

COMMITTEE REPORT

APPLICATION DETAILS

APPLICATION No:	DM/23/03610/OUT
FULL APPLICATION DESCRIPTION:	Outline consent for residential development of up to 9 no. dwellings (all matters reserved) (resubmission)
NAME OF APPLICANT:	Mr Richard Anderson
ADDRESS:	Rodridge Farm, Rodridge Lane, Wingate, TS28 5HG
ELECTORAL DIVISION:	Blackhalls
CASE OFFICER:	Lisa Morina Senior Planning Officer Telephone: 03000 264877 Lisa.morina@durham.gov.uk

DESCRIPTION OF THE SITE AND PROPOSALS

The Site

1. The application site is located outside of any settlement and is situated approximately mid-way between Station Town and Hutton Henry. The site is currently open however it previously contained a large warehouse building that housed an internet company but this appears to have been demolished sometime after 2018, according to Google Earth imagery.
2. Residential properties are located to the north of the application site, consisting of converted barns. Open fields are located to the east, south and west of the site.

Proposal:

3. Outline consent is sought for the erection of 9 dwellings with all matters reserved. An indicative layout plan has been submitted which shows a cul-de-sac layout arrangement with access off the road, named in the Council's gazetteer as Road from Station Town to Hutton Henry. The applicant however references this road as Rodridge Lane.
4. A similar development was approved in 2018 under planning reference DM/17/02687/OUT however this was not progressed for various reasons and has now expired as the reserved matters application was not submitted within the required timescale.
5. A change in policy has occurred since this time with the introduction of the County Durham Plan and as such a further application was then submitted in 2022 to renew the above consent however this was refused under the policies contained within the County Durham Plan which has now been adopted. This refusal was not appealed.

6. The reasons for refusal were as follows:
 1. The application site lies within the open countryside in a position that is outside of, and not well related to, the settlement of Station Town and Hutton Henry and is not considered to accord with any of the exceptions listed as acceptable through Policy 10 of the County Durham Plan, nor deemed permissible by other specific policies in the Plan, in particular Policy 6. The principle of the development in this location is therefore considered unacceptable.
 2. Due to the site being poorly related to the main built up area of Station Town, the proposal for residential properties in this location would be deemed unsustainable with future residents being reliant on unsustainable modes of transport to meet their essential everyday needs contrary to Policy 10p) of the County Durham Plan and Part 9 of the NPPF.
 3. The proposal is considered to be harmful to the intrinsic character of this countryside area by reason of its location, contrary to Policies 10 and 39 of the County Durham Plan and Parts 12 and 15 of the NPPF.
7. The application is presented to committee by Councillor Rob Crute as there has been a change in planning policy since the 2018 permission with the introduction of the County Durham Plan.

PLANNING HISTORY

8. DM/17/02687/OUT Demolition of existing buildings and erection of 9 dwellings (outline) Approved subject to S106 27th February 2019
9. DM/22/01523/OUT - Outline consent for residential development of up to 9 no. dwellings (all matters reserved). Refused 21.06.2023.

PLANNING POLICY

NATIONAL POLICY

10. A revised National Planning Policy Framework (NPPF) was published in July 2023. 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.
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 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 pollution and land stability and remediating contaminated or other degraded land where appropriate.

NATIONAL PLANNING PRACTICE GUIDANCE:

20. 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.

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

LOCAL PLAN POLICY:

County Durham Plan

21. Policy 6 (Development on unallocated sites) states the development on sites not allocated in the Plan or Neighbourhood Plan, but which are either within the built-up area or outside the built up area but well related to a settlement will be permitted provided it: is compatible with use on adjacent land; does not result in coalescence with neighbouring settlements; does not result in loss of land of recreational, ecological, or heritage value; is appropriate in scale, design etc to character of the settlement; it is not prejudicial to highway safety; provides access to sustainable modes of transport; retains the settlement's valued facilities; considers climate change implications; makes use of previously developed land and reflects priorities for urban regeneration.
22. Policy 10 (Development in the Countryside) states that development will not be permitted unless allowed for by specific policies in the Plan or Neighbourhood Plan or unless it relates to exceptions for development necessary to support economic development, infrastructure development or development of existing buildings. The policy further sets out 9 General Design Principles for all development in the Countryside.

Provision for economic development includes: agricultural or rural land based enterprise; undertaking of non-commercial agricultural activity adjacent to applicant's residential curtilage. All development to be of design and scale suitable for intended use and well related to existing development.

Provision for infrastructure development includes; essential infrastructure, provision or enhancement of community facilities or other countryside based recreation or leisure activity.

Provision for development of existing buildings includes: change of use of existing building, intensification of existing use through subdivision; replacement of existing dwelling; or householder related development.

23. Policy 15 (Addressing housing need) establishes the requirements for developments to provide on-site affordable housing, the circumstances when off-site affordable housing would be acceptable, the tenure mix of affordable housing, the requirements of developments to meet the needs of older people and people with disabilities and the circumstances in which the specialist housing will be supported.
24. 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.

25. Policy 21 (Delivering sustainable transport) requires all development to deliver sustainable transport by: delivering, accommodating and facilitating investment in sustainable modes of transport; providing appropriate, well designed, permeable and direct routes for all modes of transport; ensuring that any vehicular traffic generated by new development can be safely accommodated; creating new or improvements to existing routes and assessing potential increase in risk resulting from new development in vicinity of level crossings. Development should have regard to Parking and Accessibility Supplementary Planning Document.
26. 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.
27. Policy 27 (Utilities, Telecommunications and Other Broadcast Infrastructure) supports such proposals provided that it can be demonstrated that there will be no significant adverse impacts or that the benefits outweigh the negative effects; it is located at an existing site, where it is technically and operationally feasible and does not result in visual clutter. If at a new site then existing sites must be explored and demonstrated as not feasible. Equipment must be sympathetically designed and camouflaged and must not result in visual clutter; and where applicable the proposal must not cause significant or irreparable interference with other electrical equipment, air traffic services or other instrumentation in the national interest.

