

COMMITTEE REPORT

APPLICATION DETAILS

APPLICATION No:	DM/19/02547/FPA
FULL APPLICATION DESCRIPTION:	47no. dwellings and associated infrastructure
NAME OF APPLICANT:	Livin
ADDRESS:	Clarence Green and Travellers Green, Newton Aycliffe, Co Durham
ELECTORAL DIVISION:	Aycliffe East
CASE OFFICER:	Mark O'Sullivan, Planning Officer, 03000 261056, mark.o'sullivan@durham.gov.uk

DESCRIPTION OF THE SITE AND PROPOSALS

1. The application relates to a parcel of land (some 1.3Ha) located to the south of Travellers Green within Newton Aycliffe. The site contains a mix of existing bungalows (a number of which are presently vacant and boarded up with some having been recently demolished leaving only their base plate) set amongst an estate road and areas of open amenity space. (Travellers Green and Clarence Green). To the north beyond the Clarence Chare carriageway are neighbouring residential properties. To the east lies new residential development constructed by Livin as part of the Travellers Green Phase 1 site. The southern boundary of the site borders an established landscape buffer adjacent to a former railway line within a local wildlife site with the Aycliffe Industrial Estate beyond. To the west are allotment gardens and further residential development.
2. The application is submitted by Livin (a registered provider of social housing) who seek permission to construct 47no. affordable rent dwellings with associated infrastructure across the site. These new units would replace 32no. existing pre-fabricated post WW2 structures considered to be at the end of their life and scheduled for demolition due to their vacant and deteriorating condition. The proposed development would provide a mix of starter and family homes and bungalows and would include 14no. 2 bed 4 persons houses, 11no. 3 bed 5 persons homes, 4no. 4 bed 6 persons homes and 18no. 2 bed 3 persons bungalows. The dwellings would be of single and two storey scale comprising brick, render and cladding finish with red and grey roof tiles.
3. Vehicular access to the site would be taken from Travellers Green to the north, maintaining the existing road network alignment through the site, with all dwellings served by in-curtilage parking. The proposals include the creation of landscaped areas along the roadside and an area of new open space located centrally within the site, together with the retention of large areas of existing open amenity space (Clarence Green and Travellers Green) to the north of the site. Existing trees are to be retained where possible with identified trees to be removed to be replaced by additional landscape planting across the site.

4. The proposals form the latest phase of housing regeneration works in the Travellers Green area by the Company supplementing the recently constructed older persons and apartment scheme on land to the immediate east (Phase 1).
5. This application is being reported to the Planning Committee in accordance with the Council's Scheme of Delegation as it falls within the definition of a major development.

PLANNING HISTORY

6. Planning permission was granted 23 February 2016 for the demolition of 5no. bungalows on land to the east of the current application site and the erection of 23no. residential units comprising 11no. bungalows and 12no. apartments (planning ref: DM/15/02581/FPA). This approval would represent Travellers Green Phase 1. Subsequent variation approvals DM/17/01065/VOC (21 August 2017) and DM/18/01222/VOC (30 November 2018) sought to amend the approved site layout, involving a reduction in the number of approved units to 22no. The approvals were granted subject to a s106 agreement securing affordable housing provision and off-site open space contribution.
7. Demolition consent applications DM/19/00096/PND (05 February 2019) and DM/19/02087/PND (23 July 2019) relate to the current application site where the LPA concluded that prior approval would not be required for the demolition of a total 32no. prefabricated bungalows across the site.
8. Application ref: DM/19/02548/AD was approved 05 September 2019 and concerns the erection of signage around the site advertising the next phase of the Travellers Green regeneration works (Phase 2).

PLANNING POLICY

NATIONAL POLICY

9. A revised National Planning Policy Framework (NPPF) was published in July 2018 (with updates since). The overriding message continues to be that new development that is sustainable should go ahead without delay. It defines the role of planning in achieving sustainable development under three overarching objectives – economic, social and environmental, which are interdependent and need to be pursued in mutually supportive ways.
10. In accordance with Paragraph 213 of the National Planning Policy Framework, existing policies should not be considered out-of-date simply because they were adopted or made prior to the publication of this Framework. Due weight should be given to them, according to their degree of consistency with the Framework (the closer the policies in the plan to the policies in the Framework, the greater the weight that may be given). The relevance of this issue is discussed, where appropriate, in the assessment section of the report. The following elements of the NPPF are considered relevant to this proposal.
11. *NPPF Part 2 Achieving Sustainable Development* - The purpose of the planning system is to contribute to the achievement of sustainable development and therefore at the heart of the NPPF is a presumption in favour of sustainable development. It defines the role of planning in achieving sustainable development under three overarching objectives - economic, social and environmental, which are Page 72

interdependent and need to be pursued in mutually supportive ways. The application of the presumption in favour of sustainable development for plan-making and decision-taking is outlined.

12. *NPPF Part 4 Decision-making* - Local planning authorities should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available, including brownfield registers and permission in principle, and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible.
13. *NPPF Part 5 Delivering a Sufficient Supply of Homes* - To support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay.
14. *NPPF Part 8 Promoting Healthy and Safe Communities* - The planning system can play an important role in facilitating social interaction and creating healthy, inclusive communities. Developments should be safe and accessible; Local Planning Authorities should plan positively for the provision and use of shared space and community facilities. An integrated approach to considering the location of housing, economic uses and services should be adopted.
15. *NPPF Part 9 Promoting Sustainable Transport* - Encouragement should be given to solutions which support reductions in greenhouse gas emissions and reduce congestion. Developments that generate significant movement should be located where the need to travel will be minimised and the use of sustainable transport modes maximised.
16. *NPPF Part 11 Making Effective Use of Land* - Planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions. Strategic policies should set out a clear strategy for accommodating objectively assessed needs, in a way that makes as much use as possible of previously-developed or 'brownfield' land.
17. *NPPF Part 12 Achieving Well-Designed Places* - The Government attaches great importance to the design of the built environment, with good design a key aspect of sustainable development, indivisible from good planning.
18. *NPPF Part 14 Meeting the Challenge of Climate Change, Flooding and Coastal Change* - The planning system should support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change. It should help to: shape places in ways that contribute to radical reductions in greenhouse gas emissions, minimise vulnerability and improve resilience; encourage the reuse of existing resources, including the conversion of existing buildings; and support renewable and low carbon energy and associated infrastructure.
19. *NPPF Part 15 Conserving and Enhancing the Natural Environment* - Conserving and enhancing the natural environment. The Planning System should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes, geological conservation interests, recognising the wider benefits of ecosystems, minimising the impacts on biodiversity, preventing both new and

existing development from contributing to or being put at unacceptable risk from Page 73 pollution and land stability and remediating contaminated or other degraded land where appropriate.

