

COMMITTEE REPORT

AGENDA ITEM NUMBER:

APPLICATION DETAILS

APPLICATION No:	4/11/00289/FPA
FULL APPLICATION DESCRIPTION:	Substitution of house types on 13 no plots and amendments to layout including removal of 2 no units and formation of access road
NAME OF APPLICANT:	Dunelm Homes
ADDRESS:	Land at Former Cape Asbestos Works Durham Road Bowburn Durham DH6 5NG
ELECTORAL DIVISION:	Durham South
CASE OFFICER:	Henry Jones Senior Planning Officer 0191 3018739 henry.jones@durham.gov.uk

1.0 DESCRIPTION OF THE SITE AND PROPOSALS

1.1. CONTEXT

- 1.1.1. The application relates to one section of the larger former Cape Asbestos Works Site located off Durham Road in Bowburn. The former Cape Asbestos Works site is designated within the Local Plan for industrial uses, however planning permission was gained in outline for a mixed use of residential and employment development following an appeal in 2007. The wider Cape Asbestos Works site of which this application forms part of, is currently in the process of redevelopment.
- 1.1.2. The site lies within the settlement boundary of Bowburn and lies at the northern end of the village and just to the north of existing industrial uses at the Bowburn North Industrial Estate. The site is accessed via Durham Road, the main thoroughfare through Bowburn. Aside from the Cape Asbestos Works redevelopment site, the residential core of Bowburn is located to the opposite side of Durham Road to the west. The site is located within close proximity to junction 61 of the A1(M) which is located at the southern tip of Bowburn.

1.2. PROPOSAL

- 1.2.1. This full planning application effectively seeks amendments to previously approved schemes on the former Cape Asbestos Works site seeking to reduce the number of dwellinghouses in this particular part of the wider site from 15 no. to 13 no. together with changes to house types and the provision a new access road to the south.
- 1.2.2. This proposal would result in a revised layout comprising of 3 no. highly sustainable 4 bed Climat Hus house types, 4 no. other 4 bed detached dwellings, 6 no. 2 and 3

bed terraced properties and associated garaging and parking spaces. The total number of Climat Hus house types would be reduced from the last approved 7 no. No affordable housing is proposed within this particular section of the wider Cape Asbestos Works site though elsewhere affordable homes have already been built on the site with more proposed in the future.

- 1.2.3. Also proposed is a new access road adjacent to plot 40 in the south of the site which would provide a possible link to future development on the Bowburn North Industrial Estate.
- 1.2.4. This proposal is being reported to Committee due to the nature of the development being a major residential development of over 10 no. dwellinghouses.

2.0 PLANNING HISTORY

- 2.1. In 2002 planning permission was refused for a residential development in outline on the former Cape Asbestos Works site. In 2007, at appeal, planning permission was granted in outline for a mixed development of residential and employment uses.
- 2.2. Since the grant of planning permission in outline, reserved matters applications have been approved in 2009 granting permission for 121 no. dwellinghouses (Dunelm Homes) and in 2010 a development of 62 no. dwellinghouses was approved (Taylor Wimpey). A further reserved matters application for the erection of 10 no. dwellings was approved in 2010 (Dunelm Homes).
- 2.3. Planning permission has also been granted for the substitution of house types in 2010, variation of condition 6 of the 2007 outline approval to allow for phased highway infrastructure improvements and variation of condition 10 of the 2007 outline approval to allow the construction of 150 dwellings prior to completion of highways and drainage infrastructure works for the employment site.

3.0 PLANNING POLICY

3.1. NATIONAL POLICY

- 3.1.1. **Planning Policy Statement 1: Delivering Sustainable Development** sets out the Governments overarching planning policies on the delivery of sustainable development through the planning System.
- 3.1.2. **Planning Policy Statement 3: Housing** underpins the delivery of the Government's strategic housing policy objectives and our goal to ensure that everyone has the opportunity to live in a decent home, which they can afford in a community where they want to live.
- 3.1.3. **Planning Policy Statement 9: Biodiversity and Geological Conservation** sets out planning policies on protection of biodiversity and geological conservation through the planning system. These policies complement, but do not replace or override, other national planning policies and should be read in conjunction with other relevant statements of national planning policy.
- 3.1.4. **Planning Policy Guidance Note 13: Transport** seeks to integrate planning and transport at the national, regional, strategic and local level and to promote more sustainable transport choices both for carrying people and for moving freight.

