

COMMITTEE REPORT

APPLICATION DETAILS

APPLICATION NO:	DM/17/01682/FPA
FULL APPLICATION DESCRIPTION:	Construction of a new teaching and learning centre with associated landscaping and access
NAME OF APPLICANT:	Durham University
ADDRESS:	Durham University, Lower Mountjoy, Durham
ELECTORAL DIVISION:	Nevilles Cross
CASE OFFICER:	Henry Jones, Senior Planning Officer, 03000 263960, henry.jones@durham.gov.uk

DESCRIPTION OF THE SITE AND PROPOSALS

The Site

1. The application site relates to a 1.6 hectare (ha) parcel of land in Durham City. The site is located to the immediate west of South Road, and just south of the signalised junction adjacent to the New Inn where Quarryheads Lane, South Road, Stockton Road and Church Street Head meet. To the immediate north of the site is Bow School, to the west lies St Marys College, to the south further elements of St Marys College and the Teikyo University of Japan. To the east, beyond South Road, lies the Ogden Centre for Fundamental Physics.
2. The majority of the site is informally referred to as St Marys Field and largely consists of open grassed land with tree lines located in the north adjacent to Bow School, east adjacent to South Road and to the south. Beyond the tree line which forms the southern boundary of St Marys field the application site also contains further grassed areas traversed by footpaths. In the north-eastern corner the application site boundary also contains a tennis court. The site generally slopes down in a northerly direction from approximately 68.0m AOD to 63m AOD.
3. The application site is covered by a specific City of Durham Local Plan (CDLP) Policy designation – Policy E5 Open Spaces within Durham City. The site is located outwith but immediately abuts the Durham (City Centre) Conservation Area to its north. Other designated heritage assets lie in relative close proximity to the application site, this includes but is not restricted to; Durham Castle and Cathedral World Heritage Site (WHS) (approximately 350m to the north); Prebend's Bridge Scheduled Monument (approximately 400m north) and the Grade II listed Charley's Cross (approximately 150m north). No statutory or locally designated ecological sites are located within the bounds of the site though the locally designated Houghall, Maiden Castle and Little High Woods 2 and 1 Local Wildlife Sites are located close by at 68m south-east and 53m east respectively. No designated public rights of way are located within the site.

The Proposal

4. The application seeks planning permission for a teaching and learning centre. The centre would contain three floors of accommodation. The ground floor would contain an entrance foyer, two lecture theatres (with raked/tiered seating), three computer laboratories, two seminar rooms, three project rooms, two café spaces and ancillary spaces (such as plant, kitchen, storage and toilet space). At first floor six teaching classrooms, two seminar rooms, a social learning space and further ancillary spaces are proposed. The uppermost sections of the two lecture theatres could also be accessed at the first floor. The second floor would comprise of social learning spaces and staff support space such as office space, recording rooms and learning laboratory. When spaces within the building are not in use for the University's teaching and learning purposes the application explains that the accommodation will be available for conferencing facilities for the City.
5. The building would be set back from South Road and in the intervening space a feature entrance plaza is proposed. The development would also include some ancillary and supporting buildings/development namely; refuse storage; sub-station; chiller compound; and, cycle shelters.
6. In terms of its visual appearance the building has been designed to have a varied yet modular and repetitive aesthetic. The façade is principally brickwork but the roof colour returns down the inner leaf of the façade producing a layering effect. Selected areas of the building façade would use a darker brick so as to reflect the roof and to create a recessive tone to aid in breaking up the massing of the building. The roof would comprise of a series of peaks constructed of a standing seam zinc material with glazed rooflights and an atrium roof feature incorporating photo voltaics.
7. The proposed teaching and learning centre would have a maximum height of 16.2m, length of 66m and width of 53m.
8. Vehicular access would be provided via an extension to the existing Teikyo University access on South Road to provide access for service and maintenance vehicles to the new building within a service/turning area to the west of the building. No on-site general use car parking spaces are proposed. For those with reduced mobility and those who have disabled car parking badges, 3no. accessible bays would be provided to the west of the building. An additional 4no. such spaces as a well as a formal drop-off area are proposed on the eastern side of South Road within the existing Lower Mountjoy site.
9. With regards to pedestrian movements the development proposes a relocated pedestrian crossing point and widened footpath on one side of South Road to improve accessibility. Revised pedestrian routes around the building, in particular, a revised access from St. Mary's College, which removes the existing stepped access, are also proposed. With regards to cycle provision, a total of 126 spaces are proposed, with some spaces at the frontage of the building, and the majority at the rear. The spaces at the rear are proposed to be covered.
10. The development proposals indicate the removal of a total of 99 trees on site and 5 further off-site to accommodate the development and a landscaping masterplan is proposed to provide mitigation. Key elements of this masterplan include the planting of 71 trees including semi-mature specimens adjacent to South Road and feature "tree grove" planting within the entrance plaza. To the south of the proposed building the area of landscaping between the site and adjacent to St Marys College would be revised and this would include the introduction of terraces to cater for the change in levels with use of retaining structures.