LOCAL PLAN POLICY:

20. The development plan is the Sedgefield Borough Local Plan saved policies:
21. *Policy D1 - General principles for the layout and design of new developments* - requires the layout and design of all new developments to take account of the site's relationship to the adjacent land uses and activities.
22. *Policy D3 - Design for access* - seeks to ensure new development makes satisfactory provision for all road users and pedestrians.
23. *Policy D5 - Layout of new housing development* - sets criteria for the layout of new housing developments.
24. *Policy D9 – Art in the environment* – seeks to encourage the incorporation of artistic elements in development schemes.
25. *Policy E15 – Safeguarding of woodlands, trees and hedgerows* - seeks to ensure that new proposals retain areas of woodland, important groups of trees, copses and hedgerow wherever possible, replacing any trees which are lost.
26. *Policy H14 - Maintenance and improvement of housing stock* – seeks to support them maintenance and improvement of the Boroughs housing stock, granting permission that would lead to improvement of housing areas through the redevelopment, conversion or modernisation of buildings, environmental improvements, improvements to access, traffic circulation and parking arrangements.
27. *Policy H17 - Backland and infill housing development* - sets criteria for new backland and infill housing development.
28. *Policy H19 - Provision of a range of house types and sizes including affordable housing* – seeks to support proposals which would provide an appropriate variety of house types and sizes, including the provision of affordable housing where a need is demonstrated.
29. *Policy L2 – Provision of open space in new housing development* – seeks to ensure open space provision in housing developments of 10 or more dwellings.
30. *Policy L5 – Safeguarding of areas of open space* – sets criteria for the retention of areas of open space.

RELEVANT EMERGING POLICY:

The County Durham Plan

31. Paragraph 48 of the NPPF states that decision-takers may give weight to relevant policies in emerging plans according to: the stage of the emerging plan; the extent to which there are unresolved objections to relevant policies; and, the degree of consistency of the policies in the emerging plan to the policies in the NPPF. Following consultation at 'Issues & Options', 'Preferred Options' and 'Pre Submission Draft' stages, the CDP was approved for submission by the Council on 19 June

2019. The CDP was submitted to the Planning Inspectorate on 27 June 2019. A timetable for the Examination in Public (EiP) of the CDP has been devised with the Hearings set to commence in October 2019. Although the CDP is now at a relatively advanced stage of preparation, it is considered that it is not sufficiently advanced to be afforded any weight in the decision-making process at the present time.

Great Aycliffe Neighbourhood Plan (GANP)

32. The application site falls within the geographical scope of the Great Aycliffe Neighbourhood Plan (GANP). This plan received support through a recent referendum on 22 June 2017 and now has development plan status, with the following GANP Policies considered relevant to the determination of this application:
- GANP CH1 (Landscape character and townscape)
 - GANP E4 (Existing tree retention and removal)
 - GANP E5 (Protection of existing trees within new development)
 - GANP H5 (Provision of in-curtilage parking and storage)
 - GANP DB1 (Large scale development requirements)
 - GANP H7 (Housing for older people)
 - GANP H8 (Affordable housing)
 - GANP H9 (Provision of facilities and services)
 - GANP T1 (Parking impacts on existing infrastructure)
 - GANP CIL1 (Developer contributions)

CONSULTATION AND PUBLICITY RESPONSES

STATUTORY RESPONSES:

33. *Great Aycliffe Town Council* – Has no comment or objection on the application.
34. *Highway Authority* – No objections.
35. *NWL* – No objections, subject to condition ensuring development is implemented in line with the drainage scheme contained within the submitted document entitled “Drainage Impact Assessment” dated “July 2019”.

INTERNAL CONSULTEE RESPONSES:

36. *Ecology* – It is recommended that at least 5 of the new buildings on the site include an integrated bat box on a suitable elevation (type and location to be agreed with the LPA). This will ensure that the proposals meet the required net gains in biodiversity as required by the NPPF. It is further advised that the Recommendations detailed in Section H of the Great Crested Newt survey report (E3 Ecology, 2019) should be conditioned, including but not restricted to the acquisition of a relevant protected species license as detailed. All works to be progressed strictly in accordance with the conditions of the license thereafter.
37. *Drainage* – If the estate roads serving the development are on the same alignment as existing roads, the proposals can be considered as maintenance of existing as regards the need for additional drainage works, with no requirement for additional surface water runoff treatment. Permeable paving to all private drives and private shared accesses would be required and can be controlled by condition.
38. *Landscape* – It would be preferable if some existing hedges could be retained, however this may be difficult where multiple entrances are being constructed through the hedges, or if local changes of levels are involved. If hedges are to be removed

replacement planting needs to be shown on the landscape plans, or if they are to be retained, protective fencing needs to be shown on the Tree Protection Plan and a method statement produced for the removal of sections of hedge without damaging retained sections.

39. *Arboriculture* – The proposals indicate that a number of trees will be removed as a direct impact of the development with replacement planting appearing to be relatively limited in comparison. Many of these trees are small garden ornamentals and their loss is acceptable. Should the application be approved based on other considerations in the planning balance, it is recommended that the tree protection measures specified within the tree report are followed in full and that the application provides a landscape plan that includes tree planting on the open green areas to the north of Clarence Green and Travellers Green.
40. *Affordable Housing* – No objections. Information provided in the application indicates that a variety of property types will be delivered on this scheme. This includes bungalow provision that is in demand in this area. The Housing Development Team are happy that these proposals meet the affordable needs of the area.
41. *Archaeology* – The impact of the development will be minimal; therefore, no objections are raised on archaeological grounds.
42. *Design and Conservation* – No objections.
43. *Education* –Based on the projected rolls of the schools, taking into account the likely implementation of the development, build out rates and other relevant committed development it is anticipated that there will be sufficient space to accommodate the pupils generated by the development in primary and secondary schools and no further mitigation is required in this instance.
44. *Contaminated Land* – No objections, subject to conditions with respect land contamination.
45. *Noise* – No objections, subject to conditions required to mitigate the potential of statutory nuisance. A revised Noise Assessment would be required and a Construction / Demolition Management Plan (CDMP) submitted to and agreed in writing by the LPA.
46. *Spatial Policy* – No objections. Development proposals that accord with an up-to-date development plan should be approved without delay. This proposal will help provide a wider range of housing choice for the varying ages and householder types of the local population, and re-use previously-developed land.

NON-STATUTORY RESPONSES:

47. *NHS* – A financial contribution of £7245.00 would be required to be spent on an improvement of a facility in the local area in order to mitigate the developments impact on local service provision.

