

## COMMITTEE REPORT

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### APPLICATION DETAILS

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<b>APPLICATION No:</b>	<b>DM/20/01351/OUT</b>
<b>FULL APPLICATION DESCRIPTION:</b>	<b>Outline planning application for the erection of up to 14 dwellings, including means of access (all other matters reserved)</b>
<b>NAME OF APPLICANT:</b>	<b>Durham County Council</b>
<b>ADDRESS:</b>	<b>Land To The East Of Sedgefield Community College Hawthorn Road Sedgefield</b>
<b>ELECTORAL DIVISION:</b>	<b>Sedgefield</b>
<b>CASE OFFICER:</b>	<b>Barry Gavillet Senior Planning Officer 03000 261958 <a href="mailto:barry.gavillet@durham.gov.uk">barry.gavillet@durham.gov.uk</a></b>

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### DESCRIPTION OF THE SITE AND PROPOSALS

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#### Site:

1. This site is surplus to requirements of the County Council and is located to the south of Sedgefield Community College, off Butterwick Road. It covers an area of open grazing land of approximately 1.1ha. To the west of the site is the Community College, to the north and east are agricultural fields whilst to the south and south west are existing residential properties.
2. The site is in a desirable location within a strong housing market area. The existing site has been used as a spoil store when the new community college was built. This has had the effect of the site being at a higher level than the adjacent Butterwick Road. Due to topography and access requirements the developable site area has been reduced to 0.8ha. Access is currently achieved from the south west, off Butterwick Road. This area also provides the main access for buses and delivery vehicles associated with the College. The site has been assessed as being suitable for residential purposes through the Strategic Housing Land Availability Assessment (SHLAA). The site has good accessibility to Durham City (c.5.5km) and community facilities within Sedgefield itself. The edges of the site feature mature and semimature trees and hedges which help to integrate it into the surrounding landscape. The site boundaries currently comprise metal and wooden fencing in the north, wooden fencing and mature trees in the east, an open grassy boundary in the south and metal fencing on the western boundary.

#### Proposal:

3. Outline planning permission is sought for the erection of 14 no. dwellings with all matters reserved apart from access. The indicative drawings show dwellings would be

detached, two storeys, with gardens and garaging and associated parking. Access would be taken from Butterwick Road, at the south western end of the site. A SUDS pond would be located to the south west of the site. At present the application is in outline form only so the final detail of the design and scale of the properties would be assessed at reserved matters stage should this application be approved.

4. It is proposed to retain the majority of hedgerows and boundary trees to the southern boundary and protect these during the course of the development although some would need to be removed to achieve the visibility splay for the highways access point.
5. The application is being reported to committee as it constitutes a major development and at the request of Sedgefield Town Council.

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## **PLANNING HISTORY**

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6. DM/19/02831/OUT - 12 Dwellings (outline with details of access only). Application withdrawn

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## **PLANNING POLICY**

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### **NATIONAL POLICY:**

7. A revised National Planning Policy Framework (NPPF) was published in July 2021. 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.
8. In accordance with Paragraph 219 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.
9. *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 interdependent and need to be pursued in mutually supportive ways. The application of the presumption in favour of sustainable development for plan-making and decisionmaking is outlined.
10. *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. Decisionmakers at every level should seek to approve applications for sustainable development where possible.

11. *NPPF Part 5 – Delivering a wide choice of high quality homes.* The Government advises Local Planning Authority's to deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities.
11. *NPPF Part 6 – Building a strong, competitive economy.* The Government is committed to ensuring the planning system does everything it can to support sustainable economic growth. Planning should operate to encourage and not act as an impediment to sustainable growth. Therefore, significant weight should be placed on the need to support economic growth through the planning system.
12. *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.
13. *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.
14. *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.
15. *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.
16. *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.
17. *NPPF Part 15 - Conserving and enhancing the natural environment.* Planning policies and decisions should contribute to and enhance the natural and local environment.
18. *NPPF Part 16 - Conserving and Enhancing the Historic Environment.* Heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value. These assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.

## NATIONAL PLANNING PRACTICE GUIDANCE:

19. The Government has consolidated a number of planning practice guidance notes, circulars and other guidance documents into a single Planning Practice Guidance Suite. This document provides planning guidance on a wide range of matters. Of particular relevance to this application is the practice guidance with regards to; air quality; historic environment; design process and tools; determining a planning application; flood risk; healthy and safe communities; land affected by contamination; housing and economic development needs assessments; housing and economic land availability assessment; light pollution; natural environment; neighbourhood planning; noise; open space, sports and recreation facilities, public rights of way and local green space; planning obligations; travel plans, transport assessments and statements; use of planning conditions; and; water supply, wastewater and water quality.

<https://www.gov.uk/government/collections/planning-practice-guidance>

## LOCAL PLAN POLICY:

### The County Durham Plan

20. *Policy 6 Development on Unallocated Sites* - states that the development of sites within the built up area that are not allocated in the plan or in a neighbourhood plan will be permitted provided they accord with all relevant development plan policies and meet specific criteria in relation to existing permitted uses, coalescence of settlements, loss of land with identified value such as in relation to ecology or recreation, is appropriate, is not prejudicial to highway safety, has good access to sustainable modes of transport to relevant services and facilities, does not result in the loss of the settlements last community building, minimises vulnerability and provides resilience to impacts resulting from climate change, maximises the effective of previously developed land and where appropriate reflects priorities for urban regeneration.
21. *Policy 10 Development in the Countryside* - Development in the countryside will not be permitted unless allowed for by specific policies in the Plan, relevant policies within an adopted neighbourhood plan relating to the application site or where the proposal relates to one or more of the following exceptions; economic development, infrastructure development or the development of existing buildings. New development in the countryside must accord with all other relevant development plan policies and general design principles.
22. *Policy 15 Addressing Housing Need* - notes the need to increase the range and quality of housing provision within the County and with regard to meeting the needs of older people and people with disabilities states that 66% of dwellings on sites of 5 dwellings or more must be built to Building Regulations M4(2) (accessible and adoptable dwellings) standard.
23. *Policy 19 Type and Mix of Housing* - Advises that on new housing developments the council will seek to secure an appropriate mix of dwelling types and sizes, taking account of existing imbalances in the housing stock, site characteristics, viability, economic and market considerations and the opportunity to facilitate self build or custom build schemes.
24. *Policy 21 Delivering Sustainable Transport* - states that all development shall deliver sustainable transport by (in part) ensuring that any vehicular traffic generated by new development, following the implementation of sustainable transport measures, can be safely accommodated on the local and strategic highway network and does not cause

an unacceptable increase in congestions or air pollution and that severe congestion can be overcome by appropriate transport improvements.

