

# COMMITTEE REPORT

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## APPLICATION DETAILS

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<b>APPLICATION NO:</b>	<b>DM/15/03034/OUT</b>
<b>FULL APPLICATION DESCRIPTION:</b>	<b>Outline application for 26 new dwellings with associated access and parking</b>
<b>NAME OF APPLICANT:</b>	<b>Mr G Simpson</b>
<b>ADDRESS:</b>	<b>Land to the North of Little Thorpe, Easington</b>
<b>ELECTORAL DIVISION:</b>	<b>Easington</b>
<b>CASE OFFICER:</b>	<b>Chris Baxter</b> <b>Senior Planning Officer</b> <b>03000 263944</b> <a href="mailto:chris.baxter@durham.gov.uk">chris.baxter@durham.gov.uk</a>

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## DESCRIPTION OF THE SITE AND PROPOSALS

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### The Site

1. The application site relates to a parcel of land located north of the settlement of Little Thorpe which is south of Easington. Little Thorpe is a small mainly linear rural settlement situated along a cul-de-sac road. It is within sight of the large village of Easington, across rolling agricultural fields. It appears to have grown from a farmstead and now has a mix of around twenty dwellings comprised of older rendered traditional houses, some pairs of modest brick semi-detached houses and some more recent individual houses. The site was formerly occupied by large agricultural storage and packaging buildings which has since been demolished.

### The Proposal

2. This application seeks outline planning permission for 26 new dwellings. The application has been made in outline with all matters reserved except for access which is to be determined at this stage. Although the application is made in outline, the applicant has submitted some layout details. The layout plan shows properties located either side of a central spine estate road. The main access will be taken from the west of the site however three properties would be accessed from a separate access on the south boundary. All properties are shown to be detached units.
3. This application is being referred to the planning committee as it constitutes a major planning application.

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## PLANNING HISTORY

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4. There have been various residential schemes approved on the application site. Over recent years there has been separate permissions granted for 13 house scheme, 14 house scheme and 6 house scheme.

5. An outline planning permission for 13no. dwellings remains extant on the land and this permission expires on 24<sup>th</sup> May 2016.

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## PLANNING POLICY

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### NATIONAL POLICY:

6. The Government has consolidated all planning policy statements, guidance notes and many circulars into a single policy statement, the National Planning Policy Framework (NPPF), although the majority of supporting Annexes to the planning policy statements are retained. The overriding message is that new development that is sustainable should go ahead without delay. It defines the role of planning in achieving sustainable development under three topic headings – economic, social and environmental, each mutually dependant.
7. 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’.
8. The following elements are considered relevant to this proposal;
9. *NPPF Part 1 – Building a Strong and Competitive Economy.* The Government attaches significant weight on the need to support economic growth through the planning system. Local Planning Authorities should plan proactively to meet the development needs of business and support an economy fit for the 21<sup>st</sup> century.
10. *NPPF Part 4 – Promoting Sustainable Transport.* Encouragement should be given to solutions which support reductions in greenhouse gas emissions and reduce congestion. Developments that generate significant movement should be located where the need to travel will be minimised and the use of sustainable transport modes maximised.
11. *NPPF Part 6 – Delivering a Wide Choice of High Quality Homes.* Local Planning Authorities should use evidence bases to ensure that their Local Plan meets the needs for market and affordable housing in the area. Housing application should be considered in the context of the presumption in favour of sustainable development. A wide choice of homes, widened opportunities for home ownership and the creation of sustainable, inclusive and mixed communities should be delivered. Where there is an identified need for affordable housing, policies should be met for meeting this need unless off-site provision or a financial contribution of broadly equivalent value can be robustly justified and such policies should also be sufficiently flexible to take account of changing market conditions over time.
12. *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.
13. *NPPF Part 8 – Promoting Healthy Communities.* The planning system can play an important role in facilitating social interaction and creating healthy, inclusive communities. Developments should be safe and accessible; Local Planning Authorities should plan positively for the provision and use of shared space and community facilities. An integrated approach to considering the location of housing, economic uses and services should be adopted.