PUBLIC RESPONSES:

48. The application has been publicised by way of site notice press advertisement and notification letters to neighbouring residents. 5no. letters of objection have been received from local residents expressing concerns over perceived loss of privacy and overdominance of existing properties on Clarence Green resulting directly from the new development and traffic increase and lack of parking provision resulting in

highway safety concerns. Concerns have also been expressed over the need for the proposed landscaped community garden and circular path element of the scheme which is unnecessary and may attract anti-social behaviour within close proximity to existing properties on Clarence Green. Loss of view and reduction in property values cannot be considered as material planning considerations relevant to the determination of the application.

APPLICANTS STATEMENT:

49. This application seeks approval for 47no. dwellings consisting of a range of affordable high-quality homes, all to rent, from bungalows for older people to family homes. The mix is as follows: 14no. two bed houses, 11no. three bed houses, 4no. four bed houses and 18no. two bed bungalows.
50. The new homes will replace 32no. pre-fabricated, post-WW2 bungalows that are owned by Livin. These pre-fabricated bungalows had reached the end of their serviceable life and are in the process of demolition following the approval of applications DM/19/00096/PND dated 5 February 2019 and DM/19/02087/PND dated 23 July 2019. The new homes proposed by this application offer significant improvements in design, space and thermal efficiency.
51. The proposed development will support a range of economic benefits, including the generation of 45no. direct and 65no. indirect construction jobs, support local businesses through the use and purchase of local materials with a £4.7m uplift in GVA and an increase in local expenditure by £335,000 per annum.
52. The proposed development provides social benefits by supporting strong, vibrant and healthy communities through delivering 47no. well-designed affordable homes for rent to meet the needs of present and future generations, boosting the supply of homes. The development offers a mix of house types and sizes, providing the housing needed for different groups in the community, including families and older people. The replacement of existing unsuitable housing with more energy efficient stock, built to the latest building regulations ensures that the development will have a positive environmental impact.
53. The principle of residential development on site has been established by virtue of the existing housing on site. The application process has raised few issues from consultees and local residents, all of which have been addressed by the applicant. The design of the proposed development has been amended in response to comments raised.
54. In summary, the proposed development contributes to all three dimensions of sustainable development, delivering substantial social, economic and environmental benefits. The development fully accords with the adopted development plan and in these circumstances the NPPF is clear that development should be approved without delay.

The above represents a summary of the comments received on this application. The full written text is available for inspection on the application file which can be viewed at <https://publicaccess.durham.gov.uk/online-applications/search.do?action=simple&searchType=Application>

PLANNING CONSIDERATIONS AND ASSESSMENT

55. Having regard to the requirements of Section 38(6) of the Planning and Compulsory Purchase Act 2004 the relevant Development Plan policies, relevant guidance and all other material planning considerations, including representations received, it is

considered that the main planning issues relate to the principle of development, housing land supply, scale and design, privacy/amenity, landscape/arboricultural impact, highways impact, flooding and drainage, ecology, contaminated land and planning obligations.

The principle of the development:

56. Planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. The NPPF is a material planning consideration. The statutory development plan comprises the Sedgefield Borough Local Plan (SBLP) (1996) and the Great Aycliffe Neighbourhood Plan (GANP) (2017). A new county wide development plan is currently in preparation; however, no weight can currently be afforded to the 'Submission Version' of the County Durham Plan which will be Examined in Public (EiP) during October/November 2019.
57. Part 5 of the NPPF clarifies the Government's objective of significantly boosting the supply of homes, and that the needs of groups with specific housing requirements are addressed. Paragraph 61 sets the requirement for the size, type and tenure of housing needed for different groups in the community to be reflected in planning policies. Given the nature of the proposals, the development scheme would add diversity to the housing tenure in Newton Aycliffe and contribute towards creating a socially inclusive community.
58. Section 11 (Making effective use of land) seeks to promote an effective use of land in meeting the need for homes and strives to make as much use as possible of previously-developed land. Para 118 expects planning decisions to give substantial weight to the value of using suitable brownfield land within settlements for homes and promote and support the development of under-utilised land and buildings, especially if this would help to meet identified needs for housing. As the proposals seek to re-use previously developed land within the main settlement, the application would glean support from these sections of the NPPF.
59. Saved policies H17 and D5 of the Sedgefield Borough Local Plan support new residential development on backland and infill locations where this can achieve a satisfactory means of access and parking provision, satisfactory amenity and privacy for both the new dwellings and existing adjacent dwellings, and where development is in keeping with the scale and form of adjacent dwellings and the local setting of the site.
60. The application site falls within the remit of the Great Aycliffe Neighbourhood Plan (GANP) which received support through a referendum on 22 June 2017 and therefore now has development plan status. Objective 5 of the GANP seeks to ensure that future developments meet objectively assessed need, including the needs of residents and are of good design including:
 - a) Providing affordable housing;
 - b) Having sufficient suitable older persons' accommodation provided;
 - c) Supporting the development of more two bedroomed accommodations;
 - d) Avoiding small one bedroomed accommodation. (through the use of a multifunctional room);
 - e) Ensuring adequate parking and storage is provided;
 - f) Ensuring the green and open feel is maintained, all new development should include sufficient green space to retain the garden city framework of the 'Beveridge vision';

g) Ensuring all new developments are built to the highest possible energy efficiency standard, incorporating renewable energy measures, such as solar panels, where appropriate;