Any residential and commercial development should be served by a high-speed broadband connection, where this is not appropriate, practical or economically viable developers should provide appropriate infrastructure to enable future installation.

28. Policy 29 Sustainable Design details general design principles for all development stating that new development should contribute positively to an areas' character, identity, heritage significance, townscape and landscape features, helping to create and reinforce locally distinctive and sustainable communities.
29. Policy 31 (Amenity and pollution) sets out that 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 that they can be integrated effectively with any existing business and community facilities. Development will not be permitted where inappropriate odours, noise, vibration and other sources of pollution cannot be suitably mitigated against, as well as where light pollution is not suitably minimised. Permission will not be granted for sensitive land uses near to potentially polluting development. Similarly, potentially polluting development will not be permitted near sensitive uses unless the effects can be mitigated.
30. Policy 32 (Despoiled, degraded, derelict, contaminated and unstable land) requires that where development involves such land, any necessary mitigation measures to make the site safe for local communities and the environment are undertaken prior to the construction or occupation of the proposed development and that all necessary assessments are undertaken by a suitably qualified person.
31. 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.

32. 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 wastewater 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.
33. Policy 39 (Landscape) states that proposals for new development will only 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 are expected to incorporate appropriate mitigation measures where adverse impacts occur. Development affecting Areas of Higher landscape Value will only be permitted where it conserves and enhances the special qualities, unless the benefits of the development clearly outweigh its impacts.
34. Policy 40 (Trees, woodlands and hedges) states that proposals for new development will not be permitted that would result in the loss of, or damage to, trees, hedges or woodland of high landscape, amenity or biodiversity value unless the benefits of the scheme clearly outweigh the harm. Proposals for new development will be expected to retain existing trees and hedges or provide suitable replacement planting. The loss or deterioration of ancient woodland will require wholly exceptional reasons and appropriate compensation.
35. 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.
36. Policy 42 (Internationally Designated Sites) states that development that has the potential to have an effect on internationally designated sites, either individually or in combination with other plans or projects, will need to be screened in the first instance to determine whether significant effects on the site are likely and, if so, will be subject to an Appropriate Assessment.

Development will be refused where it cannot be ascertained, following Appropriate Assessment, that there would be no adverse effects on the integrity of the site, unless the proposal is able to pass the further statutory tests of 'no alternatives' and 'imperative reasons of overriding public interest' as set out in Regulation 64 of the Conservation of Habitats and Species Regulations 2017.

Where development proposals would be likely to lead to an increase in recreational pressure upon internationally designated sites, a Habitats Regulations screening assessment and, where necessary, a full Appropriate Assessment will need to be undertaken to demonstrate that a proposal will not adversely affect the integrity of the site. In determining whether a plan or project will have an adverse effect on the integrity of a site, the implementation of identified strategic measures to counteract effects, can be considered. Land identified and/or managed as part of any mitigation or compensation measures should be maintained in perpetuity.

37. 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.
38. Residential Amenity Standards SPD – Provides guidance on the space/amenity standards that would normally be expected where new dwellings are proposed.
39. Parking and Accessibility SPD – provides guidance on road widths and parking standards for new developments.

Neighbourhood Plan

40. The application site is not located within an area where there is a Neighbourhood Plan to which regard is to be had.

The above represents a summary of those policies considered most relevant in the Development Plan the full text, criteria, and justifications of each may be accessed at <http://www.cartoplus.co.uk/durham/text/00cont.htm>

CONSULTATION AND PUBLICITY RESPONSES

STATUTORY RESPONSES:

41. Highways – Concern raised regarding the access

INTERNAL CONSULTEE RESPONSES:

42. Environmental Health (Contamination) – Pre-commencement conditions required
43. Environmental Health (Noise) - No objection
44. Spatial Policy - Considers proposal contrary to policy 10.
45. Arborist – Further information required.
46. Landscape Section - Concerns raised in respect of impact on landscape.
47. Ecology Section - Payments required in respect of HRA buffer and also a payment towards BNG.
48. Affordable Housing Team – Payment required as the proposal is within the rural area

PUBLIC RESPONSES:

49. The application has been advertised by means of site notice and by notifying neighbouring residents by letter. To date, 8 letters of support have been received with the following:

- The proposal will result in good quality housing in the area which would compliment the area and is needed
- The re-development of a brownfield site is better than a greenfield site
- Site has already been prepared
- Mr Anderson has been unfairly treated

50. A further letter of representation has been received which while supporting the proposal does express some concern regarding light and privacy to their property being a neighbour.

APPLICANT'S STATEMENT:

51. The application site is brownfield land extending south from the rear of properties at Rodridge Farm. The site previously contained a large 30,000 sq ft. warehouse building that filled the entire site which supported the applicants' intensive retail business. This was demolished on the basis of the 2019 planning approval for the same development as proposed now (DM/17/02687/OUT) for up to 9 dwellings.

52. Notwithstanding this due to covid the applicant failed to submit the reserved matters application in time to secure the reserved matters of the approved development, as such the planning approval lapsed.

53. The applicant then reapplied for the same development in 2023 which was refused on the basis that the location is not well related to Station Town, the site in an unsustainable location and the development would harm the character of the area.

54. To address these points a Planning Barristers opinion was sought which confirmed that the site is sustainable and well related to Station Town. The site has not moved since the previous approval for the same development. Indeed, the Council's delegated report from the planning team confirmed that **"the proposed housing development could be viewed in the context of the existing built up area in this location"** and that **"the site is within walking distance to nearby bus stops, which provide good access to the nearby settlements of Hutton Henry and Station Town"**.