14. *NPPF Part 10 – Meeting the Challenge of Climate Change, Flooding and Coastal Change.* Planning plays a key role in helping shape places to secure Local Planning Authorities should adopt proactive strategies to mitigate and adapt to climate change. Local Planning Authorities should have a positive strategy to promote energy from renewable and low carbon sources. Inappropriate development in areas at risk of flooding should be avoided.
15. *NPPF Part 11 – Conserving and Enhancing the Natural Environment.* The Planning System should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes, geological conservation interests, recognising the wider benefits of ecosystems, minimising the impacts on biodiversity, preventing both new and existing development from contributing to or being put at unacceptable risk from pollution and land stability and remediating contaminated or other degraded land where appropriate.

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

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

## **LOCAL PLAN POLICY:**

### **City of Durham Local Plan**

16. Policy 1- Due regard will be had to the development plan when determining planning applications. Account will be taken as to whether the proposed development accords with sustainable development principles while benefiting the community and local economy. The location, design and layout will also need to accord with saved policies 3, 7, 14-18, 22 and 35-38.
17. *Policy 14* - Development which adversely affects a designated or candidate Special Area of Conservation and is not connected with managing the scientific interest will only be approved where there is no alternative solution and there is an overriding national interest where it is necessary for reasons of human health or safety; or there are beneficial consequences of nature conservation importance.
18. *Policy 15* - Development which adversely affects a designated Site of Special Scientific Interest will only be approved where there is no alternative solution and it is in the national interest.
19. *Policy 16* - Development which adversely affects a designated Site of Nature Conservation Importance/Local Nature Reserve/ancient woodland will only be approved where there is no alternative solution and it is in the national interest.
20. *Policy 18* - Development which adversely affects a protected species or its habitat will only be approved where the reasons for development outweigh the value of the species or its habitat.
21. *Policy 19* - Areas of nature conservation interest, particularly those of national importance will be protected and enhanced.
22. *Policy 35* - The design and layout of development should consider energy conservation and efficient use of energy, reflect the scale and character of adjacent buildings, provide adequate open space and have no serious adverse effect on the amenity of neighbouring residents or occupiers.
23. *Policy 36* - The design and layout of development should ensure good access and encourage alternative means of travel to the private car.

24. *Policy 37* - The design and layout of development should seek to minimise the level of parking provision (other than for cyclists and disabled people).
25. *Policy 66* - Developers will be required to make adequate provision for children's play space and outdoor recreation in relation to housing development of 10 or more dwellings. Provision may be secured elsewhere if it is inappropriate to make provision at the development site.
26. *Policy 67* – Housing development will be approved on previously developed sites within settlement boundaries of established towns and villages provided the proposal is appropriate in scale and character and does not conflict with specific policies relating to the settlement or the general policies of the plan.
27. *Policy 74* - Public Rights of Way will be improved, maintained and protected from development. Where development is considered acceptable, an appropriate landscaped alternative shall be provided.
28. *Policy 75* - Provision for cyclists and pedestrians will be reviewed to provide safe and convenient networks.
29. *Policy 77* - The Council will seek to encourage the improvement of the public transport service and the rail transport of freight in the district.
30. *Policy 90* – The Council will seek to secure outdoor sports facilities in the settlements of Peterlee and Seaham and at a district wide level.

#### **RELEVANT EMERGING POLICY**

##### The County Durham Plan

31. Paragraph 216 of the NPPF says that 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. The County Durham Plan was submitted for Examination in Public and a stage 1 Examination concluded. An Interim Report was issued by an Inspector dated 15 February 2015, however that report was Quashed by the High Court following a successful Judicial Review challenge by the Council. As part of the High Court Order, the Council has withdrawn the CDP from examination. In the light of this, policies of the CDP can no longer carry any weight at the present time.

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## **CONSULTATION AND PUBLICITY RESPONSES**

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#### **STATUTORY RESPONSES:**

32. *County Highways Authority* has not raised any objections in principle to the proposed access however amendments are required in relation to footways.
33. *Northumbrian Water* has not raised any objections however further details are required in relation to the disposal of foul and surface water
34. *The Coal Authority* has confirmed that the site does not fall within a defined Development High Risk Area.

