

COMMITTEE REPORT

APPLICATION DETAILS

APPLICATION NO:	6/2014/0005/DM
FULL APPLICATION DESCRIPTION:	Erection of 62 No. Dwellings
NAME OF APPLICANT:	David Wilson Homes
ADDRESS:	Barratt House, City West Business Park, Scotswood Road, Newcastle, Tyne and Wear, NE4 7DF
ELECTORAL DIVISION:	Barnard Castle East
CASE OFFICER:	Joy Orr

DESCRIPTION OF THE SITE AND PROPOSALS

The Site

1. The application site is a greenfield site, which is currently split into two fields, and measures approximately 2 hectares in area. The site is located to the east of Barnard Castle and to the north of Barnard Castle School and Bowes Museum. To the west of the site is an established residential estate. To the north western part of the site is the Church of England Primary School. To the east are grazing fields. The site lies outside, but adjacent to the settlement boundary of Barnard Castle as defined within the Proposals Map of the Teesdale District Local Plan and falls within the Area of High Landscape Value designation.
2. The site slopes from north to south. Boundaries to the site are delineated by an existing bridlepath to the northern boundary, an existing established hedgerow to the east and a small woodland shelter belt to the south. The boundary to the west of the site has an established hedgerow which separates the site from the rear garden areas of the adjacent residential properties.
3. Access to the site would be taken from Green Lane. Two existing public rights of way bisect the application site and would need to be formally altered.
4. The site is located within close proximity to a number of Designated Heritage Assets which include The Bowes Museum Grade I Listed Building, Barnard Castle School Grade II Listed Building, the Chapel to the east of Barnard Castle School Grade II* Listed Building and the Barnard Castle Conservation Area.

The Proposal

5. Detailed planning permission is sought for the erection of 62 dwellings with associated garages and infrastructure. 9 of the dwellings would be affordable (15%). The application was originally submitted for the erection of 64 dwellings however this has been reduced to 62 dwellings following various amendments to the scheme through the course of the application.

6. The proposal includes a mix of 2, 3, 4 and 5 bedroom detached and semi-detached properties which are 2 and 2.5 storeys high. The overall density of the development would be approximately 31 dwellings per hectare.
7. The application is reported to the SW Area Planning Committee in accordance with the Scheme of Delegation because the proposal is classed as a major development because of its size. There have also been objections from Barnard Castle Town Council as well as from Councillors Rowlandson and Bell.

PLANNING HISTORY

8. There is no planning history on this site.
9. The site is however owned by Barnard Castle School and this application was submitted alongside applications for planning and listed building consent at Barnard Castle School for the development of a new 6th Form Centre, both of which have now been approved. The proposed development therefore has links to funding for the development of the school's 6th Form Centre.

PLANNING POLICY

NATIONAL POLICY:

10. 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. The following elements of the NPPF are considered relevant to this proposal.
11. *Part 4 – Promoting sustainable transport.* Plans and decisions should ensure developments that generate significant movement are located where the need to travel will be minimised and the use of sustainable transport modes can be maximised. Developments should give priority to pedestrian and cycle movements and have access to high quality public transport facilities. Layouts should minimise conflicts between traffic and cyclists or pedestrians, avoiding street clutter and considering the needs of people with disabilities. On highway safety, development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe.
12. *Part 6 - Delivering a wide choice of high quality homes.* To boost significantly the supply of housing, applications should be considered in the context of the presumption in favour of sustainable development. Local Planning Authorities should seek to deliver a wide choice of high quality homes, widen opportunities for home ownership and create inclusive and mixed communities.
13. *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.
14. *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.

15. *Part 10 – Climate change.* Meeting the challenge of climate change, flooding and coastal change. Planning plays a key role in helping shape places to secure radical reductions in greenhouse gas emissions, minimising vulnerability and providing resilience to the impacts of climate change, and supporting the delivery of renewable and low carbon energy and associated infrastructure.
16. *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, minimising impacts on biodiversity and providing net gains in biodiversity where possible; preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of soil, air, water or noise pollution or land instability.
17. *Part 12 – Conserving and Enhancing the Historic Environment.* The Planning System should contribute to enhancing and conserving the historic environment. Recognising the desirability of sustaining and enhancing heritage assets, the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring, the desirability of new development making a positive contribution to local character and distinctiveness and opportunities to draw on the contribution made by the historic environment to the character of a place.

LOCAL PLAN POLICY:

18. The following policies of the Teesdale District Local Plan as amended by Saved and Expired Policies September 2007 are considered to be consistent with the NPPF and can therefore be given significant weight in the determination of this application as it is a core principle of the NPPF that decisions should be plan led:
19. *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.
20. *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.
21. *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.
22. *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.

23. *Policy ENV15 (Development Affecting Flood Risk):*
Development which may be at an unacceptable risk of flooding or may increase the risk of flooding elsewhere will not be permitted.
24. *Policy ENV17 (Sewerage Infrastructure and Sewage Disposal):*
Proposals for development which will increase the demands for off-site sewerage infrastructure, such as surface water drainage, sewerage and sewage treatment, will be permitted only where adequate capacity already exists or satisfactory improvements can be provided in time to serve the development without detrimental effects on the environment.
25. *BENV3 & 4 (Listed Buildings and Conservation Areas):*
Development adversely affecting the setting of listed buildings or conservations areas will not be permitted.
26. *Policy BENV11 (Sites of Archaeological Interest):*
Before the determination of an application for development that may affect a known or potential site of archaeological interest, prospective developers will be required to undertake a field evaluation and provide the results to the planning Authority. Development which would unacceptably harm the setting or physical remains of sites of national importance, whether scheduled or not, will not be approved.
27. *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.
28. *Policy H3 (Housing on Sites of More Than 0.4ha):*
Housing development will be permitted on sites over 0.4 hectares, comprising previously developed land, within the development limits of settlements.
29. *Policy H12 (Design):*
The local planning authority will encourage high standards of design in new houses and housing sites.
30. *Policy H14 (Provision of Affordable Housing within Developments):*
The local planning authority will, in appropriate circumstances as identified by a needs assessment of the district, seek to negotiate with developers for an element of affordable housing to be included housing developments.
31. *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://content.durham.gov.uk/PDFRepository/TeesdaleLPSavedPolicies.pdf> for Teesdale District Local Plan as amended by Saved and Expired Policies September 2007.