61. GANP DB1 requires proposals for 30no. dwellings or more to be in keeping with the character of the local area. Houses grouped around green areas will be encouraged and the LPA should resist development of poor quality design. Development proposals which are implemented in phases should make adequate provision to provide green open spaces throughout all phases. Furthermore, development proposals should meet the requirements of other policies particularly GANP H3 in relation to parking provision, GANP H5 in relation to bicycle parking or storage and GANP H9 in relation to making provision for infrastructure and services.
62. GANP H7 (Housing for Older People) confirms that with a higher than average ageing population, and to assist older people to downsize and improve the offer of smaller accommodation, there is a requirement for 10% of new dwellings on sites of 10 or more dwellings to meet the needs of older people, including bungalows. Bungalows should contain at least one bedroom with a multifunctional room to provide for adaptable uses or be a minimum of two bedrooms. As indicated, 18no. of the 47no. units comprise 2-bed bungalows, equating to 38% of the total number proposed.
63. The application site is located within the Newton Aycliffe settlement in a sustainable and accessible location currently occupied in places by existing residential units. The application site offers good links to local services and amenities in the town and surroundings. Furthermore, the individual parcels of land making the wider site have been considered within the Council's Strategic Housing Land Availability Assessment (SHLAA) under refs: 7/NA/336, 7/NA/337 and 7/NA/338) with all given a suitable (green) classification. The application site comprises previously developed land located within the Newton Aycliffe settlement and would assist in the provision of a wider range of housing choice for varying ages and householder types. As the application is submitted by Livin (a registered social provider), all homes would be made available for affordable rent, meeting many of the above policy objectives.
64. The SBLP is now absent/silent on how to assess the principle of windfall housing developments as Policy H1 has lapsed. However, GANP policy DB1 is relevant to this proposal and it considered that the application can be assessed and determined in accordance with paragraph 11c of the NPPF which requires development proposals that accord with an up to date development plan to be approved without delay.
65. With regards housing supply, Paragraph 73 of the NPPF maintains the requirement for Local Planning Authorities (LPAs) to identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against their housing requirement Page 18 set out in adopted strategic policies, or against their local housing need where the strategic policies are more than five years old.
66. Within County Durham all the extant development plans are more than five years old and their housing figures need revising so the starting point for calculating land supply will be local housing need using the Government's standard methodology. The County Durham Plan (CDP) is aligned with the standardised methodology and identifies a housing need figure of 1,368 dwellings per annum (dpa). At this time, the Council is able to demonstrate 6.37 years supply of deliverable housing land against this figure. The Council also has commitments of an additional supply of 15,946 dwellings beyond the deliverable 5-year supply period.

67. Accordingly, the weight to be afforded to the boost to housing supply as a benefit of the development is clearly less than in instances where such a healthy land supply position could not be demonstrated.
68. Further to this, Annex 2 of the NPPF sets out that to be considered deliverable, sites for housing should be available now and have a realistic prospect that housing will be delivered within 5 years. In particular where a site has planning permission for major development it should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years. In this respect the proposal involves a detailed planning application by a major house builder on land in their control. Given the scale of the development it is likely that the site could be build out within the 5 year period delivering all 47no. units.
69. The Government has also recently published its Housing Delivery Test (HDT) results in February 2019. The HDT outcome for the Council indicates that housing delivery has been above the requirement over the last three years, which is evidence that delivery of housing on the ground is on track and exceeding DCC housing targets.
70. There are no policy objections to the principle of developing this site for housing subject to the following material planning considerations.

Scale / Design:

71. Part 12 of the NPPF and saved policies H17 and D1 of the SBLP seek to ensure good design in new developments, having regard to a sites natural and built features and the relationship to adjacent land uses and activities. Development should be in keeping with the scale and form of adjacent dwellings and the local setting of the site. Policy GANP DB1 (Large Scale Development Requirements) requires proposals for 30 dwellings or more to be in keeping with the character of the local area. Development of a poor quality of design will be resisted.
72. The application site is not located within a Conservation Area or area of special control. However, approximately 30m south of the site is the line of the Simpashire branch of the Stockton and Darlington Railway (S&DR) which is considered a non-designated heritage asset. The proposed development of 47no. new dwellings set around the open spaces of Clarence Green and Travellers' Green would largely reflect the existing developed position in terms of buildings, hard surfaces and planting with limited intervisibility between the site and the S&DR. As such the proposed redevelopment of this site would not result in an adverse impact on this non-designated heritage asset.
73. The proposed layout has introduced changes in the orientation of dwellings to those that originally occupied the site with a mix of single and 2 storey dwellings responding to the existing built form in the wider area. The proposed layout allows dwellings to better define streets and spaces, introducing an active frontage and therefore a level of passive surveillance. The proposed scheme is welcomed as a considerable improvement to the current appearance of the area containing a number of deteriorating, boarded up structures which have fallen into disrepair, set amongst occupied units and vacant base plates of previously demolished structures. The applicant has proposed a contemporary approach to the design of the new dwellings featuring external finishes with pitched roofs, vertical fenestration and a mix of red brick, render and cladding whilst ensuring that those dwellings on prominent corners are detailed to address both streets.

74. The proposed dwellings would be of a scale and design which respect their surroundings and represent a notable improvement on the current condition of the site thereby satisfying the principles of Part 12 of the NPPF and saved policies H17 and D1 of the SBLP and GANP DB1.

Privacy / Amenity:

75. Saved policies H17, D1 and D5 of the SBLP seek to ensure that new developments provide satisfactory amenity and privacy for new and existing adjacent dwellings. Supplementary Planning Guidance Note 3 sets minimum separation criteria between dwellings, requiring a minimum 21m distance between opposing windows of primary elevations and 14m between primary and gable elevations of neighbouring property.
76. The proposed dwellings would be arranged across the site and orientated, to provide levels of separation between one another in excess of the aforementioned minimum spacing requirements. The layout would also be staggered so as to ensure no direct overshadowing of neighbouring plots or overlooking window openings. The new dwellings would also respect the existing dwellings to the south of the site on Clarence Green which are to remain in-situ not forming part of the current proposals. Each dwelling would benefit from private amenity space commensurate to the scale of the dwellings they serve, whilst retaining large amenity open space areas to the north of the site and the creation of a new community garden area located centrally within the site.
77. Private garden and intermediate amenity areas are to be landscaped with such detail to be covered by condition in the interests of visual amenity. Furthermore, given the limited space around each dwelling permitted development rights for extensions and outbuildings are to be removed by condition so as to ensure that separation distances are not unacceptably reduced in the interests of residential amenity. As no details of enclosures have been provided at this stage these would also be controlled by condition in the interests of good design and to ensure acceptable privacy between neighbours is maintained.
78. The application is accompanied by a Stroma Technology noise assessment (dated 29 September 2015) which although identifies negligible impact on future occupants from traffic on the nearby A167, given this assessment did not account for noise levels at night, a revised noise assessment is required, to be controlled by condition.
79. With regards to the demolition and construction phases, it is inevitable that some level of disturbance to neighbouring residents would result from site operations. However, this can be appropriately controlled in terms of site operations and hours of working so as to ensure the limitation of noise emission from the site during more sensitive hours. Environmental Health Officers have further requested the imposition of a construction/demolition management plan condition which the site developers would be expected to adhere to. Subject to the above, the proposed development is considered to satisfy the provisions of saved local plan policies H17, D1 and D5 and SPGNote3.

Landscape/Arboricultural impact

80. Saved policy E15 of the SBLP seeks to ensure that new proposals retain areas of woodland, important groups of trees, copses and hedgerow wherever possible, replacing any trees which are lost. GANP CH1 expects new development to respect the landscape character of the parish and its settlements, maintaining existing hedgerows, trees and woodland and encourage the planting of new trees and

hedgerows. Where new trees are proposed these should be appropriate to the site location and disease resistant species.