35. *The Environment Agency* has not raised any objections.

36. *County Drainage Team* has not raised any objections.

#### **INTERNAL CONSULTEE RESPONSES:**

37. *Ecologist* has not raise any objections in relation to impact of the development on protect species. The site is within the Heritage Coastal buffer and therefore suitable green space is required to reduce the frequency of dog walking activity to the coast.

38. *Landscape Team* has indicated that there are no major objections and the proposals would not have significant landscape and visual effects.

39. *Environmental Management (Noise)* has not raised any objections.

40. *Environmental Management (Contamination)* has not raised any objections however a condition is required for further site investigation works to be undertaken prior to works commencing.

41. *Public Rights of Way* has objected to the scheme as the proposed development would obstruct public rights of way which runs through the site.

42. *Sustainability Officer* has not raised any objections however a condition is recommended for further information to be submitted in relation to sustainability embedded into the development.

43. *Archaeology Officer* has not raised any objections.

44. *Design and Conservation* has indicated that the application cannot be supported as the indicative proposed layout would not respect the established pattern of development.

45. *Education Team* has confirmed that there are sufficient primary and secondary school places in the area to accommodate pupils from the proposed development.

#### **PUBLIC RESPONSES:**

46. The application has been advertised on site and in the local press. Neighbouring residents were also notified individually of the proposed development. Five letters of objection have been received including objections from the Parish Council.

47. Objections relate to unsuitable accesses including poor visibility and obstructions to existing public rights of way which run through the site. There is a concern that the application is overdevelopment of the site. The Parish Council consider that the application is contrary to the NPPF as the scheme would not deliver a wide choice of high quality homes; would not protect and enhance public right of way and accesses; and would not contribute or enhance the natural and local environment. It has also been noted that there would be no inclusion of affordable housing or how sustainability for the development will be embedded.

#### **APPLICANTS STATEMENT:**

48. The proposal is for 26 new residential dwellings. The site area is 1.1 hectares, thus the proposal is very low density at 23 dph. The dwellings will be a mix of 4 and 5 bedroom high quality family homes. The low density layout of the proposed development is similar to the built form of the existing village.
49. In July 2010 the site was approved with an outline permission for 13 dwellings. An extension of time was granted until April 2016.
50. The development of the application site would add to the overall housing stock of the village and its potential to maintain and support the existing local services and facilities, in general accordance with both national and local Development Plan policy.
51. The proposed architectural styles are based upon local building forms and detailing, and the external materials and finishes reflect those traditionally found locally. This will include white render, red facing brickwork, slate roof, red pantiles. Therefore, the overall built form proposed will fully integrate with and actively enhance the character and appearance of the surroundings.
52. The housing product proposed will also be highly insulated, energy efficient and well-designed homes for the future.

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## **PLANNING CONSIDERATIONS AND ASSESSMENT**

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53. Having regard to the requirements of Section 38(6) of the Planning and Compulsory Purchase Act 2004 the relevant Development Plan policies, relevant guidance and all other material planning considerations, including representations received, it is considered that the main planning issues in this instance relate to the principle of development; highway and access issues; affordable housing and S106 contributions; ecology; and layout, design and visual amenity.

### Principle of development

54. The principle of residential development on this site has been accepted through previous planning applications as well as appeal decisions. It is noted that there is an extant planning permission on the site for 13no. residential properties. The site is the redevelopment of brownfield land and the site is considered to form part of the built up area of the settlement of Little Thorpe, therefore there would be no encroachment into the open countryside.
55. The Parish Council have expressed their views that the application would be contrary to the NPPF. Officers disagree with this view and consider that the scheme would deliver a wide choice of high quality homes within the Little Thorpe area and would protect and enhance public rights of way in the area. It is therefore considered that the proposed development would be in line with the NPPF in this respect.
56. Given the above, it is considered that the principle of development is acceptable in this instance and would be in accordance with policy 67 of the local plan.

### Highway and access issues

57. The main access into the site would be taken from the existing access to the south west corner of the site. The County Highways Officer has been consulted on the application and no objections have been raised in terms of the proposed access point. It has been advised however that the access has to be amended to provide 1.8 metre wide off-site footways to the east and west. A condition is therefore recommended for these access improvements to be sought.