11. The application is being reported to the Central and East Area Planning Committee because the scheme constitutes a major non-residential development proposal of over 1,000m² floorspace and on a site of over 1ha.

PLANNING HISTORY

12. A search of the Council's planning register reveals no entries on the site.

PLANNING POLICY

NATIONAL POLICY

13. 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 go ahead without delay. It defines the role of planning in achieving sustainable development under three topic headings – economic, social and environmental, each mutually dependant. The 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'.
14. 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.
15. *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 of a low carbon future.
16. *NPPF Part 4 – Promoting Sustainable Transport.* The transport system needs to be balanced in favour of sustainable transport modes, giving people a real choice about how they travel. It is recognised that different policies and measures will be required in different communities and opportunities to maximize sustainable transport solutions which will vary from urban to rural areas. Encouragement should be given to solutions which support reductions in greenhouse gas emissions and reduce congestion.
17. *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 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.

18. *NPPF Part 8 – Promoting Healthy Communities.* Recognises the part the planning system can play in facilitating social interaction and creating healthy and inclusive communities. Access to high quality open spaces and opportunities for sport and recreation can make an important contribution to the health and well-being of communities and planning policies and decisions should achieve places which promote safe and accessible environments. This includes the development and modernisation of facilities and services.
19. *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.
20. *NPPF Part 11 – Conserving and Enhancing the Natural Environment.* The planning system should contribute to, and enhance the natural environment by; protecting and enhancing valued landscapes, recognizing the benefits of ecosystem services, minimizing impacts on biodiversity and providing net gains in biodiversity where possible, preventing new and existing development being put at risk from unacceptable levels of soil, air, water or noise pollution or land instability, and remediating contaminated and unstable land.
21. *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, including heritage assets most at risk through neglect, decay or other threats. In doing so, they should recognise that heritage assets are an irreplaceable resource and conserve them in a manner appropriate to their significance.

<https://www.gov.uk/guidance/national-planning-policy-framework>

22. 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. Of particular relevance to this application is the practice guidance with regards to; air quality; conserving and enhancing the historic environment; design; determining a planning application; flood risk; health and well-being; land affected by contamination; land stability; light pollution; natural environment; neighbourhood planning; noise; open space, sports and recreation facilities, public rights of way and local green space; travel plans, transport assessments and statements; use of planning conditions and; water supply, wastewater and water quality.

<https://www.gov.uk/government/collections/planning-practice-guidance>

LOCAL PLAN POLICY:

City of Durham Local Plan (CDLP)

23. *Policy E3 – World Heritage Site Protection.* Seeks to safeguard the site and setting of the WHS from inappropriate development that could harm its character and appearance.
24. *Policy E5 - Open Spaces within Durham City.* Seeks to protect designated open spaces in Durham City which form a vital part of its character and setting.

