

COMMITTEE REPORT

APPLICATION DETAILS

APPLICATION NO:	6/2013/0295/DM
FULL APPLICATION DESCRIPTION:	Erection of 12 dwellings including landscaping and site access
NAME OF APPLICANT:	Partner Construction Limited
ADDRESS:	Land South of The Close, Cotherstone, Barnard Castle, County Durham
ELECTORAL DIVISION:	Barnard Castle West
CASE OFFICER:	Paul Martinson Planning Officer 03000 260823 paul.martinson@durham.gov.uk

DESCRIPTION OF THE SITE AND PROPOSALS

The site

1. The application site is part of an agricultural field which lies at the southern entrance into Cotherstone, immediately outside of the settlement boundary and within the designated Conservation Area and Area of High Landscape Value.
2. It is bounded to the west by the B6277 highway. To the east is a larger area of the field the site lies within. To the north is an adjoining estate of bungalows known as The Close. To the south is a narrow area of woodland bounding the elevated Tees Railway Path (TRP) which provides pedestrian access from the south of Cotherstone to Middleton in Teesdale.

The proposal

3. Permission is sought for the erection of 12 no. dwellings comprising 8 semi detached bungalows and four two storey semi detached dwellings with vehicular access taken directly from the B6277. The properties are proposed to be finished in a cream coloured render with natural stone quoins provided to plots 1-4 at the front of the site.
4. All 12 dwellings would be partly funded by the HCA and eventually managed by a Housing Association for affordable rent.
5. The application is brought to Committee under the Scheme of Delegation because it is classed a major development by reason of the number of dwellings proposed.

PLANNING HISTORY

6. The site has no previous planning history.

PLANNING POLICY

NATIONAL POLICY:

7. On March 27th 2012 the Government published the National Planning Policy Framework (NPPF). This supersedes all previous PPS and PPG documents. The NPPF does not change the statutory status of the development plan as the starting point for decision making. Proposed development that accords with an up-to-date Local Plan should be approved and proposed development that conflicts should be refused, unless other material considerations indicate otherwise.
8. The NPPF encourages delivery of housing to meet the needs of present and future generations. In rural areas the LPA should be responsive to local circumstances and plan housing to reflect local needs, particularly for affordable housing including through rural exception sites where appropriate. Rural exception sites are defined as "small sites used for affordable housing in perpetuity where sites would not normally be used for housing."

LOCAL PLAN POLICY:

9. The following saved policies of the Teesdale Local Plan are considered to be consistent with the NPPF and therefore relevant in the determination of this application:
10. *Policy GD1 (General Development Criteria):*
All new development and redevelopment within the District should be designed and built to a high standard and should contribute to the quality and built environment of the surrounding area.
11. *Policy BENV4 (Development within or adjacent to Conservation Areas)*
Development within and/or adjoining conservation areas will only be permitted where the proposed location, design layout, materials and scale respects the quality of the area; Proposals which would adversely affect the setting of a conservation area or the views into or out of the area will not be permitted.
12. *Policy ENV1 (Protection of the Countryside):*
Within the countryside development will be permitted for the purposes of agriculture, rural diversification projects, forestry, nature conservation, tourism, recreation, local infrastructure needs and an existing countryside use where there is a need on the particular site involved and where a proposal conforms with other policies of the plan. To be acceptable proposals will need to show that they do not unreasonably harm the landscape and wildlife resources of the area.
13. *Policy ENV3 (Development Within or Adjacent to Areas of High Landscape Value):*
Development will be permitted where it does not detract from the area's special character, and pays particular attention to the landscape qualities of the area in siting and design of buildings and the context of any landscaping proposals such development proposals should accord with policy GD1.