55. Whilst it is agreed a residential development would affect the character of the area, this is much less of an effect than the huge warehouse building and associated HGV traffic and residential in this location is no different to Hart Bushes which is a matter of 100m away from the application site or the surrounding properties in the immediate area.

56. Developing on a brownfield site is always preferably to a greenfield site. It is also important to note that the previous approval was not granted on the basis of a lack of a 5 year housing supply, this was verified in the Council's delegated report confirming in excess of 6 years and yet on the basis of planning policies similar to the County Durham Plan approval for the development was recommended and granted.

57. Essentially the only difference between this scheme and the 2019 development approved which has now lapsed is that the large commercial warehouse has been removed. To penalize the applicant for progressing the site and tidying the area in anticipation of development is unreasonable.

58. The applicant is advancing a previously developed site for redevelopment at a time when there has been pressure for the Council to deallocate Green Belt land to allow for housing development to come forward. The brownfield first approach is relevant

in this proposal, and would see an underutilized former commercial warehouse site redeveloped into much needed quality housing. It is requested that the Planning Committee support the applicant and approve the development.

The above is not intended to list 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=P8X9C0GDL8J00>

PLANNING CONSIDERATIONS AND ASSESSMENT

59. As identified in Section 38(6) of the Planning and Compulsory Purchase Act 2004 the key consideration in the determination of a planning application is the development plan. Applications should be determined in accordance with the development plan unless material considerations indicate otherwise.
60. The NPPF is a material planning consideration in this regard. The County Durham Plan (CDP) is the statutory development plan and the starting point for determining applications as set out at Paragraph 12 of the NPPF. The NPPF advises at Paragraph 219 that the weight to be afforded to existing Local Plans depends upon the degree of consistency with the NPPF.
61. The County Durham Plan is now adopted and is considered to represent the up-to-date Local Plan for the area. Consequently, consideration of the development should be led by the plan if the decision is to be defensible.
62. In this context, it is considered that the main planning issues in this instance are as detailed below:

Principle of the Development

63. The site is considered to be physically detached from both Station Town and Hutton Henry and as such is located within the open countryside for planning purposes, removed from the main built-up areas of either settlement. It is not allocated for housing within Policy 4 of the County Durham Plan (CDP). Therefore, the development should be assessed against Policy 10 (Development in the Countryside) of the County Durham Plan (CDP).
64. Policy 10 of the CDP relates to development within the countryside and states that this will not be permitted unless allowed for by specific policies in the Plan (as identified in footnote 56), relevant policies within an adopted neighbourhood plan relating to the application site or where the proposal relates to one or more of a list of exceptions within the policy itself.
65. There is no adopted neighbourhood plan relevant to the area and the proposal is not considered to meet any of the economic development or infrastructure exceptions listed in policy 10. In respect of the specific policies detailed in footnote 56 this includes housing allocations; employment land allocations; development on unallocated sites; visitor attractions and accommodation; equestrian development; rural exceptions; travellers; green infrastructure; rural workers dwellings; low carbon and renewables, all applicable policies relating to minerals and waste development; and transport routes (roads, cycle-ways and rail), and none of which apply (other than development on unallocated sites) in this instance.
66. Policy 6 is one of the exceptions in policy 10 listed above as it relates to development on unallocated sites. This policy states that the development of sites

which are not allocated in the Plan or in a Neighbourhood Plan can be supported 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 subject to a number of criteria. When assessing whether a site is well-related supporting text notes that the physical, spatial and visual relationship of the site to the existing built-up area of the settlement will be a key consideration.

67. The site is not allocated in the CDP, and there is no NP for the area. Nor is the site within the built up area, therefore it falls to be considered against paragraph ii) of Policy 6. In consideration of the current proposal, it is clear that the site is physically and visually separate from the built up areas associated with Station Town and Hutton Henry which are the two closest settlements to this site. Distances to the main built up areas of these settlements are approximately 580m and 650m respectively, with access to these along narrow, unlit footways which are considered undesirable access routes. Whilst the applicant considers the proposal to be contained within the settlement, due to the location of the village sign some 34 metres to the east of the site entrance, it should be noted that this does not determine or define the boundary of a settlement in planning terms, and wider considerations need to be given to the form and layout of the built up area.
68. From assessing the pattern of development at Station Town, it is clear that the main area of the settlement largely ends at Ellerbourne Terrace, that provides a clear urban character at this point, due to the density of development here. Emanating from this in an eastward direction, there is a run of individual properties that have sporadically been built just beyond the settlement edge of Station Town, each with varying planning history associated with them. These properties read as ribbon development and are largely contained to the north of the main road connecting Station Town to Hutton Henry with the southern side of the road clearly reading as open countryside. An exception to this relates to the Hartbrushes development, formerly a Council depot site that was granted permission for housing development in 1999, under the now elapsed Easington District Local Plan. Beyond this to the east are four properties, including Hurworth Cottage, associated with the adjacent equestrian site, and Rodridge Farm.
69. These properties read as individual, semi-isolated homes within the countryside and very much appear separate and disconnected from the main built up area of the settlement of Station Town. As such there are significant concerns with regards the further development of this site for up to nine new dwellings, given its distance and visual separation from the main settlement. On this basis, it is not considered that the development is well related to a settlement, in accordance with paragraph ii) of policy 6, given the poor relationship it has in visual and spatial terms to the main settlement of Station Town.
70. Further to this point and in respect of locational sustainability, various appeal decisions have been provided by the applicant to demonstrate other decisions that have assessed the sustainability of sites and accessibility to services. In assessing the various appeals submitted, it is noted that a sizeable proportion relate to appeal decisions that were issued prior to the adoption of the County Durham Plan.
71. In relation to the more recent appeal decisions included in support of the application, it is considered that they do not directly relate to the current scheme, being located in different parts of the County with differing circumstances in terms of proximity to services and size of nearby settlements. In any case, each application must be assessed on its own merits.