EMERGING POLICY:

32. The emerging County Durham Plan was submitted in April 2014 ahead of Examination in Public commencing later this year. 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, and can be given some weight given the advanced status of the Plan and consistency with the NPPF:

33. *Policy 2 (Spatial Approach)* sets out how development will be delivered across the County and notes that smaller settlements will deliver development commensurate with their size.
34. *Policy 3 - Quantity of New Development* - Sets out the levels of development required over the plan period in order to meet the needs and aspirations of present and future residents of County Durham. At least 31,400 new homes of mixed types, size and tenure are required.
35. *Policy 4 - Distribution of Development* - Sets out the broad distribution patterns for new development across the County, and in particular sets out a housing allocation for south Durham of 10,420, (of which 270 are to be provided in Chilton) 179 Ha of Employment Land allocation is also proposed, (8ha of which is to be provided in Chilton).
36. *Policy 5 – Developer Contributions* – Sets out that where appropriate new development will be required to contribute to the provision, and or improvement of physical, social and environmental infrastructure taking into account the nature of the proposal. It is also highlighted that in circumstances where the viability of the scheme is in question the developer will be required to demonstrate that there is a case through a site specific financial evaluation.
37. *Policy 16 – Sustainable Design in the Built Environment* – Sets out the general principles of sustainable design to be incorporated in new development.
38. *Policy 31- Addressing Housing Need* - sets out qualifying thresholds and requirements for affordable housing provision together with the provision of a range of specialist housing.
39. *Policy 34 – Type and mix of housing need* - On all new housing developments the Council will seek to secure an appropriate mix of dwelling types and sizes, taking account of existing imbalances in the housing stock, site characteristics, viability and market considerations and the opportunity to facilitate self-build schemes.
40. *Policy 39 – Landscape Character* - 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 benefit of the development clearly outweigh its impacts.
41. Housing land allocations have been identified in Policy 30, however little weight can be given to this policy at the present time as the allocations will need to be fully considered at the Examination in Public.

STATUTORY RESPONSES:

42. *Barnard Castle Town Council* – Object to the proposed scheme having raised concerns relating to inadequate provision of affordable housing units, the mix of dwellings not meeting the specific needs of the disabled or elderly and not in keeping with existing residential units, insufficient consideration being given to water management, highways concerns and ecology concerns.
43. *Highway Authority* - Raised no objection to the proposed scheme subject to a condition requiring a joint survey of the condition of the public highway being carried out prior to the commencement of development. In addition, highways officers have proactively engaged with the Developer to try and secure further temporary parking measures within Barnard Castle School for construction traffic therefore further alleviating conditions for existing residents.
44. *Northumbrian Water* – Has no objection to the proposal subject further details being submitted regarding surface water drainage.
45. *Environment Agency* – Has no objection and agree with the findings of the submitted Flood Risk Assessment which indicates that the surface water drainage from the site is to be directed to the public sewerage system.
46. *Durham Constabulary* – Raised no concerns over the layout or design of the proposed scheme and confirmed that the Green Lane area of Barnard Castle does not generate large numbers of Police calls therefore crime risk is considered to be low.
47. *Open Spaces Society/Ramblers Association* – Object to the proposed scheme as the site is greenfield in classification and would affect two public rights of way

INTERNAL CONSULTEE RESPONSES:

48. *Planning Policy* – Acknowledges that the proposal represents a departure from the current Teesdale Local Plan however, relates to a proposed site within the emerging County Durham Plan pre submissions draft. Subject to the resolution of the provision of an acceptable level of affordable housing units no objection is raised. Consideration should be given to open space provision within the town.
49. *Housing Development and Delivery* – Support the proposed scheme as it meets the affordable housing target.
50. *Design and Conservation* – Raise no objection to the proposed scheme subject to appropriate conditions relating to materials and boundary treatments. On balance the proposal creates an acceptable residential environment with dwelling designs which reflect elements of the local vernacular.
51. *Archeology* – Evaluation trenching has been carried out and results were negative therefore satisfied that the proposed scheme would not adversely impact on any archaeological resources.
52. *Landscape* – Raised no objections to the scheme as specifications submitted create an interesting and varied scheme however has noted that Plot 53 may impact on the southern tree belt and further clarification on surface water drainage being submitted.
53. *Trees* – Raised concerns regarding the impact the proposed drainage system may have on the southern tree belt, however after submission of further details relating to

an angled corridor through the trees to mask any way leave this alleviated concerns. Objection still remains that Plot 53 would suffer considerable shading.

54. *Ecology* – Satisfied with the ecology information submitted subject to the method statement provided be conditioned.
55. *Public Rights of Way* – No objection is raised however it is noted that both footpaths (8 and 9, Barnard Castle) are obstructed across the site. Both need to be diverted/stopped up across the site under S257 of The Town & Country Planning Act 1990, depending on where they overlay the adopted highway layout. This will be agreed during the diversion/stopping up process in order to maintain public access across the site and onto the public rights of way network beyond it.
56. *Sustainability* – Satisfied with the relevant information which has been submitted in terms of sustainable design, construction and residual emissions.
57. *Drainage* – Require that further percolation tests are undertaken and full surface water drainage details are submitted prior to the commencement of development via an appropriate condition.

PUBLIC RESPONSES:

58. The application has been publicised by way of site notice, press notice and individual letters have been sent to nearby residential properties.
59. There have been 127 letters of observation received. Some residents have responded on a number of occasions however for clarity these have been counted as one observation however all issues have been taken into account. A petition with 328 signatures has also been submitted. The main issues raised have been summarised below, however full records of all observations received are available on the application file and on public access:
- a) It is felt that the proposal would significantly increase the number of vehicle movements and cause major highway safety concerns and traffic congestion particularly due to the location of the main access adjacent to a nursery, school and an established residential estate. This could lead to the restriction of access for emergency vehicles. Also traffic concerns have been raised regarding construction traffic entering the site during the course of the development.
 - b) Visibility splays from the proposed access to the site are unacceptable.
 - c) Due to the close proximity of the proposed properties to existing residents and raising of site levels the development would lead to an unacceptable loss of amenity to existing occupiers in terms of loss of view, overshadowing, loss of privacy and overbearing impacts.
 - d) The proposal would severely impact on the rural landscape and have an adverse impact on the nearby Heritage Assets.
 - e) Affordable housing provision is not adequate and should be increased to reflect other recent permissions in the Barnard Castle area.
 - f) The scheme should include bungalows not 2.5 and 3 storey properties which are not consistent with the area.
 - g) The layout of the estate is unacceptable and appears over crowded affecting the visual amenity of the area.
 - h) Concerns regarding flood risk and drainage issues.
 - i) Concerns regarding protected species on the site.
 - j) The existing trees on the site are important in relation to the Area of High Landscape Value and further landscaping details are required.
 - k) The proposed building materials would not be characteristic of the surrounding area.

