The proposed development will not have a significant financial impact on the Georgian Park already under reconstruction by Durham County Council
- 4The estimated traffic increase into by Faber Maunsell AECOM does not take into account the extant problems within the village centre regarding parking.

SEDGEFIELD BOROUGH COUNCIL
PLANNING APPLICATIONS - TO BE DETERMINED

- The development will have an adverse effect on parking within the village with existing shortage of car parks.
- Development is too large to be supported by the existing village, increasing effective population by 16-20%.
- An increase of this percentage into a small community without significant infrastructure improvements is not efficient planning.
- Development will not provide safe access from park to village despite encouraging use bicycles and walking
- Consultation responses in application do not accurately reflect views of those consulted.
- Sedgefield Town Council, CPRE and Friends of Hardwick do not support the application.
- Durham Police Authority were consulted only on archaeological grounds.
- Strong feelings against application were voiced at Library exhibition and open meeting.
- Involvement of local community at the pre planning stage limited to Durham County and Sedgefield Borough Council employees,
- Feels that that planners/developers did not receive and understand views of the community at earliest possible time in accordance with the principle of front loading
- Development will add to the local environment and is detrimental to the current development plan.
- Development proposed on viable agricultural land, not proven to be uneconomic for farming.

59 The Orchard, Sedgefield 2nd Representation

- Alarmed to see the level of cooperation' afforded to developer from various agencies leading up to the planning application including provision of:
- Roundabout at entrance to car park for Hardwick Heritage Park
- Upgrading of the electricity supply on West side of the village and activity from Northumbria Water.
- Developer making untrue and misleading research findings for example that Campaign for the Protection of Rural England supports the plan when they have put forward fifteen objections to the scheme.
- Developer states that badger, water vole and otter are not recorded but there are local concerns relating to badger baiting in the area.
- Suggests that assurances regarding wetlands, ornithological interest, impact of increased traffic post Roman mediaeval ridge and furrow magnesium grassland will be "lost".
- Majority of members, including local councillors, knew nothing of quoted meetings with Friends of Hardwick.
- Fail to report the overwhelming opposition and anger at public meeting.
- Alleged Developer had discussions with employees of Durham County Council
- Concern with overall social integrity of application.
- Proposed occupants of caravans and chalets are likely to be residents, not visitors.
- Sedgefield village infrastructure cannot cope with increases in properties on Winterton site.
- Too few amenities for the current population of the area without adding a further 400 families.
- Insufficient police cover to maintain reasonable behaviour in the village centre.
- Asks who will be responsible for policing and the security of the site?

SEDGEFIELD BOROUGH COUNCIL
PLANNING APPLICATIONS - TO BE DETERMINED

- Developer won't contribute council tax but will enjoy benefits provided by local borough and county council.
- County Planning Policy 53 states self catering accommodation including caravans and camping should not detract from-the quality of the environment and the amenity of local communities",
- Town Council and in excess of 300 villagers voted unanimously to oppose the application.
- This application fails to protect the community and environment for and to improve the quality of life
- Asserts that application is development for corporate gain - with no regard for existing local community.
- Purely commercial enterprise thinly disguised as fulfilling a social need that will be kicked into touch as soon as developer has taken profit.
- Suggests SBC have a responsibility to village to reject application and protect character of rural society.
within the borough seeking to develop a sustainable culture already welcoming visitors to region
- Sedgefield is a village that has become a centre of relative calm in spite of modern pressures. .
- Urges SBC to look at the bigger picture and ignore quick fix cash "incentives" and marketing spin.
- This is about the futures if our children and their children too.

13 The Square Sedgefield

- Existing problems with car parking in village for local amenities will be exacerbated.

1, 6, 8, 9, 12, 13, 14,15 The Willows, Spring Lane, Sedgefield (Identical representations)

- The development will impact on the existing village environment.
- Park residents residing up to eleven months of year will add pressure to already overstretched Health Centre
- Park occupants with school age children will increase existing class sizes to the detriment of existing pupils
- Proposal would have severe impact on already inadequate village car parking, with no additional space available.
- The additional traffic generated on site will have a detrimental effect on established wildlife.
- No benefits for Sedgefield residents- (17FTE) local jobs generated will have little impact – unlike Netpark.
- Utility Services under greater pressure - electricity, gas, water and waste collection adversely affecting
Sedgefield residents.
- 400 caravans and chalets would increase traffic congestion on A177, A689, approaches to village and A1M).
- No proven need for a permanent caravan park in this location.
- Increase in visitors to historic park can be achieved without the installation of a caravan park.
- No benefits for the residents of Sedgefield.
- Proposer(s) have given no thought at all to the impact on Sedgefield village.

SEDGEFIELD BOROUGH COUNCIL
PLANNING APPLICATIONS - TO BE DETERMINED

16 Thurlow Road, Sedgefield

- Site traffic will have detrimental effect on Country Park.
- Existing problems with car parking in village will be exacerbated by the proposal.
- Current dangers crossing road from village to historic park will be made worse by development.
- Proposal is disproportionate in terms of what can realistically be incorporated into existing environment.
- Negative effects on wildlife, historic park and surrounding areas.