72. In relation to the locational sustainability of the current site, it is noted that a bus stop is located in close proximity to the site however, this has a very limited service with the 58 running westbound towards Durham only from Hartlepool. Buses run once an hour Monday to Saturday with the last bus at this stop being just after 9pm on an evening. No return journey to Hartlepool is available along this route. In addition the only available service running east bound is a round trip to Peterlee which again runs sporadically with one an hour Monday to Saturday with the last service being around 19.40. No journeys operate on a Sunday. Given this, it is clear that limited public transport access to larger towns can be provided and future residents would be highly reliant on unsustainable modes of transport to meet their essential everyday needs, contrary to policy 10p) of the CDP.
73. In addition, both the settlements of Hutton and Station Town are considered to provide limited services, with Hutton scoring poor in the most recent settlement study. Station Town is considered to be within a cluster with Wingate which is located further north than Station Town itself however, the majority of the services are located within Wingate as opposed to Station Town which results in further travel to appropriate services. The proposal therefore, is not considered to be within a sustainable location and this further highlights the poor physical relationship of the site to the main settlement.
74. Paragraph 83 of the NPPF states that to promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. Planning policies should identify opportunities for villages to grow and thrive, especially where this will support local services. Where there are groups of smaller settlements, development in one village may support services in a village nearby. It is not considered however that this will be met in this instance given how poorly related the site would be to nearest services, as set out above.
75. Based on this assessment, the development site is considered to be located in an unsustainable location within the open countryside and is not well related to any existing settlement and as such cannot be considered to accord with policy 6 of CDP. When assessed against policy 10 as stated above, it is not considered to meet any of the exceptions as listed and as such is considered to be contrary to the aims of policy 10 of the CDP and cannot be supported.
76. It is acknowledged that a planning permission was previously granted in 2018 for the same proposal and this constitutes a material consideration that must be taken into account in the determination of this application. It is also of note that the 2018 permission was considered against saved policies of the Easington District Local Plan which represented the Local Plan at the time. It is duly noted that as part of the delegated report for this proposal, the site was deemed to be located outside of the settlement boundary and within the countryside. However, relevant housing policies within this plan were out of date, and it was disputed as to whether the Council could provide an appropriate 5 year housing land supply, and as such, the tilted balance associated with paragraph 11 of the NPPF came into play.
77. In this particular case, the 2018 permission identified a benefit to the removal of the unsightly large industrial warehouse buildings, with a smaller scale residential development. At the time, the replacement development was not considered to be visually harmful, given the existing situation.
78. The circumstances associated with the previous permission have now substantially changed, with the site having been cleared of the warehouse buildings and the policy landscape has also changed with the adoption of a new development plan and the tilted balance in paragraph 11 of the NPPF no longer engaged. As such and also

noting that this planning permission was never implemented and is now time expired, it is considered that this particular material planning consideration can be given very limited weight in the determination of the current application.

79. As part of the applicant's case, reference is made to the Hartbushes development which is located further west of the application site, but is considered to have a similar character to what is proposed in the current scheme, projecting southwards from the main road between Station Town and Hutton Henry as a cluster of some 12 dwellings. This was approved a significant number of years ago and on inspection of the planning file and history of the site, it would appear that there had been various complaints regarding the use of the site as a Council Depot. The proposal itself was considered contrary to policy at that time, in that it would be inappropriate development within the Countryside, however the Committee considered there was adequate justification and material grounds to approve the development, considering that it would improve amenity for nearby residents, by comparison to the previous use. It is noted however, that the Committee confirmed that this would not establish a precedent for other applications within the vicinity.
80. It is also of note that whilst different conclusions were drawn by the case officer in 2019 on how the development would fit with the settlement and its sustainability credentials, these are essentially planning judgments about which opinions can reasonably differ and Officers are not bound to follow previous such judgements.

Landscape and Visual Impact including impact on trees

81. NPPF Paragraph 174 advises that planning decisions should recognise the intrinsic character and beauty of the countryside. In line with this, CDP Policy 10 sets out seven general principles for all development in the countryside. Criterion i) requires the siting, scale and design of development in the countryside to avoid harming the intrinsic character, beauty or tranquillity of the countryside which cannot be adequately mitigated or compensated for. Criterion n) does not permit development that would contribute to ribbon development. In addition, CDP Policy 39 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.
82. Policy 40 of the CDP states that proposals for new development will not be permitted that would result in the loss of, or damage to, trees, hedges or woodland of high landscape, amenity or biodiversity value unless the benefits of the scheme clearly outweigh the harm. Proposals for new development will be expected to retain existing trees and hedges or provide suitable replacement planting. The loss or deterioration of ancient woodland will require wholly exceptional reasons and appropriate compensation.
83. Trees on site are not currently protected by a tree preservation order. However, they nevertheless play an important part in the visual amenity of the area. Further information is therefore, required in the form of an Arboricultural Impact Assessment (AIA) as per sections 5.4 of BS5837:2012 Trees in relation to Design, Demolition and Construction. All plans should show individual trees/groups clearly identified in relation to proposed dwellings, paths, roads. All trees should be categorised as per section 4.5 of BS5837 as well as identifying their Root Protection Area (RPA). Any areas of impact on the RPA should be highlighted, with any mitigation clearly described in the appropriate report mentioned above. It is considered that this could form a condition to be provided at reserved matters stage, and would not therefore form the basis of a reason for refusal.

