

COMMITTEE REPORT

APPLICATION DETAILS

APPLICATION NO: DM 14/00352/FPA
FULL APPLICATION DESCRIPTION: Private Dwellinghouse
NAME OF APPLICANT: Haswell Moor Developments Ltd
ADDRESS: Grange Farm, Old Cassop
ELECTORAL DIVISION: Coxhoe
Chris Baxter
Senior Planning Officer
CASE OFFICER: 03000 263944
chris.baxter@durham.gov.uk

DESCRIPTION OF THE SITE AND PROPOSALS

1. The application site comprises of land associated with Grange Farm located to the east end of Old Cassop. Grange Farm incorporates the main farm house which is located to the south of the unclassified adopted road which runs through Old Cassop. A mixture of agricultural buildings are located to the east of the site and it is noted that there is a public right of way running through these agricultural buildings. The grazing field to the north of the main farmhouse (adjacent side of the highway) is also within the applicants ownership. The site is within the conservation area of Old Cassop.
2. There are residential properties located to the north, east and west of the site. In particular there is Tunstall Cottage which is a bungalow which has windows looking directly on to the northern part of the application site. A property known as Oak Rise is also located directly west. The applicants property Grange Farm is located to the east with agricultural fields to the south.
3. Old Cassop is a small hamlet located less than a mile away from the village of Cassop and approximately 1.3 miles away from the settlement of Thornley. There is an unclassified adopted single track road running through the hamlet which can be accessed from the A181 highway to the north. This unclassified adopted road also runs west of the hamlet and connects with the A688 bypass road.

The Proposal

4. Planning permission is sought for the erection of a single dwelling on an infill plot between Grange Farm and Oak Rise. The original submission was made indicating access to come direct from north. Further to queries over the ownership of part of the application site the application boundary was amended and a revised plan was submitted which realigns the access to be taken through Grange Farm to the east. The land at the extreme west of the site over which there is a query of ownership is removed from the application.

5. The proposed dwelling is detached over two floors. The building is proposed to be from stone with a slate roof and timber effect upvc windows. The height to ridge would be 8.6m, 5m to eaves.
6. The dwelling would be sited approximately 14m from the roadside, directly adjacent to the existing farmhouse. The stone wall boundary along the roadside would remain. Vehicular access would be from the east and a driveway into the site cumulates in two dedicated parking places.
7. The application is referred to the Committee at the request of the Local Members Councillor Mac Williams and Councillor Jan Blakey on the basis that there were highway concerns.

PLANNING HISTORY

8. Planning permission was approved in 1995 for agricultural buildings. Most recently permission was granted in 2013 for a porch to Grange Farm. A recent application for conversion of buildings and erection of four dwellings was withdrawn.

PLANNING POLICY

NATIONAL POLICY:

9. The Government has consolidated all planning policy statements, guidance notes and many circulars into a single policy statement, the National Planning Policy Framework (NPPF), although the majority of supporting Annexes to the planning policy statements are retained. The overriding message is that new development that is sustainable should go ahead without delay. It defines the role of planning in achieving sustainable development under three topic headings – economic, social and environmental, each mutually dependant.
10. The presumption in favour of sustainable development set out in the NPPF requires local planning authorities to approach development management decisions positively, utilising twelve 'core planning principles'.
11. The following elements are considered relevant to this proposal;
12. *NPPF Part 1 – Building a Strong and Competitive Economy.* The Government attaches significant weight on the need to support economic growth through the planning system. Local Planning Authorities should plan proactively to meet the development needs of business and support an economy fit for the 21st century.
13. *NPPF Part 4 – Promoting Sustainable Transport.* Encouragement should be given to solutions which support reductions in greenhouse gas emissions and reduce congestion. Developments that generate significant movement should be located where the need to travel will be minimised and the use of sustainable transport modes maximised.
14. *NPPF Part 7 – Requiring Good Design.* 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.
15. *NPPF Part 8 – Promoting Healthy 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..

