

COMMITTEE REPORT

APPLICATION DETAILS

APPLICATION NO:	DM/14/01858/OUT
FULL APPLICATION DESCRIPTION:	Construction of 103 residential dwellings comprising of 40 affordable dwellings and 63 open market dwellings with associated infrastructure, landscaping and engineering works (outline application, all matters reserved except access) (revised description)
NAME OF APPLICANT:	Hellens Group Limited
ADDRESS:	Land to the east of Prospect Place, Commercial Road East, Coxhoe
ELECTORAL DIVISION:	Coxhoe
CASE OFFICER:	Ann Rawlinson, Senior Planning Officer 03000 261393 ann.rawlinson@durham.gov.uk

DESCRIPTION OF THE SITE AND PROPOSALS

The Site

1. The site lies approximately 450m the north east of Coxhoe village centre, on the edge of the settlement, on land to the north of Commercial Road East and east of Prospect Place. The whole application site extends to approximately 3.7 hectares. The proposed 'development area' of the site is approximately 2.54 hectares in size. This has been reduced by approximately 0.31 hectares in size, from 2.85 hectares, during the course of the consideration of the application.
2. The site has previously been used as a limeworks. This was removed in the late 1970's. The site is considered to be Greenfield as identified within the Council's Strategic Land Availability Assessment.. The site now comprises a range of grasses, shrubs, trees, mainly around its perimeter and adjacent to the Thursdale Beck, to the north of the site. At this point the site slopes down an embankment, otherwise the site is generally level, gradually sloping from east to west. Bare ground is evident in the central area. Wooded areas surround the site to the north, east and south east.
3. The northern part of the site (approximately 0.83 hectares) forms part of Coxhoe Ponds Local Wildlife Site (LWS) which also extends to the north east and north west of the site.
4. The site is bounded to the west by landscaping planted as part of the adjacent housing development currently under construction. To the west of this landscaping is 'The Limes' residential development constructed since 2008. To the north, east and south is open countryside. Directly to the east of the site lies Crowtrees Local Nature

Reserve which also extends to the south east of the site. To the south west of the site is a football ground. Further south is the settlement of Coxhoe. Approximately 1km to the north east lies Quarrington Hill Grasslands SSSI and approximately 1.4km to the south east lies Raisby Hill Grasslands SSSI. Footpath Nos. 6 and No. 20 (Coxhoe) extend to the south and south east of the site. There are no landscape designations on or within the local vicinity of the site.

5. The extant development plan identifies Coxhoe as a 'larger village' capable of accommodating residential development. However, the site is identified to lie beyond the settlement limits of the village and therefore, for planning purposes, the site is considered to lie within open countryside.

The Proposal

6. The proposal comprises the development of 103 dwellings and associated infrastructure for which outline planning permission is sought. All matters other than access are reserved for later consideration. However, an indicative master plan has been submitted showing a variety of house types, incorporating bungalows, terraced, semi-detached and detached houses. All are indicated as being of no more than two storeys in height and would have 2, 3 or 4 bedrooms.
7. The indicative master plan also indicates that the site would be landscaped and would incorporate a perimeter hedge. Existing trees surrounding the site are indicated as being retained. Areas of public open space are indicated as being incorporated within the proposed development (approximately 0.2 hectares), as well as the retention of an 'actively managed wildlife corridor' to the north of the site. The widening of this during the course of consideration of the application has enabled the extent of proposed development located within the LWS to be reduced in size by 0.3 hectares, from 1.1 hectares to 0.8 hectares. This has resulted in a reduction in dwellings proposed from 112 to 103.
8. The proposals also include the provision of off-site ecological compensation land to the south east of the site, across Commercial Road East, comprising of 0.88 hectares. It is proposed that this would be brought into active management in perpetuity. It would comprise of a small area of calcareous grassland to the northern section, with the rest comprising of lowland meadow and pasture with scattered scrub. There would be native hedgerow and trees forming the western boundary and part way down the eastern boundary. A permissive footpath would run through the site in a north-south direction.
9. Additional land to the north west of the site, to the north of the existing residential development would also be brought into active management which would comprise of planting calcareous grassland (1345m²) and woodland mix (1660m²) adjacent to the stream equivalent to 0.3 hectares.
10. The application indicates that the proposal comprises 40 affordable dwellings (39% affordable) and 63 open market dwellings. 20 of the proposed affordable houses would comprise of 2 bedroomed bungalows suitable for elderly people and 8 would be 2 storey 2 bedroomed and 12 dwellings would be 3 bedroomed, semi-detached houses. The provision would incorporate dwellings for affordable rent and intermediate housing. The number of affordable dwellings has increased during the course of consideration of the application from 22 to 40, an increase of 19% and an increase in bungalows suitable for older people from 8 to 20. All of the affordable housing is proposed to be delivered through a Homes and Communities Agency (HCA) grant.

11. Access into the site would be taken off Commercial Road East to the south of the site. This extends in an easterly direction to the former Joint Stocks Quarry Landfill site currently awaiting restoration.
12. The application is being presented to Planning Committee as it represents major development.

PLANNING HISTORY

13. The land to the west of the site (land to the south and north of Commercial Road East), was granted outline planning permission for 80 new dwellings and 2,400m² of employment space in 2008. A reserved matters application was subsequently approved for 80 new dwellings in 2009 which, have now been constructed. The employment use was not implemented. Instead a further planning permission was granted in 2011 for an additional 47 new dwellings (127 dwellings in total). These dwellings are currently under construction.
14. Condition 8 of the 2011 planning permission required that the Biodiversity Management Plan contained within the Biodiversity Implementation Strategy be carried out in full. This was an updated version of that approved by the 2009 reserved matters application. This required that the application site and land to the north east of the application site be retained and managed for biodiversity purposes, in perpetuity, by the applicant in accordance with 'The Coxhoe Management Plan'.
15. This Biodiversity Management Plan also set out the requirements of the Extended Phase 1 and Protected Species Survey which was required to be implemented in full by Condition 8 of the 2008 outline permission. This set out that a wildlife refuge strip of no less than 2m wide combining native tree and shrub planting would be maintained along the stream on the northern boundary of the original 2008 development site between the stream and the back garden fences.

PLANNING POLICY

NATIONAL POLICY:

16. The Government has consolidated all planning policy statements, guidance notes and many circulars into a single policy statement, the National Planning Policy Framework (NPPF). The overriding message is that new development that is sustainable should proceed without delay. It defines the role of planning in achieving sustainable development under three topic headings – economic, social and environmental, each mutually dependant. 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'.
17. In accordance with paragraph 215 of the National Planning Policy Framework, the weight to be attached to relevant saved local plan policy will depend upon the degree of consistency with the NPPF. The greater the consistency, the greater the weight. The relevance of this issue is discussed, where appropriate, in the assessment section of the report. The following elements of the NPPF are considered relevant to this proposal.
18. *NPPF Part 1 – Building a strong, competitive economy.* The Government is committed to securing economic growth in order to create jobs and prosperity,

building on the country's inherent strengths, and to meeting the twin challenges of global competition and a low carbon future.

19. *NPPF Part 4 – Promoting sustainable transport.* Transport policies have an important role to play in facilitating sustainable development but also in contributing to wider sustainability and health objectives. Smarter use of technologies can reduce the need to travel. The transport system should be balanced in favour of sustainable transport modes. Encouragement should be given to solutions which support reductions in greenhouse gas emissions and reduce congestion.
20. *NPPF 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.
21. *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. Planning policies and decisions must aim to ensure developments; function well and add to the overall quality of an area over the lifetime of the development, establish a strong sense of place, create and sustain an appropriate mix of uses, respond to local character and history, create safe and accessible environments and be visually attractive.
22. *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, local services and community facilities to enhance the sustainability of community and residential environments. An integrated approach to consider the location of housing, economic uses and services should be adopted.
23. *NPPF Part 10 – 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.
24. *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, minimising impacts on biodiversity and providing net gains 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; and remediating and mitigating despoiled, degraded, derelict, contaminated/unstable land.
25. *NPPF Part 12 – Conserving and enhancing the historic environment.* Local planning authorities should set out in their Local Plan a positive strategy for the conservation and enjoyment of the historic environment. In doing so, they should recognise that heritage assets are an irreplaceable resource and conserve them in a manner appropriate to their significance.

26. The Government has consolidated a number of planning practice guidance notes, circulars and other guidance documents into a single Planning Practice Guidance Suite. This document provides planning guidance on a wide range of matters.

<http://planningguidance.planningportal.gov.uk/> (National Planning Practice Guidance)

LOCAL PLAN POLICY:

City of Durham Local Plan (2004) (CDLP)

27. *Policy E7 – Development outside of Settlement Limits.* Development outside of settlement boundaries will only be permitted when it accords with other policies in the plan.
28. *Policy E14 – Protection of Existing Trees and Hedgerows.* Views hedgerows and trees as a valuable resource to be protected when new development is being considered.
29. *Policy E15 – New Trees and Hedgerows.* Tree and hedgerow planting is encouraged.
30. *Policy E16 – Nature Conservation – the Natural Environment.* Is aimed at protecting and enhancing nature conservation assets. Proposals outside protected sites will be required to identify significant nature conservation interests that exist on or adjacent to the site. Unacceptable harm to nature conservation interests will be avoided, and mitigation measures to minimise adverse impacts should be identified.
31. *Policy E18 – Sites of Nature Conservation Importance.* Seeks to safeguard such sites by resisting development which would be detrimental to their nature conservation interest unless it is demonstrated that the benefits from the development would outweigh the nature conservation interest of the site, that there are no appropriate alternative sites for development, that commensurate measures are undertaken to minimise adverse effects and that appropriate habitat creation or enhancement in the vicinity of the site to compensate unavoidable damage undertaken.
32. *Policy E21 – Historic Environment.* Requires the Council to preserve and enhance the historic environment by requiring development proposals to minimise impact upon features of historic interest, and encourage the retention, repair and reuse of visual of local interest.
33. *Policy E24 – Ancient Monuments and Archaeological Remains.* Ancient monuments and other nationally significant archaeological remains and their settings will be preserved in situ and damage would not be permitted. Archaeological remains of regional and local importance will be protected in situ and where preservation in situ is not justified by, ensuring that in areas where there is evidence that significant archaeological remains exist, or reasons to pre-suppose they exist, pre-application evaluation or archaeological assessment will be required and requiring as a condition of planning permission, that a programme of archaeological investigation, recording and publication has been made.
34. *Policy H3 – New Housing Development in the Villages.* New housing development comprising windfall development of previously developed land will be permitted within settlement boundaries.