84. The applicant considers that the proposal would fit appropriately with the existing buildings on site. It is not disputed that there are other properties in close proximity to the application site, however, this does not mean that the application site can be considered to be well related to the defined settlement of Station Town.
85. In addition, there is concern that a development of an additional 9 dwellings in this location would conflict with the general design principles highlighted within policy 10, which states that new development in the countryside must not by virtue of their siting, scale and design result in unacceptable harm to the heritage, biodiversity, geodiversity, intrinsic character, beauty or tranquillity of the countryside either individually or cumulatively, which cannot be adequately mitigated or compensated for. It is considered that the proposed development would conflict with these design principles, through introduction of a dense urban residential character in a location that represents open countryside with limited, sporadic development. The form of development proposed would be at odds with the existing character that predominates in this location and is discussed in more detail below.
86. The application site lies within the countryside and Landscape Officers have provided comments on the proposal. It is acknowledged that there was a previous building on the site which was understood to be in commercial use however, this is no longer in place and therefore, the site is considered as cleared.
87. The site is in part visually filtered by existing vegetation however removal of this vegetation to accommodate housing would increase the visual prominence of development in this location and the dwellings would appear out of keeping within the area with expected views being from buildings associated with the existing farm.
88. Whilst it is acknowledged that an existing building was in place the site is now cleared and it is considered therefore, that the erection of any dwellings on the site would fundamentally alter the open character to the detriment of the visual amenity of the surrounding countryside by introducing a cluster of up to 9 dwellings in close proximity to nearby dwellings which are considered to be spaciouly laid out and form the character of the area in that respect which is mainly linear. The dwellings in question are proposed to extend to the south which would be an encroachment into the Countryside, given the existing building is no longer in place, and would therefore be viewed as being out of keeping with the surrounding rural landscape character.
89. It is not considered that mitigation measures could overcome the identified harm on the landscape. Therefore, the proposal is considered to be contrary to CDP Policy 10 and 39 and Part 15 of the NPPF.

Highway and Pedestrian Safety

90. CDP Policy 21 requires that all development ensures that any vehicular traffic generated by new development can be safely accommodated and have regard to Parking and Accessibility Supplementary Planning Document.
91. NPPF Paragraph 104 advises that planning decisions should that safe and suitable access to the site can be achieved for all users. NPPF Paragraph 115 advises that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.
92. Criterion q) of CDP Policy 10 does not permit development in the countryside that would be prejudicial to highway safety. CDP Policy 21 states that all development shall deliver sustainable transport by 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 congestion.

93. The 9 no. residential units must be served by an adoptable highways infrastructure which complies with the DCC Highways Standards for Residential Development. Matters of access however have been reserved for a future application.
94. The highways officer has provided the following comments:
95. The proposed development is located to the south of the classified road C22 and is located just to the west of where a change of speed limit from 40mph to 30mph exists. The 30mph speed limit in this location however lacks credibility due to the rural nature of the road. The resulting vehicle speeds are therefore, higher than the posted speed limit and a relatively recent speed survey indicates the 85th percentile speed to be 41mph.
96. As such, visibility splays to be provided in each direction should be a minimum of 2.4 x 120 metres. These splays must be checked and demonstrated on any submitted plans through reserved matters for the access to be acceptable. The C22 is furnished with a system of street lighting past the proposed site junction up to the change of speed limit to the east. A footway is present on the north side of the C22 and a bus stop located immediately to the east of the existing farm access which would be affected by the proposed site junction.
97. The circa 2 metres verge between the red line application site boundary at the proposed site junction and the carriageway on the C22 is not public highway and as such the red line application site boundary must be extended to include this area.
98. The proposed junction does not comply with adoptable standards. The radii indicated on the Proposed Site Plan drg. no. SK_775_103 Rev. A scale off at circa 3.5 metres on the west side and 4 metres on the east side which are not acceptable. The junction must be designed with 10 metres radii. The estate road scales off at circa 5 metres which must be increased to the minimum width of 5.5 metres. The redesign of the new junction will affect the red line boundary. From the submitted plan it does not appear that an acceptable junction can be provided.
99. The Highways Officer goes on to acknowledge that it is an outline consent however and raises concern that an acceptable development from a highways viewpoint could be achieved due to the requirement of the radii required etc. This was put to the agent to see if they wished to submit any further information however they have confirmed this would be dealt with as part of the reserved matters application. In considering whether a highway safety refusal could be considered in this instance, albeit access being reserved for future matters, it was felt that that the applicant would need to demonstrate that the visibility splay can be achieved within land in their ownership or if not in their control (albeit outside of the red line boundary) to ensure that they have a reasonable prospect of having the ability to undertake the necessary works at this outline stage. A land registry document has been provided which shows that land either side of the proposed access is within the ownership of the applicant and as such if the application was considered acceptable a Grampian condition could be added to achieve this.
100. Comments are also provided with regards to the relocation of a bus stop and provision of footpaths which would be subject to an Agreement under Section 278 of the Highways Act and also provides advice regarding the internal layout of the scheme in that the turning heads within the site appear to be of insufficient length.

The stub leading to Plot 3 should be increased circa 2 metres and the hammer head should be increased by 3 metres. They also provide advice on parking spaces and that a Section 38 plan showing the proposed adoptable infrastructure should be submitted with any future reserved matters application.

101. Given the above, it is considered that the applicant has provided enough information to ensure that land within their ownership could be used to provide the access however full details of a safe and adequate access would need to be achieved at any future application. As such it was considered that a refusal reason could not be sustained in this instance on highway grounds.