25. *Policy 25 Developer Contributions* - Advises that any mitigation necessary to make the development acceptable in planning terms will be secured through appropriate planning conditions or planning obligations. Planning conditions will be imposed where they are necessary, relevant to planning and to the development to be permitted, enforceable, precise and reasonable in all other respects. Planning obligations must be directly related to the development and fairly and reasonably related in scale and kind to the development.
26. *Policy 26 Green Infrastructure* - States that development will be expected to maintain and protect, and where appropriate improve, the County's green infrastructure network. Advice is provided on the circumstances in which existing green infrastructure may be lost to development, the requirements of new provision within development proposals and advice in regard to public rights of way. 34.
27. *Policy 29 Sustainable Design* - details general design principles for all development stating that new development should contribute positively to an area's character, identity, heritage significance, townscape and landscape features, helping to create and reinforce locally distinctive and sustainable communities.
28. *Policy 31 - Amenity and Pollution* - states that new development will be permitted where it can be demonstrated that there will be no unacceptable impact, either individually or cumulatively, on health, living or working conditions or the natural environment and should be integrated effectively with any existing business and community facilities.
29. *Policy 32 Despoiled, Degraded, Derelict, Contaminated and Unstable Land* - states [in part] that development will not be permitted unless the developer can demonstrate that the site is suitable for the proposed use, and does not result in unacceptable risks which would adversely impact on the environment, human health and the amenity of local communities.
30. *Policy 35 Water Management* - Requires all development proposals to consider the effect of the proposed development on flood risk, both on-site and off-site, commensurate with the scale and impact of the development and taking into account the predicted impacts of climate change for the lifetime of the proposal. All new development must ensure there is no net increase in surface water runoff for the lifetime of the development. Amongst its advice, the policy advocates the use of SuDS and aims to protect the quality of water.
31. *Policy 36 Water Infrastructure* - Advocates a hierarchy of drainage options for the disposal of foul water. Applications involving the use of non-mains methods of drainage will not be permitted in areas where public sewerage exists. New sewage and waste water infrastructure will be approved unless the adverse impacts outweigh the benefits of the infrastructure. Proposals seeking to mitigate flooding in appropriate locations will be permitted though flood defence infrastructure will only be permitted where it is demonstrated as being the most sustainable response to the flood threat.
32. *Policy 39 Landscape* - states that proposals for new development will be permitted where they would not cause unacceptable harm to the character, quality or distinctiveness of the landscape, or to important features or views and that development affecting valued landscapes will only be permitted where it conserves, and where appropriate enhances, the special qualities of the landscape, unless the benefits of the development in that location clearly outweigh the harm.

33. *Policy 40 Trees, Woodlands and Hedges* - states that proposals will be expected to retain existing trees where they can make a positive contribution to the locality or to the development, maintain adequate standoff distances between them and new land-uses, including root protection areas where necessary, to avoid future conflicts, and integrate them fully into the design having regard to their future management requirements and growth potential.
34. *Policy 41 Biodiversity and Geodiversity* - states that proposal for new development will not be permitted if significant harm to biodiversity or geodiversity resulting from the development cannot be avoided, or appropriately mitigated, or as a last resort, compensated for.
35. *Policy 43 Protected Species and Nationally and Locally Protected Sites* - Development proposals that would adversely impact upon nationally protected sites will only be permitted where the benefits clearly outweigh the impacts whilst adverse impacts upon locally designated sites will only be permitted where the benefits outweigh the adverse impacts. Appropriate mitigation or, as a last resort, compensation must be provided where adverse impacts are expected. In relation to protected species and their habitats, all development likely to have an adverse impact on the species' abilities to survive and maintain their distribution will not be permitted unless appropriate mitigation is provided or the proposal meets licensing criteria in relation to European protected species.
36. *Policy 44 Historic Environment* - Seeks to ensure that developments should contribute positively to the built and historic environment and seek opportunities to enhance and, where appropriate, better reveal the significance and understanding of heritage assets. The policy advises on when harm or total loss of the significance of heritage assets can be accepted and the circumstances/levels of public benefit which must apply in those instances.

## **NEIGHBOURHOOD PLAN:**

### Sedgefield Neighbourhood Plan 2019

37. *Policy G1a - Development within the Built-up Area Boundary.* For the purposes of this policy the term development includes new build, changes of use and extensions but not householder development. Development within the Built-up Area Boundary will be supported providing it accords with national and local planning policies.
38. *Policy H1 - Older persons housing.* To enable the needs of the ageing population to be met, at least 10% of private or intermediate housing on sites of 10 units or more shall, in relation to design and house type, increase the housing options of older people.
39. *Policy H2 - Design, Style and Density of Housing.* All development proposals must: Demonstrate good design principles that respond to local character and distinctiveness; deliver a density of housing that is appropriate for the local setting and historic character but where these issues are not predominant makes effective use of land; and utilise appropriate materials.
40. *Policy E1 - Visual & Spatial Impact.* Development should enhance the visual and spatial characteristics of the plan area. In particular development should respect significant views of designated and non-designated heritage assets and views referred to in the Sedgefield Conservation Area Appraisal. These views should be protected

from significant intrusive development which has a demonstrable impact on the character of the heritage asset or area.