It also aims to promote accessibility to jobs, shopping, leisure facilities and services by public transport, walking and cycling and to reduce the need to travel, especially by car.

- 3.1.5. To deliver these objectives, the guidance says that local planning authorities should actively manage the pattern of urban growth, locate facilities to improve accessibility on foot and cycle, accommodate housing principally within urban areas and recognise that provision for movement by walking, cycling and public transport are important but may be less achievable in some rural areas.
- 3.1.6. **Planning Policy Statement 23: Planning and Pollution Control** this statement and the advice in the accompanying Annexes (Annex 1: Pollution Control, Air and Water Quality and Annex 2: Development on Land Affected by Contamination) should be taken into account by Regional Planning Bodies (RPBs) and Local Planning Authorities (LPAs) in preparing Regional Spatial Strategies (RSSs) and Local Development Documents (LDDs) - referred to in this Statement as "development plans".

3.2. REGIONAL POLICY

- 3.2.1. **The North East of England Plan - Regional Spatial Strategy to 2021 (RSS)** July 2008, sets out the broad spatial development strategy for the North East region for the period of 2004 to 2021. The RSS sets out the region's housing provision and the priorities in economic development, retail growth, transport investment, the environment, minerals and waste treatment and disposal. Some policies have an end date of 2021 but the overall vision, strategy, and general policies will guide development over a longer timescale.
- 3.2.2. In July 2010 the Local Government Secretary signaled his intention to revoke Regional Spatial Strategies with immediate effect, and that this was to be treated as a material consideration in subsequent planning decisions. This was successfully challenged in the High Court in November 2010, thus for the moment reinstating the RSS. However, it remains the Government's intention to abolish Regional Spatial Strategies when the forthcoming Local Government Bill becomes law. **Both the RSS and the stated intention to abolish are material planning considerations and it is a matter for each Planning Authority to decide how much weight can be attached to this stated intention, having regard to the evidence base which informs the RSS.** Policies of particular relevance to these applications include the following:
- 3.2.3. **Policy 2: Sustainable Development** planning proposals should seek to promote sustainable development through social, economic and environmental objectives.
- 3.2.4. **Policy 7: Connectivity and Accessibility** which requires new development proposals to reduce travel demands, and promote opportunities to use public transport, cycle and walk.
- 3.2.5. **Policy 8: Protecting and Enhancing the Environment** which requires new development to be of high quality and maintain local distinctiveness.
- 3.2.6. **Policy 24: Delivering Sustainable Communities** planning proposals should seek through design to promote social cohesion, reduce inequalities as well as meeting sustainable development objectives.
- 3.2.7. **Policy 38: Sustainable Construction** to ensure layouts and design of new development minimise energy consumption and encourage energy efficiency techniques as well as renewable energy provision.

3.3. LOCAL PLAN POLICY

- 3.3.1. **Policy H3: New Housing Development within the Villages** allows for windfall development of previously developed sites within the settlement boundaries of a number of specified former coalfield villages across the District, provided that the scheme is appropriate in scale, design location and number of units.
- 3.3.2. **Policy H13: Residential Areas – Impact upon Character and Amenity** states that planning permission will not be granted for new development or changes of use which have a significant adverse effect on the character or appearance of residential areas, or the amenities of residents within them.
- 3.3.3. **Policy EMP5: Prestige Industrial Sites – General** states that on designated prestige industrial sites business uses and general industry uses will be permitted provided that there is no detrimental effect on the environment, the amenity of neighbouring occupiers and the development of neighbouring areas. High standards of design and landscape will also be required.
- 3.3.4. **Policy T1: Traffic – General** states that the Council will not grant planning permission for development that would generate traffic likely to be detrimental to highway safety and / or have a significant effect on the amenity of occupiers of neighbouring property.
- 3.3.5. **Policy R2: Provision of Open Space – New Residential Development** states that in new residential development of 10 or more units, open space will be required to be provided within or adjacent to the development in accordance with the Council's standards. Where there is an identified deficiency and it is considered appropriate, the Council will seek to enter into a planning agreement with developers to facilitate the provision of new or improved equipped play areas and recreational/leisure facilities to serve the development in accordance with Policy Q8.
- 3.3.6. **Policy Q3: External Parking Areas** requires all external parking areas to be adequately landscaped, surfaced, demarcated, lit and signed. Large surface car parks should be subdivided into small units. Large exposed area of surface, street and rooftop parking are not considered appropriate.
- 3.3.7. **Policy Q5: Landscaping General Provision** sets out that any development which has an impact on the visual amenity of an area will be required to incorporate a high standard of landscaping.
- 3.3.8. **Policy Q8: Layout and Design – Residential Development** sets out the Council's standards for the layout of new residential development. Amongst other things, new dwellings must be appropriate in scale, form, density and materials to the character of their surroundings. The impact on the occupants of existing nearby properties should be minimised.
- 3.3.9. **Policy U8a: Disposal of Foul and Surface Water** requires developments to provide satisfactory arrangements for disposing foul and surface water discharges. Where satisfactory arrangements are not available, then proposals may be approved subject to the submission of a satisfactory scheme and its implementation before the development is brought into use.
- 3.3.10. **Policy U11: Development on Contaminated Land** sets out the criteria against which schemes for the redevelopment of sites which are known or suspected to be contaminated. Before development takes place it is important that the nature and extent of contamination should be fully understood.