14. *Policy ENV8 (Protecting Animal and Plant Species Protected By Law):*
Development which would significantly harm any animal or plant species afforded special protection by law, or its habitat, either directly or indirectly, will not be permitted unless mitigating action is achievable through the use of planning conditions and, where appropriate, planning obligations, and the overall effect will not be detrimental to the species and the overall biodiversity of the district.
15. *Policy H1A (Open Spaces Within Developments):*
In new residential development of 10 or more dwellings, open space will be required to be provided within or adjacent to the development.
16. *Policy H12 (Design)*
The local planning authority will encourage high standards of design in new houses and housing sites.
17. *Policy H13 (Low Cost Local Needs Housing)*
As an exception to other planning policies and proposals, and where a need can be demonstrated, the local planning authority may grant planning permission on additional sites for low cost housing for local needs which the local planning authority is satisfied cannot be accommodated in any other way. The proposals must, in all other respect, conform to normal planning and highway requirements.
18. *Policy T2 (Traffic Management and Parking)*
Car parking provision in new development will be limited to that necessary to ensure the safe and efficient operation of the site.

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.planningportal.gov.uk/england/government/en/1020432881271.html> for national policies; <http://www.durham.gov.uk/Pages/Service.aspx?ServiceId=8716> for the Teesdale Local Plan.

CONSULTATION AND PUBLICITY RESPONSES

STATUTORY RESPONSES:

19. *Cotherstone Parish Council* object to the proposal as it is considered that there is not sufficient demand for this proposal and there is no need of any more social housing within Cotherstone. The village has already had significant Social Housing development over the last 20 years namely Fitzhugh Court and Featherstone Rise. Filling of these properties has been difficult under the s.106 agreement and there have been issues with “local village people” being turned down. The Close, built as old people’s bungalows currently does not have any residents from within the parish. The current proposal can only exacerbate this issue as there is only a 14 day application period for parish residents before being thrown open to Wear Valley and the whole of County Durham. The proposal is not sustainable as it does not provide for local young families and moves the village more towards a retirement village which would have a detrimental impact on local services such as the primary school. The proposed artificial stone and slate are not appropriate for Cotherstone Conservation Area.
20. *The Highway Authority* has no objections subject to a footway linking the application site with the existing pavement adjacent to the bus stop and a planning

condition requiring full engineering details of the construction of the proposed footway.

21. *The Environment Agency* has no objections.
22. *Northumbrian Water* has no issues to raise with the development, providing it is carried out in accordance with the Drainage Strategy submitted as part of the application. The Strategy demonstrates that surface water would discharge directly into the nearby watercourse.

INTERNAL CONSULTEE RESPONSES:

23. *Planning Policy* has no objection noting that the Housing Needs Survey submitted with the application is robust and demonstrates the need for affordable housing within the Lower Teesdale market area, and the proposed property types to be developed fit broadly with the identified housing need.
24. *Design/Conservation* raised concerns with a number of design details and materials in the original submission noting that artificial stone, deep white UPVC fascias and barge boards would not be appropriate in the Conservation Area and the width of footways to either side of the site entrance should be reduced to 1.2m in width. The plans have undergone numerous amendments since, taking on board some of these comments. A number of conditions are suggested relating to external materials, window details, and details of any sheds or bin stores be agreed.
25. *Public Rights of Way* suggest that the developer provide a sealed surface footway from the development entrance to the start of the TRP to the South and a sealed ramp to allow a more convenient, all weather access for users of all abilities. It is also recommend that a number of seats are provided for users of the path to be able to stop, rest and admire the views.
26. *Ecology* has no objection and is satisfied that the likely risk of impact on bats by the proposals has been suitably assessed. It is recommended that the Mitigation and Recommendations detailed in the Ecology Report be conditioned.
27. *Landscape* still has concerns about the landscaping scheme and longevity of hedgerows. It is recommended that a detailed planting plan be provided for the ornamental shrub and herbaceous planting, showing exact plant numbers and locations, and giving plant and planting specifications.
28. *Arboricultural Officer* has no objections to the loss of the poor quality roadside trees.
29. *Sustainability* notes that the site is not the most sustainable location because of distance away from local services and facilities, but it does have good public transport links to Barnard Castle and the development would improve upon 2010 building regulations by 13.8%.
30. *Housing Development & Delivery Manager* is encouraged by the proposal which will go some way in meeting the affordable housing need identified within the Strategic Housing Market Assessment (SHMA).