35. *Policy H5 – New Housing in the Countryside.* In the countryside new housing development will be permitted only when it is; required by persons employed in agriculture or forestry where there is a functional need and the enterprise is financially viable, the size is commensurate with the established functional need; adequate provision cannot be made within the settlement/existing buildings and it respects the character of its landscape setting.
36. *Policy H12 – Affordable Housing.* Requires residential schemes of 25 units or more, of 1 ha or more, to provide a proportion of affordable housing where a local need exists.
37. *Policy H12A – Type and Size of Housing.* States that the type and size of dwellings will be monitored with where appropriate negotiation with developers to provide the right housing types and sizes to ensure balance.
38. *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.
39. *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.
40. *Policy Q6 – Structural Landscaping.* Development located on the edge of settlements or in exposed sites will be required to use peripheral structural landscaping in order to minimise adverse visual impact.
41. *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.
42. *Policy R2 – Recreational and Amenity Space in New Residential Developments.* Seeks to ensure that the provision of open space for outdoor recreation is evenly distributed and is maintained at a level that meets the needs of its population.
43. *Policy R11 – Public Rights of Way and other Paths.* Public access to the countryside will be safeguarded by protecting the existing network of PROW's and other paths from development which would result in their destruction.
44. *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.
45. *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.
46. *Policy T21 – Walker's Needs.* The Council will seek to safeguard the needs of walkers by ensuring that: existing footpaths are protected; new footpaths are provided; and footpaths are appropriately signed.
47. *Policy U7 – Pollution Prevention.* Development Sensitive to Pollution states that developments which are sensitive to pollution will not be permitted on land which is subject to unacceptable levels of contamination, pollution, noise or vibration.

48. *Policy U8a – Disposal of Foul and Surface Water.* Requires developments to provide satisfactory arrangements for disposing of foul and surface water discharge. Where satisfactory arrangements are not available, then proposals may be approved subject to the submission of a **satisfactory** scheme and its implementation before the development is brought into use.
49. *Policy U11 – Development on Contaminated Land.* Development will only be permitted where the nature and extent of contamination is established, the development would not add to the level of contamination, proposals include remedial measures and that there is no detrimental effect on the environment.
50. *Policy U13 –Development on Unstable Land.* Development will be permitted provided that there is no risk to the intended occupiers from stability or that satisfactory remedial measures can be undertaken.
51. *Policy U14 – Energy Conservation.* States that the use of energy efficient materials and construction techniques will be encouraged.

EMERGING POLICY:

52. The emerging County Durham Plan was submitted in April 2014 and is currently the subject of an ongoing 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:
53. *Policy 3 – Quantity of new Development.* In order to meet the needs and aspirations of present and future residents at least 31,400 new homes of mixed type, size and tenure are required in the County.
54. *Policy 4 – Distribution of Development.* To reflect the spatial approach the Plan allocates sufficient sites to provide for housing. In Central Durham the Plan allocates 8010 dwellings with 5220 in Durham City and 520 required in the smaller towns and larger villages.
55. *Policy 15 – Development on Unallocated Sites in Built Up Areas.* Supports development on unallocated sites within built up areas, providing that it would not involve the loss of the last community building, does not prejudice the intended use of any adjacent sites and is appropriate in scale, design and location to the character and function of the settlement.
56. *Policy 30 – Housing Land allocations.* In order to meet the housing requirement and distribution set out in Policy 3 and 4 a number of sites are allocated for housing development.
57. *Policy 31 – Addressing Housing Need.* Requires all qualifying new housing to provide a percentage of Affordable Housing which is accessible, affordable and meets the needs of those residents unable to access the open housing market.

58. *Policy 35 – Development in the Countryside.* Planning permission for development in the countryside will only be permitted where it meets certain exceptions such as housing for countryside workers.
59. *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 benefits of the development clearly outweigh the impacts.
60. *Policy 43 – Protected Species and Nationally and Locally Protected Species.* Seeks to protect designated sites from adverse impact unless the benefits of the development would significantly outweigh harm and make significant contribution to the management of the site, protection of species and the creation of new habitats and local ecological networks. Development which has an adverse impact on protected species will not be permitted unless there are demonstrable reasons of overriding public importance and appropriate mitigation can be provided.

The above represents a summary of those policies considered relevant. The full text, criteria, and justifications can be accessed at: <http://www.durham.gov.uk/Pages/Service.aspx?ServiceId=494> (City of Durham Local Plan) <http://www.durham.gov.uk/pages/Service.aspx?ServiceId=856> (County Durham Plan)

CONSULTATION AND PUBLICITY RESPONSES

STATUTORY RESPONSES:

61. *Coxhoe Parish Council* – Advise that it considers that the application is entirely unsustainable, contrary to the emerging CDP and would prejudice its delivery. This is on the basis that the site is not allocated within Policy 30 and would also be contrary to Policies 1 and 2. The Parish Council consider further large scale housing in Coxhoe inappropriate unless the scale is appropriate and that it meets the housing needs of the existing settlement. It was also assessed as not being suitable for development in the Council SHLAA. Development would result in the unacceptable intrusion of built development into the open countryside, detrimentally affecting the appearance of the setting of the area, a large rural village, contrary to Policy 35 of the emerging CDP.
62. The proposed development would also adversely impact on a local wildlife site, which has received significant funding to aid improvement. The proposal is considered contrary to environmental, ecological and landscape policies in the emerging CDP. Additionally it would place undue pressure on the social infrastructure of Coxhoe contrary to the Coxhoe and Quarrington Hill Parish Plan given that no social infrastructure is proposed. Furthermore there has been neither Parish Council nor community engagement regarding the proposals. The Parish Council do not consider that the benefits of the scheme outweigh the serious harm caused.
63. *Highways Agency* – No objections are made.
64. *Highway Authority* – Officers advise that it has been demonstrated that the trip generation and distribution from the proposed development could be accommodated within the highway network. Trip rates based on a survey of the existing residential development in Coxhoe have been used. Therefore it is considered that the assumptions used in the assessment of trip generation are acceptable and that no issues would be experienced within the highway network. Visibility from the site is acceptable. It is proposed to widen the footway/ cycleway on the northern side of the

access road and provided dropped crossings, linking the existing cycle path to the proposed development. The developer would need to ensure signage for the shared use footway.

65. Detailed comments regarding required changes to the submitted illustrative layout are also made in respect of visitors/ non allocated spaces and turning areas. These would need to be resolved at reserved matters stage, should planning permission be granted.
66. *Environment Agency* – Advise that it has no objections to the proposal subject to conditions being attached to any planning permission requiring the mitigation measure detailed within the submitted FRA to be carried out relating to surface water, as well as the implementation and management of a buffer zone alongside the Croxdale Beck. Advice is also provided to ensure that the development would not be affected by landfill gas from the former Coxhoe East landfill site. They consider that the controlled waters at the site are of low environmental sensitivity. Finally general advice is given regarding contamination, foul drainage and protected species.
67. *Natural England* – Raise no objection, noting that although the site is in close proximity to Quarrington Hill Grasslands and Raisby Hill Grasslands SSSI, Natural England advise that the proposed development would not damage or destroy the interest features for which the sites have been notified. Advice is also provided in relation to local sites, biodiversity and landscape enhancements and green infrastructure.
68. *Northumbrian Water* – Raise no objections, provided that the application is carried out in accordance with the submitted flood risk assessment. This requires that foul water should discharge into manhole 9302 at 5.15 Litres per second and that surface water should discharge into the local watercourse and not to the public sewer.
69. *The Coal Authority* – The site falls within the defined Development High Risk Area. Within the site and surrounding area there is coal mining features which should be considered. The site has been subject to coal mining at shallow depth. The Preliminary Risk Assessment concludes that no shallow mine workings are anticipated beneath the site. However, the Coal Authority considers that insufficient evidence has been provided in order to justify this conclusion. It is therefore recommended that intrusive site investigations are undertaken. These should take place prior to development in order to establish the exact situation regarding ground conditions and to enable appropriate remedial measures to be identified, if necessary. In the event that shallow mine workings are encountered consideration should be afforded to the potential risk posed by mine gas. These requirements should be ensured by planning condition.