*The above represents a summary of those policies considered relevant. The full text, criteria, and justifications can be accessed at: <http://www.durham.gov.uk/article/3266/Development-Plan-for-County-Durham> (Adopted County Durham Plan) and <https://www.durham.gov.uk/media/9008/Sedgefield-neighbourhood-plan-draft-submission/pdf/SedgefieldNeighbourhoodPlan-DraftSubmission.pdf?m=636860985008770000> (Adopted Sedgefield Neighbourhood Plan)*

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## **CONSULTATION AND PUBLICITY RESPONSES**

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### **STATUTORY RESPONSES:**

41. *Sedgefield Town Council* – object to the planning application. They state that the planning application has no regard for the policies relating to type of housing, density of housing and quality of housing as contained in the Town's formally adopted neighbourhood plan and there is a high likelihood that there could be four and five bedroom homes on this site together with a potential rise in associated vehicles.
42. Sedgefield Town Council does not agree that the increase of traffic from this development will not have a severe impact on highway capacity and safety. There are at least 11 coaches, including single and double deck, as well as private hire taxis and private vehicles travelling to and from the school twice a day, and when this happens there is no room for any form of emergency vehicle to access properties along St Edmunds Green. They state it is very clear that this application would generate considerable additional traffic which would exacerbate further an already significant problem with traffic along Butterwick Road, and increase the emissions from traffic along Butterwick Road leading to St Edmunds Green, and the Community College, and also the feeder roads of The Lane, and East End. They go on to state that it is also important to take into account the recent planning approval for Sedgefield Community College which will generate increased visitors to the school, some of whom will inevitably access the College via East End, even though they are being directed to use the alternative entrance on Hawthorn Road suggesting they may use The Lane for access. East End is already extremely congested and almost all residents have to park their vehicles on this road, outside of their properties, adding to the congestion problem. They also have concerns about air pollution stating that the Durham County Council Air Quality Annual Status Report acknowledges the seriousness of air pollution from traffic, however, there is no evidence that such an impact assessment has been carried out on the development now being proposed in this planning application and the Town Council questions why this has been overlooked.
43. It is also noted that within this planning application there is no indication as to how footpaths and access to the Town's centre would be effectively achieved in ways other than via vehicular traffic, in particular safe cycling to encourage other modes of transport to and from school.
44. The Town Council also query where the financial contributions toward education would be allocated and that the application should be determined by the planning committee.
45. *Highway Authority* –have commented that the applicant has supplied speed survey data which confirms that the visibility splays are acceptable and that the applicant has

also provided the additional features requested. On this basis they have no objection to the proposals.

#### **INTERNAL CONSULTEE RESPONSES:**

46. Archaeology - Investigations in recent years have shown that Sedgefield and surrounding areas were an area of intense settlement in the Iron Age and Roman periods. Consequently, it is recommended that conditions are applied so that investigations are conducted to determine the archaeological potential of the proposed development site and the form of any mitigation works required subsequently.
47. *Landscape and trees* - The submitted proposals would result in the loss of a couple of trees for the new estate access road. These trees are small in stature and are not significant in the landscape and their loss would have no significant impact on local amenity. Any loss of existing trees should be mitigated through a robust tree planting scheme. They further comment that the proposed access and associated sightlines would require removal of some established - mostly hedgerow – vegetation although the effects of this would not be significant. The vegetation could be replaced with trees on a grass bank planted with spring bulbs as it is further along the road. This would be the most appropriate treatment where the development would face onto existing houses and gardens giving it an urban character whilst encouraging lower vehicle speeds, with denser vegetation to maintain a rural character to the east.
48. *Environment, Health and Consumer Protection (Nuisance)* – Raise no objections subject to a condition requiring submission of a Construction Management Plan. In addition to this, a noise report has been submitted which demonstrates the tonality was identified at 4000 kHz at around 29dB. It is not known what is attributable to this sound. Given what maybe regarded a low level of the sound, it is envisage façade of the buildings and windows will provide sufficient noise attenuation to bring it within reasonable parameters. Therefore officers would expect a condition be affixed requiring as suitable noise mitigation scheme be provided to be discharged at reserved matters stage. Finally in terms of light, based on the school switching off the flood lighting before 2300 hrs, which is believed to be the operation procedure, the submitted lighting assessment identifies light levels to fall below 10 lux for pre-curfew level which is acceptable.
49. *Drainage* - The proposal complies with National Standards and Council Policies in providing sustainable surface water management solutions and ensuring the prevention of flood risk to and from the proposed development. They confirm that the Lead Local Flood Authority have no objections subject to the proposed development being implemented in accordance with the Flood Risk Assessment and Drainage Strategy.
50. *Environment, Health and Consumer Protection (Contaminated Land)* – Officers have commented that topsoil samples are not considered sufficient to demonstrate the soils on site are suitable for re-use in garden areas given the number of properties proposed. As a result further testing is required either in-situ or in stockpile or testing of any imported soils to site is required and therefore conditions are required. In addition, given gas protection measures are required a remediation strategy including details of the gas protection system and a verification plans are required prior to commencement of the development.
51. *Ecology* – no objections subject to a financial contribution to contribute to biodiversity improvements in the locality.
52. *Northumbrian Water* – Do not object, but comment that the planning application does not provide sufficient detail with regards to the management of foul and surface water

from the development for Northumbrian Water to be able to assess their capacity to treat the flows from the development and have therefore requested a condition which should provide further detail of foul and surface water drainage before commencement.

53. *Design and Conservation* – Officers confirm that the applicant has now included an assessment of local character within the design code, identifying the positive elements of the local vernacular and recent contemporary development which sets a precedent for future development in the area. Any development of the site should reference local character when developing detailed designs at reserved matters stage.
54. *Affordable Housing* – Officers agree that 20% affordable housing is required as the site is within a higher value area, this could be in the form of on or off-site provision.
55. *Education* – A contribution is required of £88,218 for additional accommodation in primary schools and £49,662 for secondary schools. These funds would be directed to Sedgefield Community College, Sedgefield Primary and Hardwick Primary Schools.

#### **PUBLIC RESPONSES:**

56. The application was advertised in the local press, by site notice and by direct notification to neighbouring properties.
57. *NHS* – The NHS have responded and commented that in this case, the increase in resident population should not have a material effect on the local GP surgeries and their abilities to provide care.
58. 7 letters of objection have been received from surrounding residents. Residents raise concerns regarding an increase in traffic and state that the access is dangerous. There is also concern about the construction traffic whilst the development is ongoing along with general highway safety concerns and request that a speed survey is carried out. Other concerns are that affordable housing is needed in the area and that there is pressure on local amenities. Finally, there are concerns about the levels and that drainage would be an issue on and near to the site. These concerns are addressed later in the report and have been assessed by officers.

*The above is not intended to repeat every point made and 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/applicationDetails.do?activeTab=documents&keyVal=QVX97IGDH3O00>

#### **APPLICANTS STATEMENT:**

59. This is an opportunity to unlock a 1.05ha brownfield site at Butterwick Lane, Sedgefield for a small scale housing development that could deliver up to 14 homes. Proposals that explore custom and self build delivery models on the site would be welcomed.
60. The edge of village location is in a residential area adjacent to the village secondary school, Sedgefield Community College. The site presents a sustainable location with good walking routes to the village centre and all its services including retail and employment. The site is well connected by road, near to the A689 and A177, and with frequent bus services to neighbouring settlements and employment centres including Durham city, Stockton and Tees Valley.
61. The former site was part of the Sedgefield Community College before its redevelopment in 2011. Since then it has remained undeveloped, with a SUDs for the school to its

western boundary. By securing outline planning for housing, with a design code to ensure any development will be in keeping with the village design vernacular, the visual amenity of the site will be maximised whilst continuing to support the diverse housing mix within the village and further stimulating the economic growth of Sedgfield.