- l) The development will have an impact on the existing public rights of way and bridleways used frequently by local residents.
- m) Barnard Castle does not need any further properties at the higher end of the market.
- n) Noise and dust pollution from construction and plant traffic will affect residential amenity.
- o) The development would devalue existing nearby properties.
- p) There are not adequate school places or available places within GP Practices to accommodate new residents. There is already a shortfall of amenities within the area.
- q) There is not enough open space within the development and money should be allocated to the Town Council for off site play provision.

APPLICANTS STATEMENT:

- 60. Barratt David Wilson North East (BDW) proposes the development of land at Green Lane, Barnard Castle for 62 dwellings. The 5 acre site is located on the edge of the built up area of the settlement and currently forms part of land in the ownership of Barnard Castle School.
- 61. Barnard Castle identified as a '*Main Town*' within the Plan '*will be the principle focus for significant retail, housing, office and employment*' provision in West Durham. The Durham SHLAA (2013) identifies the application site at Barnard Castle School (Site 6/BC/02) as suitable for residential development. Policy 4 of CDLP identifies the need for at least 570 net additional homes in order to meet the projected housing requirement in Barnard Castle during the plan period. Policy 30 allocates the land South of Green Lane (H82) for 80 new homes within the next 5 years. DCC must ensure that its allocated sites are delivered through the planning system with minimal delay. Failure to support sites that have already been subject to vigorous sustainability and policy testing, such as the application site will lead to the Authority's inability to demonstrate a 5 year housing land supply.
- 62. The current planning application proposes a range of 2-5 bed energy efficient homes which have been designed to accord with the local area and the compliment the character of the location. Design, in terms of material selection, site layout and housing mix have been a key consideration throughout the evolution of the proposals and the current design is a result of several months of collaboration between the BDW and Local Authority officers.
- 63. The current proposed layout incorporates a revised public right of way into the scheme. An application to amend the definitive route of the relevant footpaths 8 & 9 has been made under section 257 of the Town and County Planning Act 1990.
- 64. The application proposals include 9 affordable dwellings out of a total of 62 dwellings. This equates to provision of 15%. The application proposals are therefore fully in accordance with the aspirations of the draft CDP.
- 65. Due to the site constraints and topography of the site is considered that the site cannot support on site open space to the size and quantity required. Therefore, BDW will pay £1000 per dwelling by way of an off-site contributions.
- 66. The proposed layout has been redesigned on several occasions throughout the planning process in order to meet relevant policy and the concerns of Local Authority officers and objectors.
- 67. The development site has been assessed with regard to flood risk and is entirely located within Flood Zone 1 and therefore poses minimal risk of flooding. In order to

access the drainage system in the neighbouring field there is a need to punctuate the southern treeline. This has been proposed in the most inconspicuous location in order to minimise impact.

68. The proposed housing mix of 2- 5 bed houses is designed to provide a land receipt which will in turn enable Barnard Castle School to fund a much needed extension. During the feasibility stage and throughout the application process a number of house types and layouts including bungalows were considered at part of the proposals however, in order to ensure an acceptable land receipt bungalows were considered unfeasible on this site.

69. BDW have worked exhaustively with the support of the case officer to try and resolve any issues raised and have concluded with a layout that is fully compliant with relevant planning policy for the area. BDW would conclude that the development proposals accord with the aspirations of the emerging development plan in ensuring the delivery of an allocated site. Any adverse impacts of developing the site in terms of the loss of green field land have been mitigated through sympathetic design and collaboration with the Local Authority. It is not therefore considered that any minor adverse impacts of developing the site could demonstrably outweigh the benefits which include:

45 direct construction jobs

£90,272 per annum in Council Tax receipts

£541,632 New Homes payments (over 6 years)

£1,136,567 potential gross spending power (per annum)

70. As there are no specific policies in the NPPF that would restrict development in this location BDW would respectfully request that this application is granted permission at the earliest opportunity.

PLANNING CONSIDERATIONS AND ASSESSMENT

71. 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; landscape impact; impact on the historic environment; design and layout; impact on the amenity of neighbours; highway safety, drainage and ecology.

Principle of development

72. The application site is greenfield land and lies outside of the settlement boundary of Barnard Castle. It is not a housing allocation in the Teesdale Local Plan. Accordingly, the proposal represents a departure to Policies ENV1 and H3 of the Teesdale Local Plan.

73. The Teesdale Local Plan was however adopted in June 2002 and pre-dates the publication of the NPPF. The NPPF requires housing applications to be considered in the context of the presumption in favour of sustainable development in an effort to “boost significantly the supply of housing,” unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in NPPF.

74. It is in the public interest that there should be sufficient housing for the population. NPPF Part 6 requires local planning authorities to plan for future housing need and

identify a supply of deliverable housing sites to meet the identified housing needs and create sustainable, mixed communities. It is a core principle to focus significant development in locations which are sustainable.