58. It is noted that there is also a secondary shared driveway access proposed on the illustrative layout plan to supply 3 houses. The Highways Officer considers this access to be unsuitable as there is poor junction sight visibility in both directions, and it is recommended that this access is removed. Given the application is made in outline with layout to be considered at reserved matters stage, the removal of this secondary access can be sought through a reserved matters application.

59. Overall, it is considered that the proposed development would not compromise highway safety.

#### Affordable housing and S106 contributions

60. The NPPF states that, in order to ensure a wide choice of high-quality homes, Local Planning Authorities should “plan for a mix of housing”, “identify the size, type and tenure of housing that is required in particular locations”, and “where affordable housing is needed, set policies for meeting this need on site”.

61. The County Durham Strategic Housing Market Assessment (SHMA) report was completed in 2012 and supplies the evidence base for 10% affordable housing across the East Durham Delivery Area (on sites of 15 or more dwellings/0.5 hectares or greater), while the NPPF (Para 159) makes plain the importance of the SHMA in setting targets. The SHMA and the NPPF therefore provide the justification for seeking affordable housing provision on this site, which should be secured via S106 agreement. A requirement of 10% of the dwellings on this site would need to be affordable homes and this requirement is proposed to be secured through a section 106 legal agreement.

62. Policy 90 of the local plan as well evidence within the Council’s Open Space Needs Assessment (OSNA) requires new housing development to contribute to the provision and enhancement of outdoor sports facilities. In this instance a developer contribution can be made towards the enhancement and upgrade of recreational facilities in the locality. The amount of these contributions would be determined pro-rata on the final number of dwellings approved, but would equate to £500 per unit. This contribution would help to support and improve facilities within the surrounding locality for the benefits of the additional properties and also existing residents of the local community.

#### Ecology

63. The presence of a European Protected Species (EPS) is a material planning consideration. The Conservation of Habitats and Species Regulations 2010 have 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 an offence to kill, injure or disturb the nesting or breeding places of protected species unless it is carried out with the benefit of a licence from Natural England.

64. Notwithstanding the licensing regime, the Local Planning Authority must discharge its duty under the regulations and also consider these tests when deciding whether to grant permission for a development which could harm an EPS. A Local Planning Authority failing to do so would be in breach of the regulations which requires all public bodies to have regard to the requirements of the Habitats Directive in the exercise of their functions.
65. The applicant has submitted an ecology survey with the application. The survey concludes that no protected species have been recorded within the surveys area so there is a negligible risk that there will be any direct or indirect impact on any protected species. The Council's Ecology Officer has been consulted on the ecology survey and no objections have been raised as the survey indicates a low impact risk on protected species. Given this, there is no requirement to obtain a licence from Natural England and therefore the granting of planning permission would not constitute a breach of the Conservation of Habitats and Species Regulations 2010. It is therefore considered that the proposals would be in accordance with saved policy 18 of the local plan and part 11 of the NPPF.
66. In order to take pressure from additional visitors away from the coastal designations of significant importance, sufficient and appropriate green space needs to be provided in association with the proposed development. There is no appropriate green space provided within the application which would be associated with the proposed development. The County Ecologist has indicated that if there is no green space provided with the proposed development, then a financial contribution can be made towards one of the identified projects within the Heritage Coast Management Plan. The Heritage Coast Management Plan provides a strategic programme which identifies six achievable objectives to improve the heritage coast environment. The applicant has agreed to make a contribution of £250 per residential unit towards one of the strategic programmes within the Heritage Coast Management Plan.
67. As such, it is considered that the proposed development would be in accordance with saved policies 14, 15, 16, 18 and 19 of the local plan and part 11 of the NPPF, both of which seek to protect and enhance biodiversity and the natural environment.