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## **PLANNING CONSIDERATIONS AND ASSESSMENT**

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62. 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 as an outline application with all matters reserved apart from access raised relate to the principle of development, highways, design and layout of the development, landscape, drainage, ecology and other matters including representations received.

### Principle of the Development

63. 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 County Durham Plan (CDP) is the statutory development plan and the starting point for determining applications as set out in the Planning Act and reinforced at Paragraph 12 of the NPPF. The CDP was adopted in October 2020 and provides the policy framework for the County up until 2035. Paragraph 11 of the NPPF establishes a presumption in favour of sustainable development.
64. For decision taking this means:-
- c) approving development proposals that accord with an up to date development plan without delay; or
  - d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:
    - i) the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or,
    - ii) any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.
65. The site is located within the Built-up Area Boundary which is designated under Policy G1a of the Sedgfield Neighbourhood Plan (SNP). This informs that development will be supported providing it accords with national and local planning policies. As the site is not allocated in the CDP, the principle is therefore assessed against Policy 6 of the CDP in the first instance. This includes a range of criteria that proposals must align with. Proposals must also satisfy a range of further policy requirements set down in the SNP and the CDP. SNP Policies H1, H2 and E1 are of relevance. Within the CDP, Policies 15, 21, 25, 26, 27, 29, 31, 32, 35, 36, 40, 41 and 56 are engaged as a minimum for considering residential development proposals, both in outline and for more detailed schemes.
66. In relation to Policy 6 it sets out the following criteria:

67. The development of sites which are not allocated in the Plan or in a Neighbourhood Plan which are either (i) within the built-up area; or (ii) outside the built-up area (except where a settlement boundary has been defined in a neighbourhood plan) but well related to a settlement, will be permitted provided the proposal accords with all relevant development plan policies and:
- a. is compatible with, and is not prejudicial to, any existing, allocated or permitted use of adjacent land;
  - b. does not contribute to coalescence with neighbouring settlements, would not result in ribbon development, or inappropriate backland development;
  - c. does not result in the loss of open land that has recreational, ecological or heritage value, or contributes to the character of the locality which cannot be adequately mitigated or compensated for;
  - d. is appropriate in terms of scale, design, layout, and location to the character, function, form and setting of, the settlement;
  - e. will not be prejudicial to highway safety or have a severe residual cumulative impact on network capacity;
  - f. has good access by sustainable modes of transport to relevant services and facilities and reflects the size of the settlement and the level of service provision within that settlement;
  - g. does not result in the loss of a settlement's or neighbourhood's valued facilities or services unless it has been demonstrated that they are no longer viable;
  - h. minimises vulnerability and provides resilience to impacts arising from climate change, including but not limited to, flooding;
  - i. where relevant, makes as much use as possible of previously developed (brownfield) land; and
  - j. where appropriate, it reflects priorities for urban regeneration.
68. In terms of townscape and landscape implications the key considerations are the relationship to the settlement pattern and form, as development would extend the settlement eastwards toward the open countryside, so the issue is whether the development of the site would be a natural extension to the settlement or whether it would unacceptably affect the landscape character of the countryside. It is also necessary to appraise the merits of this proposal against considerations such as the proximity to services and facilities, other buildings and built up areas as well as other judgements such as its sustainability in terms of location in the countryside and access to sustainable transport options.
69. It is considered that the development of the application site would not be in conflict with Policy 6 as it is well-related to the settlement, close to the existing college and housing to the south and west, it would not significantly affect the landscape character and is an acceptable distance to local community facilities, services and sustainable transport links.
70. CDP Policy 10 relates to development in the countryside and advises that development will not be permitted unless allowed for by specific policies in the Plan.

The proposed development is considered to be one of these forms of development as it is allowed for by policy 6.

#### Five-year housing land supply

71. It was established under the adoption of the CDP that the Council can demonstrate in excess of 5 years housing land supply (6.33 years). In accordance with paragraph 74 of the NPPF, a five-year supply of deliverable housing sites, with the appropriate buffer can be demonstrated and therefore delivery of houses in this location is not considered a significant benefit.
72. In summary, the proposals are considered to be in accordance with Policies 6 and 10 of the CDP and the aims of the NPPF and are therefore acceptable in principle.

#### Addressing Housing Need

73. Policy 15 of the CDP states that affordable housing will be sought on sites of 10 or more units, for up to 25% of units in the highest value areas to 10% in the lowest. On sites of 10 or more units, 10% of the homes provided should be for affordable home ownership (starter homes, discount market sale housing and other affordable routes to home ownership). Any contribution above 10% should be provided as affordable housing for rent. As this site is within a higher value area, this development would require 20% affordable housing in the form of affordable home ownership and affordable rent. The applicant has agreed to provide the requisite provision of affordable housing. However, as the council are both the applicant and the local planning authority, a S106 legal agreement cannot be used as the mechanism to secure the affordable housing. Therefore, legal officers have previously advised that as the Council as landowner can control delivery, an appropriate mechanism to secure the affordable housing would be the land sale documentation when the Council sells the land to a developer. Accordingly, the financial contribution equivalent of 20% affordable housing can be extracted and secured in this way, although slightly less weight can be given to this than would be the case if secured by S106 obligation. These monies can then be utilised to provide the 20% affordable housing either on site or offsite.
74. Policy 15 of the CDP and policy H1 of the Sedgefield Neighbourhood Plan (SP) also aim to meet the needs of older people and people with disabilities. On sites of 10 units or more, a minimum of 10% of the total number of dwellings on the site are required to be of a design and type that will increase the housing options of older people. Policy 15 also requires that 66% of housing meets the building regulations M4(2) accessible and adaptable homes standard. These would be secured through condition.

#### Minerals Safeguarding

75. The Spatial Policy Team have considered the proposal and would not wish to raise an objection on the grounds of CDP Policy 56. While the application site is underlain by deposits of glacial sand and gravel its close proximity to Sedgefield Community College and nearby dwellings in effect means that it would not be ever be suitable for minerals extraction.