75. This is the direction of travel of the emerging County Durham Plan as reflected in the Spatial Approach of Policy 2 under which the Main Towns will be the principal focus for development. Barnard Castle is the Main Town in the West of the County and there is acceptance that more housing needs to be built in Barnard Castle if it is to maintain its role as a Main Town in the settlement hierarchy and protect the vitality and viability of existing services and the role it plays in supporting surrounding settlements. This is reflected in Policy 4 of the emerging County Durham Plan which identifies a housing requirement for Barnard Castle of 570 dwellings, but this number is not a ceiling to development
76. The emerging County Durham Plan does not propose to retain defined settlement boundaries. Sustainability, settlement form and scale are now the key judgments for new housing proposals on the edge of settlements under the emerging County Durham Plan. The application site was deemed suitable (green) for housing purposes through the Strategic Housing Land Availability Assessment (SHLAA) ref 6/BC/02 and has been included as a draft Plan allocation under Policy 30 of the emerging County Durham Plan with a short term delivery timescale. The County Durham Plan is unlikely to be adopted before the end of 2014 and whilst significant material weight cannot be attributed to the draft allocation in view of the current status of the Plan, it nevertheless indicates that the Council considers that the site could play a strategic role in contributing to the Council's 5 year housing supply.
77. Locationally, the site sits at the edge of the town, but it is close to schools, play areas and less than 1km from the town centre with adequate access to public transport. The application site is therefore regarded as a sustainable location for new development. The scale of development proposed at 62 dwellings is considered to be consistent with the role and function of the settlement and is less than the 80 dwellings suggested in the draft allocation. At this scale it is considered that bringing the site forward at this stage prior to adoption of the Plan would not undermine the emerging CDP housing strategy given the site would only contribute 15% of the Plan total. Accordingly it is considered that the approval of the proposed development at this time would not compromise the opportunity for other sites to be considered through the Plan preparation route. The issue of prematurity is therefore not a concern.
78. In respect of the proposed housing mix, it is disappointing that there is no bungalow provision within the scheme, however it is acknowledged that accommodating bungalows could require a further reduction in the number of dwellings with the potential to impact on the viability of the development, which has been sufficiently demonstrated to be borderline with the affordable housing provision and two dwellings which have already been lost from the scheme. There are also already a very high proportion of bungalows within the adjacent Bartlemere estate. The scheme would bring other wider public benefits by providing affordable housing and the sale of the land is intrinsically linked to the funding for development of the new 6th Form Centre at the Barnard Castle School, recently granted planning permission. Despite the lack of bungalows, the proposed scheme nevertheless offers a good mix of housing to cater for a range of households with 2, 3, 4 and 5 bedroom properties being provided. While the majority of dwellings in the scheme would be family dwellings they would be a good fit with the character of the area and have allowed a suitable density to be achieved for this edge of settlement site. There is no objection to the proposed housing mix from the Council's Planning Policy and Housing Sections and the proposal would meet the requirements of Policy 34 of the emerging County Durham Plan.

79. With regards to the amount of affordable housing in the scheme, the application originally proposed just 5% affordable housing, but this has now been increased to 15% (9 units) in accordance with the requirements of Policy 30 of the emerging County Durham Plan. A number of representations, including from the Town Council have suggested the affordable housing provision should be higher and closer to 30%.
80. The affordable housing requirement of 15% for the area, which is set out in Policy 30 of the emerging County Durham Plan is justified by an up to date evidence base as required by NPPF paragraph 47. The previous affordable housing requirement of 25% was based on a now out of date Teesdale Housing Needs Assessment. NPPF Paragraph 204 states planning obligations should only be sought where they meet the tests of being necessary to make the development acceptable in planning terms; are directly related to the development; and fairly and reasonably related in scale and kind to the development. It would not therefore be reasonable to seek more than 15% affordable housing in this scheme, particularly when it has been demonstrated that it would make the development unviable.
81. The applicant is proposing to deliver all the affordable housing under an affordable rental product, to be delivered via a registered provider. The Council's Housing Section considers this approach to be acceptable. This would have to be secured through a Section 106 legal agreement.
82. In order to meet the requirements of Teesdale Local Plan Policy H1A, Policy 5 of the emerging County Durham Plan and the aims of Part 8 of the NPPF, The S106 agreement would also have to secure a contribution of £62,000 towards the provision and/or maintenance of open space and recreation facilities in the area. There are some green areas shown within the proposed layout, but they do not satisfactorily represent useable recreation or amenity space. An offsite contribution towards these facilities would be appropriate in this case as opposed to onsite provision because of the close proximity of the site to the large play and recreation area on Green Lane.
83. The application confirms that a fabric first approach to sustainable construction will be adopted and reference is made to a number of sustainable construction elements that would be included in the proposed scheme. The Council's Sustainability Section is satisfied with the approach as it surpasses current building regulations and meets the aims of Part 10 of the NPPF in respect of reducing carbon emissions and supporting the transition to a low carbon, sustainable future. This can also be secured by a condition.
84. Having regards to all of the above, it is considered that notwithstanding the departure to Teesdale Local Plan Policies H3 and ENV1, the proposal would accord with the aims of Part 6 of the NPPF in respect of housing delivery and the core NPPF principles of securing sustainable patterns of development. In addition, the proposal would be compliant with the direction of travel of the emerging County Durham Plan and the spatial approach within policies 2 and 4, while also delivering sufficient wider public benefits and being of a suitable scale that would not prejudice the future delivery of the Plan. The proposal is therefore considered to be acceptable in principle, subject to further consideration of detailed matters relating to the impact on the surrounding area, neighbours, highway safety.

Landscape Impact

85. The site falls within the Area of High Landscape Value (ALV) designation within the Teesdale Local Plan.

86. In terms of landscape impact, the ALV designation is a local designation that does not have any statutory protection and is not being carried through to the emerging County Durham Plan. The development would nevertheless represent an incursion into an area of fairly attractive countryside. However, the site does not extend beyond the extent of the school grounds to both the north and south and the pattern of development would be reflective and again not projecting beyond the existing development further north along Darlington Road. Development of the site would not therefore result in a significant change to the existing settlement form.
87. It is accepted that the development would be visible within the landscape, but mostly only in close range views from the adjacent public rights of way. Two of the public rights of way pass through the site and it is noted that the Open Spaces Society in conjunction with the Ramblers' Association have objected to the diminishment in amenity of those footpaths, but the layout adequately accommodates the footpaths with minimal need to alter their routes. The Council's Rights of Way Section have no fundamental objection to the proposal and consider that the minor diversions can be dealt with by a separate Diversion Order with conditions to secure the details of the access/egress points at the site boundaries. The character of the footpaths will be changed but these footpaths are close to and lead to/from existing development. In the planning balance the diminishment of amenity on these footpaths would not be so great to justify refusal of the scheme.
88. Some wider landscape views may be possible from the north along Darlington Road, but over distance and where the development would be viewed against the rest of the town. The existing tree belt long the southern boundary is to be mostly retained to provide important screening from the south, however a drainage easement would be required through the tree belt which would necessitate removal of some of the trees creating a diagonal gap of approximately 12m width in the tree belt. This would not however unacceptably compromise the effect of the screening as it represents only a small proportion of the overall tree belt and its diagonal form would still mask part of the gap. The long term management of the tree belt could be secured through the S106 agreement. Other hedgerows along the north, east and west boundaries of the site would be retained. Detailed planting within the development still needs to be refined, but this can be dealt with by condition. The Council's Landscape Section has no objection to the proposal on landscape impact grounds.
89. It is therefore considered that development of the site would not be seen as a significant or harmful intrusion into the countryside and the limited harm resulting from the change in character of the field and amenity of footpaths through the site would in the balance be outweighed by the benefits of meeting housing need and potential links to the improved facilities at Barnard Castle School. In terms of landscape impact the proposal does not therefore represent substantial conflict with Teesdale Local Plan Policies GD1, ENV3 and ENV10; policy 39 of the emerging County Durham Plan and NPPF Section 11.