25. *Policy E5A – Open Spaces within Settlement Boundaries.* States that development which development proposals within settlement boundaries that detract from open spaces which possess important functional, visual or environmental attributes, which contribute to the settlement's character or to the small scale character of an area, will not be permitted.
26. *Policy E6 – Durham City Centre Conservation Area.* States that the special character, appearance and setting of the Durham (City Centre) Conservation Area will be preserved or enhanced as required by section 72 of the Planning (Listed Building and Conservation Areas) Act 1990. The policy specifically requires proposals to use high quality design and materials which are sympathetic to the traditional character of the conservation area.
27. *Policy E14 – Existing Trees and Hedgerows.* Sets out the Council's requirements for considering proposals which would affect trees and hedgerows. Development proposals will be required to retain areas of woodland, important groups of trees, copses and individual trees and hedgerows wherever possible and to replace trees and hedgerows of value which are lost. Full tree surveys are required to accompany applications when development may affect trees inside or outside the application site.
28. *Policy E15 – New Trees and Hedgerows.* States that the Council will encourage tree and hedgerow planting in major development sites.
29. *Policy E16 – Nature Conservation – The Natural Environment.* This policy is aimed at protecting and enhancing the nature conservation assets of the district. Development proposals outside specifically protected sites will be required to identify any significant nature conservation interests that may exist on or adjacent to the site by submitting surveys of wildlife habitats, protected species and features of ecological, geological and geomorphological interest. Unacceptable harm to nature conservation interests will be avoided, and mitigation measures to minimise adverse impacts upon nature conservation interests should be identified.
30. *Policy E18 – Sites of Nature Conservation Importance.* The Council will seek to safeguard sites of nature conservation importance unless the benefits from the development outweigh the nature conservation interests of the site, there are no alternatives sites and measures are undertaken to minimise adverse effect associated with the scheme and reasonable effort is made by appropriate habitat creation or enhancement to compensate for damage.
31. *Policy E21 – The Historic Environment.* This requires consideration of buildings, open spaces and the setting of these features of our historic past that are not protected by other legislation to be taken into consideration.
32. *Policy E22 – Conservation Areas.* This policy seeks to preserve or enhance the character or appearance of conservation areas, by not permitting development which would detract from its setting, while ensuring that proposals are sensitive in terms of scale, design and materials reflective of existing architectural details.
33. *Policy E23 – Listed Buildings.* This policy seeks to safeguard Listed Buildings and their settings from unsympathetic development.
34. *Policy E24 – Ancient Monuments and Archaeological Remains.* This policy sets out that the Council will preserve scheduled ancient monuments and other nationally significant archaeological remains and their setting in situ. Development likely to damage these monuments will not be permitted. Archaeological remains of regional and local importance, which may be adversely affected by development proposals, will be protected by seeking preservation in situ.

35. *Policy T1 – Transport – General.* This policy 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.
36. *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.
36. *Policy T19 – Development of Cycle Routes.* States that the Council will seek to ensure the development of a safe, attractive and convenient network of cycle routes throughout the district.
37. *Policy T20 – Cycling – Provision of Cycle Parking.* Sets out a requirement to encourage the provision of facilities for parking cycles in the city centre and at other appropriate locations.
38. *Policy T21 – Walkers Needs.* States that existing footpaths and public rights of way should be protected.
39. *Policy R1 – Provision of Open Space – Overall Standards.* This policy seeks to ensure that a minimum level of 2.4 ha of outdoor sports and play space per 1,000 population is maintained.
40. *Policy R3 – Protection of Open Space Used for Recreation.* This policy states that development which would result in the loss of an area of open space currently used for recreation and leisure pursuits will not be permitted unless certain criteria is met.
41. *Policy R4 – Land Surplus to Educational Requirements.* States that the loss of land surplus to educational requirements will be permitted provided that certain criteria is met.
42. *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.
43. *Policy C3 – University of Durham.* This policy supports proposals by the University which amongst other criteria strengthen its role as a major social, sports and recreational asset and its contribution to the local economy and cultural life.
44. *Policy Q1 – General Principles Designing for People.* Requires the layouts of developments to take into account the requirements of users including: personal safety and security; the access needs of people with disabilities and the elderly; and the provision of toilets and seating where appropriate.
45. *Policy Q2 – General Principles Designing for Accessibility.* The layout and design of all new development should take into account the requirements of users and embody the principle of sustainability.
46. *Policy Q3 – External Parking Areas.* States that external parking areas provided as part of new development should be adequately landscaped, surfaced, demarcated, lit and signed.
47. *Policy Q4 - Pedestrian Areas.* Requires public spaces and such areas to be well designed and constructed with quality materials. Public realm and lighting to ensure community safety are referred to.