16. *NPPF Part 11 – 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.
17. *NPPF Part 12 – Conserving and Enhancing the Historic Environment.* Working from Local Plans that set out a positive strategy for the conservation and enjoyment of the historic environment, LPA's should require applicants to describe the significance of the heritage asset affected to allow an understanding of the impact of a proposal on its significance.

The above represents a summary of the NPPF considered most relevant the full text may be accessed at:

<http://www.communities.gov.uk/publications/planningandbuilding/nppf>

LOCAL PLAN POLICY:

City of Durham Local Plan

18. *Policy E7 (Development Outside Settlement Boundaries)* advises that new development outside existing settlement boundaries will not normally be allowed. However, there are a number of exceptional circumstances where development outside existing settlement boundaries may be considered acceptable.
19. *Policy E8 (Change of Use of Buildings in the Countryside)* states that buildings will be considered appropriate for conversion provided of substantial construction, that the value of the building can be retained, that unsightly buildings are improved and no adverse impact on the countryside, openness of the green belt or amenity of residents occurs. Changes of use must be acceptable in terms of highway safety and preference is given to business rather than residential re-use.
20. *Policy E14 (Trees and Hedgerows)* sets out the Council's requirements for considering proposals which would affect trees and hedgerows. Development proposals will be required to retain areas of woodland, important groups of trees, copses and individual trees and hedgerows wherever possible and to replace trees and hedgerows of value which are lost. Full tree surveys are required to accompany applications when development may affect trees inside or outside the application site.
21. *Policy E15 (Provision of New Trees and Hedgerows)* states that the Council will encourage tree and hedgerow planting.
22. *Policy E22 (Conservation Areas)* seeks to preserve or enhance the character or appearance of conservation areas, by not permitting development which would detract from its setting, while ensuring that proposals are sensitive in terms of scale, design and materials reflective of existing architectural details.
23. *Policy E24 (Ancient Monuments and Archaeological Remains)* sets out that the Council will preserve scheduled ancient monuments and other nationally significant

archaeological remains and their setting in situ. Development likely to damage these monuments will not be permitted. Archaeological remains of regional and local importance, which may be adversely affected by development proposals, will be protected by seeking preservation in situ.

24. *Policy H4 (Villages with no Settlement Boundary, Ribbon Development and Sporadic Groups of Houses)* the extension or redevelopment of villages with no settlement boundary, of ribbons of development, or sporadic groups of houses will not be permitted. Infill housing at these locations will only be permitted if the development: comprises no more than a single dwelling infilling a small gap between existing buildings; and does not involve the development of an open space that is important to the street scene, and is appropriate in scale, form and materials to the character of its surroundings.
25. *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.
26. *Policy EMP17 (Farm Diversification)* sets out the criteria against which proposals for farm diversification will be considered and these include the impact upon the character of the countryside, that the site can be served by roads capable of accommodating increased traffic and that there is no compromise to the openness to the Green Belt.
27. *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.
28. *Policy T8 (Traffic Management)* seeks to encourage measures to improve highway safety, amenity and ease congestion
29. *Policy T10 (Parking – General Provision)* states that vehicle parking should be limited in amount, so as to promote sustainable transport choices and reduce the land-take of development.
30. *Policy R11 (Public Rights of Way)* states that public access to the countryside will be encouraged and safeguarded by protecting the existing network of public rights of way and other paths from development which would result in their destruction or diversion unless a suitable alternative is provided and the proposal accords with Policy T21.
31. *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.
32. *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.