Impact on the Historic Environment

90. There are a number of designated heritage assets within the surrounding area, but none within or immediately adjacent to the site. The Barnard Castle Conservation Area lies approximately 270m south of the application site, along with the Grade II listed Barnard Castle School and its Grade II* listed chapel. The Grade I listed Bowes museum is around 400m southwest of the application site. There are many other designated assets further away within the town including the Grade I listed Castle and Scheduled Monument. In considering whether to grant planning permission for development which affects a listed building or its setting, the Council must have

special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

91. The proposed development would effectively represent an extension of an existing modern housing estate within a predominantly residential and less sensitive area of the town. It is in and against this context and backdrop that the development will be seen. Proportionally it would represent a very small addition to the town. The Bowes Museum will remain the visually dominant building within the townscape and the importance and prominence of the listed school buildings would not be diminished. Overall, the proposal would not fundamentally alter or overwhelm the wider setting of the nearby heritage assets or substantially harm any important views of and from those heritage assets. The Council's Design and Conservation Section is satisfied that the impact on the setting of the nearby and most important heritage assets has been adequately appraised in the proposal and that any impact of the development would not be to the detriment of the significance of setting of those heritage assets.
92. In respect of archaeology, a number of assessments have been undertaken in support of the application including evaluation trenching on the site. The results of these assessments show that there are unlikely to be any buried archaeological resources which will be adversely impacted upon by the proposed development. The Council's Archaeology Section is satisfied with the methodology and findings and consider that no further archaeological evaluation is necessary.
93. It is therefore considered that the proposed scheme would not have an unacceptable impact the historic environment and accords with Teesdale Local Plan policies GD1, BENV3, BENV4 and BENV11, as well as NPPF Part 12 .

Design and Layout of Development

94. The scheme has undergone a number of amendments in response to issues raised by consultees and other representations. Two dwellings have been removed to accommodate the changes.
95. The layout and general design approach within the scheme are by no means perfect and the Council's Design and Conservation Section has commented on the general car dominated layout, lack of meaningful open space within the development and the large amount of different house types, but nevertheless considers overall that the proposal creates an acceptable residential environment with dwelling designs which suitably reflect elements of the local vernacular and therefore has no objection.
96. Taking these views into account, it is considered that although the design approach to the scheme is a relatively standard one, it does not necessarily represent poor design in this case because of the character of the wider surrounding area and context the site sits within. In this respect the site is not within the conservation area and sits immediately adjacent to a 20th century housing estate which the proposed development would effectively extend. Immediately to the north are the 20th century typically municipal buildings of the Green Lane Primary School and the majority of housing around Green Lane and surrounding roads are former Council Housing. There is a distinct separation from the site to the historic buildings south and historic core of the town centre. Accordingly, there is little local distinctiveness and interest for the scheme to draw upon from its immediate surroundings.
97. The density of the scheme would be consistent with adjacent housing and the character of the surrounding area. The house types proposed are considered to be well designed with opening proportions and detailing that do well to reflect the more historic, traditional vernacular of Barnard Castle and in this respect would provide an

attractive built environment. Despite the number of different house types the development would still have its own distinctive character and good variety throughout the development. The proposal of 2.5 storey housing has been questioned in some objections, but the additional height would be largely confined to the roof space to accommodate rooms within the roof. The 2.5 storey dwellings would be similar in style to the rest of the dwellings, well spaced within the development, and the additional height would be offset in some cases by the slope of the land. The height change would bring some variety and interest in the character of the development and would not appear unduly prominent or out of character with the development and surrounding area.

98. On the whole, a good level of parking provision would either be provided by detached or integral garages and driveways. It is acknowledged that there would be a large amount of hardstanding as a result to the front and side of dwellings, but the scheme proposes the use of good quality paving to these surfaces.

99. Green spaces within the development would be largely confined to the centre and south of the site and are not sufficient size to have any meaningful usability, but would bring some visual value within the development. Useability was not a particular requirement for the green space in this scheme though because of the proximity of the site to the Green Lane recreation area. There are opportunities to the front of properties to achieve landscaping and a detailed landscaping scheme is essential to the overall finished quality of the development so should be conditioned. The hedges to the north east and west site boundaries would be retained along with the southern tree belt, except where the drainage easement and footpath would pass through it. The layout was substantially altered to take the southern tree belt into account, but the Council's Tree Officer is still concerned about the amount of shading that plot 53 would experience. The applicant has acknowledged this but the only option would be to remove the dwelling from the scheme, which they do not want to do. This seems to be an unreasonable step given it affects only one plot within the scheme and two houses have already been lost through previous amendments. The shading would mostly directly affect the garden area, as opposed to any rooms within the dwelling and a similar situation is already present in at least 8 existing properties in the adjacent Bartlemere estate. There is not sufficient justification to refuse the whole scheme on this issue.

100. The design and layout of the scheme is therefore considered acceptable and the proposal suitably accords with the design principles contained within the NPPF, as well as Teesdale Local Plan Policies GD1 and H12.

Impact on Residential Amenity

101. The application site is bordered to the west by existing residential properties in the Bartlemere estate and a number objections have expressed concerns about the relationship between these dwellings and the proposed dwellings along that boundary.