#### Layout, design and visual amenity

68. The application has been made in outline with all matters reserved for future consideration (except access). However an illustrative layout plan has been submitted showing certain site development parameters.
69. The Design and Conservation Officer had raised some concerns that the proposed layout would not respect the established pattern of development in Little Thorpe. Following the comments from the Design and Conservation Officer, the proposed layout plans have been amended to reduce the uniformity of the development to help blend in with the built pattern of Little Thorpe. Although layout is not to be determined in this outline application, it is considered that an acceptable layout can be provided which would not compromise the surrounding built environment.
70. The proposed layout plan also indicates that 26 new dwellings can be located on the site which provides adequate separation distance ensuring residential amenity of existing and future occupiers will not be compromised.



71. The Council's Public Right of Way Team had raised some concerns that the existing public right of ways which cross the site would be obstructed by properties shown on the approved plans. Amended layout plan has been provided that show that public rights of way can be accommodated through the site, although this may require some slight diversion of the footways. Layout is not to be determined through this outline application and this issue would have be designed through a reserved matters application. It is considered that a scheme can be brought forward which can adequately accommodate the public rights of way.
72. The proposed site parameters shown on the illustrative layout plan indicate that a high quality residential scheme could be provided on the site and successfully integrated within the local area. The proposals are considered to be in accordance with policy 1, 35, 36 and 37 of the local plan.

#### Other issues

73. The County's Environmental Management Team has been consulted on the application and they have raised no objections in terms of noise, air quality or contaminated land. A condition is requested for a further site investigation to be undertaken in respect of contamination prior to development commencing. A condition is recommended accordingly.
74. The Council's Drainage Officer, the Environment Agency and Northumbrian Water have been consulted on the proposed application. No objections have been raised however a condition has been requested for details of foul and surface water drainage to be submitted prior to works commencing on site. A condition is recommended accordingly. It is therefore considered that the proposal would not have an adverse impact in terms of drainage or flooding.
75. The Council's Sustainability Officer has not raised any objections however a condition is recommended for further information to be submitted in relation to sustainability embedded into the development. A condition is recommended accordingly.
76. The Coal Authority and the Council's Archaeology Team have not raised any objections to the proposed scheme. The Council's Education Team have also confirmed that there is no requirements for any contributions to local schools as there is sufficient capacity within the area.

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## **CONCLUSION**

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77. The principle of residential development on this site has been accepted through previous planning applications as well as appeal decisions. It is noted that there is an extant planning permission on the site for 13no. residential properties. The site is the redevelopment of brownfield land and the site is considered to form part of the built up area of the settlement of Little Thorpe, therefore there would be no encroachment into the open countryside. The principle of development is acceptable in this instance and would be in accordance with policy 67 of the local plan.
78. The main access point situated to the south west corner of the site would be acceptable. Highways Authority have not raised any objections subject to widened footways being introduced. It is not considered that the proposed development would compromise highway safety.

79. The proposed development would deliver the full amount of affordable housing (10%) on the site. Developer contributions would also be made towards the enhancement and upgrade of recreational facilities in the locality, which would benefit the local community. These would be secured through a proposed Section 106 Agreement.
80. An ecology report has been submitted indicating that the proposed development would not compromise protected species. The County Ecologist has not raised any objections. Given this, there is no requirement to obtain a licence from Natural England and therefore the granting of planning permission would not constitute a breach of the Conservation of Habitats and Species Regulations 2010. The applicant has agreed to provide a contribution towards the Heritage Coast Management Plan therefore it is not considered that the development would have an adverse impact on the coastal designations. It is therefore considered that the proposals would be in accordance with saved policies 14, 15, 16, 18 and 19 of the local plan and part 11 of the NPPF.
81. Although this is an outline application with all matters reserved, it is considered that the parameters set out on the submitted layout plan does provide sufficient confidence that a high quality layout, design and landscaping framework can be provided and appropriately accommodated in amenity terms. It is considered that the public rights of way that currently run through the site can be adequately designed into a proposed residential layout.

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## **RECOMMENDATION**

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That the application be **APPROVED** subject to the completion of a Section 106 Legal Agreement to secure 10% affordable housing; financial contributions towards play and recreational facilities at a pro-rata rate of £500 per residential unit; financial contributions towards a strategic programme in the Durham Heritage Coast Management Plan at a pro-rata rate of £250 per residential unit; and subject to the following conditions;

1. Approval of the details of appearance, landscaping, layout and scale (hereinafter called "the reserved matters") for the development shall be obtained from the local planning authority before the development is commenced. Approval of the reserved matters for the development thereafter shall be obtained from the local planning authority before development is commenced.