3.3.11. **Policy U14: Energy Conservation – General** states that the energy efficient materials and construction techniques will be encouraged.

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.durham.gov.uk/Pages/Service.aspx?ServiceId=494>

4.0 CONSULTATION AND PUBLICITY RESPONSES

4.1. STATUTORY RESPONSES:

4.1.1. The Highway Authority have commented on the application and the development already has an approved road layout and access from the A177, this proposal involves a substitution of house types and no objections are raised to this. No objections are raised to the proposed formation of access road to the south which may be used at a later date, however, it is expected that any major residential development would be served by the existing estate road but the second access would provide some flexibility. It is unlikely that the proposed access to south would be adopted in its entirety until such a time as further development proceeds.

4.1.2. Cassop Cum Quarrington Parish Council submitted initial comments raising no objections to the development. However, a second letter of representation was received following consideration of the proposed formation of access and objections are raised to this. There are concerns raised that the formation of an additional access would pave the way for future housing development which the Parish are opposed to.

4.1.3. Officers held conversations with Northumbrian Water to gain their input. Officers queried the stage at which the improvements to the Bowburn Sewerage Treatment Works are at and Northumbrian Water officers stated that the improvements were underway and that no objections are raised to this development.

4.2. INTERNAL CONSULTEE RESPONSES:

4.2.1. None

4.3. PUBLIC RESPONSES:

4.3.1. None

4.4. APPLICANTS STATEMENT:

4.4.1. The application has been accompanied by a design and access statement within which it is considered that these revisions still accord with the masterplan for the redevelopment of the former Cape Asbestos Works site. There are considered to be no planning policy objections to the proposal which is a substitution of house types of a previously approved development.

4.4.2. The proposal is considered to maintain a form of design in keeping with the rest of the site whilst the amenity of existing occupiers and those of the future development would be maintained.

4.4.3. The primary access from the A177 is retained but a future possible link to the commercial premises (Henderson door site) is also proposed.

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:

http://publicaccess.durhamcity.gov.uk/publicaccess/tdc/DcApplication/application_detailview.aspx?caseno=LJL4ILBN02000

Officer analysis of the issues raised and discussion as to their relevance to the proposal and recommendation made is contained below.