102. While these residents have benefitted from the undeveloped nature of the application site and their views would now be fundamentally changed, that alone cannot be a reason to prevent the development being brought forward. It also doesn't mean the impact on their living conditions would be necessarily unacceptable as a result, as that would stand in the way of building on many undeveloped sites. Concerns expressed about loss of view and impact on property values are not planning considerations which can be given any significant weight in the consideration of the application.

103. There are no specific privacy distances prescribed within the Teesdale Local Plan but amendments have been made to the original layout to ensure adequate privacy distances between 19.5 and 23m have been achieved between opposing habitable room windows. It is considered that these distances are adequate to maintain appropriate levels of privacy to both existing and future residents. Plot 60 would have a gable elevation facing the rear of No. 56 Bartlemere with the distance being approximately 17 metres between the two dwellings, but as this would be a gable elevation with limited secondary windows not serving any habitable rooms this separation is considered acceptable.
104. This level of separation together with the location of the development to the east of the existing dwellings would also not lead to any unacceptable overshadowing.
105. The objections also express concerns about the level difference between the existing and proposed dwellings along this boundary and fear the new dwellings would be overbearing because they would be at a higher level. In response to these objections the applicant has provided full street elevations through the site, clearly showing the levels across the development and additional sections to demonstrate the height difference at plots 53, 56 and 60. These sections show the relative finished floor levels in the new development being between 1.3m-2m higher than those in Bartlemere and also show the overall ridge height of the proposed dwellings in relation to the existing at around 3m higher. Taking into account the separation distances between the existing and proposed dwellings, the height differences over the distances involved are not considered to be so significant that the proposed dwellings would have an unduly overbearing impact on the existing neighbouring properties.
106. Other concerns about construction traffic and the associated noise and disturbance are noted, but this is always an inevitable and unfortunate consequence of any new development and even though the development could be under construction for some time, it is a temporary impact that is not sufficient to justify refusal of the application. This is not a matter the planning system can reasonably prevent or control and there are controls outside of planning that deal with noise nuisance and other disturbance.
107. It is therefore considered that the proposal would not lead to unacceptable harm to the residential amenity of neighbouring properties and would comply with policies GD1 and H12 of the Teesdale Local Plan, as well as Policy 18 of the emerging County Durham Plan.

Highways Issues

108. Significant levels of concern have been expressed about the development's potential impact on Green Lane and surrounding roads as a result of the additional traffic that would be generated and the safety of the site access. Particular reference is made to the amount of on-street parking within Green Lane and activities at school drop off/pick up times.
109. The application is supported by a Transport Assessment which suggests that the proposal would not have a significant impact on prevailing highway operating conditions. The Highway Authority has considered the issues raised in the objections along with the findings of the applicant's supporting transport statement and is satisfied that the assessment reasonably reflects the likely impact of the proposal.
110. The Highway Authority acknowledges that while the subjective concerns regarding traffic impact on and around Green Lane expressed in the objections received may not accord with this view, it must be pointed out that residential traffic can be

objectively estimated quite accurately using professionally accepted and tested methodologies. Peak hour development traffic will introduce a new vehicle movement in the order of one every two minutes. This is not considered to be a material effect on the local highway network.

111. In respect of the presence of the primary school, this is not an uncommon situation. It is noted that there is a well-used pedestrian entrance to Green Lane Primary School from Dale Road, and an on-highway school bus waiting area. Vehicular traffic emerging from the school site will have visibility of pedestrian and vehicular traffic leaving the proposed housing development. The picking up and dropping off of children by car occurs at other schools, as well as Green Lane, over relatively short periods during the start and end of the school day, and only during term time weekdays.
112. It is considered that Green Lane and other approach roads are of adequate capacity to handle the minor scale of additional vehicle movements from the new development and there would not be severe conflict with school traffic.
113. The access into the site has been designed to the specification and agreement of the Highway Authority and is not considered to pose any highway safety concerns.
114. Parking provision within the site is fully in accordance with the Council's latest parking standards.
115. Section 32 of the NPPF states: 'Development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe.' It is considered that a definition of 'severe' could not be reasonably applied to this application and therefore a refusal on highways grounds could not be reasonably substantiated.
116. The proposal is therefore considered to be in accordance with Policy GD1 of the Teesdale District Local Plan.

Drainage

117. The application site falls within Flood Zone 1 and is not therefore in an area identified as being at risk from flooding.
118. A Flood Risk Assessment submitted with the application also concludes that there is no risk of flooding from other sources such as sewers, groundwater, land or other artificial sources.
119. The Environment Agency and Northumbrian Water have been consulted and do not object to the proposal.
120. Objections received have nevertheless expressed concerns about the development increasing surface water flooding to existing neighbouring properties, noting that the land slopes down and to the south west, and the hardsurfacing within the development would increase the overland flows in that direction.
121. While these concerns are noted, a surface water drainage scheme can be designed into a development to manage run off and at least prevent any increase. The applicant's preferred drainage solution is to direct surface and foul water to the existing sewers, which would connect through an easement through the southern tree belt. Neither Northumbrian Water, nor the Council's Drainage Section have any objection to this and it is considered that a suitable drainage and attenuation system

could be provided to limit flows to Northumbrian Water's requirements to prevent any flooding of neighbouring properties or surrounding land. The applicant is still however advised to consider whether infiltration techniques are possible on the site, but the findings of a geotechnical survey and the sloping nature of the site suggest it is very unlikely at this stage. It is nevertheless suggested that full drainage details are conditioned for further approval.

122. In respect of drainage and flood risk issues the proposal is considered to comply with Teesdale Local Plan policies GD1 and ENV17, as well as NPPF Part 10.