*Reason: Required to be imposed pursuant to Section 92 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.*

2. Application for approval of reserved matters for the development must be made not later than the expiration of three years beginning with the date of this permission, and the development must be begun not later than the expiration of two years from the first approval of the reserved matters.

*Reason: Required to be imposed pursuant to Section 92 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.*

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

<b>Plan Ref No.</b>	<b>Description</b>	<b>Date Received</b>
AL (90) 1000	Location Plan	01/10/2015

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

4. Prior to the commencement of the development a scheme to embed sustainability and minimise carbon from construction and in-use emissions shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be carried out in complete accordance with the approved scheme and retained while the building is in existence.

*Reason: In the interests of sustainable construction and energy generation in accordance with the aims of Policies 1 and 35 of the Easington District Local Plan and Part 10 of the NPPF.*

5. No development shall take place until a detailed scheme for the proposed access(es) including details of footways and visibility splays has been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.

*Reason: In the interests of highway safety and to comply with policy 77 of the Easington District Local Plan.*

6. No development shall take place until a detailed scheme for the disposal of foul water from the development hereby approved has been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.

*Reason: To prevent the increased risk of flooding from any sources and in accordance with saved Policy 1 of the Easington District Local Plan and part 10 of the NPPF.*

7. The development hereby permitted shall not commence until a scheme to deal with contamination has been submitted to and agreed in writing with the Local Planning Authority. The scheme shall include the following:

#### **Pre-Commencement**

(a) A Phase 2 Site Investigation and Risk Assessment is required and shall be carried out by competent person(s) to fully and effectively characterise the nature and extent of any land and/or groundwater contamination and its implications.

(b) If the Phase 2 identifies any unacceptable risks, remediation is required and a Phase 3 Remediation Strategy detailing the proposed remediation and verification works shall be carried out by competent person(s). No alterations to the remediation proposals shall be carried out without the prior written agreement of the Local Planning Authority. If during the remediation or development works any contamination is identified that has not been considered in the Phase 3, then remediation proposals for this material shall be agreed in writing with the Local Planning Authority and the development completed in accordance with any amended specification of works.

## **Completion**

(c) Upon completion of the remedial works (if required), a Phase 4 Verification Report (Validation Report) confirming the objectives, methods, results and effectiveness of all remediation works detailed in the Phase 3 Remediation Strategy shall be submitted to and agreed in writing with the Local Planning Authority within 2 months of completion of the development.

*Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risk to workers, neighbours and other offsite receptors in accordance with NPPF Part 11.*

8. All planting, seeding or turfing shall be carried out in the first planting and seeding seasons following the completion of the development and any trees or plants which within a period of 5 years from the completion die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

*Reason: In the interests of the appearance of the area and to comply with policy 35 of the District of Easington Local Plan.*

9. Notwithstanding the details submitted, this permission relates to a maximum of 26 dwellings on the site.

*Reason: To define the consent and ensure that a satisfactory form of development is obtained in accordance with part 7 of the National Planning Policy Framework and saved Policies 1 and 35 of the District of Easington Plan.*

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## **STATEMENT OF PROACTIVE ENGAGEMENT**