EMERGING POLICY:

33. The emerging County Durham Plan was submitted in April 2014 ahead of Examination in Public. In accordance with paragraph 216 of the NPPF, decision-takers may give weight to relevant policies in emerging plans according to: the stage of the emerging plan; the extent to which there are unresolved objections to relevant policies; and, the degree of consistency of the policies in the emerging plan to the policies in the NPPF. Further, the Planning Practice Guidance explains that in limited circumstances permission can be justifiably refused on prematurity grounds: when considering substantial developments that may prejudice the plan-making process and when the plan is at an advanced stage of preparation (i.e. it has been Submitted). To this end, the following policies contained in the Submission Draft are considered relevant to the determination of the application:
34. *Policy 1 (Sustainable Development)* – States that when considering development proposals, the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework.
35. *Policy 15 (Development on Unallocated Sites)* – States that development on unallocated sites will be permitted where development is appropriate in scale, design and location; does not result in the loss of a settlement's last community building or facility; is compatible with and does not prejudice any intended use of adjacent sites and land uses; and would not involve development in the countryside that does not meet criteria defined in Policy 35.
36. *Policy 18 (Local Amenity)* – Seeks to protect the amenity of people living and/or working in the vicinity of a proposed development in terms of noise, vibration, odour, dust, fumes and other emissions, light pollution, overlooking, visual intrusion, visual dominance, loss of light or loss of privacy.
37. *Policy 35 (Development in the Countryside)* – Sets out that new development will be directed to sites within built up areas, or sites allocated for development, whilst the countryside will be protected from inappropriate development.
38. *Policy 39 (Landscape Character)* – States that proposals for new development will only be permitted where they would not cause significant harm to the character, quality or distinctiveness of the landscape, or to important features or views, unless the benefits of the development clearly outweigh its impacts.
39. *Policy 41 (Biodiversity and Geodiversity)* – States that proposals for new development will not be permitted if significant harm to biodiversity and geodiversity, resulting from the development, cannot be avoided, or adequately mitigated, or as a last resort, compensated for.
40. *Policy 44 (Historic Environment)* – Development will be required to conserve the fabric, character, setting and cultural significance of designated and non-designated heritage assets and seek opportunities to enhance structures and areas of significance throughout County Durham.
41. *Policy 47 (Contaminated and Unstable Land)* – Sets out that development will not be permitted unless the developer can demonstrate that any contaminated or unstable land issues will be addressed by appropriate mitigation measures to ensure that the site is suitable for the proposed use, and does not result in unacceptable risks which would adversely impact upon human health, and the built and natural environment.
42. *Policy 48 (Delivering Sustainable Transport)* – All development shall deliver sustainable travel by delivering, accommodating and facilitating investment in sustainable modes of transport; providing appropriate, well designed, permeable and

direct routes for all modes of transport; and ensuring that any vehicular traffic generated by new development can be safely accommodated.

CONSULTATION AND PUBLICITY RESPONSES

STATUTORY RESPONSES:

43. *County Highways Authority* has raised no objections to the application.
44. *Environment Agency* has raised no objections.
45. *Natural England* has not raised any objections to the proposals.
46. *Northumbrian Water* have no comments to make.

INTERNAL CONSULTEE RESPONSES:

47. *Archaeology* has not raised any objection but has advised that standard conditions are imposed for monitoring measures to be used during construction of the properties.
48. *Design and Conservation* has not raise any objections to the amended scheme.
49. *Landscape* raised concerns at the original access proposal but did not offer comments on the amended scheme.

PUBLIC RESPONSES:

50. The application has been advertised in the local press, a site notice was posted and neighbouring residents were notified in writing. The application was also re-advertised following the submission of the amended plans. Seven letters of objection have been received against the proposed development.
51. One of the main concerns from the objectors is the impact the development would have on highways, in particular the access to the A181 and the lack of passing places in the village.
52. Residents have also raised concern regarding the loss or an open area, the impact on the loose knit character of the settlement and the character of the conservation area. The proposal is considered by some to have an adverse impact on the setting of Grange Farm itself and there is reference to a 2006 application elsewhere in the village that was refused and dismissed at appeal.
53. There is also some objections that the proposal will have a more direct impact on individual properties by way of overshadowing and increased flooding.
54. Much is made in the objections around the ownership and use of the land at the westernmost part of the application site and the potential loss of trees therein. The application has been amended to exclude this land and a revised access arrangement is now proposed. .