43 West End, Sedgefield

- Expresses disbelief that village is considered for the development with existing traffic and social concerns.
- Questions why such an application can be considered to be beneficial village
- Concern over wildlife near proposed site, particularly for rare and endangered species.
- Contends that application is financially driven.

3 Wellgarth Mews, Sedgefield

- Development will destroy natural environment, impact ecosystem and deprive Sedgefield of its heritage.
- Vehicles accessing site will cause major traffic problems on already struggling roads.
- Any public transport provided for the site will add to problems above.
- Disruption to homeowner's properties lying between site, A177 and village from visitors walking to shops etc.
- Increase in noise pollution adding to that already produced by Hardwick Hall.
- Risk of holiday homes becoming permanent residences adding to demand on stretched services.
- Asserts that the Community of Sedgefield doesn't want this development on its doorstep.
- Urges rejection of application as opposed to applicant's desire for financial gain.

41 West End, Sedgefield (2nd representation)

Doubts the development will increase tourism to area in particular Hardwick Park once "novelty wears off"

- Asks what happens in winter time to tree screening of caravans, resident's cars and sundry items.
- Questions if screening can prevent noise pollution from people having barbecues with music playing.
- The impact on village community completely underestimated with effective 25% increase in the local population.
- People will use cars to access village despite claims of numerous footpaths, cycle tracks and bridleways for use.
- Enormous pressure on Parking in centre of Sedgefield.
- Asks how Refuse collection, Health care, Security and Schooling operating at full stretch will be provided for guests living 11 months out of 12 in caravans.
- Guests will pay nominal council tax but receive 100% of benefits meaning that the Borough pick up the rest.

43 West End, Sedgefield

- Adverse effects on Hardwick Country Park
- Application will invite people with no interest in preserving a respected, maintained and cared for village
- Ambition of applicants is financially motivated
- Increase in Traffic congestion, noise and environmental pollution.
- Sedgefield Village services and shops unable to cope with extra people coming from site.

20 West End, Sedgefield

SEDGEFIELD BOROUGH COUNCIL
PLANNING APPLICATIONS - TO BE DETERMINED

- Inadequate infrastructure in village to cope with extra population.
- Impact of rural and historic heritage of new buildings with “dubious longevity” on farmland.

Westleigh, 1a The Lane, Sedgefield

- Asks who foots the bill for site waste disposal - replies Sedgefield BC through their already “Highest Council Tax in the Country”.

33 Winterton Avenue, Sedgefield

- Public Houses and infrastructure will be overstretched when guests arrive.
- 400 caravans will deter people from visiting Hardwick Park for tranquility and weekend strolls.

50 Winterton Avenue, Sedgefield

- Increase in Traffic congestion.
- Screening will be inadequate when leaves fall from trees in Autumn.
- Potential for unsightly advertising on site.
- Control of site in future cannot be guaranteed

3 Woodland Mews, Sedgefield

- Inadequate infrastructure in village to cope with extra population.
- Makes reference to Public toilets (presumably for guests visiting village) and closure through vandalism
- Asks for a clear definition of what the management centre is
- Roundabout on A177 in wrong location

6 Wykes Close, Sedgefield

- Development will add to existing strain on health services, village shops, policing and schools.
- Asks how medical services could cope with up to 1600 guests at one time.
- Present parking problems in village will be exacerbated by proposal.
- Adverse effect on recently restored adjacent country park.

Other non objection based comments

46 West End, Sedgefield

- Does not object in principle, but feels current scale is too large and should be limited to 80 units.
- Makes reference to Points 1-7 in the template letter produced by Sedgefield Village Residents Forum

Smiths Gore, Eastfield House, Main Street, Corbridge, NE45 5LD

- Scheme has much to recommend it, sympathetically conceived and bringing jobs, tourism and revenue.

28 North Park Road, Sedgefield

- No objection in principle, but current scale too large so careful consideration must be given to number of units.

Todds House Farm, Sedgefield

SEDGEFIELD BOROUGH COUNCIL
PLANNING APPLICATIONS - TO BE DETERMINED

- Farm owner who diversified into tourism, welcomes tourism in area but has concerns about proposal
- Some holiday park visitors cycle to local facilities- traffic volume in Sedgefield will discourage this.
- Further improvements to cycle ways within Sedgefield and racks would encourage more use of cycles.
- Parking in Sedgefield is inadequate now, influx of traffic will discourage guests from using local facilities.
- For the proposed park's success it has to draw on larger markets than marginal local demand for more self catering at peak times, contractors looking for short term accommodation, householders having extensive building work done.
- Caravans/lodges might be used as 'semi-permanent residences" and they would require many more local services than short term visitors.
- Presumes that Planning Authority recognise relevance of competition if proposal replaces existing employment and income in the area, or removes choice of facilities.
- Worried that the proposed park would take away the marginal trade which makes business economic
- Financial projections on spending within the Borough may be over-optimistic as guests bring own food etc.
- Many financial projections assume a similar demand as in Wales but demand for accommodation more subject to the 'urban tourism' factor
- Would generally encourage anything to increase employment for local people and trade to the Borough.
- Hopes that the park succeeds if the plans are approved.

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