PUBLIC RESPONSES:

31. The application was advertised by site notice, press notice and letters were sent to neighbouring properties. 7 letters of representation were received, the content of which is summarised below:
- a) The proposed dwellings are of a poor character out of keeping with Cotherstone Conservation Area.
 - b) Cotherstone has one general store and a post office which could disappear at any time and the bus service is limited. There is also no employment in the village and therefore anyone would have to travel in a private car which would be unsustainable and consequently the village is unsuitable for this development.
 - c) 12 houses would lead to 24 cars which would lead to more noise and more pollution.
 - d) The site is located adjacent to a dangerous bend in the road which could lead to accidents in the future.
 - e) The proposal would introduce an alien population into the village.
 - f) Request that the lay by adjacent to the Close is kept free of construction traffic and left open for visitors and carers to the retirement properties.

The above represents a summary of the comments received on this application. The full written text is available for inspection on the application file which can be viewed at Spennymoor Council Offices.

APPLICANTS STATEMENT:

23. The proposed development of 12 affordable homes is the result of several months' hard work between planning officers and the applicant to achieve a scheme which respects the characteristics of the Conservation Area and addresses the demonstrable and identified need through a local needs survey, which is reported in the submitted Housing Needs Survey. The survey was completed by the same company (acr4) responsible for the Council's Strategic Housing Market Assessment and they have a sound understanding of the housing requirements across the County. The report identifies a requirement for some 30no. additional affordable dwellings in the area over the next 5 years, which will be met to a large extent by the proposed development and will be subject to a local occupancy restriction.
24. The delivery of local needs affordable housing is a significant and material social benefit of the scheme to be balanced against other policy requirements. There are also a series of other significant economic and environmental benefits of the scheme. These are summarised as follows:
- A New Homes Bonus in the order of £16,000 in a single year, increasing to almost £185,000 over 6 years (also including council tax contributions);
 - A financial contribution of £6,000 towards off-site open space improvements in Cotherstone;
 - Job creation through the construction period;
 - Extension of the existing footpath to the former railway path;
 - Delivery of 8no. bungalows which are in limited supply;
 - Retention of a number of significant trees around the site;

- Introduction of dry stone walling on the site frontage, enhancing the Conservation Area;
 - Over 13% reduction in energy requirements for each dwelling over the requirements of Code for Sustainable Homes Level 3; and
 - Delivery of all properties to Level 3 of the CfSH.
25. In summary, it has been demonstrated through the planning process that there is a significant unmet need for additional affordable housing in this area of the County, and that this scheme is an entirely appropriate means of addressing some of that need. It has been demonstrated that the proposed development is consistent with the requirements of the NPPF and the relevant saved policies of the Local Plan, and is therefore 'sustainable development' in the context of the NPPF. In accordance with paragraph 15 of the NPPF it is appropriate to approve planning permission in accordance with the submitted details.

PLANNING CONSIDERATIONS AND ASSESSMENT

25. 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 in this instance relate to the principle of the development, the impact on the character and appearance of the Conservation Area and Area of Landscape Value, residential amenity, highway safety and impact on protected species.

Principle of the development

26. Cotherstone is classed as a Tier 4 settlement in the Council's Settlement Study with a limited range of local services. There are however decent bus links to Barnard Castle and therefore there is scope for some small scale development within the village. The proposal for 12 dwellings would be commensurate with the scale of the village and its role in the settlement hierarchy, however, the application site lies outside, although immediately adjacent to, the current village development limits and is therefore contrary to Teesdale Local Plan Policy ENV1. All 12 dwellings would however be available for affordable rent and managed by a housing association. The application site can therefore be treated as a rural exception site as defined by the NPPF and the provision of affordable housing can be given significant weight in the determination of the application.
27. As an exception site, it is still necessary to demonstrate that there is a local need for the housing to be provided in accordance with policy H13 of the Teesdale Local Plan and the NPPF and the Parish Council objection in this respect is noted. In support of the emerging County Durham Plan, the Council commissioned the Strategic Housing Market Assessment which was published in June 2012 and updated in July 2013. This provides a general overview of the affordable housing requirements within 5 separate delivery areas of the Council based on survey data, assessing the annual need from existing and newly-forming households within County Durham and comparing this with the supply of affordable housing. The SHMA has identified a shortfall of 674 affordable dwellings over the next 5 years across the County. The Dales and South Durham Delivery Area comprising the former Wear Valley, Sedgefield and Teesdale District Areas has an identified a

shortfall of 210 affordable dwellings for older people in the 5 year period leading up to 2018.