55. The Parish Council have expressed concerns that the developer may be taking a piecemeal approach to developing the site following the withdrawal of the earlier application.

APPLICANTS STATEMENT:

56. The proposal is now to construct one dwelling house as an infill scheme adjacent to Grange farm farmhouse, and has been designed and sited to comply with planning and conservation advice received, along with site access layout revisions requested and previously submitted.

57. The site access is now to be taken from the established existing farmhouse access, and extended parallel to the farmyard boundary, and will now serve the rear of the proposed dwelling. We understand there to be no highway or planning objections to this amendment now under consideration.

58. Following consideration of the issues, we have chosen to comply with the recommendations given to us following your consultation process, and therefore we are of the opinion that our revisions address all of the comments raised throughout the planning application process.

PLANNING CONSIDERATIONS AND ASSESSMENT

59. 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 principle of development; impact upon conservation area and heritage assets; highway considerations; residential amenity; archaeology and other issues.

Principle of development

60. Old Cassop is a small hamlet which does not have any defined settlement boundaries. The site could therefore be classed as being within the countryside in policy terms although in physical terms it is acknowledged that the proposed development would fall within the envelope of the hamlet and does not extend into open countryside. As there is no settlement boundary for Old Cassop, the proposed residential scheme in this application would need to be assessed against local plan policies H4. Policy H4 allows the development of infill houses.

61. The proposed property is a single unit which would clearly be infilling a gap between the existing properties of the farm house at Grange Farm and the neighbouring property of Oak Rise. The gap in between these properties is currently garden land for the farm house at Grange Farm and it is not considered that this open space is particularly important to the street scene. The principle of development is considered acceptable as it would be in accordance with policy H4 of the local plan.

62. Local residents have raised concerns with regards to the principle of development and noted that there have been applications for housing refused in the past which have been dismissed at planning appeal. Most recently an application for a single dwelling was refused in 2006 which was subsequently dismissed at an appeal. National planning policy has changed since 2006 with the introduction of the NPPF and the appeal example was not considered at the time to comprise an infill development. Each application has to be determined on its own merits and in this

instance for the reasons described above it is considered that the proposal can be deemed acceptable in principle.

Impact upon conservation area and heritage assets;

63. The application site is located within the Old Cassop Conservation Area and therefore any development can only be considered acceptable if it enhances or preserves the character and appearance of the area.
64. The proposed dwelling is a simple two storey property which is subservient to the main farm house as it is smaller in size and scale. The proposed property is located on the same building line as the main farm house and would not appear out of keeping with the setting of the surrounding properties. The overall design of this property is simple with a farm house appearance which is considered appropriate to the sites location and context. The property is proposed to be constructed from traditional materials of natural stone and slate. It is not considered that the proposed property would have an adverse impact on the appearance of the area and would subsequently preserve the character of the conservation area in accordance with S72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.
65. Whilst it noted that the site is currently open space, the land is within the curtilage of Grange Farm and is not publically accessible. The proposed dwelling is set back some way from the road frontage and a large area of open space will remain to the front of the dwelling. The general pattern of development in the area is not uniform and it is not considered that the existing open field makes any significant contribution to the character of the Conservation Area. It is considered that the limited infilling, set some distance back from the site frontage would preserve the existing character and the subservient scale would respect the setting of the existing building.
66. Overall, it is considered that the scheme is designed to a high standard and would ensure that the character and appearance of the Old Cassop Conservation Area, as well as the associated heritage assets would be preserved. The proposals would be in accordance with local plan policies E14, E15, E22 and Q5 and would be in line with criteria detailed in the NPPF.