5.0 PLANNING CONSIDERATIONS AND ASSESSMENT

- 5.1. The main planning considerations relating to this application are the principle of development, the impact upon the visual amenity of the area, impact upon the amenity of adjacent and nearby occupiers, highway safety, contaminated land issues, provision of open space, sustainability and energy conservation and the drainage infrastructure.
- 5.2. Principle of the Development
- 5.3. The land to which the application relates is the former Cape Asbestos Works and is designated within the Local Plan (adopted 2004) as industrial land. However, following an appeal of a refused outline planning application in 2007 planning permission was granted for a mixed use development including residential development. Since this time several reserved matters and full planning applications have been approved and the site has already been partially developed as a residential estate.
- 5.4. In addition this application, although a full planning application, effectively seeks a revised layout and substitution of house types on a part of the site which has previously been granted planning permission. This application and associated site forms just a part of larger residential development and as a result the principle of this application is considered acceptable.
- 5.5. Impact upon Visual Amenity
- 5.6. This development would result in a reduction of 2 no. dwellinghouses in this particular section of the wider site. The proposal would retain some Climat Hus house types - contemporary designed and highly sustainable dwellings. These dwellings have been previously approved at the Cape site. Similarly the revised layout retains the Guildford, Ely, York and Ripon house types which have also been previously approved.
- 5.7. New house types are proposed in the form of the relatively large detached Shrewsbury and Chichester. These properties are architecturally similar to other house types approved previously at the site namely the Salisbury, Hornbeam and Guildford. It is considered that the revised layout and substitution of house types would very much integrate into the existing site and surrounding approved plots.
- 5.8. In the wider context, this particular application site is some distance from the main thoroughfare through Bowburn, Durham Road which runs parallel to the site and will in the main only be viewed once within the wider residential estate being developed at the Cape site.
- 5.9. A materials schedule has been supplied providing details of the external finishes of the dwellings proposed which are to match those which have been approved and constructed on the site previously. This is considered to be appropriate.

- 5.10. A revised and detailed landscaping scheme has not been submitted. A condition can be attached to any approval requiring the submission of further details with regards to both hard and soft landscaping.
- 5.11. The impact of the revised layout and substitution of house types is considered acceptable with no harm caused to the visual amenity of the area in accordance with Policies Q8, Q5 and H13 of the City of Durham Local Plan.
- 5.12. Impact upon Residential Amenity
- 5.13. The revised layout and substitution of house types raises no concerns with regards to residential amenity. This particular application site is located a significant distance from established residential areas within Bowburn. The key issue therefore is ensuring that the relationships between the dwellings within the Cape site itself are acceptable. Separation distances between dwellings are comparable with the previously agreed layouts.
- 5.14. Plots 63 through to 69 would benefit from particularly good separation distances to other dwellings to their front and rear. Plots 59 through to 61 have a separation distance of 12m to the gable elevation of plot 58 and similarly 12m exists from the gable of plot 42 to the bungalow at plot 43. This is marginally less than the 13m recommended within Policy Q8, however, it is identical to the previously agreed schemes in this part of the Cape site.
- 5.15. The properties are orientated and designed with the location of windows and rooms arranged so as to avoid problems of overlooking or loss of privacy from windows located at too close proximity. Building lines are arranged so as to avoid some dwellings being sited significantly behind or in front of others at close proximity which can result in a loss of light or outlook.
- 5.16. The development is therefore considered to retain adequate privacy and amenity for existing and proposed occupiers in accordance with Policies Q8 and H13 of the Local Plan.
- 5.17. Highways Issues
- 5.18. The development subject to this application would be served by an existing access taken from the A177 Durham Road previously approved for the Cape site. The Highway Authority have been consulted on the application and no objections are raised to the development with regards to the impacts of the substitution of house types, revised layout or the related garaging and parking arrangements.
- 5.19. The application proposes a new access road to the south towards the existing Hendersons door site at Bowburn North Industrial Estate. This has been included within the application to provide a possible route through to a future development. The Highway Authority have raised no objection to the formation of this new access however, it is expected that any major residential development would be served by the existing estate road but the second access would provide some flexibility. The Highway Authority have also stated that it is unlikely that the proposed access to south would be adopted in its entirety until such a time as further development proceeds.
- 5.20. As a result officers raise no objections to the development on the grounds of highway safety with the proposal considered to accord with Policy T1 of the Local Plan.