#### Highway Safety and Access

76. The Highway Authority have assessed the application and consider that there would be no significant or severe impact on the highway network. The applicant has supplied speed survey data which confirms that the visibility splays are acceptable. The applicant has also provided the additional features requested including footway

improvements. The results of the speed survey are noted and the visibility splays of 2.4 x 43 metres are acceptable and on this basis offer no objection from a highways perspective.

77. It is considered that the development would not be prejudicial to highway safety or have a severe cumulative impact on network capacity as advised by highway officers. In addition, it is considered that the location of the development is broadly sustainable and would have good and improved pedestrian links and access to public transport enabling links to local services and facilities. Whilst it is noted that objectors are particularly concerned about the application in relation to highways impacts the Highway Authority considers that an objection on highway safety grounds could not be sustained and as such offers no objection to the application subject to the inclusion of planning conditions to ensure the access accords with the submitted and accepted proposals and cycle and EV parking provision. Therefore, the proposals would comply with policies 6 and 21 of the CDP and part 9 of the NPPF.

#### Layout, Design and Scale

78. This application seeks outline planning permission for a residential development of up to 14 units. The appearance, scale and layout of the development are reserved matters which would be assessed in detail should it progress to that stage. However, the applicant has submitted indicative drawings showing the proposed layout of the development.
79. Policy 29 of the CDP outlines that development proposals should contribute positively to an area's character, identity, heritage significance, townscape and landscape features, helping to create and reinforce locally distinctive and sustainable communities. Parts 12 and 15 of the NPPF also seek to promote good design, while protecting and enhancing local environments. Paragraph 130 of the NPPF also states that planning decisions should aim to ensure developments function well and add to the overall quality of the area and establish a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit. Policy H2 of the SP is a housing design policy and amongst its advice requires housing to be of good design, responding to local character and distinctiveness. As the application is in outline, this application would not approve the final layout, design, appearance of landscaping of the scheme. Those matters would be addressed in detail at the reserved matters stage. The application is accompanied by an indicative layout and Design Code seeking to establish design principles and parameters which the reserved matters would be expected to take forward in the final detailed design. Should the development progress to a detailed stage, the applicant should ensure the principles are taken forward and adhere to the assessment of the characteristics of the area which has been provided, ensuring proposals respond to the positive elements of the local vernacular, resulting in development which is of locally inspired or otherwise distinctive design. In addition, parking should be well-integrated with buildings, so it does not dominate the street scene or impact on the ability of the street to function as a social space.
80. With regards to separation distances, it is considered that the minimum requirements stated in the Council's Residential Design Supplementary Planning Document could be achieved, and that residential amenity for future occupiers would be sufficient as indicated in the design guide and indicative layout plan. This would be assessed in detail should the application progress to reserved matters stage.
81. Overall, it is considered that the indicative proposals are acceptable in terms of appearance, layout, scale and landscaping and would result in a good quality development with no adverse impacts on existing occupiers. The proposals are

considered to be in accordance with the relevant National and Local Plan policies along with the adopted Supplementary Planning Document, policies 6 and 29 of the CDP, policy H2 of the SNP and part 12 of the NPPF.

## Drainage

82. Policies 35 and 36 of the CDP relate to flood water management and infrastructure. Policy 35 requires development proposals to consider the effects of the scheme on flood risk and ensure that it incorporates a Sustainable Drainage System (SuDs) to manage surface water drainage. Development should not have an adverse impact on water quality. Policy 36 seeks to ensure that suitable arrangements are made for the disposal of foul water.
83. The submitted Flood Risk Assessment confirms that the development lies in Flood Risk Zone 1 and at the lowest potential risk from flooding. The submitted drainage strategy has been reviewed by the Lead Local Flood Authority who consider that it meets the principles of the requirements of Policy 35 in terms of disposal and treatment of surface water run-off from the site. They request that the strategy and detailed design is conditioned as part any approval to ensure that the development adheres to these principles. Northumbrian Water have previously requested that a condition is imposed on any planning permission to ensure the submission of details of the foul water drainage.
84. It is considered that the development would not result in an unacceptable flood risk and development is therefore compliant with Policies 35 and 36 of the CDP and Part 14 of the NPPF.

## Landscape and Heritage

85. Landscape officers consider that the indicative housing layout would appear to have capacity to accommodate a fully integrated Landscape Scheme which should be conditioned.
86. The submitted proposals would result in the loss of a couple of trees for the new estate access road. These trees are small in stature and are not significant in the landscape and their loss would have no significant impact on local amenity. Any loss of existing trees should be mitigated through a robust tree planting scheme. Landscape officers further comment that the proposed access and associated sightlines would require removal of some established, mostly hedgerow vegetation although the effects of this would not be significant. The vegetation could be replaced with trees on a grass bank planted with spring bulbs as it is further along the road. This would be the most appropriate treatment where the development would face onto existing houses and gardens giving it an urban character whilst encouraging lower vehicle speeds, with denser vegetation to maintain a rural character to the east.
87. In terms of policy 6 of the CDP the following criteria would need to be met;  
  
that the proposals:  
  - b. does not contribute to coalescence with neighbouring settlements, would not result in ribbon development, or inappropriate backland development;
  - c. does not result in the loss of open land that has recreational, ecological or heritage value, or contributes to the character of the locality which cannot be adequately mitigated or compensated for;

d. is appropriate in terms of scale, design, layout, and location to the character, function, form and setting of, the settlement;