Ecology

123. The application has been supported by an Ecology Survey which notes that the fields have been heavily grazed and have little biodiversity value. There was no evidence of protected species habitats found within the site and the site does not have the potential to support any species such as Badgers, Otters, Water voles or Great Crested Newts. The fields are however bordered by hedgerows and a belt of small conifers along the southern boundary. There is also a hedgerow down the middle of the site and four Ash trees in Field 2. The Ash trees were surveyed for potential bat roosts but were found to have low to moderate potential. The hedgerows though offer high value habitat for nesting birds, but there was no evidence of ground nesting birds.
124. The Council's Ecology Section is satisfied with the findings of the report and has no objection to the proposal. There may be some bat activity in the wider area but the absence of major habitat or feeding features in and around the site means it is highly unlikely that the development would interfere with important flight paths. Removal of trees and hedges can be conditioned to take place outside of the bird nesting season. The proposal is not therefore subject to Natural England licensing requirements, or the derogation tests of the Habitat Regulations.
125. Although the proposal is unlikely to have any significant ecological impacts, it is however lacking in biodiversity enhancements as required by the NPPF. It would be commensurate with the impact in this case to require as a minimum provision of bat boxes and incorporation of bat roosting opportunities within some of the dwellings. This can be secured by a condition requiring further details in this respect.
126. Subject to this condition the proposal would comply with policies GD1 and ENV8 of the Teesdale Local Plan and the provisions within NPPF Part 11.

CONCLUSION

127. Notwithstanding the proposal being a departure to Teesdale Local Plan Policies H3 and ENV1, the proposal would accord with the aims of Part 6 of the NPPF in respect of housing delivery and the core NPPF principles of securing sustainable patterns of development. In addition, the proposal would be compliant with the direction of travel of the emerging County Durham Plan and the spatial approach within policies 2 and 4, while also delivering a scheme that meets the affordable housing requirement and provides a suitable housing mix at a scale of development that would not prejudice the future delivery of the emerging County Durham Plan.
128. The scheme would deliver a development that would not have a detrimental impact on the landscape, character and appearance of the surrounding area, or setting of

nearby heritage assets. The dwellings would be well designed and relate acceptably to the vernacular of Barnard Castle.

129. The scheme has paid suitable regard to its relationship with neighbouring properties to ensure there would be no undue impact on their amenity and is acceptable in all other respects in relation to highway safety, drainage and ecology.
130. The proposal therefore accords with Teesdale Local Plan Policies GD1, BENV3 & 4, BENV11, ENV3, ENV8, ENV15, ENV17, H12, H1A, H14 and T2; emerging County Durham Plan policies 2, 4, 5, 16, 18, 31, 34 and 39; as well as NPPF Sections 4, 6, 7, 8, 10, 11 and 12. In the balance, these factors override the general in-principle conflict with Teesdale Local Plan Policies H3 and ENV1.
131. The comments of consultees and concerns of the objectors have been considered. Whilst loss of views and property devaluation are not material planning considerations, other matters have been assessed and on balance, the issues raised are not considered to be sufficient to warrant refusal of the application and it is felt that the proposal is acceptable in planning terms, subject to the suggested conditions.

RECOMMENDATION

132. That the application be **APPROVED** subject to the completion of a Section 106 Legal Agreement to secure the provision of 9 affordable dwellings; £62,000 towards the provision/maintenance of open space and recreation facilities in the locality; and a management scheme for the tree belt along the southern site boundary; 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 and Section 18(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

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

Plan Reference Number:	Date received:
P04 Location Plan	09.01.14
009/1 FFL and Retaining Wall Location	23.07.14
P06 Materials and Boundary Treatments	08.07.14
P07 Rev C Street Elevations	23.07.14
P05 Rev J Proposed Planning Layout	31.07.14
TPP-Rev A Tree Plan	28.07.14
T338 –E-5 Hinton	02.09.14
P382-EB5 Archford	02.09.14
P341-E-5 Hadley	02.09.14
P231-vd5 Stevenson	02.09.14
P206-E-5 Winton	02.09.14
H534-5 Maddoc	02.09.14
H469 – 5 Holden	02.09.14
H436 – 5 Layton	02.09.14

H411-5 Millford	02.09.14
H408 – 5 Drummond	02.09.14
H406 – 5 Bayswater	02.09.14

Reason: In order to secure a satisfactory form of development in accordance with Policy GD1 of the Teesdale District Local Plan 2002 (as Saved and Amended).

- 3) No development shall take place until a scheme for the provision of bat boxes and bat roosting opportunities on the site and within the dwellings has been submitted to and approved in writing by the local planning authority. The scheme shall include the type, number, location and timing of provision of any such habitat features. The development shall take place and be retained in accordance with the approved details

Reason: To conserve and enhance biodiversity in accordance with Policy GD1 of the Teesdale District Local Plan and NPPF Section 11.

- 4) No development shall commence until a detailed scheme for the provision of surface and foul water drainage works including evidence showing that consideration has been given SUDS drainage options has been submitted to and approved in writing by the Local planning authority. Thereafter the development shall take place in accordance with the approved details and completed prior to occupation of the first dwelling.

Reason: To prevent the increased risk of flooding, to improve and protect water quality, improve habitat and amenity, and ensure future maintenance of the surface water drainage system in accordance with Policies GD1 and ENV17 of the Teesdale District Local Plan 2002 (as Saved and Amended).

- 5) Notwithstanding any details of materials submitted with the application no development shall commence until samples of the make, colour and texture of all walling, roofing and hard surface materials have been 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 GD1 Teesdale District Local Plan.

- 6) No development shall take place until a detailed landscaping scheme has been submitted to and approved in writing by the Local Planning Authority. These details shall include all trees and hedges to be retained; a detailed planting plan for new trees, ornamental shrub and herbaceous planting showing exact plant numbers and locations and giving plant species, sizes and the maintenance regime.

Reason: In the interests of the visual amenity of the area and to comply with policy GD1 of the Teesdale District Local Plan (Saved and Amended)

- 7) All planting, seeding or turfing in the approved details of the landscaping scheme shall be carried out in the first available planting season following the practical completion of each plot to which it relates and in the case of any public spaces the 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, including each plot, 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 and to comply with policy GD1 of the Teesdale District Local Plan (Saved and Amended)

- 8) Prior to commencement of development a condition survey of the Green Lane public carriageway is to be undertaken jointly with a representative of the Highway Authority.

Reason: In interests of recording pre-commencement carriageway surface condition and gauge any post commencement damage.

- 9) No construction work shall take place, nor any site cabins, materials or machinery be brought on site until all retained trees and hedges are protected by the erection of fencing comprising of a vertical and horizontal framework of scaffolding, well braced to resist impacts, and supporting temporary welded mesh fencing panels or similar in accordance with BS.5837:2012, the location of which shall first be submitted to and approved in writing by the local planning authority before erection. This fencing must be retained as agreed throughout construction works and no storage of any materials are to take place inside the fences.