Scale/Design/Layout/Mix of Dwellings/Residential Amenity

102. CDP Policy 29 (Sustainable Design) requires all development proposals to achieve well designed buildings and places having regard to SPD advice and sets out 18 elements for development to be considered acceptable, including: making positive contribution to areas character, identity etc.; adaptable buildings; minimising greenhouse gas emissions and use of non-renewable resources; providing high standards of amenity and privacy; contributing to healthy neighbourhoods; and suitable landscape proposals.
103. Paragraph 135 of the NPPF advises that planning decisions should create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.
104. In line with this, CDP Policy 31 states that 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. Proposals which will have an unacceptable impact such as through overlooking, visual intrusion, visual dominance or loss of light, noise or privacy will not be permitted unless satisfactory mitigation measures can be demonstrated.
105. Layout and Scale is a reserved matter however an indicative layout plan has been provided. On the basis of the indicative details there is no reason to doubt that an acceptable scheme for residential development can be achieved within the site.
106. Concern is raised that relevant separation distances and a rear garden length of 9m, as set out by the Council's adopted Residential Amenity Standards SPD, could not be met and as such the number/type of dwelling may need to be re-considered. This has also been raised as a concern by a neighbour due to the close proximity to their property in respect of light and privacy. However this would need to be considered in full at the reserved matters stage, if an outline consent was considered acceptable. Officers are satisfied that an acceptable layout (although potentially on a reduced scale) could be achieved.
107. CDP Policy 15 also aims to meet the needs of older people and people with disabilities. On sites of 5 units or more, 66% of dwellings must be built to Building Regulations Requirement M4 (2) (accessible and adaptable dwellings) standard.
108. They should be situated in the most appropriate location within the site for older people. Appropriate house types considered to meet this requirement include:
 - level access flats;

- level access bungalows; or
- housing products that can be shown to meet the specific needs of a multi-generational family.

109. CDP Policy 19 states that on all 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.
110. No details have been provided given the proposal is in outline form. Officers consider that an acceptable scheme would be achievable and as such this would be considered in detail at the reserved matters stage should an application be considered acceptable.

Landscape/Impact on Trees

111. CDP Policy 39 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.
112. CDP Policy 40 seeks to avoid the loss of existing trees and hedgerows unless suitable replacement planting is provided. Parts 12 and 15 of the NPPF promotes good design and sets out that the planning system should contribute to and enhance the natural and local environment by (amongst other things) recognising the intrinsic character and beauty of the countryside and optimise the potential use of the site.
113. There are a small number of trees and also hedges on the site that could be impacted by the proposed development therefore if the application was to be approved, then further tree information would be required. As the principle is not supported, further information has not been requested at this stage however should the application be considered acceptable then this can be requested at reserved matters stage and should be used to inform design layout options. Again in respect of this, it is officer opinion that a scheme could be achieved albeit potentially on a reduced scale, details of which would be fully assessed as part of a reserved matters submission.

Contamination

114. Paragraph 189 of the NPPF advises that planning decisions should ensure a site is suitable for its proposed use taking account of ground conditions and any risks arising from land instability and contamination. In line with this, CDP Policy 32 states that development will not be permitted unless the developer can demonstrate that:
- a. any existing despoiled, degraded, derelict, contaminated or unstable land issues can be satisfactorily addressed by appropriate mitigation measures prior to the construction or occupation of the proposed development;
 - b. 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; and
 - c. all investigations and risk assessments have been undertaken by an appropriately qualified person.
115. The application has been assessed by the Land Contamination Officer who has assessed the historical maps and submitted information.

116. Based upon the information given, it is considered that a phase 2 site investigation would need be carried out, which would include a sampling and analysis plan. If the Phase 2 identifies any unacceptable risks, a Phase 3 remediation strategy would be produced and where necessary include gas protection measures and method of verification. It is considered that this could be controlled via condition to ensure compliance with CDP policy 32.

Drainage

117. CDP 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.
118. Whilst CDP 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 wastewater 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.
119. No details regarding the disposal of surface or foul water have been provided with the application. Further details would be required and could be secured via a suitably worded planning condition. Subject to conditions, the proposal, therefore, could be considered acceptable in respect of Policies 35 and 36 of the County Durham Plan.

Ecology

120. Part 15 of the NPPF seeks to ensure that when determining planning applications, Local Planning Authorities seek to conserve and enhance biodiversity. CDP Policy 41 seeks to resist proposals for new development which would otherwise result in significant harm to biodiversity or geodiversity, which cannot be avoided, or appropriately mitigated, or, as a last resort, compensated for. Proposals for 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.
121. The supplied Ecological Impact Assessment dates from 2017 however information is provided in the 2022 Biodiversity Net Gain (BNG) report that updates the earlier report and confirms the site is of low ecological value and no further surveys are therefore required.
122. The BNG report confirms that the habitats present on site have changed since the earlier surveys and now concludes that the development proposal will result in a net loss of 1.22 habitat units and will provide a 0.31 net gain in hedgerow units.
123. No information is provided to detail how the 1.22 units will be compensated for however, this could be controlled by a financial contribution that would need to be secured through a S106 Agreement.