5.21. Land Contamination

- 5.22. The application site forms part of a former asbestos works with related contamination issues. As part of the original planning permission for the entirety of the site in 2007 a condition was placed on the approval requiring investigation into and mitigation measures to avoid risk to the public. Such investigative and remediation works were undertaken and this condition has previously been discharged as part of the original consent.
- 5.23. As a result officers consider that the issue of the land contamination at the site has been resolved with no further measures or conditions required with regards to this proposal.
- 5.24. Open/Recreational Space
- 5.25. The application seeks planning permission for 13 no. dwellinghouses. Policy R2 of the Local Plan requires open space provision on residential developments of 10 or more dwellings. In this instance, however, this application essentially seeks revisions only to the layout and house types of a previously approved development. Within this particular application site public open space is not being proposed. However, adjacent to the application site and as part and parcel of the wider residential development such open space is being provided as approved within previous applications.
- 5.26. With revisions to house types and layout only and an actual reduction in the number of proposed dwellings from 15 to 13 in this part of the site no additional open space provision or contributions are considered necessary.
- 5.27. Drainage
- 5.28. Within the previously approved applications at the Cape site it has been necessary for conditions to be attached to approvals to resolve the means of disposal of sewerage from the development due to the Bowburn Sewage Works being at capacity.
- 5.29. However, improvements and expansion to the capacity at the Bowburn Sewage Works are currently being undertaken. Discussions have been held with officers at Northumbrian Water and as a result of these ongoing improvements Northumbrian Water have raised no objections to the development.
- 5.30. Sustainability and Energy Conservation
- 5.31. Policy 38 of the RSS seeks to ensure that on major residential developments that at least 10% of their energy supply comes from decentralised and renewable or low carbon sources. Similarly the Council has its own guidance note which seeks the same target and Policy U14 of the Local Plan seeks to encourage energy conservation in new development.
- 5.32. Within the previously approved layouts, this development achieved and exceeded these requirements with all dwellings designed to achieve at least a 10% carbon reduction with some designed to achieve 25% reduction and 44% reduction. It is fully expected that a similar minimisation in carbon emissions can be achieved through this development. No details, however, have been submitted demonstrating this and as a result a condition can be attached to any approval requiring the submission of details.
- 5.33. Other Issues

- 5.34. Within the wider Cape Asbestos Works site previous planning applications have required the provision of affordable housing and indeed many units have already been constructed. None of the dwellinghouses to which this application seeks substitution were previously identified as affordable and likewise none are identified within this proposal with all affordable homes being provided elsewhere on the wider site. In addition this application seeks planning permission for the erection of a total of 13 no. dwellings. PPS3 advises that affordable housing should be provided on sites 15 or more dwellings and Local Plan Policy H12 stipulates that affordable housing is required on sites of 25 or more dwellings. This particular development reaches neither of the thresholds.
- 5.35. Cassop cum Quarrington Parish Council have raised significant concerns within comments issued in relation to the application. The concern relates to the potential for future residential development at the adjoining site as a result of the proposed formation of an access road.
- 5.36. Ultimately officers consider that at this stage only the development being proposed can be considered which takes the form of a revised layout, substitution of house types and a previously approved parking court adjacent to plot 38 becoming a 5.5m wide road. This application is not proposing any residential development on the Henderson door site to the south and officers do not consider that any objections can be raised on this application with regards to this.
- 5.37. If a future development proposal seeks residential development on this adjacent site, at that stage the Local Planning Authority must form a view as to its acceptability. At this stage and within this application merely a possible access road is being proposed which in visual, highway safety and impact terms is not significantly different from a previously approved court. As a result officers do not consider that strong objection can be raised to the proposed access to the south of the site.

6.0 CONCLUSION

- 6.1. This proposal effectively seeks a revised layout to a previously approved development with the substitution of house types and removal of 2 no. dwellings and formation of an access road. The site forms part of a much larger residential development originally gaining planning permission in 2007.
- 6.2. In the context of the whole redevelopment scheme being undertaken at the Cape site, the revisions proposed within this development are modest. The development will remain acceptable in terms of visual impact, impact upon existing and prospective occupiers and highway safety.
- 6.3. The proposed additional access in the southern end of the site in its own right poses no harm and any future development which said access may serve would require full assessment if and when submitted.
- 6.4. In conclusion the development is considered to accord with relevant Development Plan policies with no objections raised on any other material planning grounds.

7.0 RECOMMENDATION

That the application be APPROVED subject to the following conditions;

7.1. 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.