81. GANP E4 seeks to resist proposals for new development that would result in the loss of, or damage to, trees of high landscape, amenity or biodiversity value unless the need for, and benefits of, the proposal clearly outweigh the loss. Where tree removal is justified proposals will only be supported if there is a compensatory mitigation proposal which forms part of the submission. Planting that contributes to the biodiversity of the area and supports green corridors is particularly encouraged. Proposals should be accompanied by an indicative planting scheme to demonstrate an adequate level of sustainable planting can be achieved and maintained in the future.
82. GANP E5 seeks to safeguard existing trees where appropriate and integrating them fully into the design and protecting them during construction having regard to their management requirements and growth potential.
83. The proposed development would involve the removal of a number of trees and incidental planting with some replacement planting proposed. The trees to be removed are not protected and many are small garden ornamentals whose loss is considered acceptable. Landscape officers request that should the application be approved, the tree protective measures specified within the submitted tree report are followed in full and that the applicant provides a detailed landscape plan which includes mitigatory tree planting preferably on the open green areas to the north of Clarence Green and Travellers Green (to be controlled by condition). Whilst loss of existing vegetation is regrettable, on balance the improvements which would result from the regeneration of this area, combined with proposed mitigation and protection measures for retained trees, to be controlled by conditions, are deemed to outweigh any landscape harm. The application is considered to satisfy the provisions of saved policy E15 of the SBLP and GANP policies CH1, E4 and E5.

Highways:

84. Saved policies H17 and D3 of the SBLP, and Part 4 of the NPPF require new development to achieve a safe and suitable access. NPPF paragraph 32 states development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are considered to be severe. GANP Policy H5 requires new residential development to provide an appropriate level of in-curtilage parking provision on properties where no garage provision is made. GANP Policy T1 seeks to resist development proposals which would include a reliance on existing streets where on-street parking would impact on the safety of road users or have an unacceptable adverse impact on the character of the area. Likewise, where adequate provision has not been made on-site for parking and access for deliveries, service vehicles, tradesmen working on-site, workers, social visitors and residents.
85. All allocated parking serving the 47no. units is to be provided in-curtilage with a further 12no. non-allocated visitor car parking spaces are to be evenly distributed throughout the proposed development in designated bays set away from the public highway. Such provision complies with the County Durham Parking and Accessibility Standards 2019.
86. The proposed 4.8m road and 1.8m/1.5m footways widths are deemed to be acceptable from a highways perspective with the condition of the existing public highway including the road surface, footways and road kerbs to Clarence Green and Travellers Green to be subject to an existing condition survey. These footpaths will need to be upgraded accordingly to match the condition of any new footways, road

widening etc. with the applicant to agree the treatment of the existing public highway and the scope of any Section 38/278 Agreement Highways Act 1980 (subject to informative).

87. No highway objections are raised with proposals consistent with the principles of saved policies H17 and D3 of the Sedgefield Borough Local Plan, GANP H5 and T1, and paragraph 32 of the NPPF.

Flooding and Drainage:

88. Part 14 of the NPPF seeks to resist inappropriate development in areas at risk of flooding, directing development away from areas at highest risk (whether existing or future). Where development is necessary in such areas, the development should be made safe for its lifetime without increasing flood risk elsewhere. The views of the Council's drainage section have been sought who advise that given the proposed layout would utilise the same estate road layout as existing, such works could be classed as maintenance and therefore there would be no requirement for additional surface water treatment from the highway with no additional SuDS features necessary. Notwithstanding this there would remain a requirement for all private drives and private shared accesses to be of permeable construction with such detail to be controlled by condition. Subject to the above, proposals would be considered to satisfy the provisions of Part 14 of the NPPF.

Ecology:

89. Part 15 of the NPPF seeks to ensure that when determining planning applications, local planning authorities seek to conserve and enhance biodiversity. The application is submitted alongside a Bat Survey report (E3 Ecology, 2018) and a Great Crested Newt Survey report (E3 Ecology, 2019). Those structures that were identified as containing bat roosts have already been demolished in full under separate demolition consents DM/19/00096/PND and DM/19/02087/PND following the grant of a license and subsequently under the supervision of ecologists. Ecology officers raise no objections to the current proposals subject to a condition requiring at least five of the new dwellings to include an integrated bat box to be installed onto a suitable elevation (type and location to be agreed with the LPA) so as to ensure that proposals meet the required net gains in biodiversity as required by the NPPF. Recommendations detailed within Section H of the Great Crested Newt survey report should also be conditioned and all works are to be progressed in accordance with the conditions of the license for the remaining buildings to be demolished. Subject to the above there would be no perceived impact on protected species with the proposals considered to satisfy the provisions of Part 15 of the NPPF.

Contaminated Land:

90. Part 15 of the NPPF seeks to prevent unacceptable risks from pollution and land instability. Where a site is affected by contamination or land stability issues, responsibility for securing a safe development rests with the developer and/or landowner. The application has been submitted alongside the following reports:

Solmek (May 2019) Travellers Green, Newton Aycliffe, Phase 2 Site Investigation Report, S190436.

Solmek (September 2019) Ground Gas risk assessment

91. The above reports are considered acceptable by the Contamination Land team although there will be a requirement for remediation of soils. No objections are raised

over the proposals subject to the imposition of conditions. Subject to the above, the application would satisfy the provisions of Part 15 of the NPPF.

Planning obligations

Affordable Housing

92. Paragraph 64 of the NPPF requires major development proposals to include at least 10% of the homes to be made available for affordable home ownership. GANP H8 requires proposals for 11no. or more dwellings to provide an element of affordable housing, taking account of identified affordable housing need. The applicant is a social housing provider who has stated that all of the 47no. dwellings would be made available at affordable rent levels, with 5no. (10%) of these to be offered for affordable rent in perpetuity. Such provision is welcomed with approval subject to the satisfactory completion of a S106 agreement securing this provision.

Educational provision

93. Paragraph 94 of NPPF confirms that the government places great importance to ensure that sufficient choice of school places is available to meet the needs of existing and new communities and requires LPAs to seek this. Based on the methodology set out in the Councils adopted Securing Developer Contributions towards Education Provision in County Durham, the proposed development of 47no. dwellings would produce 15no. pupils of primary school age and 6no. pupils of Secondary age. The development is located within the South West Durham local school place planning area. Based on the projected rolls of the schools, taking into account the likely implementation of the development, build out rates and other relevant committed development it is anticipated that there will be sufficient space to accommodate the pupils generated by the development in primary and secondary schools and no further mitigation is required in this instance.

NHS

94. The NHS advise that a financial contribution of £7245.00 would be required to be spent on an improvement of a facility in the local area in order to mitigate the developments impact on local service provision. The applicant has agreed to enter into an agreement to secure this contribution which is to be paid in a single installation upon first occupation of the dwellings.