INTERNAL CONSULTEE RESPONSES:

70. *Spatial Policy* – The site is located outside of the Coxhoe settlement boundary and as such it would conflict with Policy H3 of the CDLP. However, the NPPF is less restrictive and seeks to boost significantly the supply of housing and direct development to suitable and sustainable locations. Coxhoe is categorised within the County Durham Settlement Study as a 'Smaller Town and Larger Villages' (2nd tier) in recognition of the facilities available. It is a focus for growth in the CDP. Policy 4 seeks to direct 470 houses to the settlement. Policy 30 identifies two housing sites at Bogma Hall Farm and West of Grange Farm. The site was assessed as part of the development of the CDP and has an unsuitable (red) classification within the SHLAA. Consequently it was discounted for housing, and is not identified within the Housing

Land Allocations in Policy 30. The site was considered to be unsuitable for housing as development of the site would encroach into the LWS. Development would also represent an incursion into the wider countryside which would not consolidate the settlement form. This would result in a significant adverse landscape and visual impact.

71. To ensure that the CDP is flexible over its intended timeframe and resilient to changes which take place within that period, the CDP contains policies to enable proposed development on unallocated sites to be assessed on their merits (Policies 15 and 35). These are criteria based policies which are permissive of development provided that it is appropriate in scale, design and location to the character and function of the settlement; and that would not be development in the countryside. The submission version of the CDP contains a definition of the built up area. Officers advise that the site does not form part of the built up area of Coxhoe given that it would encroach into the open countryside.
72. The site is not considered to be as accessible to shops, services and facilities as other SHLAA sites within Coxhoe which are identified as housing allocations within the emerging CDP. The NPPF advocates a plan-led system, and the most sustainable settlements, and sites within them are identified in the CDP. It is considered that the proposed housing allocations identified in the CDP are superior sites to meet the housing needs for Coxhoe.
73. The SHLAA (2013) concluded that a five-year housing land supply could be demonstrated. An updated five-year housing land supply position statement has been prepared in advance of the CDP Examination in Public (EiP). This concludes that there are no deficiencies in the supply of housing which need to be addressed by the release of more housing land. However, it is not the intention to resist schemes solely on the grounds a five-year supply can be demonstrated, but instead recognise that it enables the LPA to be more selective over which sites it does release, to ensure that the most sustainable and appropriate sites are brought forward for development. This site does not gain support from this approach. Whilst the NPPF seeks to boost significantly the supply of housing, this land is not a key site which is critical to the delivery of the housing strategy over the plan period.
74. *Landscape* – Officers advise that the site has a high landscape and visual amenity value. It is advised that development would result in the loss of the sites open nature and character and result in the excessive outward expansion of the village into the open countryside. The proposal would damage the existing green chain of open sites which stretch up to Quarrington Hill linking into its important plantation so detracting from its visual amenity value. The granting of previous residential planning permissions within the southwest corner of the site has already encroached into this important parcel of land and further loss should be resisted.
75. Officers consider that the reduction in number of dwellings proposed on a smaller site footprint does not alter the affect that the development would have on landscape character. It is considered that the development would significantly harm the character, quality and distinctiveness of a landscape that is defined by the proximity of the higher magnesium limestone open countryside to the east and north. It is noted that the structure planting to the east side of the site has had limited success. Ground conditions are hostile for the establishment of trees. Therefore the screening potential over time of an extended planted area would be poor.
76. *Aboriculturalist* – Officers advise that Crack Willow and White Poplar should not be planted within a development site as they have weak branch structure. They do though provide screening benefits to the site. The mitigation planting comprises of

plantation Willow and that planting of just one species could lead to the loss of the entire stand, if the trees are subject to disease.

77. *Housing Development and Delivery* – Officers advise that the affordable housing requirement of 20% should be secured by means of a section 106 legal agreement. If HCA grant funding was to be used to deliver the policy requirement then this could not be secured by legal obligation as grant funding cannot be used to fund the planning policy obligation and would not be given by the HCA. This would apply equally to the imposition of any planning condition instead of legal obligation. Legal obligation could though secure any provision over the policy requirement and grant could be secured to deliver this.
78. With regards to the level of affordable housing proposed, officers note that the proposed number of affordable units is in excess of the targets outlined within the Strategic Housing Market Assessment (SHMA). As such it should be considered whether there is sufficient demand for 40 affordable units. The applicant has considered the Choice Based Lettings data. This gives a good general indication of demand. The proposed development would incorporate older person's accommodation. This is encouraged and meets the needs of older persons housing. The case for this level of affordable housing would be strengthened through robust evidence of need. This would be established through a Housing Needs Survey.
79. *Sustainability and Climate Change* – The site is not considered to be within a short walking distance of services and facilities. However, this is not considered to be a significant issue given the level of bus service available. Additional investment to bus services may be required. The site performs well against social determinants, average against economic and poorly against environmental determinants of sustainability, given that the site is located within an LWS. On this basis the development does not meet the presumption in favour of sustainable development. The submitted sustainability statement focuses upon Solar PV as the optimum solution to aim for zero carbon. This solution, together with appropriate improvements to the building fabric is accepted by officers.
80. *Green Infrastructure* – The proposed development could accommodate approximately 268 people which would lead to a requirement of 1.4 hectares of open space. Within Coxhoe there is an under-supply of parks and gardens, play spaces and junior football pitches. Improving the functionality of existing open spaces within the village should be ensured through a financial contribution to enhance existing provision. The proposed illustrative layout incorporates a certain amount of amenity open space, connectivity and permeability which is welcomed. Although there are opportunities for further connectivity which could be implemented.
81. *Economic Development (Employability Team)* – Consider that there is an opportunity to explore employment and skills training that would assist the local community by improving job prospects and employability. The Council has an aspirational target of 10% of any labour requirement to be offered as new employment opportunities or training during construction phase and end use phase. Officers would welcome the opportunity to agree targeted skills/opportunities through a planning obligation to maximise the social and economic value added during the lifetime of the scheme.
82. *Access and Public Rights of Way* – A permissive bridleway exists to the south of the site which is part of a series of promoted routes called Limestone Linx. This path is not directly affected by the proposal. The access road into the site however bisects the path and therefore drop kerbs would be required as well as appropriate signage. Officers welcome the proposed permissive footpath on compensation land to the south which could make an excellent link to Public Footpath No.6 (Coxhoe).

83. *Archaeology* – Officers advise that they agree with the conclusions of the submitted heritage statement in that the modern activity on the site would have removed any potential earlier (prehistoric/Roman) deposits which may potentially have survived prior to the late 19th/20th century development of the lime works and associated features. Therefore there are no archaeological issues requiring any mitigation.
84. *Ecology* – In order to attempt to compensate for the loss of LWS land and BAP habitat it is proposed to actively manage land to the northern side of the existing residential development and land to the northern part of the application site. The first area is already required to be maintained as mitigation imposed by the 2008 outline planning permission on the adjacent site to the west. As such there is no reason to double count it. This requirement has not been adhered to and the scrub/ trees have been cleared. It is only on this basis that this area would benefit from proposed new planting. The second area proposed for management, along the northern edge of the application site is already required to be managed through the management plan imposed by the 2009 reserved matters permission. Again officers advise that it cannot be double counted. In any case officers consider that the proposed mitigation would make no difference to the quality of the habitat for the BAP species present, or improve the ecosystem. There is also no indication of practical management of the LWS which was required by the 2009 and 2011 planning permissions.
85. Further mitigation proposed to compensate for the loss of LWS land is the active management of 0.88 hectares of land to the south of the application site. This is considered appropriate, in size, to compensate for the loss of the LWS. However, there would still be an overall loss of area and quality of BAP habitat. Officers consider that the proposed compensation would not adequately mitigate against the loss of LWS land (in terms of quality) nor the loss of BAP habitat.
86. In respect of great crested newts there would be a loss of 1.54 hectares of terrestrial habitat. The proposals put forward attempt to mitigate against this by improving the habitat on the remainder of the wider application site. However, it is considered that the proposed improvements are not required and would have no impact on the remaining habitat. Officers advise that the site provides a diverse three dimensional landscape suitable for terrestrial great crested newts in its current existing form.
87. On this basis officers consider that the proposed development would result in a significant biodiversity loss which would not be adequately compensated for in size, or quality. There would also be a significant loss of great crested newt terrestrial habitat which against would not be adequately mitigated against.
88. *Design and Heritage Assets* – The site is not located within a Conservation Area and there are no heritage assets which would be affected by the development. Historically the site is of some interest given its use from the early 20th century as a lime works which included a number of buildings and structures, engine halls and railway lines within the lower part. However these buildings appear to have been cleared in the 1970s.
89. *Drainage and Coastal Protection* – It is proposed to drain surface water in a controlled manner to the nearby watercourse. Source control with sustainable drainage systems including infiltration and water quality improvement techniques should be investigated. Should there be ground contamination, and thus infiltration techniques may not be suitable, evidence by way of a site investigation and verification statement would be required. The surface water drainage should discharge no more than the Greenfield Run-off Rate, which in this case is 3.7 l/s/ha, giving a total allowable discharge of no greater than 13.8 l/s.