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

Layout vers 11 Rev A received 20th June 2011
303-ED-01 Rev B received 13th April 2011
303-ED-02 received 13th April 2011
Climat Hus Type J floorplans received 13th April 2011
Climat Hus Type J elevations received 13th April 2011
Plot 67-10 ground floor plan received 13th April 2011
Plot 67-20 first floor plan received 13th April 2011
Plot 67-50 front elevation received 13th April 2011
Plot 67-51 rear elevation received 13th April 2011
Plot 67-52 side elevation 1 received 13th April 2011
Plot 67-53 side elevation 2 received 13th April 2011
303-GD-11 received 13th April 2011
SW-PL-01 received 13th April 2011
SW-PL-00 received 13th April 2011
CR-ArtS-00 received 13th April 2011
GU-Std-00 received 13th April 2011
EL-S-10 Rev A received 23rd June 2011
EL-S-20 Rev A received 23rd June 2011
EL-S-50 received 23rd June 2011
EL-S-52 Rev A received 23rd June 2011
EL-S-51 received 23rd June 2011
RI-S-10 received 23rd June 2011
RI-S-20 received 23rd June 2011
RI-S-50 received 23rd June 2011
RI-S-51 Rev A received 23rd June 2011
RI-S-52 received 23rd June 2011
YO-S-20 Rev A received 29th June 2011
YO-S-10 Rev A received 29th June 2011
YO-S-50 received 29th June 2011
YO-S-52 Rev A received 29th June 2011
YO-S-53 received 29th June 2011
YO-S-60 received 29th June 2011
YO-S-51 received 29th June 2011
YO-S-54 received 29th June 2011
YO-S-55 received 29th June 2011
303-GD-23 received 13th April 2011
303-GD-24 received 13th April 2011
Materials Specification and attachments received 20th June 2011

Reason: To define the consent and ensure that a satisfactory form of development is obtained in accordance with Policies H3, H13, T1, Q3, Q5, Q8, U8A and U14 of the City of Durham Local Plan 2004.

7.3. No development shall commence until a detailed landscaping scheme has been submitted to and approved in writing by the Local Planning Authority. The landscape scheme shall include accurate plan based details of the following: Details of hard and

soft landscaping including planting species, sizes, layout, densities, numbers. Seeded or turf areas, the establishment and maintenance regime. Any trees, hedges and shrubs planted shall not be removed without agreement within five years.

Reason: In the interests of the visual amenity of the area having regards to Policies Q8 and Q5 of the City of Durham Local Plan 2004.

- 7.4. All planting, seeding and turfing in the approved details of the landscaping scheme shall be carried out in the first available planting season following the practical completion of the development. Any trees or plants which die, fail to flourish or are removed within a period of 5 years from the substantial completion of the development shall be replaced in the next planting season with others of similar size and species. Replacements will be subject to the same conditions.

Reason: In the interests of the visual amenity of the area having regards to Policies Q8 and Q5 of the City of Durham Local Plan 2004.

- 7.5. Prior to the commencement of the development details of the surface treatment and construction of all hardsurfaced areas shall be submitted to and approved in writing by the Local planning authority. The development shall be undertaken in accordance with the approved details.

Reason: In the interests of the visual amenity of the area having regards to Policies Q8 and Q3 of the City of Durham Local Plan 2004.

- 7.6. Prior to the commencement of the development a scheme to minimise energy consumption shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall consist of energy from renewable or low carbon sources provided on-site, to a minimum level of at least 10% of the total energy demand from the development, or an equivalent scheme that minimises carbon emissions to an equal level through energy efficiency measures. Thereafter the development shall be carried out in complete accordance with the approved scheme prior to first occupation and retained so in perpetuity.

Reason: In the interests of sustainable construction and energy generation to comply with the aims of the Regional Spatial Strategy North East Policy 38 and Policy U14 of the City of Durham Local Plan 2004.

8.0 REASON FOR THE DECISION

- 8.1. The development is considered to accord with the aims of Policies 2, 7, 8, 24 and 38 of the RSS and Policies H3, H13, T1, Q8, Q3, Q5, U8A, U11 and U14 of the City of Durham Local Plan 2004
- 8.2. In particular the impact of the development upon visual amenity, residential amenity and highway safety was considered acceptable.
- 8.3. Objections have been raised with regards to the proposed additional access road serving future, unwanted residential development. However, under this application only the impact of the proposed access road can be taken into account, the acceptability of any future residential development that said access would serve would need to be considered when such a proposal was submitted for consideration.