28. Although the SHMA is useful as a general guide, it covers a very wide area comprising 3 former districts. The applicant has therefore submitted an updated Housing Needs Assessment in February 2013 which included data based on a household survey to all 962 occupied households in Cotherstone and the Lower Teesdale Parishes (Eggleston, Hunderthwaite, Lartington, Mickleton and Romalldkirk). A total of 143 responses were received and identified a need for 23 1-2 bedroom non age specific dwellings and 7 older person dwellings within the Cotherstone and the Lower Teesdale Parishes. Given the survey results and taking into account the data from the SHMA it is considered that the applicant has robustly demonstrated that there is a need for affordable housing within the Lower Teesdale market area and that the proposed property types and scale of development would fit sufficiently with the identified housing need.
29. Another point of concern raised by the Parish Council and objectors relates to the availability of the homes to local residents. Negotiations taking place with relation to the S106 legal agreement have sought to restrict qualifying occupants to those who have lived in the wider local area. This would be a reasonable approach to ensure that the affordable provision serves a local need.
30. It should also be noted that Policy H1A of the Teesdale Local Plan requires any applications for 10 or more dwellings to provide public open space in accordance with minimum standards included as part of the policy. As this proposal does not include any public open space the applicant has agreed to contribute to the maintenance of existing off-site facilities within Cotherstone based on the figures within the Durham OSNA and this will be secured through the S106 agreement.
31. It is therefore considered that the proposal would represent a rural exception site and as such, the development of a greenfield site outside of the settlement boundary to deliver affordable housing and off site contributions towards local open space provision/maintenance would accord with policies H1A and H13 of the Teesdale Local Plan, and the principles and aims of the NPPF.

Impact on the character and appearance of the Conservation Area and Area of Landscape Value

32. The entire site falls within the Cotherstone Conservation Area and therefore regard has to be paid to section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 which requires the local planning authority to pay special attention to the desirability of preserving or enhancing the character or appearance of the Cotherstone Conservation Area. It also falls in the Area of Landscape Value.
33. The site lies at the southern entrance to the village and as an agricultural field it makes some contribution to the rural setting of the village and Area of Landscape Value. This is however limited to some extent by the unmanaged hedgerow along the roadside, which largely obscures views into the site from the road (B6277).
34. The proposal involves removal of the roadside hedgerow, which would open the site and development to view. Development of the site in principle would impact on

the Area of Landscape Value, but when balanced against the benefits of affordable housing, this impact is justified subject to a suitable standard of development being achieved that is also appropriate to the conservation area.

35. The application has been subject to several amendments in respect of the design of the dwellings, use of materials and treatment of enclosures, particularly along the site frontage to provide an appropriate standard of development within the conservation area. Originally the dwellings were to be constructed in artificial stone; however that has since been amended to a render finish with natural stone quoin detailing to plots 1–4. It would have been more preferable to see use of natural stone throughout the development, but this has been constrained by viability and there are other rendered properties in the area, most notably the adjacent development at The Close. The significant weight that the affordable housing carries in addressing local need, also justifies some concession in this respect. Porch detailing on the bungalows has been amended and barge boards have been removed. Particular attention has been given to the enclosures and treatment at the site entrance where officers have negotiated provision of a dry stone wall, landscaping and reduction of the width of the footway. As a result of these amendments, it is considered that the proposal would now represent a more appropriate form of development within the conservation area and Area of Landscape Value.
36. There are still concerns with the window design in the bungalows, which could be improved to a more rural style with vertical proportions, but this could be addressed by a suitably worded condition to require further window details to be approved. There are also outstanding concerns with details of landscaping within the site, but these could also be addressed by a condition requiring agreement of specific planting locations and species. Subject to these conditions, it is considered that the proposal would not have a detrimental impact on the surrounding area and having regard to section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, it is considered that the proposal would preserve the character and appearance of the Cotherstone Conservation Area.
37. The proposal would therefore comply with policies GD1, H12, H13, BENV4 and ENV3 of the Teesdale Local Plan, as well as the relevant provisions within the NPPF.