90. *School Places Manager* – The proposed development would likely generate 30 additional primary school pupils, at the rate of 0.3 per dwelling. At present the local primary school currently has 10 spare places. Therefore, additional capacity would be required to accommodate all of the pupils generated by the proposed development. However, given that 20 Bungalows would be for older people the yield would be applied to the remaining 83 houses. This would generate 25 additional pupils. On the basis that 15 pupils could not be provided with a place at the school at present a contribution of £228,250 would be required to provide an additional classroom.
91. *Environmental Health (noise)* – Officers advise that provided the proposed mitigation measures, as stated within the submitted noise report, are adopted the external and internal noise levels at the dwellings should meet the guideline noise levels. Due to the proposed development being located at a reasonable distance from existing residential properties, it is unlikely that lighting would have a detrimental impact on existing residents. In order to safeguard residential amenity during construction works a construction management plan should be implemented.
92. *Environmental Health (contamination)* – Officers agree with the conclusions and recommendations set out within the submitted preliminary risk assessment. Given the identified potential for contamination, satisfactory remediation, if required should be secured by planning condition.
93. *Environmental Health (air quality)* – Officers advise that the site is not within or in close proximity to a declared Air Quality Management Area nor are there any other polluting sources within the immediate vicinity. Therefore residential development would not be exposed to elevated levels of air quality pollutants. However the scale of the proposed development may impact on local air quality by additional traffic generated. It is though, not clear, however, what the traffic impact in terms of the change in traffic volume in either the AADT or the Peak Traffic Flows would be. The provision of this information would clarify the need to undertake a screening assessment for air quality.
94. *Travel Planning Team* – On reviewing the submitted travel plan officers advise that further information should be sought regarding the services that could be accessed within the vicinity of the site within the recommended walking and cycling distances. Additional incentive-type measures should be incorporated to encourage walking, cycling, public transport and car sharing. A Travel Plan Coordinator, marketing strategy and monitoring of the travel plan should be implemented.

PUBLIC RESPONSES:

95. The application was advertised in the press and on site and in the locality, and letters were sent to neighbouring residents. In response, 5 letters of objection have been received. The grounds of objection and concern raised are summarised below.
96. Concern has been raised regarding the need for more housing which would be to the detriment of the village which has a friendly village atmosphere and tranquil village surroundings. Development may push people out of the village and further development would result in a dormitory village.
97. Additional significant residential development with little development of support amenities/village infrastructure, which is already at breaking point, would struggle to cope.

98. Further development would lead to parking problems in the village. The transport assessment did not appear to explore flow into and through the village and generally traffic would be increased.
99. The location of the proposed development is a scenic area of natural beauty, with copious wildlife and fauna, including yellow warts that would be destroyed or displaced by the proposed development. The site is used for dog walking and recreation and holds a significant number of Great Crested Newts. The proposed compensation land does not provide ecology diversity or access. One letter of representation considered that the development provided for good green wildlife space.
100. Any development should provide affordable housing for young people currently living in the village and for people with physical or learning disability and long term mental health needs.

NON-STATUTORY REPRESENTATIONS

101. *Coxhoe Community Partnership* – The Partnership considers that the proposal is unsustainable and contrary to the emerging CDP as the site has not been allocated for housing development and as such the proposal is contrary to Policies 1, 2 and 30 of the emerging CDP. The site was assessed in the SHLAA as ‘not suitable’ for housing development. Development would be outside the settlement and result in unacceptable intrusion into attractive open countryside, which contributes to the setting of the settlement. The proposal would prejudice the delivery of the CDP, not be plan led and be detrimental to the character and appearance of the area. The proposal would conflict with Policy 35 of the emerging CDP. In addition, part of the proposed development would impact on a designated LWS which has received significant funding to aid improvement. The proposals are considered contrary to other relevant environmental, ecological and landscape policies within the emerging CDP. Furthermore, the Partnership is concerned that undue pressure would be placed on social infrastructure, including health and education, to which the policies in the Coxhoe and Quarrington Hill Parish Plan were designed to protect. No social infrastructure is proposed and the site is of a significant scale. It is considered that the overall harm that would be caused as a result of the development would not be overcome by the benefits of the proposal.
102. The Partnership advises that they were not consulted by the developer and that there has been no community engagement. Should planning permission be granted appropriate social infrastructure including health, schooling and old person’s bungalows should be provided. Significant structural planting should be implemented to reduce the environmental impact of the proposed development.
103. *Campaign to Protect Rural England (CPRE)* – CPRE believes that development should take place under a plan led system unless there are good grounds for doing otherwise. This is consistent with paragraph 17 of the NPPF. The site is not allocated for housing in the CDLP or the emerging CDP and there is no shortfall in housing allocated, indeed CPRE consider that there is an oversupply. There is no shortfall in the required 5 year housing land supply. The site is shown as red in the SHLAA. The proposal would represent an incursion into the countryside which would cause harm to the enjoyment of the area. The site is brownfield but has environmental value given that it forms part of the LWS. A large part of wildlife area has already been lost through previous adjacent development. Replacement land is not equivalent in quantity and may not be of high ecological value. Should planning permission be granted provision of affordable housing and SUDs is welcomed.

104. *The Badger Group* – Badger setts are near the site and the site may form part of their foraging area and in this respect the Badger Group are concerned that they would be affected by the development.
105. A letter of objection has been received on behalf of Hallam Land Management Land. Hallam Land Management recently submitted a planning application for up to 190 dwellings on land to the North East of St Marys Terrace, Coxhoe which was refused in October 2014. They consider that the proposal is contrary to local and national policy. The site lies outside the settlement limit of Coxhoe and would result in an unnatural incongruous extension. The site forms part of a LWS of which there would be a permanent loss. The site forms part of an ecological management area secured as part of the approval of residential dwellings under construction to the east of the site. Furthermore, the loss of this ecological area would result in the relevant conditions no longer being complied with. Development of the site would result in loss of accessible local green space.

APPLICANTS STATEMENT:

106. Hellens Development have already successfully delivered much new housing for the village of Coxhoe brought forward at the Limes which represented one of the best selling sites in the County and indeed the Region during the recession. That development brought forward a contaminated vacant site with much needed market and affordable housing including bungalows for which there is an overwhelming demand locally.
107. The current application site would further remediate the land and make a logical addition of new housing and meet with a high demand recognised by Durham County Council Choice Based letting Service for affordable housing in the village, including further bungalows. Following over 18 months of detailed pre-application discussions with the Council an application was submitted and subsequently amended and reduced in scale to seek to address ecological and landscape concerns which we feel have now been fully addressed, including the delivery of off site mitigation measures. The scheme will deliver much needed affordable housing which represents 40% of the housing proposed, double the emerging policy requirement. The Council has supported the provision of grant by the HCA to help deliver this affordable housing. The scheme will also deliver much needed new family homes that will provide new housing at an affordable price in a sustainable location that will also bring benefits to the local community through employment during construction and then a boost to the local economy from increased spending in local services.
108. The Council is yet to adopt its new Local Plan and the on-going Examination in Public has cast some uncertainty over the ability of the Council to demonstrate a 5 year housing land supply, possibly resulting in a need for further sites to be identified for housing. Where that is the case there is a presumption in favour of sustainable development in considering this application. In summary, we consider that the scheme will bring overall benefit to the village, in particular much needed affordable housing in a sustainable location and notwithstanding the views of the Council on landscape and ecology that there are significant overriding benefits of the scheme, particularly the delivery of affordable housing that should be given substantial weight in the determination of the application

PLANNING CONSIDERATIONS AND ASSESSMENT

109. 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 considerations, including representations received, it is considered that the main planning issues in this instance relate to: the principle of the development, affordable housing, access, traffic and highway safety, impact on residential amenity, landscape and visual impact, ecology and nature conservation, impact on heritage assets, flooding and drainage, contamination, coal mining legacy and other matters
110. It should be noted that this application is in outline form, with only matters of principle and access being considered at this time. Other matters, for example relating to form, design, layout and landscaping are reserved for later consideration and any layout is at this stage, only indicative.

Principle of Development

111. The main issues in relation to the principle of the proposed development are: the extent to which the proposed development accords with the existing development plan; the extent to which the proposed development accords with the emerging development plan; and, the extent to which the proposed development is consistent with Government guidance in relation to planning for housing and other policy objectives set out in the NPPF, with particular regard towards delivering a wide choice of high quality homes that widens opportunities for home ownership and helps create sustainable, inclusive and mixed communities.
112. The site is situated outside of any existing settlement boundary as defined by CDLP Policy H3. Policy H3 defines a series of 'settlement boundaries' for main towns and villages to indicate where new development is permissible. The implication is that housing development would normally be approved where it lies inside of the boundary, to help to contain settlements and prevent sprawl into the surrounding countryside. As the application site falls outside of the designated boundary, the proposal draws no support from this Policy.
113. Sites located outside of settlement boundaries should be assessed against 'countryside' policies and objectives as set out within CDLP Policies E7 and H5. There is a general presumption against allowing housing development beyond a settlement boundary unless it is required to fulfil an employment role. In view of this, it is considered that this proposal is in conflict with these elements of the CDLP.
114. Whilst the CDLP remains a statutory component of the development plan and the starting point for determining applications as set out at paragraph 12 of the NPPF, the NPPF advises at paragraph 215 that LPAs are only to afford existing Local Plans material weight insofar as they accord with the NPPF. In this context, settlement limits are not fully supported by the NPPF, which instead takes a more flexible approach to settlement growth and development. Paragraphs 47- 55 of the NPPF seek to boost significantly the supply of housing to create sustainable, inclusive and mixed communities. To accord with the NPPF new housing development should be located to provide improved access for all to jobs, health, education, shops, leisure and community facilities, open space and recreation, by ensuring that new development is located where everyone can access services or facilities on foot, bicycle or public transport rather than having to rely on access by car. The key matter in applying the NPPF relates to directing development to sustainable locations. Furthermore, the NPPF states that where a Local Planning Authority cannot demonstrate a 5 year housing land supply, that housing policies should not be considered to be up to date.