124. The proposed on-site habitat creation to be undertaken as part of the BNG requirement should be detailed in a Biodiversity Management and Monitoring Plan that includes reporting to DCC in years 2,5,10,15, 20, and 30. This could be controlled through a legal agreement if the proposal was considered acceptable.
125. Subject to a financial payment and conditions as stated above the proposal would be considered acceptable in respect of policy 41 of the CDP and part 15 of the NPPF.
126. CDP Policy 42 (Internationally Designated Sites) states development proposals that would potentially have an effect on internationally designates site(s), (including all development within 0.4 km of the sites, as shown on Map B of the policies map document), either individually or in combination with other plans or projects, will need to be screened in first instance to determine whether significant effects on the site are likely and, if so, will be subject to an Appropriate Assessment.
127. Development will be refused where after an Appropriate Assessment, it cannot be ascertained that there would be no adverse effects on the integrity of the site, unless "no alternatives" and "imperative reasons for overriding public interest" as set out in Regulation 64 of Conservation of Habitats and Species Regulations 2017 apply. In such circumstances where tests are met, appropriate compensation will be required in accordance with Regulation 68.
128. Where development proposals are likely to lead to an increase in recreational pressure upon internationally designated sites, a Habitats regulations screening assessment, and possible full Appropriate assessment will be required to demonstrate that the proposal will not adversely affect the integrity of the site. In making such determination of whether a plan/project will have adverse impact on the integrity, the implementation of identified strategic measures to counteract effects, can be considered during the Appropriate Assessment.
129. The Council's Ecologist notes that the proposed development is within the 6km Durham Coast HRA buffer therefore a financial contribution to the Coastal Access and Monitoring Measures Programme is required to mitigate impacts as a result of new housing development in lieu of onsite mitigation.
130. Durham County Council has carried out screening in compliance with the Habitats Regulations, this work was done in conjunction with Natural England, and after Appropriate Assessment, concluded that there is likely to be a significant effect on the Northumbria Coast SPA and Durham Coast SAC from new housing development within 6km of the coastal European sites due to increased recreational impacts including dog walking and coastal erosion. It was agreed that mitigation for those identified impacts upon the European protected sites will include the provision of alternative green space suitable for off-lead dog walking and/or a financial contribution to the Coastal Access and Monitoring Measures Programme designed to limit the identified impacts.
131. Subject to a payment of £756.61 per dwelling (amounting to £6,809.49) towards Coastal Access and Monitoring Measures Programme Tier 2 being paid which should be secured through a S106 Legal Agreement, it is considered that the proposed development would accord with saved Policy 42 of the County Durham Plan and Part 15 of the NPPF, both of which seek to protect and enhance the natural environment.

Other Policy Matters

132. CDP Policy 27 states that new residential development should be served by a high speed broadband connection. This will need to be directly accessed from the nearest exchange and threaded through resistant tubing to enable easy access to the cable for future repair, replacement and upgrading. Where it can be demonstrated that this is not appropriate, practical or economically viable, developers will be encouraged to provide appropriate infrastructure to enable future installation.
133. CDP Policy 29 requires a sustainability assessment in relation to criterion c) and d) which requires that new development should seek to minimise the use of resources, including energy, water and materials by minimising waste and encouraging recycling.
134. Further details would be required to demonstrate accordance with these policies and as the application is in outline only with all matters reserved, it would be considered appropriate to secure these via a condition, should the application be approved.
135. The site is located within a designated rural area. Policy 15 of the County Durham Plan states that affordable housing will be sought on sites of 10 or more units and in line with percentages set out within the plan. For developments of below that number, in designated rural areas, schemes of between 6 and 9 units must provide a financial contribution towards the delivery of affordable housing. As the application proposes up to 9 units, a financial contribution would need to be secured if the principle of the development was considered appropriate.

Whether there are other material planning considerations which outweigh the conflict with policy.

136. The application makes reference to legal opinion by a KC to dispute the refusal reasons put forward for the previous application, centred around the existence of a previous consent, the fact that the land constitutes previously developed land and benefits of the previous approved scheme. The opinion highlights that the previous planning permission is in law a material consideration to which weight can be given and highlights the balancing exercise which is required on any assessment of a planning application, namely whether there are any material planning considerations which indicate that the application should be determined otherwise in accordance with the development plan.
137. In reviewing the legal opinion, the Council agrees that planning history at the site does constitute a material planning consideration. However, and as highlighted above, this previous permission can only be afforded very limited weight given the significant changes in both planning policy and physical changes on site since the lapsed permission.
138. In terms of housing numbers, 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 set out in adopted strategic policies, or against their local housing need where the strategic policies are more than five years old.
139. It is established under the adoption of the CDP that the Council can demonstrate in excess of 5 years housing land supply (6.3 years). The CDP was adopted in October 2020 and therefore, in accordance with paragraph 74 of the NPPF, a five year supply of deliverable housing sites, with the appropriate buffer can be demonstrated.

140. Accordingly, the benefit by reason of a boost to housing supply is clearly less than in instances where such a healthy land supply position could not be demonstrated and whilst it is a benefit to be weighed up, it is considered to be of low magnitude.
141. The fact the proposal is on previously developed land and the land has also been partially prepared in that the outbuilding has been demolished has also been raised by the applicant and supporters of the proposal and as part of the consideration of the previous 2018 permission, the removal of the previous industrial warehouse which occupied the site was considered as the major benefit of the previous application. However, the context of the current application is on the basis of development of open land, given that the building has been removed.
142. Whilst it is acknowledged that part t) of policy 10 states that where applicable, new developments should maximise the effective use of previously developed (brownfield) land providing it is not of high environmental value, this is not the single determining factor in assessing whether a development is acceptable in principle or not.
143. As already highlighted, the development does not meet the requirements of policy 6 and does not meet any of the exceptions listed under policy 10 and as such is deemed unacceptable in principle. As the warehouse buildings have been removed, the benefit of removal of those buildings has already been achieved and cannot therefore be considered as a benefit of the current proposal. Nevertheless, the re-use of PDL is a benefit of the development to be weighed up.
144. The applicant has also raised concern as to the financial burden to himself and his wife due to the proposal being refused and the fact that he has already demolished the warehouse. In addition, he noted that he was informed that he could demolish the warehouse and build the houses as he was told this by an officer of the Council. Supporters also state that the applicant has been unfairly treated.
145. It has been explained to the applicant that the consent was outline in principle and a further application would have been required and as such this was not submitted. The applicant's personal circumstances are a material planning consideration to be weighed up in the overall balance.
146. The economic benefits, in terms of construction employment and local expenditure are also benefits to be weighed up.
147. In balancing all of the relevant planning considerations, Officers are of the view that the material considerations are not sufficient in weight to outweigh the policy conflict and to indicate that the application should be determined otherwise than in accordance with the development plan.