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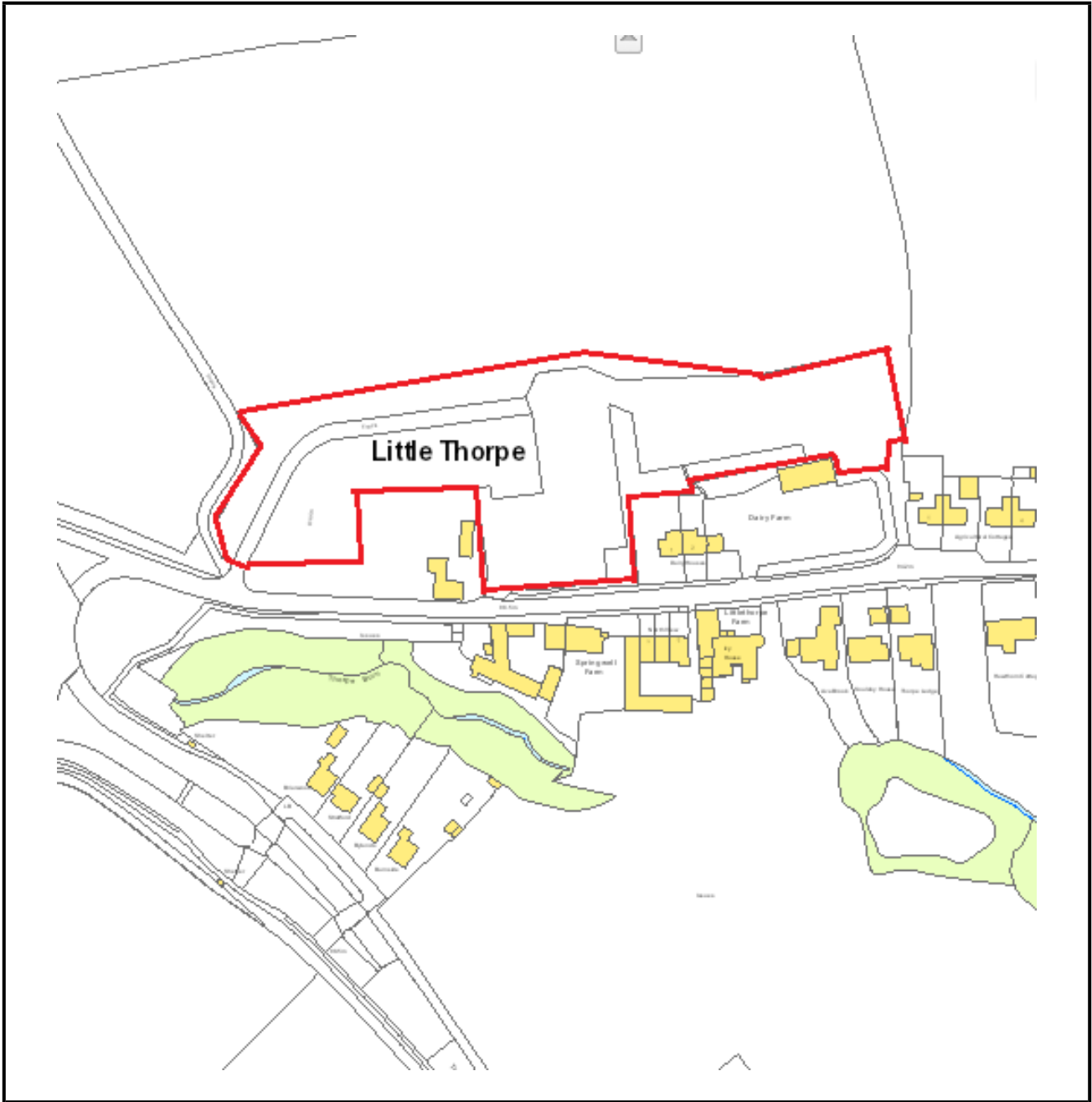
The Local Planning Authority in arriving at its decision to approve the application has, without prejudice to a fair and objective assessment of the proposals, issues raised and representations received, sought to work with the applicant in a positive and proactive manner with the objective of delivering high quality sustainable development to improve the economic, social and environmental conditions of the area in accordance with the NPPF. (Statement in accordance with Article 35(2) of the Town and Country Planning (Development Management Procedure) (England) Order 2015.


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## **BACKGROUND PAPERS**

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Submitted Application Forms, Plans and supporting documentation  
District Of Easington Local Plan  
National Planning Policy Framework  
Internal consultee responses  
Public responses  
Responses from statutory and other consultees  
National Planning Policy Guidance



 <p><b>Planning Services</b></p>	<p><b>Outline application for 26 new dwellings with associated access and parking at Land to the North of Little Thorpe, Easington Ref: DM/15/03034/OUT</b></p>	
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