Open Space contributions

95. The OSNA (2010) sets out the most up to date position in respect to open space provision across the county and provides a formula for calculating requirements on a site specific basis. This is a relevant material consideration in conjunction with Policy L2 of the SBLP. Policy GANP H9 states that where appropriate, proposals for new housing should demonstrate provision of necessary new facilities on-site and/or provision of, or contribution to, necessary off-site facilities for example improved drainage, parks, play areas or footpaths as required to make the development acceptable in planning terms. New development proposals must contribute towards sustainable development. This would need to be provided in accordance with the Open Space Needs Assessment (OSNA).
96. Given the scale of the proposals the LPA would expect S106 open space contributions for off-site provision. A scheme of 47no. units would generate around 103no. residents (based on 2011 census data of 2.2 persons per household) requiring an expectation of amenity open space to be provided on-site, and an off-

site contribution for the other typologies. In this case there are existing expanses of open spaces located to the north of site on Travellers Green and Clarence Green (some 0.8Ha combined) with it preferable to seek a contribution for their enhancement. The development of 47no. dwellings would result in a net increase of 15no. units given the existing 32no. units to be demolished to facilitate the development. For this reason, an off-site open space contribution has been calculated at £26,085.50, to be paid in a single installment upon first occupation of the dwellings. The applicant has agreed to enter into an agreement to secure this contribution.

Provision of public art

97. Saved policy D9 of the SBLP seeks to encourage the incorporation of artistic elements in development schemes. However indicative plans show there would be limited opportunity to provide public art within the site. Furthermore, taking into account the nature of the application and the resulting viability implications, it is not considered appropriate on this occasion to require the provision of public art as part of the development.

Planning balance:

Benefits

98. The application site is located within a sustainable and accessible location within the Newton Aycliffe settlement, occupying previously developed land close to existing shops, services and public transportation linkages, reducing any overreliance upon private vehicle use.
99. The development would assist in maintaining housing land supply, however this at a time when the Council can demonstrate 6.37 years of deliverable housing against an objectively assessed need. Accordingly, the weight to be afforded to the boost to housing supply as a benefit of the development is reduced while recognising the detailed nature of this application and likely timings of housing deliveries.
100. The proposed development would relate well to the surrounding residential area to the north and landscaped area to the south, enhancing the character of the surroundings in terms of layout, density and design, whilst maintaining on-site open space provision and off-site monies for the improvement of these areas.
101. The proposed layout would achieve acceptable relationships between dwellings, both internally and externally to the site resulting in acceptable levels of privacy and amenity for existing and future residents
102. Typical of any residential housing development, there would be direct and indirect economic benefits within the locality and from further afield through increased expenditure. This would include the creation of construction jobs, as well as indirect employment over the lifetime of the development. A temporary economic uplift would be expected to result from the development and expenditure benefits to the area.
103. Regeneration of this site would see the clearance of vacant, boarded up residential units and poorly managed landscaped areas, replacing these with a mix of 47no. residential units of varying types, all available for affordable rent set and within and upgraded landscaped setting.

104. In addition, the applicant has agreed to enter into an obligation to secure financial contributions towards off site open space enhancement, improvement to local NHS services whilst maintaining a minimum 10% of the units as affordable in perpetuity.

Adverse Impacts

105. Landscape concerns have been raised over the perceived impact on existing landscaping on and around the site. To overcome this concern the applicant has attempted to introduce new planting across the site with scope to control further landscape details by condition.
106. Having regard to the above, it is considered on balance that the adverse impacts of the development are significantly outweighed by the overall benefits.

CONCLUSIONS

107. The proposal would provide a mix of bungalows and two storey units to be made available for affordable rent and would represent a sustainable form of development in an established residential setting that would deliver economic, social and environmental benefits in accordance with the core principles of the NPPF. The development would result in a scheme that can be appropriately integrated within the surrounding street scene without compromising highway safety, residential amenity, open space provision, landscaping, ecology or land contamination.
108. All representations have been carefully considered, however there have been no adverse impacts identified that would significantly and demonstrably outweigh the benefits of the proposal when assessed against the policies of the NPPF as a whole, or the other relevant policies of the Sedgefield Borough Local Plan and GANP. On balance the landscape harm identified by the proposals can be effectively mitigated resulting in a scheme which would successfully integrate new housing within its immediate setting. In accordance with NPPF Paragraph 11 and the presumption in favour of granting permission without delay. The application is therefore recommended for approval.

RECOMMENDATION

That the application be **APPROVED** subject to the completion of a Section 106 Obligation to secure the retention of 5no. affordable units in perpetuity (representing 10% of the total number of dwellings proposed), an off-site open space contribution of £26,085.50 and a healthcare contribution of £7,245.00, both payable in a single instalment prior to the occupation of the first dwelling, and the following conditions:

Time limit

The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

Approved plans

The development hereby approved shall be carried out in strict accordance with the following approved plans:

15020/L01 D (Location Plan), received 07 August 2019

15020 P01 D (Site plan), received 18 September 2019

15020 P08A (GA plans travellers green, Plots 1-11), received 07 August 2019

15020 P09B (GA plans travellers green, Plots 12-21, 26-27), received 18 September 2019
15020 P10A (GA plans travellers green, Plots 22-25, 28-35), received 07 August 2019
15020 P11A (GA plans travellers green, Plots 36-47), received 07 August 2019
15020 P200B (Elevations, Plots 1-9), received 07 August 2019
15020 P201 (Proposed site sections), received 07 August 2019
15020 P201B (Elevations, Plots 10-17), received 07 August 2019
15020 P202B (Elevations, Plots 18-21), received 18 September 2019
15020 P203A (Elevations, Plots 22-25 and 28), received 07 August 2019
15020 P204B (Elevations, Plots 26-27, 29-32), received 07 August 2019
15020 P205B (Elevations, Plots 33-40), received 07 August 2019
15020 P206A (Elevations, Plots 41-47), received 07 August 2019
15020 P207C (Street elevations, Plots 9-15, 36-40, 41-47), received 07 August 2019
15020 P210A (Roof plans, Plots 1-17), received 07 August 2019
15020 P211A (Roof plans, plots 18-21, 24-27), received 07 August 2019
15020 P212A (Roof plans, Plots 22-23, 28-38), received 07 August 2019
15020 P213A (Roof plans, Plots 39-47), received 07 August 2019
15020 P220A (Typical dwelling sections), received 07 August 2019
776/LA1 (Landscape Plan 1), received 07 August 2019
776/LA2 (Landscape Plan 2), received 07 August 2019
776/LA3 (Garden plan), received 07 August 2019

Reason: For the avoidance of doubt and in the interests of proper planning.