88. Policy 39 of the County Durham Plan states proposals for new development will be permitted where they would not cause unacceptable harm to the character, quality or distinctiveness of the landscape, or to important features or views. Proposals would be expected to incorporate appropriate measures to mitigate adverse landscape and visual effects. Policy 40 seeks to avoid the loss of existing trees and hedgerows unless suitable replacement planting is provided.
89. Policy E1 of the SP relates to visual and spatial impact and amongst its advice states that development should enhance the visual and spatial characteristics of the plan area.
90. It is considered that the proposals with appropriate conditions would be in accordance with the above criteria as they do not contribute to coalescence, result in ribbon or backland development; the character and locality is not significantly affected and forms a logical extension to the existing built form of development and it is appropriate to the form and setting of the settlement subject to conditions. Therefore, the proposals are considered to be in accordance with policies 6, 29, 39 and 40 of the CDP, policy E1 of the SP and parts 12 and 15 of the NPPF.
91. Policy 44 of the CDP expects development to sustain the significance of designated and non-designated heritage assets, including any contribution made by their setting. It requires development proposals to contribute positively to the built and historic environment and should seek opportunities to enhance and, where appropriate, better reveal the significance and understanding of heritage assets whilst improving access where appropriate. Development which leads to less than substantial harm to a designated heritage asset will be weighed against the public benefits of the proposal. Development which leads to substantial harm to, or total loss of, the significance of a designated heritage asset will only be acceptable where it can be demonstrated that it is necessary to achieve substantial public benefits that outweigh that harm or loss, or where number of criteria set out in the policy all apply. Policies E1 and E4 of the SNP provide similar advice in respect to protecting heritage assets and both the CDP and SNP advice is reflective of Part 16 of the NPPF.
92. The site does not contain nor is immediately adjacent to any designated heritage assets. On approaches in Sedgefield from Butterwick Road some views of the Grade I listed Church of St Edmund within Sedgefield Conservation Area are available. However, with landscape features on the site edges being predominantly retained it is considered that no impact of any significance nor any harm upon the Church of St Edmund or conservation Area would occur. With no harm caused to the Conservation Area or listed buildings no conflict is considered to occur with the statutory duties under the Planning (Listed Buildings and Conservation Areas) Act 1990 to pay special attention to the desirability of preserving or enhancing the character and appearance of a conservation area and to have special regard to the desirability of preserving listed buildings or their setting or any features of special architectural or historic interest that they possess. Conditions would be attached to any approval in respect to archaeological matters.

## Ecology

93. Part 15 of the NPPF seeks to ensure that developments protect and mitigate harm to biodiversity interests, and where possible, improve them. In particular paragraph 175 requires the planning system to achieve measurable net gains for biodiversity. Policy 41 displays a broad level of accordance with approach stating that new development

will be expected to minimise impacts on biodiversity by retaining and enhancing existing biodiversity assets and features and providing net gains for biodiversity including by establishing coherent ecological networks. CDP Policy 43 seeks to protect designated ecological sites and minimise impacts upon protected species.

94. Ecology Officers have reviewed the Ecological Assessment and are satisfied with the results and conclusions. It is recommended that the Mitigation and Enhancement detailed in Section 7 of the report be conditioned, including but not restricted to sensitive timing of vegetation clearance to avoid impacts on breeding birds, a detailed lighting scheme to be agreed with the LPA prior to any works commencing on site, and securing the required financial contribution of £5044.76 to offset the losses in biodiversity as a result of the proposals.
95. The development is considered to accord with the aims of policies 41 and 43 of the CDP and paragraph 175 of the NPPF.

#### Other Financial Contributions

##### *Education*

96. Officers in education have confirmed that they will require £88,218 for additional accommodation in primary schools and £49,662 for secondary school places. As stated previously, these contributions would be directed to Sedgefield Community College, Sedgefield Primary School and Hardwick Primary School. As per the affordable housing referenced earlier in this report and again below the Council cannot enter into a S106 agreement on applications that it is the applicant. The necessary monies can be ring fenced for the necessary education purposes.

##### *Affordable Housing*

97. As noted earlier in the report, the applicant has agreed to provide the requisite provision of affordable housing. However, as the council are both the applicant and the local planning authority, a S106 legal agreement cannot be used as the mechanism to secure the affordable housing. Therefore, legal officers have previously advised that as the Council as landowner can control delivery, an appropriate mechanism to secure the affordable housing would be the land sale documentation when the Council sells the land to a developer. Accordingly, the financial contribution equivalent of 20% affordable housing can be extracted and secured in this way, although slightly less weight can be given to this than would be the case if secured by S106 obligation. These monies can then potentially be utilised to provide the 20% affordable housing either on site or potentially offsite.

##### *Healthcare provision*

98. The NHS have commented that local surgeries are part of CCG wide plans to improve GP access and would be the likely beneficiaries of any funds secured through planning approvals. Local GP Practices are keen to maintain/improve their access, and an increase in patient numbers may require adjustments to existing premises/access methods. In this case, they have confirmed that the increase in resident population should not have a material effect on the local GP surgeries and their abilities to provide care.

##### *Open Space Provision*

99. Policy 26 (Green Infrastructure) of the CDP requires that proposals for new residential development are required to make provision for open space, to meet the needs of

future residents having regard to the standards of open space provision set out in the Open Space Needs Assessment (OSNA).

100. Given the scale of the proposed development, in accordance with OSNA requirements, there would be no express requirement to provide functional open space within the site envelope. Instead, financial contributions would normally be required (secured through planning obligations) in support of the provision of new open space, or the improvement of existing open space, elsewhere in the locality.
101. The OSNA 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. A scheme of 14 units would likely generate a population of around 31 people based on 2011 census data of 2.2 persons per household. Financial contributions would be required to fund improvements and provision within existing open space areas, which would amount to £24,505 and again ring fenced for this purpose in the absence of a S106 agreement.

#### Objections received

102. The Town Council and members of the public have raised concerns relating to highway safety and traffic congestion. In terms of traffic congestion and highway safety it is set out earlier in the report that highway officers consider that the proposals would not be prejudicial to highway safety or have a severe cumulative impact on network capacity. The speed survey carried out shows data which confirms that the visibility splays are acceptable and that the access arrangements would not warrant refusal of planning permission.
103. Residents have also raised concerns that the scheme would provide additional burdens to the infrastructure and local amenities in the town which would lead to greater demand. Education officers have been consulted as part of the application process and have confirmed that there would be contributions required in both primary and secondary schools in order to mitigate the proposed development. As noted above the NHS have confirmed that the proposals would not place a burden on existing healthcare services. In terms of drainage, the Council's drainage officers have agreed that the submitted scheme is acceptable whilst the proportion of affordable housing has been agreed and would be secured with a mechanism in the land sale to any future developer. Overall, the concerns of objectors have been taken into account and addressed either during the application process or in this report. It is not considered that the proposals would lead to any significant loss of amenity to nearby residents that would warrant refusal of planning permission. With regard to affordable housing, flooding and highways concerns, the appropriate specialist officers dealing with these issues raise no objections.