Residential amenity

38. The application site is located immediately to the south of the rear gardens of the bungalows on the Close. The proposed dwellings would all be bungalows along that boundary, with rear gardens enclosed by a 1.8m high close boarded timber fence. The proposed dwellings would be sited approximately 12m from the closest dwelling on the Close, but given the proposed boundary treatment and the single storey nature of the properties, it is considered that existing levels of privacy would be maintained and the proposal would not result in any loss of privacy or overbearing impact on the neighbouring properties. There are no other neighbouring properties that adjoin the application site. Concerns have been expressed in the objections about potential noise disturbance and pollution from the amount of development and associated cars, however, although the site lies outside the development limits, it is still part of the village setting and located on the main road through the village where the scale of development proposed and

associated vehicle movements is unlikely to result in unacceptable levels of pollution or noise disturbance to the neighbouring properties at The Close.

39. It is therefore considered that the proposal would not harm the residential amenity of neighbouring properties and would comply with policies GD1 and H12 of the Teesdale Local Plan.

Highway and access issues

40. The development would be served by a new vehicular access off the B6277 and each semi-detached property would have its own off street parking space with a shared space between. A new pedestrian footway would link the site to the footway to the north and public footpath to the south.
41. Objections have expressed concerns about the safety of the access, however, The Highway Authority are satisfied with its location and visibility given the application site falls within the 30mph speed restriction on the edge of Cotherstone. The number of proposed parking spaces has also been amended in line with suggestions by the Highway Authority who has since raised no objections to the proposal subject to conditions.
42. The Council's Public Rights of Way Section have requested additional improvements to the entrance at the start of the public footpath to the south, including provision of a sealed ramp and public seating. The proposal includes a new footway link to the start of the public footpath, but it would be unreasonable to expect any further improvements given the small scale of the development, contributions towards open space and the overall viability of the scheme.
43. Concerns raised in the objections about keeping the lay by adjacent to the Close free of construction traffic is beyond the scope of control in this application.
44. The proposal would therefore comply with policies GD1 and T2 of the Teesdale Local Plan.

Protected species

45. The application was supported by an extended phase 1 survey which identified that Great Crested Newts were present at a pond close to, but not within, the application site. Great Crested Newts are a protected species. The phase 1 survey has therefore proposed mitigation measures in order to prevent against any harm to the protected species during and following construction, as well as habitat improvement to offset the loss of any habitat from the development including the provision of a new pond and provision of a buffer zone between the development and the neighbouring Local Wildlife Site. A tree located on the edge of the site that is proposed to be retained was initially considered to have a moderate risk of supporting roosting bats, also a protected species, however following a climbing survey it was concluded that there were no features of roost of potential. The existing application site itself is considered to be of low ecological value.

46. The Council's ecologist is satisfied that subject to the mitigation and habitat improvement proposed in the ecology report, the proposal would not be detrimental to any protected species or other ecology. A Natural England license will therefore not be required and the local planning authority can discharge its duty under the Habitats Regulations.
47. The proposal would therefore comply with policies GD1 and ENV8 of the Teesdale Local Plan and the provisions within the NPPF.

CONCLUSION

47. The proposal would provide 12 affordable dwellings on a suitable site on the edge of the village that would address an identified need within Cotherstone and the surrounding parishes. It would also secure a contribution to off site provision/maintenance of open space in the locality. These factors carry significant weight in the determination of the application.
48. Following a number of amendments it is considered that an appropriate scheme would be delivered that would preserve the character of the conservation area and without having a harmful impact on the residential amenity of neighbouring properties, highway safety or protected species.
49. Subject to the suggested conditions, the proposal is considered to be in accordance with Teesdale Local Plan Policies GD1, ENV3, ENV8, H1A, BENV4, H12, H13 and T2.