115. With regards to the 5 year housing land requirement, the Spatial Policy Team considers that the Council can demonstrate an adequate supply, as required by the NPPF. The SHLAA (2013) concluded that a five-year supply could be demonstrated. The applicant has challenged this on the basis that it was derived from the figures contained within the now defunct NE Regional Spatial Strategy (RSS). However, an updated five-year housing land supply position statement was prepared in April 2014 in advance of the CDP Examination in Public (EiP). This used the CDP housing figures as the measure to calculate the five-year supply, rather than the evidence which informed the RSS. It was recognised that the SHLAA (2013) did not adequately address the up to date full objectively assessed current need as required by paragraph 47 of the NPPF. The National Planning Practice Guidance (NPPG) advises that housing requirement figures appearing in up-to-date Local Plans should be used as the starting point for calculating the five-year supply. During the EIP In November 2014 an additional five year land supply note was prepared for the Inspectors consideration given that the matter was disputed by the development industry. The Council considers that it can demonstrate that there are no deficiencies in the supply of housing which need to be addressed by the release of more housing land and that there is a 5 year housing land supply.
116. Coxhoe is categorised within the County Durham Settlement Study as a 'Smaller Town and Larger Villages' (2nd tier) in recognition of the facilities available. It is a focus for growth in the CDP. Policy 4 seeks to direct 470 houses to the settlement. The application site was considered and assessed in the Strategic Housing Land Availability Assessment (SHLAA) which informed the emerging CDP and the proposed housing allocations contained therein. The application site was considered to be unsuitable to be allocated for new housing development. Consequently it was discounted for housing, and is not identified within the Housing Land Allocations in Policy 30. The site was considered to be unsuitable for housing as development of the site would encroach into the Coxhoe Ponds LWS. Development of the site was also considered to represent an incursion into the wider countryside which would not consolidate the settlement form. It was considered that this would result in a significant adverse landscape and visual impact. These issues are discussed in the relevant sections below.
117. Although only a strategic assessment of the site was undertaken and without reference to any specific development proposal, the findings of the SHLAA assessment provide an appropriate base from which to consider sustainability further, along with criteria contained with Paragraphs 7 and 16 of the NPPF. Although it is considered that there is reasonable access to some services, facilities and access to public transport within walking distance, the site is not considered to be as accessible to shops, services and facilities as the housing allocation sites for Coxhoe identified within the emerging CDP. Accessibility of and to services is also only one of a number of elements by which sustainability of a proposal is assessed. The NPPF advocates a plan-led system, and the most sustainable settlements (and sites within them overall) are identified in the CDP. In this respect Policy 30 identifies two housing sites allocations in Coxhoe at Bogma Hall Farm and West of Grange Farm. It is considered that these proposed housing allocations identified in the CDP are superior sites to meet the housing needs for Coxhoe.
118. Whilst the NPPF seeks to boost significantly the supply of housing, the application site is not considered to be a key site which is critical to the delivery of the required housing over the plan period. Consequently, housing policies are considered to be up to date and the presumption in favour of sustainable development contained within paragraph 49 of the NPPF is not engaged. It is not the intention to resist proposed development solely on the grounds a five-year supply can be demonstrated, but instead recognise that it enables the LPA to be more selective

over which sites it does release, to ensure that the most sustainable and appropriate sites are brought forward for development. The application site does not gain support from this approach.

119. It is important to address how much weight can be attributed to the emerging CDP at this stage. Paragraph 216 of the NPPF sets out in detail the weight which can be afforded to relevant policies in emerging plans. Essentially, the more advanced the plan is in its preparation, the greater the weight that may be given. Allied to this, the fewer and less significant the objections to the plan, the greater the weight that may be given. The CDP is considered to be at an advanced stage as it currently being publicly examined.
120. Of relevance to this proposal are Policies 15 and 35, however both policies have unresolved objections which have been debated at the recent EiP, and consequently only limited weight can be applied to them at this time. This is consistent with recent appeal decisions which have attributed limited weight to emerging Plans in recognition that they could be subject to further amendments. Therefore, whilst some weight can be attached to these policies, they should not alone be a decisive factor in assessing this application.
121. Policy 15 of the CDP makes provision for development on unallocated sites within built up areas. The CDP provides a definition of a built up area as being land contained within the main body of existing built development of a settlement identified in the Settlement Study. Land on the edge of a settlement can be considered to be part of the built up area where it is physically very well contained by existing built development and its development would not result in encroachment into the countryside such that it would cause significant adverse landscape impact.
122. Given the location of the development site at the edge of the settlement, on land that is not well contained by existing built development, and where it would not consolidate the existing built form, the site is considered to not form part of the built up area, and the development would instead form an extension of the settlement into the open countryside. Consequently, the proposal cannot draw support from Policy 15.
123. As it is considered that the site falls outside of a built up area and therefore is situated within open countryside, it is appropriate to assess the proposal against the provisions of Policy 35. This makes provision for development in the countryside where it is in accordance with a proposed allocation, is necessary for rural business purposes, would support local services, enhances environmental or tourism assets or involves the reuse of heritage assets or existing redundant buildings. It is considered that the proposal fails to meet any of these criteria, and consequently is considered to be contrary to this policy.
124. Whilst it is accepted that the CDP should not alone be a factor of decisive weight, it is noted that Policies H3 and H5 of the CDLP are not wholly consistent with the NPPF, and therefore the weight that can be attributed to it is also diminished. However the policies are considered not to be out of date. Consequently, in the balance of consideration, it is considered that less than full weight can be given to relevant policies within both the existing development plan and the emerging plan. With the proposal conflicting with both the existing CDLP and the emerging CDP, there is reliance upon the NPPF to provide justification for this development.
125. It is considered that the proposal draws no support from paragraph 111 of the NPPF. This requires that planning decisions should encourage the effective use of land by re-using land that has been previously developed (brownfield land), this is on the basis that the land is not

of high environmental value. The site is considered to be Greenfield and was identified as such within the Council's Strategic Land Availability Assessment. It is considered that the site does not meet the definition of previously developed land (PDL) set out in the Annex 2: Glossary of the NPPF and that it meets the definition of the land explicitly excluded from being PDL, in that the land was previously developed but the remains of the permanent structure or fixed surface structure have blended into the landscape in the process of time.

126. As discussed earlier, the presumption in favour of sustainable development contained within Paragraph 49 of the NPPF has not been triggered. Therefore, it is considered that the proposal is unacceptable in principle and contrary to the NPPF, Policies H3, H5 and E7 of the CDLP and Policies 15, 30 and 35 of the CDP.

Access, Traffic and Highway Safety

127. A Transport Assessment (TA) and Travel Plan have been submitted in support of the proposals due to the potential amount of traffic generated by the proposed development. In assessing such impacts, paragraph 32 of the NPPF states that development should only be refused on transport grounds where the residual cumulative impacts of development are severe. The assessment sets out that the existing local and strategic highway network should be able to accommodate traffic from the development satisfactorily.
128. The Highway Authority agrees with the findings of the TA in that it has been demonstrated that the trip generation and distribution from the proposed development could be accommodated within the highway network. The Highway Authority also considers that visibility from the site is acceptable in line with paragraph 32 of the NPPF and Policy T1 of the CDLP. It is proposed to widen the footway/ cycleway on the northern side of the access road and provide dropped crossings, linking the existing cycle path to the development which is acceptable.
129. It is noted that layout specifics, including turning areas and parking provision within the proposed development are reserved for future consideration. This could likely be satisfactorily achieved as required by Policies T1 and T10 of the CDLP.
130. The comments of the Sustainable Travel Team are noted, and the requested alterations to the submitted travel plan could be secured by condition, if the application is otherwise considered to be acceptable.
131. The proposed development is considered acceptable from a highway safety perspective and would thus comply with CDLP Policy T1, and paragraph 32 of the NPPF which requires satisfactory access onto the road network and safe vehicle entrance, exit and manoeuvring as well as effective access for emergency vehicles.

Affordable Housing

132. In order to widen the choice of high quality homes and widen opportunities for home ownership, paragraph 50 of the NPPF encourages the provision of affordable housing based on evidenced need. Policy H12 of the CDLP requires a fair and proportionate level of affordable housing on sites over 1 hectare or 25 dwellings, and Policy H12A requires proposed housing to be of an appropriate type and size. The County Durham Strategic Housing Market Assessment (SHMA) update report was completed in July 2013 and supplies the evidence base for 20% affordable housing across the Central Delivery Area in which the site falls. The requirement reflects an up to date needs assessment and identifies a significant requirement of approximately 189 net affordable units per annum throughout the Central Delivery Area up to 2016/17. This shortfall is greatest for one and two bedroom properties

(68 net per annum). On the basis of the SHMA evidence base, Policy 31 of the emerging CDP identifies housing schemes of 15 dwellings or 0.5 ha or more, where such an affordable housing provision should apply and that 10% of housing should be appropriate for older people.