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## **CONCLUSION**

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104. Section 38(6) of the Planning and Compulsory Purchase Act 2004 sets out that planning applications be determined in accordance with the development plan unless material considerations indicate otherwise.
105. In summary, it is acknowledged that this proposal is not an allocated housing site under policy 4 of the CDP. However, policy 6 of the CDP allows for unallocated sites on the basis that specific criteria are met. In this instance, and for the reasons set out in this report, it is considered that on balance the proposed development complies with the criteria of policy 6 and Policy G1a of the Sedgefield Neighbourhood Plan allowing development in built up areas. The development is considered to comply with relevant

Development Plan policies in regards to the other material planning considerations discussed above with no unacceptable impacts identified. Paragraph 11 of the NPPF states that development proposals accord with an up to date development plan, should be approved without delay. Approval is therefore recommended.

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## **RECOMMENDATION**

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That the application is **APPROVED** subject to the completion of an internal transfer of funds to secure the following;

- £24,505 toward open space provision within the electoral division.
- £5044.76 towards biodiversity enhancement.
- £137,880 toward education provision.
  
- And subject to a financial contribution the equivalent of 20% affordable housing provision to be secured through the sale documentation for the site/at the point of sale of the land

and subject to the following conditions:

1. Approval of the details of the appearance, landscaping, layout and scale of the development (hereinafter called "the reserved matters") shall be obtained in writing from the Local planning authority before any development is commenced.

*Reason:* Required to be imposed pursuant to Section 92 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2. Application for approval of reserved matters shall be made to the Local Planning Authority before the expiration of three years beginning with the date of this permission and the development must be begun not later than the expiration of two years from the approval of the reserved matters, or in the case of approval on different dates, the date of approval of the last of the reserved matters to be approved.

*Reason:* Required to be imposed pursuant to Section 92 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

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

Design and Access Statement rev A containing design principles  
Vehicular and Pedestrian Access A-200-03 REV A  
Indicative site plan A-200-01

*Reason:* To define the consent and ensure that a satisfactory form of development is obtained in accordance with Policies 6, 21, 26, 29 and 39 of the County Durham Plan and Parts 9, 12 and 15 of the NPPF.

4. No development shall commence until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. The Construction Management Plan shall include as a minimum but not necessarily be restricted to the following:

1. A Dust Action Plan including measures to control the emission of dust and dirt during construction.

2. Details of methods and means of noise reduction/suppression.
3. Where construction involves penetrative piling, details of methods for piling of foundations including measures to suppress any associated noise and vibration.
4. Details of measures to prevent mud and other such material migrating onto the highway from all vehicles entering and leaving the site.
5. Designation, layout and design of construction access and egress points.
6. Details for the provision of directional signage (on and off site).
7. Details of contractors' compounds, materials storage and other storage arrangements, including cranes and plant, equipment and related temporary infrastructure.
8. Details of provision for all site operatives for the loading and unloading of plant, machinery and materials.
9. Details of provision for all site operatives, including visitors and construction vehicles for parking and turning within the site during the construction period.
10. Routing agreements for construction traffic.
11. Details of the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate.
12. Waste audit and scheme for waste minimisation and recycling/disposing of waste resulting from demolition and construction works.
13. Management measures for the control of pest species as a result of demolition and/or construction works.
14. Detail of measures for liaison with the local community and procedures to deal with any complaints received.

The management strategy shall have regard to BS 5228 "Noise and Vibration Control on Construction and Open Sites" during the planning and implementation of site activities and operations.

The approved Construction Management Plan shall also be adhered to throughout the construction period and the approved measures shall be retained for the duration of the construction works.

*Reason: To protect the residential amenity of existing and future residents from the development in accordance with Policy 31 of the County Durham Plan and Part 15 of the National Planning Policy Framework. Required to be pre commencement to ensure that the whole construction phase is undertaken in an acceptable way.*

5. No development works (including demolition) shall be undertaken outside the hours of 8am and 6pm Monday to Friday and 8am and 1pm on a Saturday with no works to take place on a Sunday or Bank Holiday.

*Reason: In the interests of residential amenity having regards to policy 31 of the County Durham Plan.*

6. The development hereby approved shall be provided with electric vehicle charging points in accordance with a scheme to be submitted and agreed in writing with the Local Planning Authority. The agreed scheme of charging points must be installed and available for use before occupation of each dwelling.

*Reason: In the interests of sustainable construction and in accordance with Policy 29 of the County Durham Local Plan and Part 14 of the National Planning Policy Framework.*

7. All of the dwellings hereby approved shall be provided with private bike storage and said storage must be installed and available for use before occupation of each dwelling.

*Reason: To encourage sustainable transport modes of travel having regard to CDP Policy 21 and Part 9 of the NPPF.*

8. No dwelling shall be occupied until a scheme of sound attenuation measures has been completed in relation to the boundary between the development site and the existing community college adjacent to the development and said scheme must have first been submitted to and approved in writing by the local planning authority. The scheme of attenuation measures shall be agreed in writing and implanted before occupation of any dwellings.

*Reason: To protect the residential amenity of residents in accordance with Policy 31 of the County Durham Plan and Part 15 of the National Planning Policy Framework.*

9. Prior to commencement of the development hereby approved a written scheme of investigation setting out a programme of archaeological work in accordance with 'Standards for All Archaeological Work in County Durham and Darlington' shall be submitted to the Local Planning Authority for approval. The programme of archaeological work will then be carried out in accordance with the approved scheme of works. Development shall thereafter take place in accordance with the agreed details.

*Reason: To comply with Paragraph 199 of the NPPF, which requires the developer to record and advance understanding of the significance of heritage assets, and to ensure information gathered becomes publicly accessible*

10. The development shall not be occupied until the post investigation assessment has been completed in accordance with the approved Written Scheme of Investigation. The provision made for analysis, publication and dissemination of results, and archive deposition, should be confirmed in writing to, and approved by, the Local Planning Authority.

*Reason: To comply with Paragraph 199 of the NPPF, which requires the developer to record and advance understanding of the significance of heritage assets, and to ensure information gathered becomes publicly accessible.*

11. No development shall commence until a land contamination scheme has been submitted to and approved in writing by the Local Planning Authority. The submitted scheme shall be compliant with the YALPAG guidance and include a Phase 2 site investigation and Phase 3 remediation strategy, which shall include details of the gas protection measures and method of verification.