Public Sector Equality Duty

148. Section 149 of the Equality Act 2010 requires public authorities when exercising their functions to have due regard to the need to i) the need to eliminate discrimination, harassment, victimisation and any other prohibited conduct, ii) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it and iii) foster good relations between persons who share a relevant protected characteristic and persons who do not share that characteristic.
149. In this instance, officers have assessed all relevant factors and do not consider that there are any equality impacts identified.

CONCLUSION

150. The application site is located outside of a settlement and is not well related to either Station Town or Hutton Henry and so lies within the countryside. The erection of new dwellings in the countryside does not meet any of the exceptions within CDP policy 10 or the requirements of policy 6 and is accordingly, contrary to both of these policies.
151. Furthermore, the proposal would constitute a development within the open countryside that would be harmful to the intrinsic character of this countryside area contrary to policies 6, 10 and 39 of the County Durham Plan and parts 12 and 15 of the NPPF.
152. The site history, applicant's personal circumstances and the benefits of the scheme in terms of re-use of Previously Development Land, contribution towards housing supply and economic benefits during the construction phase are not considered to be sufficient to outweigh the planning harm arising by reason of conflict with the policies identified above.

RECOMMENDATION

That the application be **REFUSED** for the following reasons:

1. The application site lies within the open countryside in a position that is outside of, and not well related to, the settlement of Station Town and Hutton Henry and is not considered to accord with any of the exceptions listed as acceptable through Policy 10 of the County Durham Plan, nor deemed permissible by other specific policies in the Plan, in particular Policy 6. The principle of the development in this location is therefore considered unacceptable.
2. Due to the site being poorly related to the main built up area of Station Town, the proposal for residential properties in this location would be deemed unsustainable with future residents being reliant on unsustainable modes of transport to meet their essential everyday needs contrary to Policy 10p) of the County Durham Plan and Part 9 of the NPPF.
3. The proposal is considered to be harmful to the intrinsic character of this countryside area by reason of its location, contrary to Policies 10 and 39 of the County Durham Plan and Parts 12 and 15 of the NPPF.

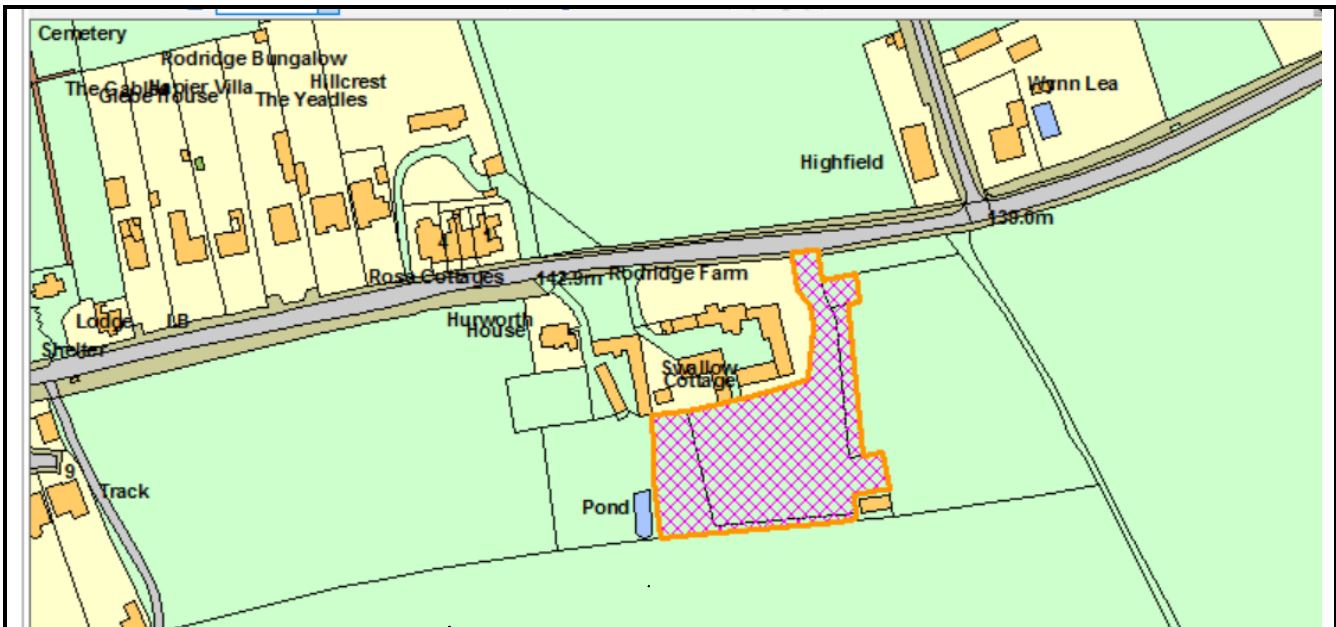
STATEMENT OF PROACTIVE ENGAGEMENT

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 of the area in accordance with the NPPF.

BACKGROUND PAPERS

Submitted application form, plans, supporting documents and subsequent information provided by the applicant.

- The National Planning Policy Framework (2021)
- Residential Amenity Standards Supplementary Planning Document
- National Planning Practice Guidance Notes
- County Durham Plan
- Statutory, internal and public consultation responses
- The Council Residential Amenity Standards SPD
- Parking and Accessibility SPD



<p>Planning Services</p>	<p>Outline consent for residential development of up to 9 no. dwellings (all matters reserved) (resubmission) at Rodridge Farm, Station Town, Wingate, TS28 5HG</p> <p>Application Reference: DM/23/03610/OUT</p>	
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