133. In this particular case, the application proposes that of the 103 dwellings proposed, 39% would be affordable or 40 units overall. This has been increased from 20% as originally proposed. This would now be over and above the policy requirement of 20% by 19%. It is also proposed that 20 of the affordable dwellings would be suitable for older people. The provision would be for affordable rent and intermediate housing.
134. It is noted that that the proposed number of affordable units is in excess of the targets outlined within Policy 31 of the emerging CDP. The applicant has identified that there is a significant demand for affordable bungalows in Coxhoe through the Choice Based Lettings system. The Housing Delivery Manager has advised that this gives a good general indication of demand. Although it is noted that this level of demand generally would be strengthened through robust evidence of need, established through a Housing Needs Survey. In considering the level of additional proposed provision, over and above the policy requirement, it is considered that provision of affordable housing is only a benefit if the site is otherwise considered suitable for residential development.
135. In general terms the proposed provision of affordable housing as well as housing appropriate for older people would generally be welcomed and supported, and in this respect the proposal would assist in the delivery of a wide choice of homes as set out at paragraph 50 of the NPPF.
136. However, the affordable housing provision is proposed to be delivered by means of HCA grant, which as a condition of the funding, could not form part of any section 106 agreement. This means that the Council would not be able to secure the provision of affordable housing in perpetuity either by legal obligation or through the imposition of a planning condition it is officers understanding that to do so would prevent a grant being provided by the HCA. As such the proposed affordable housing cannot be secured by the LPA as being delivered as affordable housing or that it would remain as such in perpetuity. The applicant advises that they have secured capital grant funding from the HCA to deliver 30 affordable homes in a variety of locations in the northeast and that as they have entered into a contract with the HCA they subsequently have an obligation to provide them. However, this is not an obligation to the Council and relates to the provision of 30 dwellings through the region, whereas 40 affordable dwellings on this site have been proposed alone. It is understood that further funding would be applied for under the Affordable Homes Guarantee Programme 2015-2018 and thus is assumed that it is the intention to deliver the remaining dwellings by this grant, should it be successful.
137. In principle there is therefore a risk that, if permission is granted without securing the affordable housing through a legal agreement (or planning condition), the housing could be developed on the open market, so contrary to policy requiring affordable housing to be provided. However, in the circumstances of this case, this does not mean that no weight should be attached the affordable housing proposal indicated. Indeed the applicant is a registered provider of affordable homes, who owns the land in question and has confirmed that they have received a grant to deliver the affordable housing themselves (or at least some of it) under the HCA Affordable Homes Guarantee Programme 2013-15 and that that they would be meeting some costs themselves. Therefore on this basis there is a likelihood that the affordable housing provision proposed, or at least some of it, would come forward, and be

retained as such, as a condition of the HCA grant allocation. This should thus be afforded some weight. However the inability of the Council to secure its provision and retention in perpetuity does mean that its provision cannot be given full weight and that the policy requirements laid out in Policies H12 and H12A of the CDLP and emerging Policy 31 cannot be considered to have been met. On the basis that the policy requirement has not been met it follows that additional provision over and above the 20% policy requirement cannot therefore also be secured by legal agreement and as such limited weight can be attached to the additional benefit that this may otherwise have been considered as.

138. The applicant considers that the current planning application for 162 dwellings at Bogma Hall, Coxhoe which is currently under consideration does not specifically propose affordable housing. However, there is no indication within the submitted application that this would be the case. Indeed the submitted Heads of Terms, in respect of the legal agreement, identifies affordable housing as a potential planning obligation. As such there would be no reason at present why this particular scheme, if approved, would not deliver the required amount of affordable housing on the allocated site which would contribute to providing for housing need within Coxhoe.
139. In respect of required affordable housing provision that could be secured by legal obligation, the applicant has suggested that the provision of affordable housing delivery without grant assistance would not be viable. This issue needs to be considered having regard to paragraph 174 of the NPPF which seeks to ensure deliverability and viability. This means that, the costs of any requirements likely to be applied to development, such as requirements for affordable housing, standards, infrastructure contributions or other requirements should, when taking account of the normal cost of development and mitigation, provide competitive returns to a willing land owner and willing developer to enable the development to be deliverable. This advice is reflected within policy 31 of the emerging CDP.
140. In support of the applicants contention that delivery of affordable housing would be unviable without grant funding a viability appraisal has been submitted. This has been assessed by Asset Management officers. However officers have advised that the submitted appraisal does not show that it would be unviable for the scheme to support affordable housing provision that would be able to be secured by legal obligation. Specific concerns relating to costs, overheads, profit, site abnormalities, sales fees, finance and acquisition costs as well as appropriate reflection of proposed affordable units facilitated through HCA funding have been identified. Therefore insufficient evidence has been provided to demonstrate that the provision of non-grant funded affordable housing would make the scheme unviable.

Residential Amenity

141. At present only indicative details are available with regards to layout and design, with the application being in outline form only. However, it is considered that in principle, residential development could be accommodated on the site without unreasonably impacting upon the level of residential amenity currently enjoyed by residents of properties in close proximity to the site. Certainly, the houses would be visible, particularly to occupiers of dwellings to the west of the site, however, adequate separation distances that comply with CDLP Policies H13 and Q8 could be achieved, by means of a considerate layout.
142. The site is located to the south west of the former Coxhoe Quarry and to the north east of the Joint Stocks Quarry and Landfill site currently awaiting restoration. It is located directly to the north of Commercial Road East which serves as a route to the Household Recycling Centre, as well Joint Stocks Quarry and Landfill site. Given the use of this road by heavy vehicles a noise assessment has been submitted in

support of the application. This also considered more distant noise such as that from the operation of the recycling centre and landfill site. The assessment identified the requirement to implement noise attenuation measures, by means of the provision of acoustic fencing to the rear of properties fronting onto Commercial Road East, as well as ventilation and fenestration requirements. Environmental health officers have indicated that implementation of these measures would enable the residential amenity of residential properties to be safeguarded. These requirements could be ensured by planning condition. It is not considered that future residential occupiers would be significantly impacted on by any nearby industrial or commercial properties or operations, including the operation of the recycling centre and landfill site.

143. Environmental health officers have advised that additional information regarding the generation of traffic volume generated by the proposed development should be provided in order to ensure that local air quality is not significantly impact on. However, in the absence of an adopted Air Quality Action Plan, as set out in paragraph 127 of the NPPF, it is not considered that a sustainable objection could be made in this respect, having regard to the sites location outside the Air Quality Management Area and the scale of the development proposed.
144. Were the application to be approved, conditions relating to working hours during construction could be imposed in order to minimise potential disruption. Accordingly, it is considered that any impact upon residential amenity would be acceptable in this respect and in accordance with Policies H13 and Q8 of the CDLP.

Landscape and Visual Impact

145. CDLP Policy E7 seeks to protect countryside as a finite resource, noting that landscape character is highly valued and worthy of protection in its own right. Although only limited weight can only be afforded to it at the present time, Policy 35 of the emerging CDP seeks to protect the countryside from inappropriate development and Policy 39 requires that development does not cause significant harm to the character, quality or distinctiveness of the landscape.
146. Whilst the site does not benefit from any specific landscape designation or specific protection, it is considered to have a high landscape and visual amenity value. The proposals have been amended to reduce size of the 'development area' by 0.31 hectares, to 2.54 hectares. It is also intended to incorporate 20 bungalows, 12 of which have replaced 2 storey dwellings. It is also acknowledged that a wildlife 'buffer' and existing tree planting would be retained around the perimeter of the site, as well as the incorporation of a hedge and landscaping within the site.
147. However, it is considered that the built development of the site would result in the loss of the site's open nature and character. The proposed development would result in excessive, outward and uncontained projection of the village into the open countryside. The site is poorly related to the settlement form and would not consolidate the built up form of the settlement, resulting in excessive sprawl. Development of the site would reduce the existing green chain of open sites which stretch up to Quarrington Hill linking into its plantation and therefore detracting from its visual amenity value. It is considered that the development would significantly harm the character, quality and distinctiveness of a landscape that is defined by the proximity of the higher magnesium limestone open countryside to the east and north.
148. It is possible, in certain circumstances, that landscape and visual impact can be adequately mitigated by the use of structural landscaping. In this case, however, it is noted that the structure planting recently planted to the west side of the site has had only limited success. Ground conditions appear to be hostile for the establishment of

trees. Hence the establishment of screening potential over time of any extended planted area would be likely to be poor. It is considered that successful structural landscaping would be unlikely to be achieved and the site would continue to represent an obvious built incursion into the countryside, beyond the existing envelope of the settlement.

149. The proposed development would require the removal of one individual low retention value tree, a small group of young low retention value trees and two small sections of other tree groups. Some further low retention value scrub will also need to be cleared from the middle of the site. Perimeter trees surrounding the site would not be impacted on. In this respect there would be no conflict with Policy E14 of the CDLP. Landscaping within the site and perimeter hedge planting is shown on the submitted indicative layout. A landscaping scheme could be achieved at any reserved matters stage, should planning permission be granted, ensuring that the proposed development complies with Policies E15 of the CDLP. However there is some concern, as noted above, that the establishment of screen planting may be difficult to achieve due to ground conditions. It is noted that Policy Q6 of the CDLP requires that development located on the edge of settlements would be required to use peripheral structural landscaping in order to minimise visual impact and in this respect there is concern that this would not be able to be met.
150. As set out previously, matters relating to form, design and layout are reserved for later consideration, at reserved matters stage, should the principle and scale of residential development be considered appropriate in this location.
151. Having regards to the concerns relating to harm to landscape character outlined above, the proposed development is considered to be contrary to the provisions set out in paragraphs 17 and 109 of the NPPF, CDLP Policy E7 and Policy 39 of the emerging CDP in that the proposed development would cause harm to, and would not protect the local landscape.

Ecology and Nature Conservation

152. Paragraph 109 of the NPPF requires that the planning system should contribute to, and enhance the natural and local environment by minimising impacts on biodiversity and providing net gains where possible. Paragraph 118 requires that biodiversity should be enhanced and conserved and that if significant harm resulting from a development cannot be avoided, adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused. Paragraph 119 states that the presumption in favour of sustainable development does not apply where development requiring appropriate assessment under the Habitats Directives is being considered, planned or determined.
153. The site is located approximately 1km from Quarrington Hill Grasslands SSSI and approximately 1.4km from Raisby Hill Grasslands SSSI. However, Natural England has advised that the development would be unlikely to damage or destroy their features of importance.
154. The site habitat at present comprises 0.42 hectares of bare ground and early successional brown field habitat, 1.80 hectares of calcareous grassland, 0.28 hectares of scrub and 0.1 hectares of open water. Approximately 0.83 hectares of the site forms part of the Coxhoe Ponds Local Wildlife Site (LWS). This land would be lost as part of the proposed development. This LWS is designated for its limestone flora and for its great crested newt population.