RECOMMENDATION

That the application be **APPROVED** subject to the completion of a Section 106 Legal Agreement to ensure the dwellings remain affordable in perpetuity, and to secure a financial contribution of £6,000 towards the provision/maintenance of open space in the locality; in addition to the following conditions and reasons.

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

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

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

Plan Reference Number	Date received
Site Location Plan	11/11/2013
300:01 Rev. 12	07/02/2014
300:02 Rev. 10	07/02/2014
300:03 Rev. 07	07/02/2014
R1498-1C	07/02/2014

Reason: To define the permission and ensure that a satisfactory form of development is obtained.

3. Prior to the commencement of the development, details of the proposed materials and colour finish of the proposed canopy porches shall be submitted to and approved in writing by the local planning authority. The development shall be implemented in accordance with the approved details.

Reason: In the interests of appearance of the development and the impact on the character and appearance of the Conservation Area. In accordance with policies GD1, H12, H13 and BENV4 of the Teesdale Local Plan.

4. Notwithstanding the details submitted with the application, prior to the commencement of the development full details including plans at a scale of 1:20 and details of the colour finish and design of the proposed windows shall be submitted to and approved in writing by the Local planning authority. The windows shall be installed and thereafter retained in accordance with the approved details.

Reason: In the interests of appearance of the development and the impact on the character and appearance of the Conservation Area. In accordance with policies GD1, H12, H13 and BENV4 of the Teesdale Local Plan.

5. No development shall take place until full details of hard and soft landscape works and garden structures have been submitted to and approved in writing by the local planning authority. These details shall include proposed hard surfacing materials, details of proposed sheds, details of proposed bin stores, a detailed planting plan for the ornamental shrub and herbaceous planting showing exact plant numbers and locations and giving plant and planting specifications, and, details of the treatment of the boundary hedge to the north of the site. The development shall be carried out in accordance with the approved details.

Reason: To achieve a satisfactory form of development and in the interests of the impact on the character and appearance of the Conservation Area and the Area of High Landscape Value. In accordance with policies GD1, H12, H13, ENV3 and BENV4 of the Teesdale Local Plan.

6. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting season following the occupation of each individual plot to which they relate, or the completion of the development, whichever is the sooner, and any trees or plants which within a period of 5 years from the completion of the individual plot to which they , or the completion of the development die, are removed, are severely damaged or become seriously diseased shall be replaced in the next planting season with others of similar size and species, unless the local planning authority agrees in writing to any variation.

Reason: To ensure the implementation and retention of the approved landscape scheme in the interests of visual amenity. In accordance with policies GD1, H12, H13, ENV3 and BENV4 of the Teesdale Local Plan.

7. All rainwater goods shall be coloured black.

In the interests of the impact on the character and appearance of the Conservation Area. In accordance with policies GD1, BENV4 and H12 of the Teesdale Local Plan.

8. No development shall take place unless in accordance with the mitigation detailed within the protected species report `Extended Phase 1 Survey and CSH Assessment at Mount pleasant, Cotherstone Report No. 3` prepared by E3 Ecology Ltd. and received on 09/01/2014 including but not restricted to:
- Sensitive timing of works to avoid any impacts on breeding birds;
 - Use of the detailed Newt Mitigation Strategy appended to the ecological report; and
 - Inclusion of buffer zone/habitat area to include wildflower grassland and pond with scattered scrub as detailed in the report and appended GCN Impacts and Mitigation Plan.

To conserve protected species and their habitat in accordance with policy ENV8 of the Teesdale Local Plan and the NPPF.

10. Prior to the commencement of development full engineering details shall be submitted for approval of the B6277 footway and lay by extension works shown on the approved plan. The approved works shall be implemented and made available for use prior to occupation of any dwelling.