9.0 BACKGROUND PAPERS

Submitted Application Forms and Plans

Submitted Design and Access Statement

City of Durham Local Plan 2004

Regional Spatial Strategy

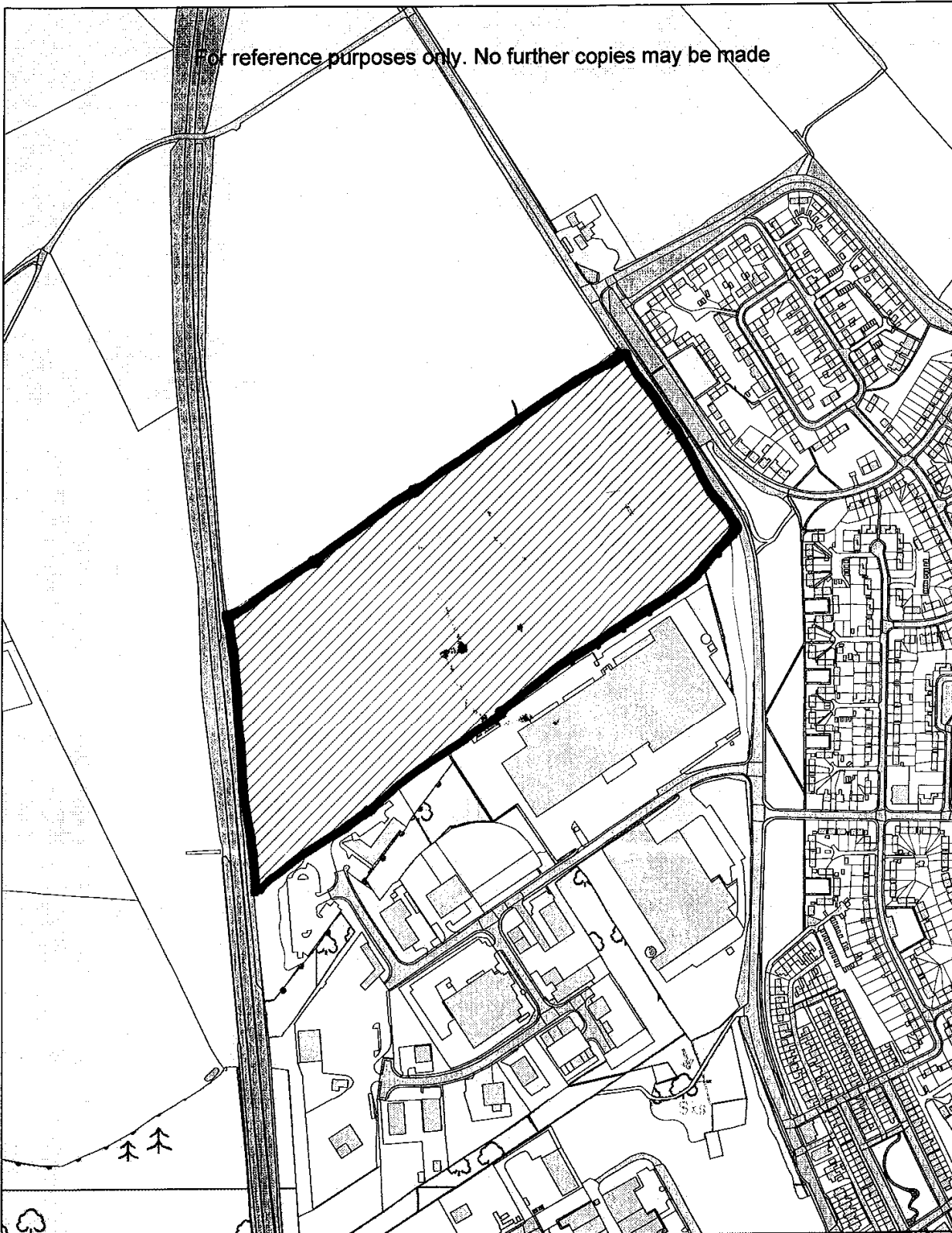
Planning Policy Statements 1, 3, 9 and 23 and Planning Policy Guidance Note 13

Responses from County Highway Authority and Northumbrian Water

Responses from Parish Council

Planning Circular 11/95

For reference purposes only. No further copies may be made



Planning Services

4/11/00289/FPA

Land at Former Cape Asbestos Works, Durham Road, Bowburn, Durham DH6 5NG

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Comments

Date 07 July 2011

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