155. The remaining 1.71 hectares of the site comprises of Biodiversity Action Plan (BAP) habitat. This habitat would also be lost which would result in the loss of breeding habitat for the dingy skipper butterfly which is a BAP species.
156. In order to attempt to mitigate against and compensate for these losses, several areas of land adjacent and nearby to the site have been put forward to be taken into active management by the applicant. Some of which is currently in the ownership of the applicant (to the north of the application site and to the north of the existing adjacent residential development to the west) and some whereby proposed management could be secured by legal obligation (land to the south of the proposed housing site). The details of the proposed mitigation have been set out in a range of submitted documents and have been summarised in the proposals section of the report above.
157. In respect of the proposed active management of the two areas within the ownership of the applicant, it is noted that there is already a requirement to maintain these areas as part of the planning conditions imposed on the earlier planning permissions relating to the existing residential development to the west of the site, given that part of these developments were built on LWS also. Indeed to the proposed management of land to the north of the application site is already required to be 'actively managed' as opposed to 'being 'maintained''. The planning history relating to the biodiversity maintenance and management requirements of the site and surrounding area in close proximity is set out above within the planning history section of this report.
158. It is acknowledged that the proposal to provide 1345m² of calcareous grassland to the north of the existing residential development would provide some mitigation. However, the proposal to plant 1660m² of woodland mix would largely represent a replanting of what has actually been previously cleared, when there was a requirement for it to be maintained. In this respect, although replanting of this area would be welcomed there is already a requirement for this area to be retained, even if to a slightly lesser extent as now proposed.
159. In terms of the proposed management of a 'wildlife corridor' to the north of the application site which comprises the LWS site, the 2009 and 2011 planning permissions relating to the adjacent residential development to the west of the site required this area to be managed as a retained biodiversity area and specifically bird boxes, newt hibernacula and newt refugia, as well as provision of a newt pond were to be implemented in this location. Notwithstanding this existing requirement, the proposals for this area, including the removal of non-native trees, are not considered to improve the quality of the habitat for the BAP species present on site, or improve the general ecosystem.
160. Further mitigation proposed to compensate for the loss of LWS land is the active management of 0.88 hectares of land to the south of the application site. This is considered appropriate, in size, to compensate for the loss of the LWS. However, in terms of BAP habitats present on this area of land, the mitigation area provides only 0.3 hectares of calcareous grassland, no bare ground or early successional habitat and no open water. There would therefore be an overall loss of area and quality of BAP habitat. This is because the mitigation land is largely neutral grassland and scrub which is of a lesser quality. The proposal includes over seeding this land to increase the number of plant species. However, this would not produce calcareous grassland which would be lost. Officers consider that the proposed compensation does not adequately mitigate against the loss of LWS land in terms of quality nor the loss of BAP habitat.

161. The submitted Ecology Report identifies that there are Great Crested Newts (GCN) within the vicinity of the site and development of the site would result in a loss of 1.54 hectares of GCN terrestrial habitat. The presence of protected species such as great crested newts is a material consideration, in accordance with Circular 06/05 and Paragraph 119 of the NPPF. The requirements of the Habitats Directive were brought into effect by the Conservation of Habitats and Species Regulations 2010 (and as amended in 2012) (referred to as the Habitats and Species Regulations hereafter) These regulations established a regime for dealing with derogations, which involved the setting up of a licensing regime administered by Natural England. Under the requirements of the Regulations it is a criminal offence to kill, injure or disturb the nesting or breeding places of protected species unless it is carried out with the benefit of a license from Natural England.
162. The species protection provisions of the Habitats Directive, as implemented by the Habitats and Species Regulations , contain three “derogation tests” which must be applied by Natural England when deciding whether to grant a licence to a person carrying out activity which would harm a European Protected Species (EPS). This licence is normally obtained after planning permission has been granted. The three tests are that: the activity to which the licence is required must be for imperative reasons of overriding public interest or for public health and safety; including those of a social or economic nature and beneficial consequences of primary importance to for the environment, that there must be no satisfactory alternative and the maintenance of the population of the species concerned at a favourable conservation status in their natural range.
163. Notwithstanding the licensing regime, the LPA must discharge its duty under Regulation 9(5) and also be satisfied that these three tests are met when deciding whether to grant planning permission for a development which could harm an EPS. A LPA failing to do so would be in breach of Regulation 9(5) of the 2012 Regulations which requires all public bodies to have regard to the requirements of the Habitats Directive in the exercise of their functions.
164. The proposed GCN mitigation recognises that it is not possible to replicate the lost habitat, in line with best practice, and instead attempts to mitigate the loss of habitat by improving the habitat on the remainder of the wider application site. However, the proposed removal of non-native trees would be of no benefit to the loss GCN habitat and the proposed strengthening of the woodland corridor to the north of the site including the provision of a rough grassland strip/native scrub planting would be a cosmetic exercise in that the woodland/scrub structure and the habitat corridor would remain. It is also proposed to incorporate additional refugia and hibernacula, however, it is not considered that this is required. The submitted Ecology Report correctly identifies that the creation of ponds would not be suitable mitigation for the loss of GCN terrestrial habitat. Officers consider that the site provides a diverse three dimensional landscape suitable for terrestrial great crested newts in its current existing form.
165. Having regards to discussion elsewhere in this report outlining significant concerns relating to issues of principle, landscape and visual impact as well as securing provision of affordable housing, it is considered that there are not reasons of overriding public interest, nor matters that would be necessary to preserve public health, or safety that would justify the granting of a Natural England licence in this instance. It is also considered that the mitigation proposed would be insufficient to avoid adverse impacts on the local population of great crested newts and thus avoid affecting favourable conservation status. Furthermore in terms of whether there is no satisfactory alternative, as discussed above within the principle section of the report

the proposed housing allocations identified within the CDP are considered more appropriate and sustainable sites in order to meet the housing needs for Coxhoe.

166. The lack of overriding public interest and acceptable mitigation to avoid adverse impact on GCN to justify the granting of such a licence means that the proposed development cannot meet the requirements of the Conservation of Habitats and Species Regulations 2012. It is considered that the loss of GCN terrestrial habitat, as well as the loss of part of the Coxhoe Ponds Local Wildlife Site and the Biodiversity Action Plan habitat which the site consists of would conflict with CDLP Policies E16 and E18 and paragraphs 109, 118 and 119 of the NPPF, in that it is considered there would be significant impacts upon, protected and BAP species and their habitats, that cannot be adequately mitigated against or compensated for in size or quality.
167. It is noted that the Environment Agency advise that should planning permission be granted the management of a 5 metre wide buffer zone alongside the Croxdale Beck should be implemented, in order to retain the ecological value of the watercourse. This requirement could be imposed by planning condition.

Impact on Heritage Assets

168. No designated or known non-designated heritage assets are located on the site. It is not considered that the development of the site for residential use would impact on the locally important park/garden designated proposed within the emerging CDP, located to the south east of the site. Furthermore modern activity on the site would have removed any potential earlier (prehistoric/Roman) deposits which may potentially have survived prior to the development of the lime works. Therefore it is considered that the proposal would not impact on any designated, known non-designated or archaeological heritage assets and as such the proposal would comply with paragraphs 128 and 135 of the NPPF and Policies E21 and E24 of the CDLP.

Flooding and Drainage

169. The application site lies within flood zone one where residential development is considered appropriate. The main consideration is therefore the prevention of flooding by ensuring the satisfactory storage of/disposal of surface water from the site. It is proposed that surface water would be discharged into the nearby watercourse. The submitted Flood Risk Assessment's findings and recommendations, as well as general surface and foul water drainage proposals, are accepted by Northumbrian Water and the Environment Agency. This is subject to appropriate planning conditions which restrict the amount and location of foul and surface water discharge, and securing of a detailed drainage scheme. The advice of the Drainage Officer is noted and investigation and consideration of sustainable drainage systems could be secured through imposition of a detailed drainage scheme condition. The objectives of Part 10 of the NPPF and Policy U8A of the CDLP are therefore considered to have been met.

Contamination

170. The site risk of contamination on the site, given its former use as a lime works has been identified and addressed by means of the submission of a Ground Investigation Report. Given the previous historical use of the site it is recommended that further investigative works take place and that a suitable remediation scheme be formulated to ensure that the proposed development complies with CDLP Policy U11 and paragraphs 109, 210 and 121 of the NPPF which would ensure that the site and the

surrounding area is safe and appropriately remediated for its intended use. These requirements could be conditioned as part of any planning permission.

Coal Mining Legacy

171. A Coal Mining Risk Assessment has been submitted with the application and identifies that the site has been subject to coal mining at shallow depth. The Coal Authority have assessed the submitted report and advise that further intrusive ground investigations should be undertaken and subsequent appropriate remediation works carried out, if found to be necessary, in order to ensure that the site is not at risk from coal mining legacy issues and that it is safe for its intended use. This can be secured by means of a condition, if the application is considered to be otherwise acceptable. This would enable the proposal to comply with Policy U13 of the CDLP and paragraphs 109, 120 and 121 of the NPPF.