Highway considerations

67. The parking provision and accesses onto the main highway running through Old Cassop is considered to be acceptable.
68. The application proposes two new parking spaces within the site served from a new driveway. There is room within the site for vehicles to manoeuvre and exit in a forward gear.
69. The concerns raised by residents in respect of the A181 junction and the poor quality parking places are noted however it is not considered that the addition of a single dwelling house with limited vehicle movements would result in increased pressure on the highway. The proposal is considered to be in accordance with policies T1, T8 and T10 of the local plan.

Residential amenity

70. There are three existing residential properties which could potentially be affected by the proposed development. These are the existing farm house at Grange Farm which is located directly to the east of the site; Tunstall Cottage which is situated to the north of the site and Oak Rise which is sited to the west.

71. The proposed dwelling is set approximately 1.8 metres away from the gable elevation of the existing farm house. There would be no windows from either of these properties which would look onto the other, and therefore there would be no privacy concerns between these properties. Oak Rise is set 15 metres from the proposal, this separation distance is considered acceptable as the views from Oak Rise would be onto the blank gable elevation of the property on plot 13. There would be no direct intervisibility between the proposed dwelling and Oak rise however it is noted that there is potential for indirect, however with a distance of approximately 15m between the windows on the proposed dwelling and the garden room to the rear of Oak Rise, along existing boundary treatments and vegetation, it is not considered that there would be any detrimental loss of privacy and adequate levels of outlook would be retained. The 15 metre separation distance as well as the orientation of the properties would ensure there would be no overbearing or overshadowing impacts.
72. The property of Tunstall Cottage has a sun lounge extension located on its east elevation. It is located to the north of the site across the road running through the village at a distance of over 30m from the proposed dwelling. At this distance there would be no direct impact at all in terms of overlooking or overshadowing.
73. It is considered that the proposed scheme has been sensitively designed to ensure the residential amenities of nearby properties would not be adversely compromised. The proposed development would not have an adverse impact on the residential amenities of existing and future occupiers of nearby neighbouring properties and the proposed properties. The proposal would be in accordance with policies H13 and Q8 of the local plan.

Archaeology

74. An archaeological evaluation report has been submitted following a number of trial trenches which have been undertaken. These trial trenches were dug in order to confirm whether there was likely to be any archaeological heritage assets affected by the proposals. The evaluation report has confirmed that no evidence of any heritage assets was found and therefore it is unlikely that the proposed development would adversely impact on non-designated heritage assets within the immediate locality. The proposal would be in accordance with policy E24 of the local plan. The County Archaeologist has confirmed that no objections are raised to the proposed development however conditions are recommended for monitoring works to be undertaken during the construction stage of the proposed properties. Conditions are therefore recommended accordingly.

Other Issues

75. Concerns have been raised from local residents with regards to drainage and potential flooding issues. The Environment Agency (EA) and Northumbrian Water (NW) have been consulted on the proposed development and they have not raised any concerns in relation to drainage and flooding. The EA have also commented on potential contamination on the application site.
76. Concerns have been raised from some residents that there has been no information submitted regarding the recent sink holes in the area. A coal mining search report has been submitted with the application indicating that there is no evidence of coal mining related subsidence within the application site. Other local residents have confirmed however that the sink holes were not located on the application site, therefore it is unlikely that the stability of the proposed site would be adversely compromised as a result of the proposed development.

77. Finally significant comments have been made relating to the ownership and use of the land to the East. The application has been amended to exclude this land therefore it is not appropriate to comment further.