Reason: To protect the trees from construction damage in the interests of the health and amenity of the trees and impact on the character and appearance of the area. In accordance with policies GD1 and ENV3 of the Teesdale Local Plan (Saved and Amended).

- 10) No development shall commence until a scheme to minimise energy consumption has been 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 in accordance with the aims of the National Planning Policy Framework.

- 11) No development shall take place until details showing how the public footpaths through the site will link to the existing paths at the points where they meet at the site boundaries have been submitted to and approved in writing by the Local Planning Authority. The development shall take place in accordance with the approved details.

Reason: To ensure the diversion of the public footpaths would be incorporated well into the existing landscape in accordance with policy GD1 of the Teesdale District Local Plan.

- 12) Any on site vegetation clearance shall avoid the bird breeding season between October and February as identified within the submitted Ecology Survey Report by John Drewett Ecology 30.07.2013.

Reason: To conserve protected species and their habitat in accordance with Policy GD1 of the Teesdale District Local Plan (Saved and Amended).

- 13) Notwithstanding the provisions of the Town and country Planning (General Permitted Development) Order 1995 (or in any Statutory Instrument revoking or re-enacting that Order with or without modification) the proposed garaging facilities shall at all

times be retained for the parking of motor vehicles and shall not be used for or converted into habitable residential living accommodation.

Reason: In the interests of highway safety and in accordance with Policy T2 of the Teesdale District Local Plan 2002 (as Saved and Amended).

- 14) Wheel washing equipment shall be provided and retained at all site egress points to ensure that site vehicles are cleansed of mud so that mud is not trailed onto the public carriageway. The wheel washing equipment shall be used on all vehicles leaving the site during the period of construction works throughout all development activities on any part of the site.

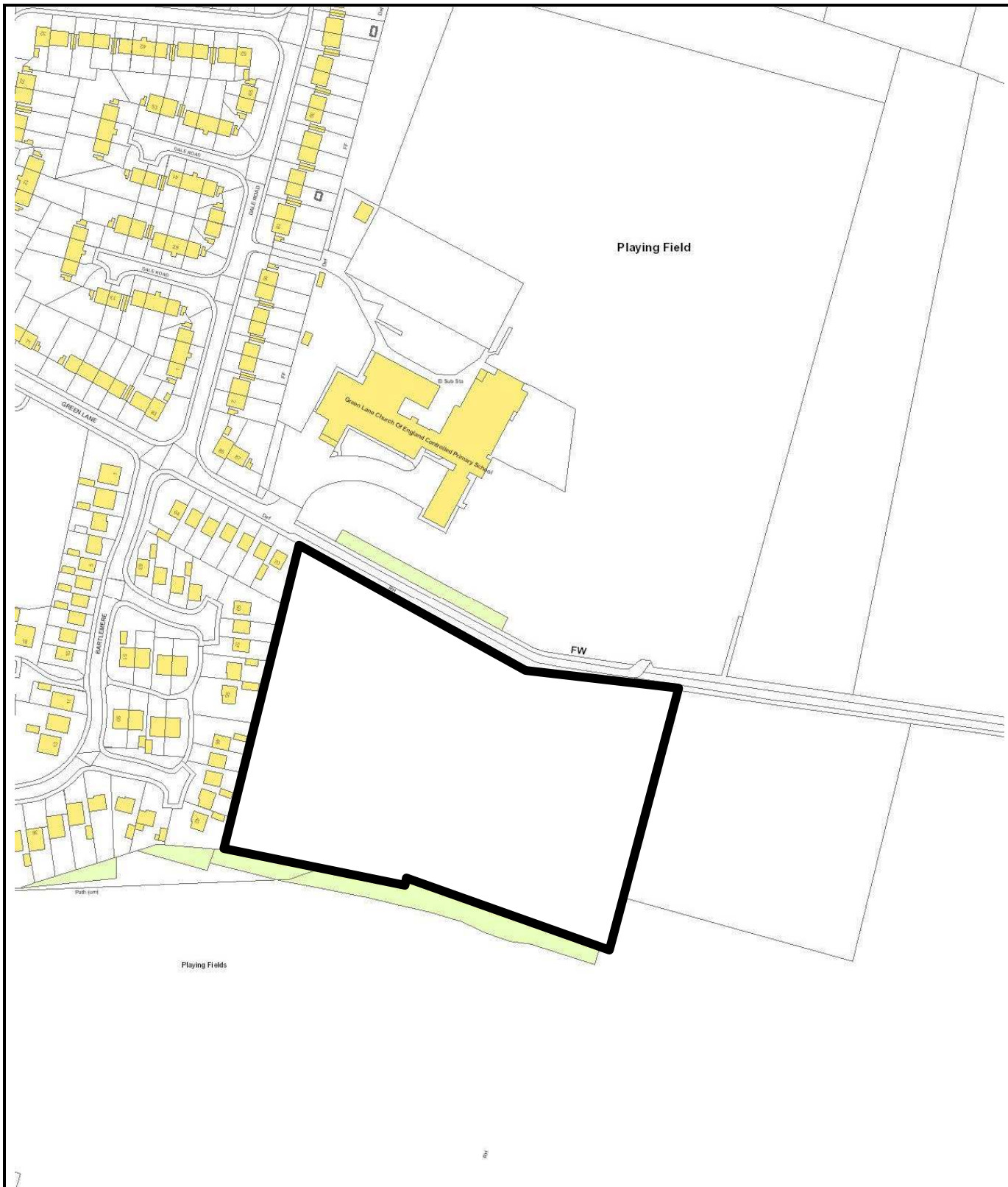
Reason: In the interests of highway safety and amenity and in accordance with policy GD1 of the Teesdale District Local Plan 2002 (as Saved and Amended).


STATEMENT OF PROACTIVE ENGAGEMENT

133. 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, providing opportunities to address issues arising and carefully weighing up the representations received to deliver an acceptable, high quality, sustainable development which would improve the economic, social and environmental conditions of the area in accordance with the NPPF.

BACKGROUND PAPERS

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



 <p>Planning Services</p>	<p>Land at Green Lane, Barnard Castle</p>	
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	<p>Date September 2014</p>	