Other Issues

172. The Council's School Places Manager has indicated that the development would be likely to generate 30 additional primary school pupils, at the rate of 0.3 per dwelling. At present, Coxhoe Primary School currently has 10 spare places. Therefore, additional capacity would be required to accommodate all of the pupils generated by the proposed development. However, given that 20 Bungalows would be for older people the yield would be applied to the remaining 83 houses. This would generate 25 additional pupils. On the basis that 15 pupils could not be provided with a place at the school at present a contribution of £228,250 would be required to provide an additional classroom. This could be secured by means of a Section 106 Legal Agreement.
173. The concerns expressed regarding existing strain on social infrastructure and potential exacerbation of this resulting from the proposed development, relating to provision of medical services is noted. Although no specific concerns have been expressed from medical providers in relation to this specific proposal, this issue has been raised as a concern in respect of other applications for residential development in and around the Coxhoe area.
174. The proposal would not impact on any PROW. A permissive bridleway does exist to the south of the site. This path would not be directly affected by the proposal. The access road into the site however bisects the path and therefore drop kerbs and appropriate signage would be required at this point, should planning permission be granted. The proposed permissive footpath extending from the site through the proposed compensation land to the south would link into Public Footpath No.6 (Coxhoe) and would thus enable the proposal to comply with Policies T21 and R11 of the CDLP.
175. The submitted Sustainability Statement has identified that the development would provide Solar PV as the optimum solution to aim for zero carbon. This solution, together with appropriate improvements to the building fabric is accepted by officers and could be secured by planning condition, enabling the proposed development to comply with Policy U14 of the CDLP.

CONCLUSION

176. This proposal is considered to comprise a large residential development within the open countryside, which draws no support from either existing or emerging local plan policy. The presumption in favour of sustainable development contained within

paragraph 49 of the NPPF is not engaged as existing policies can be considered up to date, with the LPA being able to demonstrate a five year housing land supply.

177. Although the site has reasonable accessibility to services and public transport, is not considered to be as accessible to shops, services and facilities as the housing allocation sites identified within the emerging CDP for Coxhoe. The development of the site for housing is not considered to be critical to the delivery of the housing strategy in order to meet future housing needs within Coxhoe.
178. Furthermore, the proposal is considered to represent an unacceptable incursion into open countryside which would result in excessive, outward and uncontained projection of the village into the open countryside. The site is poorly related to the settlement form and would not consolidate the built up form of the settlement, resulting in excessive sprawl.
179. Although the provision of 39% affordable housing is considered to be a benefit of the scheme, it is considered that this, particularly given the inability to secure the provision, does not extend so far as to outweigh the harm to landscape character and nature conservation interests or overcome issues of principle. With no planning policy support, and no material planning considerations which could be given significant weight indicating otherwise, the development is considered to be unacceptable in principle.
180. The development is however, considered to be acceptable in a number of other aspects, although it should be noted that many matters have been reserved for later consideration. Nevertheless, issues of highway safety, impact on heritage assets and residential amenity, drainage, flood risk, contamination and coal mining legacy have been considered, and, in principle are found to be acceptable, subject to the imposition of planning conditions, should planning permission be granted.
181. Careful and thorough consideration was given to the objections and concerns raised and these have been taken into account and addressed within the body of the report, with some matters of concern being addressed through the process of consideration. Many, although not all of the concerns raised have been substantiated and this is reflected in the conclusions reached on the proposal.
182. Notwithstanding the above, fundamental concerns relating to the principle of development, landscape and visual impact and impact on nature conservation interests and species protected by law, as well as unresolved concerns over viability of the provision of affordable housing and the inability to secure the provision of HCA grant funded affordable housing mean that the proposal is considered to be contrary to the provisions of the City of Durham Local Plan, emerging County Durham Plan and the NPPF. Officers therefore consider that the proposal cannot be supported.

RECOMMENDATION

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

1. The Local Planning Authority considers that the proposal would represent a significant inappropriate incursion into the open countryside that would be in direct conflict with Policy H3 of the City of Durham Local Plan, Policies 15 and 35 of the Submission Draft County Durham Plan as well as paragraphs 7 and 17 of the National Planning Policy Framework.

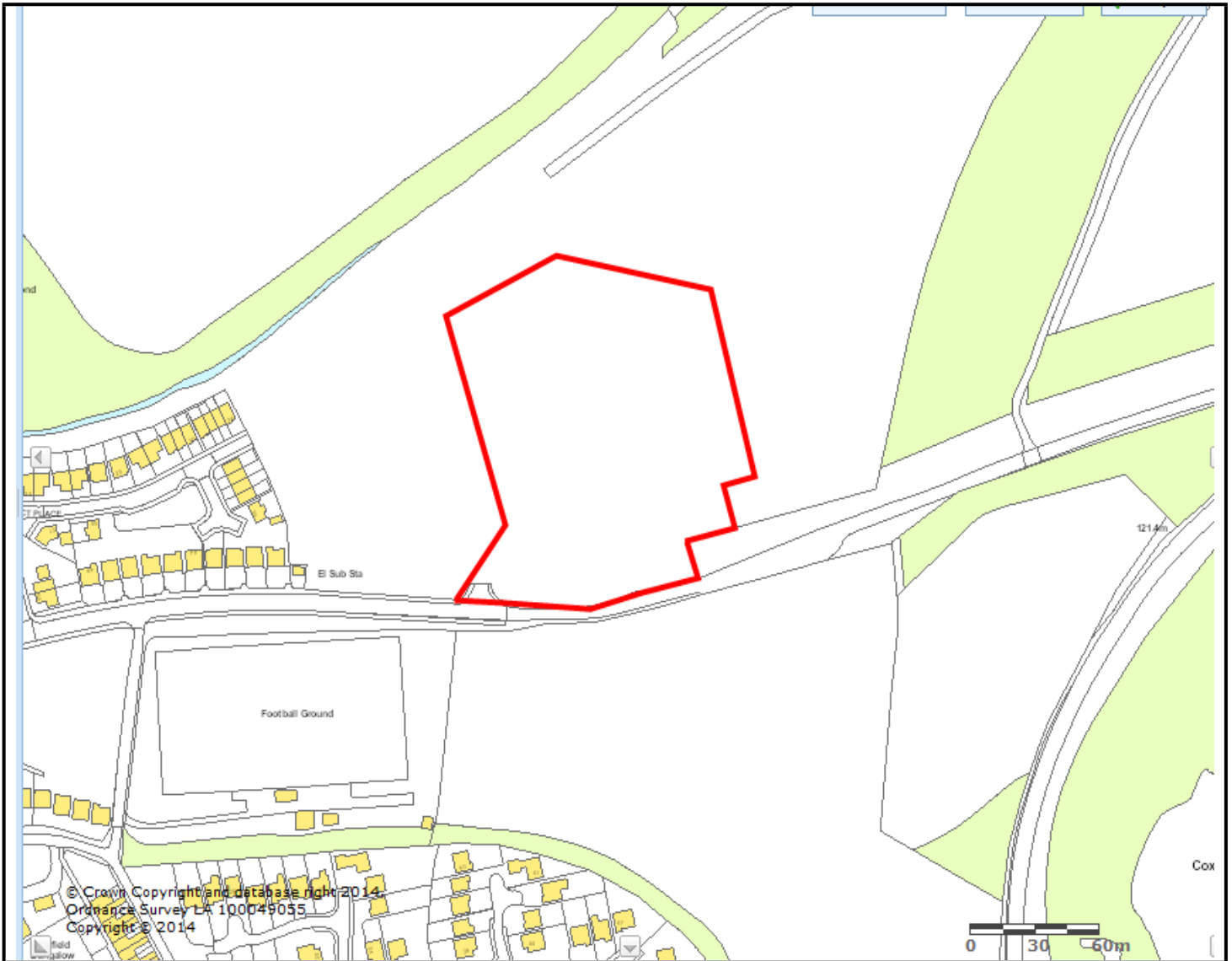
2. The Local Planning Authority considers that the proposed development, as a result of its siting and scale would represent a significant incursion into open countryside which would adversely impact on the visual and landscape character of the area, contrary to Policies E7 and H3 of the City of Durham Local Plan, Policies 15, 30 and 39 of the Submission Draft County Durham Plan and paragraph 109 of the National Planning Policy Framework.
3. The Local Planning Authority considers that there would be an unacceptable adverse impact upon the nature conservation interest of the area, including species protected by law that cannot be satisfactorily mitigated against or compensated for, contrary to Policies E16 and E18 of the City of Durham Local Plan, Policy 43 of the Submission Draft County Durham Plan and paragraphs 109, 118 and 119 of the National Planning Policy Framework.
4. The Local Planning Authority considers that in the absence of the provision of affordable housing, that could be satisfactorily secured and retained in perpetuity, having had regard to the viability and delivery of the proposal, the proposed development is considered not to meet the requirements of Policies H12, H12 A, Policy 31 of the Submission Draft County Durham Plan and paragraph 50 of the National Planning Policy Framework.

STATEMENT OF PROACTIVE ENGAGEMENT

The Local Planning Authority in arriving at the decision to refuse the application has sought to work with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. However, in this instance, fundamental matters of principle were unable to be addressed satisfactorily. *(Statement in accordance with Article 31(1)(CC) of the Town and Country Planning (Development Management Procedure) (England) (Amendment No. 2) Order 2012.)*

BACKGROUND PAPERS

- Submitted application form, plans supporting documents and subsequent information provided by the applicant
- The National Planning Policy Framework (2012)
- National Planning Practice Guidance Notes
- City of Durham Local Plan
- The County Durham Plan (Submission Draft)
- Statutory, internal and public consultation responses



Planning Services

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Comments

DM/14/01858/OUT

Construction of 103 residential dwellings comprising of 40 affordable dwellings and 63 open market dwellings with associated infrastructure, landscaping and engineering works (outline application, all matters reserved except access) (revised description)

Land to the east of Prospect Place, Commercial Road East, Coxhoe

Date 9 December 2014

Scale NTS