CONCLUSION

78. The proposed introduction of a single dwelling into Old Cassop would be contained within the envelope of the hamlet and would not encroach into the open countryside. The proposed residential development would comprise an infill development and It is considered that the proposal is acceptable in principle and would be in accordance with Policy H4 of the local plan and criteria detailed in the NPPF.
79. The proposed property is considered appropriate in terms of design, scale, layout, massing and materials which would be in keeping with the rural surroundings and would preserve the character and appearance of the Old Cassop Conservation Area. The proposal would not be contrary to policies E14, E15, E22 and Q5 of the local plan.
80. The proposed development would not introduce significant traffic movements to the road network at Old Cassop and concerns are not raised by officers around highway safety. The proposed development would be in accordance with policies T1, T8 and T10 of the local plan.
81. Adequate separation distances are achieved between the proposed property and existing neighbouring dwellings which would ensure that adequate levels of privacy are maintained. Due to the positioning and design of the development, no overbearing or overshadowing impacts would be created. The proposed development would not have an adverse impact on the residential amenities of existing and future occupiers of nearby neighbouring properties and the proposed properties. The proposed development would be in accordance with policies H13 and Q8 of the local plan.
82. It is not considered the proposals would raise any adverse drainage or flooding concerns. The Environment Agency have not raised any objections to the proposals in terms of contamination.

RECOMMENDATION

That the application be **APPROVED** subject to the following conditions;

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 Ref No.	Description	Date Received
2	Proposed dwelling house plan &	26/2/14

1A	elevations	13/5/2014
4122/001	Site layout plan	30/5/2014
	Location Plan (amended)	

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

- No development shall commence until a sample panel of the proposed stone and pointing to be used in the construction of the walls of the building shall be erected on site for inspection. The written approval of the local planning authority for the sample panel shall be received prior to the commencement of the building works and the sample panel shall be retained for reference on site throughout construction. The development shall be constructed in accordance with the approved details.

Reason: In the interests of the appearance of the area and to comply with policies E22, H13 and Q8 of the City of Durham Local Plan.

- No development shall commence until specification details and colour finish of all windows and doors; rainwater goods; and external flues shall be submitted to and approved in writing by the local planning authority. The development shall be constructed in accordance with the approved details.

Reason: In the interests of the appearance of the area and to comply with policies E22, H13 and Q8 of the City of Durham Local Plan.

- Notwithstanding details shown on the approved plans, all cills and lintels shall be natural stone.

Reason: In the interests of the appearance of the area and to comply with policies E22, H13 and Q8 of the City of Durham Local Plan.

- No development shall commence until details of means of enclosures 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 appearance of the area and to comply with policies E22, H13 and Q8 of the City of Durham Local Plan.

- No development shall commence until a landscaping scheme has been submitted to and approved in writing by the local planning authority. The scheme shall identify those trees/hedges/shrubs scheduled for retention and removal; shall provide details of new and replacement trees/hedges/shrubs; detail works to existing trees; and provide details of protective measures during construction period. The works agreed to shall be carried out within the first planting season following completion of development of the site and shall thereafter be maintained for a period of 5 yrs following planting. 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.

Reason: In the interests of the appearance of the area and to comply with policies E22, H13 and Q8 of the City of Durham Local Plan.

- No development works (including demolition) shall be undertaken outside the hours of 08:00am and 06:00pm Monday to Friday and 08:00am to 01:00pm on a Saturday with no works to take place on a Sunday or Bank Holiday.

Reason: To safeguard the residential amenity of neighbouring residents and to comply with policies H13 and Q8 of the City of Durham Local Plan.

9. Prior to the commencement of 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 efficient measures. Thereafter the development shall be carried out in complete accordance with the approved scheme prior to the first occupation and retained so in perpetuity.

Reason: In the interests of sustainable construction and energy generation in accordance with the aims of the NPPF.