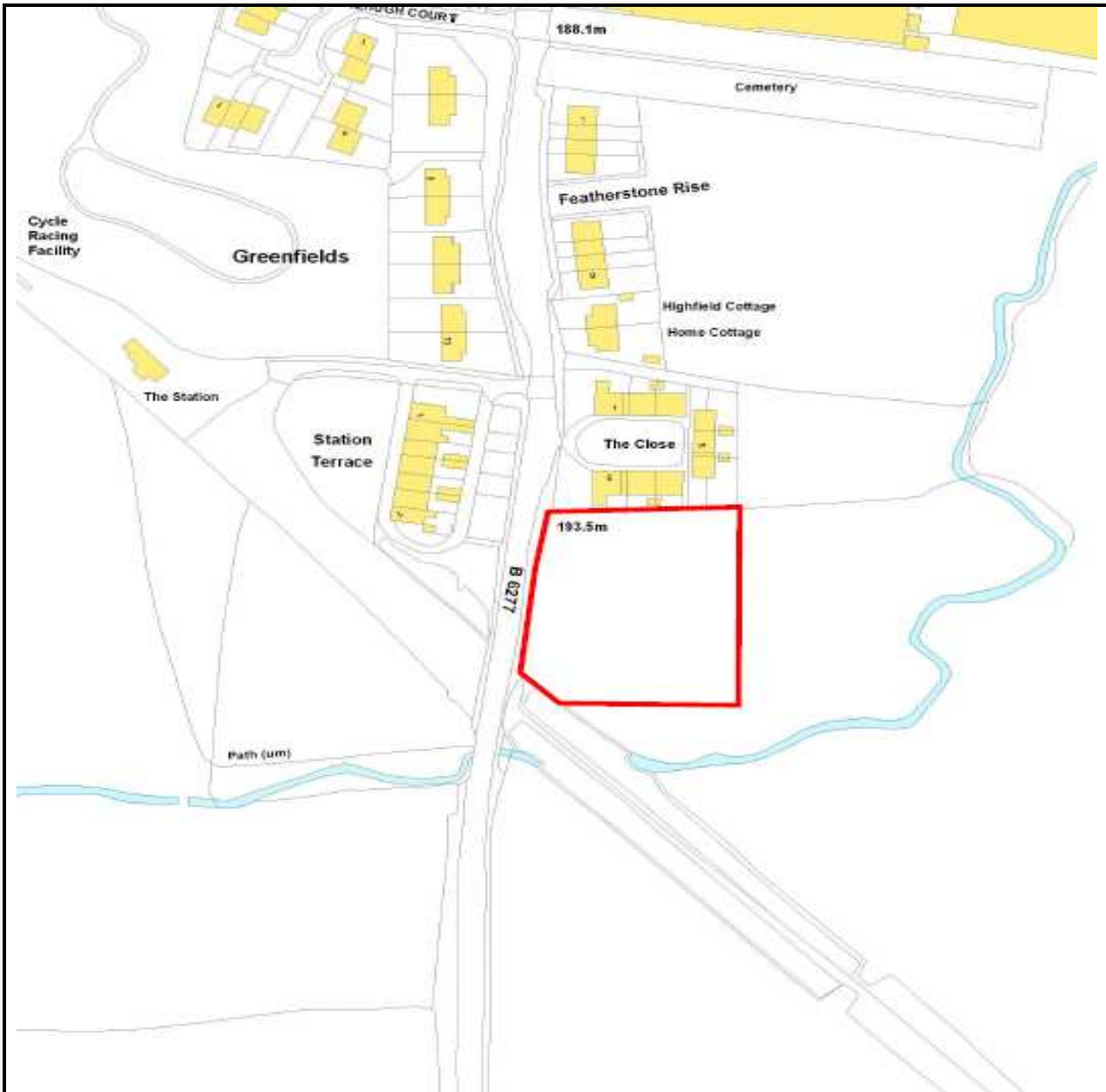
In the interests of highway safety. In accordance with policies GD1 and T2 of the Teesdale Local Plan.

STATEMENT OF PROACTIVE ENGAGEMENT

50. In arriving at the recommendation to approve the application the Local Planning Authority has assessed the proposal against the NPPF and the Development Plan in the most efficient way to ensure a positive outcome through appropriate and proportionate engagement with the applicant and carefully weighing up the representations received.

BACKGROUND PAPERS

Submitted Application Forms, Plans and Statements
National Planning Policy Framework
Teesdale Local Plan
Consultee comments and public consultation responses



Planning Services

Land South of The Close, Cotherstone,
Barnard Castle, County Durham

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Comments

Date 07/02/2014

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