Enclosures

Prior to the commencement of the development details of means of enclosure shall be submitted to and approved in writing by the Local planning authority. The enclosures shall be constructed in accordance with the approved details prior to the occupation of the dwelling to which they relate.

Reason: In the interests of the visual amenity of the area and to comply with saved policies H17 and D1 of the Sedgefield Borough Local Plan.

Surface treatment

Prior to the commencement of the development details of the surface treatment and construction of all hard surfaced areas including details of permeable paving for all private drives and private shared accesses shall be submitted to and approved in writing by the Local Planning Authority. The development shall be undertaken only in accordance with the approved details.

Reason: In the interests of the appearance of the area and to comply with Policies H17 and D1 of the Sedgefield Borough Local Plan.

Landscape details

No development shall commence until a detailed landscaping scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme of landscaping shall include details of hard and soft landscaping, planting species, sizes, layout, densities, numbers, method of planting and maintenance regime, as well as indications of all existing trees and hedgerows on the land and details of any to be retained, together with measures for their protection in the course of development.

Reason: In the interests of the visual amenity of the area and to comply with policies D1, H17 and E15 of the Sedgefield Borough Local Plan.

Landscape implementation

All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first available planting season following the practical completion of the development (or occupation of buildings or commencement of use) and any trees or plants which within a period of 5 years from the substantial completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species

Reason: In the interests of the visual amenity of the area and to comply with policies D1, H17 and E15 of the Sedgefield Borough Local Plan.

Protective fencing

No development shall commence, nor shall any materials or machinery be brought on the site until details showing the exact position of protective fencing around trees and hedges within, and adjacent to the site have been submitted on plan and agreed in writing by the Local planning authority.

Reason: In the interests of the visual amenity of the area and to comply with policies D1, H17 and E15 of the Sedgefield Borough Local Plan.

AIA

No development shall take place unless in accordance with tree protective measures specified within the Arboricultural Impact Assessment (Dendra, July 2019)

Reason: In the interests of the visual amenity of the area and to comply with policies D1, H17 and E15 of the Sedgefield Borough Local Plan.

Replacement tree planting

Within three months from the date of this permission, details concerning replacement tree planting within Clarence Green and Travellers Green shall be submitted to and approved in writing by the Local Planning Authority. This shall include details relating to the number, condition, species, scale and location of trees. All agreed planting shall be carried out in the first available planting season following the approval of the details submitted. Any trees which within a period of 5 years from the planting date die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

Reason: In the interests of the visual amenity of the area and to comply with policies E15, E18 and D1 of the Sedgefield Borough Local Plan.

Mitigation

No development shall take place unless in accordance with the mitigation detailed within Section H of the Great Crested Newt Survey Report (E3 Ecology, 2019) including but not restricted to adherence to the protected species license.

Reason: To conserve protected species and their habitat in accordance with Part 15 of the NPPF.

Bat boxes

Prior to the commencement of the development details pursuant to the provision of integrated bat boxes to be installed onto at least 5no. of the dwellings shall be submitted to and agreed in writing by the LPA. Bat boxes must be installed as per the agreed details and retained thereafter.

Reason: To ensure that the proposals will meet the required net gains in biodiversity as required by Part 15 of the NPPF.

Acoustic report

No development shall take place until an acoustic report, carried out by a competent person in accordance with all relevant standards, on the existing noise climate at the development site has been submitted to and been approved in writing by the Local Planning Authority. The aim of the report will be to establish whether sound attenuation measures are required to protect future residents from the transferral of sound from road traffic noise. In the event that the acoustic report finds that the following noise levels would be exceeded a noise insulation scheme shall be submitted to and approved in writing by the Local Planning Authority.

- 35dB LAeq 16hr bedrooms and living room during the day-time (0700 - 2300)
- 30 dB LAeq 8hr in all bedrooms during the night time (2300 - 0700)
- 45 dB LAmax in bedrooms during the night-time

- 55dB LAeq 16hr in outdoor living areas

The approved scheme shall be implemented prior to the beneficial occupation of the development and shall be permanently retained thereafter.

Reason: In the interests of the residential amenity of neighbouring properties and to comply with saved policies D1 and H17 of the Sedgefield Borough Local Plan.

CDMP

Prior to the commencement of any part of the development or any works of demolition, hereby permitted, a Construction/Demolition Management Plan (CDMP) shall be submitted to and approved in writing by the Local Planning Authority. The CDMP shall be prepared by a competent person and shall consider the potential environmental impacts (noise, vibration, dust, & light) that the development may have upon any occupants of nearby premises and shall detail mitigation proposed. This shall include:

- An assessment of the potential for dust emissions from the site and the mitigation measures that will be used to minimise any emission taking into account relevant guidance such as the Institute of Air Quality Management “Guidance on the assessment of dust from demolition and construction” February 2014
- An assessment of the likely noise (including vibration) emissions from the site and the mitigation measures that will be taken to minimise noise disturbance taking into account relevant guidance such as BS5228 ‘Code of practice for noise and vibration control on construction sites’ 2014.
- Where it is necessary to undertake piling on the site details shall be provided justifying the method of piling used so as to minimise disturbance, from noise and vibration, to the occupants of nearby premises.
- Details of the operating hours during which construction/demolition works are to be undertaken. Durham County Council’s accepted hours for construction/demolition activities that generate noise are 0800 – 1800 Monday – Friday, 0800 – 1300 Saturday and no noisy working on a Sunday or Bank Holiday.
- Detail of any planned measures for liaison with the local community and any procedures to deal with any complaints received.
- Details of whether there will be any crushing/screening of materials on site using a mobile crusher/screen and the measures that will be taken to minimise any environmental impact.

No works, other than site investigation works, shall be permitted to start on site until the CDMP has been submitted and approved in writing by the local planning authority. Once approved the development of the site shall be carried out in accordance with the plan.

Reason: In the interests of the residential amenity of neighbouring properties and to comply with saved policies D1 and H17 of the Sedgefield Borough Local Plan.

Contaminated Land (Phase 3)

No development shall commence until a land contamination scheme has been submitted to and approved in writing by the Local Planning Authority. A Phase 3 remediation strategy shall be produced based on the findings of the Phase 2 report and shall be submitted for the approval of the local planning authority.

Reason: To ensure that the presence of contamination is identified, risk assessed and proposed remediation works are agreed in order to ensure the site is suitable for use, in

accordance with Part 15 of the National Planning Policy Framework. Required to be pre-commencement to ensure that the development can be carried out safely.