*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.*

12. 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.*

13. Development shall not commence until a detailed scheme for the disposal of foul and surface water from the development hereby approved has been submitted to and approved in writing by the Local Planning Authority in consultation with Northumbrian Water and the Lead Local Flood Authority. Thereafter the development shall take place in accordance with the approved details. The final surface water management scheme shall be devised in accordance the surface water management scheme for the proposed development contained in the Flood Risk Assessment and Drainage Strategy – Issue 7/09/2021.

*Reason: To prevent the increased risk of flooding from any sources in accordance with Policy 35 of the CDP and Part 14 of the NPPF.*

14. No development shall commence until a scheme to detail how 66% (rounded up or down to nearest whole number) of the dwellings comply with Building Regulations M4(2) Accessible and Adaptable Dwellings has been submitted and agreed by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

*Reason: In order to address housing need requirements in accordance with policy 15 of the CDP. Required to be pre-commencement as no development can occur until it is known how the M4(2) dwellings are incorporated into the development.*

15. Application(s) for reserved matters must be accompanied by details of the provision of 10% older persons housing to comprise of either level access flats, level access bungalows or housing products which meet the specific needs of a multi-generational family.

*Reason: To meet the housing needs of older people and people with disabilities in accordance with Policy 15 of the County Durham Plan and Part 5 of the NPPF.*

16. Application(s) for reserved matters must be accompanied by details of a C02 emission reduction scheme which will achieve a reduction in C02 emissions of 10% below the Dwelling Emission Rate against the Target Emission Rate based upon the 2013 edition of the 2010 Building Regulations. Thereafter the development must be completed in accordance with the approved details.

*Reason: To ensure that the development contributes to the reduction of C02 emissions in accordance with County Durham Plan Policy 29 and Part 14 of the NPPF.*

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## **STATEMENT OF PROACTIVE ENGAGEMENT**

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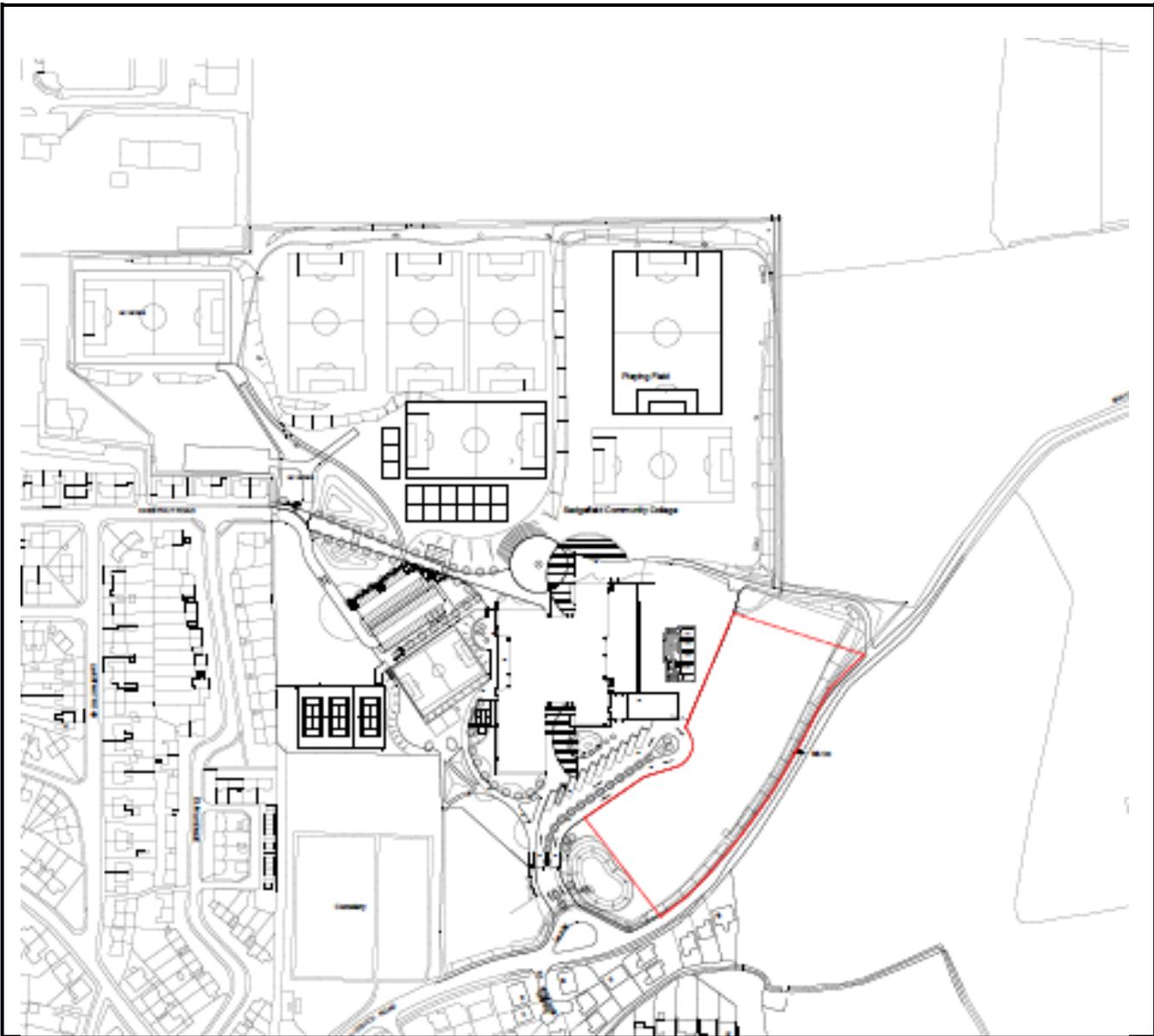
In accordance with Article 35(2) of the Town and Country Planning (Development Management Procedure) (England) Order 2015, the Local Planning Authority has, without prejudice to a fair and objective assessment of the proposals, issues raised and representations received, sought to work with the applicant in a positive and proactive manner with the objective of delivering high quality sustainable development to improve the economic, social and environmental conditions on the area in accordance with the NPPF.

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## **BACKGROUND PAPERS**

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- Submitted application form, plans supporting documents and subsequent information provided by the applicant.
- The National Planning Policy Framework (2021)
- National Planning Practice Guidance notes
- County Durham Plan
- Sedgefield Neighbourhood Plan
- Statutory, internal and public consultation responses



**Planning Services**

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**Outline planning application for the erection of up to 14 dwellings, including means of access (all other matters reserved)**

**DM/20/01351/OUT**

**Date February 2022**

**Scale** Not to Scale