10. No development shall take place until the submission of implementation of a programme of archaeological work has been secured in accordance with a mitigation strategy document that has been submitted to, and approved in writing, by the local planning authority. The strategy shall include details of the following:
 - i. Measures to ensure the preservation in situ, or the preservation by record, of archaeological features of identified importance.
 - ii. Methodologies for the recording and recovery of archaeological remains including artefacts and ecofacts.
 - iii. Post-fieldwork methodologies for assessment and analyses.
 - iv. Report content and arrangements for dissemination, and publication proposals.
 - v. Archive preparation and deposition with recognised repositories.
 - vi. A timetable of works in relation to the proposed development, including sufficient notification and allowance of time to ensure that the site work is undertaken and completed in accordance with the strategy.
 - vii. Monitoring arrangements, including the notification in writing to the County Durham Principal Archaeologist of the commencement of archaeological works and the opportunity to monitor such works.
 - viii. A list of all staff involved in the implementation of the strategy, including sub-contractors and specialists, their responsibilities and qualifications.

The development shall then be carried out in full accordance with the approved details.

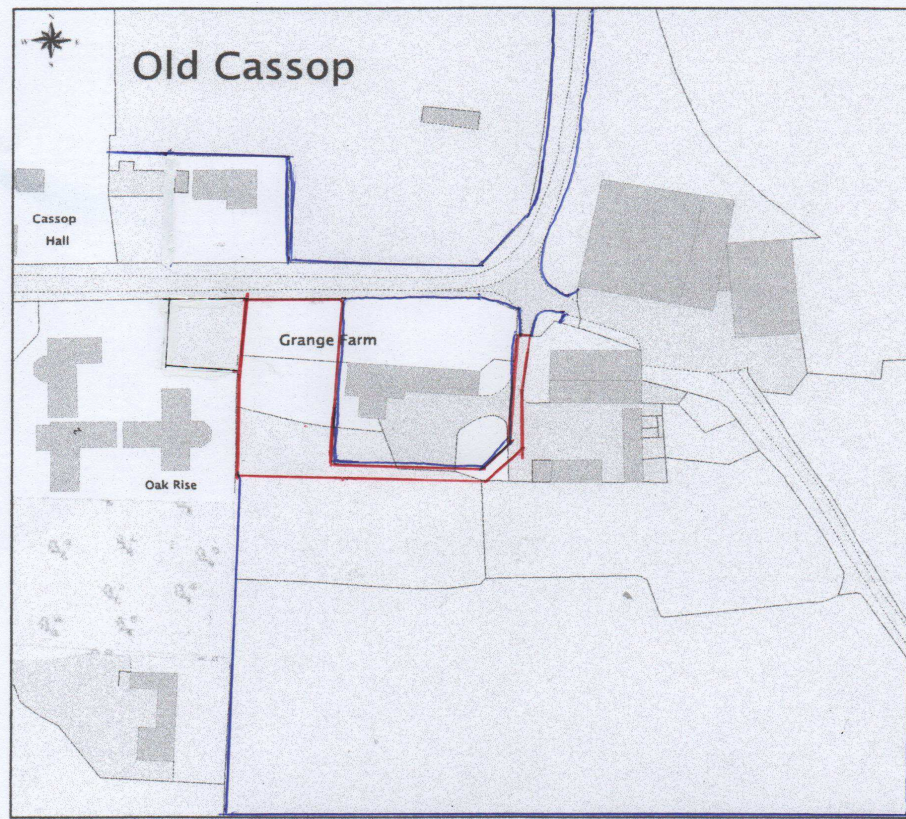
Reason: To protect sites of archaeological interest having regards to policies E24 and E25 of the City of Durham Local Plan.


STATEMENT OF PROACTIVE ENGAGEMENT

83. In dealing with the application, the Local Planning Authority has worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising during the application process.

BACKGROUND PAPERS

Submitted Application Forms, Plans and supporting documentation
City of Durham Local Plan 2004
National Planning Policy Framework
Internal consultee responses
Public responses



 <p>Durham County Council</p> <p>Planning Services</p>	<p>Erection dwelling at Grange Farm, Old Cassop.</p>	
<p>This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of Her Majesty's Stationary Office © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceeding. Durham County Council Licence No. 100022202 2005</p>	<p>Date 10th June 2014</p>	