Contaminated Land (Phase 4)

Remediation works shall be carried out in accordance with the approved remediation strategy. The development shall not be brought into use until such time a Phase 4 verification report related to that part of the development has been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the remediation works are fully implemented as agreed and the site is suitable for use, in accordance with Part 15 of the National Planning Policy Framework.

Drainage scheme

Development shall be implemented in line with the drainage scheme contained within the submitted document entitled "Drainage Impact Assessment" (July 2019). The drainage scheme shall ensure that foul flows discharge to the foul sewer at manholes 3101, 2201, 1204 and 0203. It shall also ensure that surface water discharges to the surface water sewer at manholes 0202 and 4208. The surface water discharge rate shall not exceed the available capacity of 5.0l/sec from each connection, totalling 10.0l/sec from the whole development site. The final surface water discharge rate shall be agreed by the Lead Local Flood Authority.

Reason: To prevent the increased risk of flooding from any sources in accordance with the NPPF.

PD rights removed

Notwithstanding the provisions of Class A, B, C, D, E, F and G of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order) details of any enlargement, improvement or other alteration to the dwellings hereby approved and any buildings, including sheds, garages and glass houses to be erected within the curtilage of the dwellinghouses shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of the visual amenity of the area and to comply with saved policies H17, D1 and D5 of the Sedgfield Borough Local Plan.

Construction

No external construction works, works of demolition, deliveries, external running of plant and equipment shall take place other than between the hours of 0730 to 1800 on Monday to Friday and 0800 to 1400 on Saturday. No internal works audible outside the site boundary shall take place on the site other than between the hours of 0730 to 1800 on Monday to Friday and 0800 to 1700 on Saturday. No construction works or works of demolition whatsoever, including deliveries, external running of plant and equipment, internal works whether audible or not outside the site boundary, shall take place on Sundays, Public or Bank Holidays. For the purposes of this condition, construction works are defined as: The carrying out of any building, civil engineering or engineering construction work involving the use of plant and machinery including hand tools.

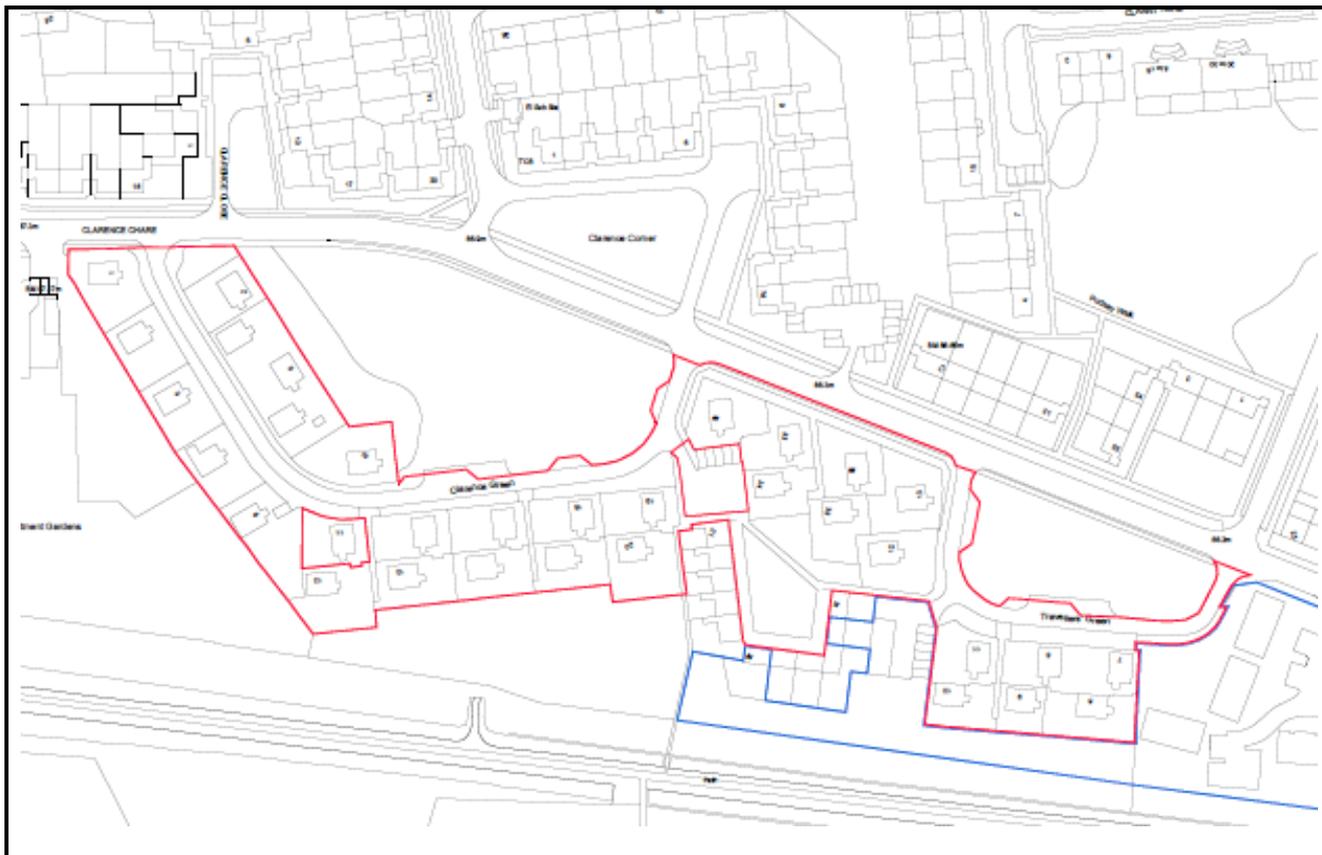
Reason: In the interests of the privacy/amenities of neighbouring occupiers and to comply with saved policies H17 and D1 of the Sedgfield Borough Local Plan.

STATEMENT OF PROACTIVE ENGAGEMENT

The Local Planning Authority in arriving at its decision have, without prejudice to a fair and objective assessment of the proposals, issues raised, and representation received, sought to work with the applicant in a positive and proactive manner. The Local Planning Authority have sought to ensure that this application has been determined within the statutory determination period. All pre-commencement conditions have been agreed in advance with the applicant as necessary.

BACKGROUND PAPERS

Submitted Application Forms, Plans and supporting documents
 National Planning Policy Framework
 Sedgefield Borough Local Plan
 Statutory response from the Highway Authority and NWL
 Internal responses from Ecology, Drainage, Landscape, Arboriculture, Affordable Housing, Archaeology, Design and Conservation, Education, Contaminated Land, Environmental Health and Spatial Policy



Planning Services

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47no. dwellings and associated infrastructure

Comments

Date 24 October 2019