48. *Policy Q5 – Landscaping – General.* Requires all new development which has an impact on the visual amenity of the area in which it is located to incorporate a high level of landscaping in its overall design and layout.
49. *Policy Q6 – Landscaping – Structural Landscaping.* Requires all new development located on the outer edge of settlements or exposed sites will be required to include peripheral structural landscaping within the site in order to minimise any adverse visual impact of the proposal.
50. *Policy Q15 – Art in Design.* This policy states that the Council will encourage the provision of artistic elements in the design and layout of proposed developments. Due regard will be made in determining applications to the contribution they make to the appearance of the proposal and the amenities of the area.
51. *Policy U5 – Pollution Prevention – General.* Planning permission for development that may generate pollution will not be granted if it results in; an unacceptable adverse impact upon the quality of the local environment; the amenity of nearby and adjoining land and property or; will unnecessarily constrain the development of neighbouring land.
52. *Policy U8a - Disposal of Foul and Surface Water.* Requires developments to provide satisfactory arrangements for disposing foul and surface water discharges. Where satisfactory arrangements are not available, then proposals may be approved subject to the submission of a satisfactory scheme and its implementation before the development is brought into use.
53. *Policy U9 – Watercourses.* Requires that development proposals which may directly affect watercourses do not result in flooding, pollution, harm to nature conservation or harm to visual amenity.
54. *Policy U10 - Development in Flood Risk Areas.* States that proposals for new development shall not be permitted in flood risk areas or where an increased risk of flooding elsewhere would result unless it can be demonstrated that alternative less vulnerable areas are unavailable, that no unacceptable risk would result, that no unacceptable risk would result elsewhere, or that appropriate mitigation measures can be secured.
55. *Policy U11 - Development on Contaminated Land.* Sets out the criteria against which schemes for the redevelopment of sites which are known or suspected to be contaminated. Before development takes place it is important that the nature and extent of contamination should be fully understood.
56. *Policy U12 – Development near Contaminated Land.* Measures must be undertaken which would be sufficient to stop contaminants leaches or gases penetrating the site and accumulating in buildings and structures which could be harmful gases should be prevented from migrating into surrounding land.
57. *Policy U13 – Development on Unstable Land.* States that development on unstable land will only be permitted if it is proved that there is no risk to the development or its intended occupiers or users from such instability or that satisfactory remedial measures can be undertaken.
58. *Policy U14 - Energy Conservation – General.* States that the energy efficient materials and construction techniques will be encouraged.

EMERGING PLAN:

The County Durham Plan

59. 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 (CDP) was submitted for Examination in Public and a stage 1 Examination concluded. An Interim Report was issued by an Inspector dated 18 February 2015, however that Report was quashed by the High Court following a successful Judicial Review challenge by the Council. In accordance with the High Court Order, the Council has withdrawn the CDP and a new plan being prepared. In the light of this, policies of the CDP can no longer carry any weight. As the new plan progresses through the stages of preparation it will begin to accrue weight.

Durham City Neighbourhood Plan

60. Although the Durham City Neighbourhood Planning Forum has been established, and a Neighbourhood Area defined, which includes the application site, no draft Neighbourhood Plan has yet been formally consulted on and therefore no weight can be attributed to the plan at this stage.

The above represents a summary of those policies considered most relevant. The full text, criteria, and justifications of each may be accessed at: <http://www.durham.gov.uk/article/3266/Whats-in-place-to-support-planning-and-development-decision-making-at-the-moment> (City of Durham Local Plan)

CONSULTATION AND PUBLICITY RESPONSES

STATUTORY RESPONSES:

61. *Highway Authority* – Raise no objections in principle though some areas of concern are raised. It is recognised that routes to the site will be subject to increased pedestrian and cycle traffic flows, directional and temporal distribution is such that impacts on the network are considered to not be severe. The application proposes to increase the footway width along South Road, which is welcomed, together with the relocation of the controlled pedestrian crossing facility to tie in with predicted desire lines to the new teaching establishment. The re-location of the controlled crossing point on South Road has been afforded a detailed analysis of likely impacts on traffic queuing and delay. The Highway Authority is satisfied that the re-location can be achieved without impacting on the New Inn junction traffic flows. No details of the relocated crossing design have been provided. This together with the additional width footway would be subject to a section 278 / 38 agreement under the Highways Act 1980. It would be essential that both are delivered. It is therefore suggested that a condition is imposed requiring the relocation and upgrade of the pedestrian crossing and improvement to footway widths on the west side of South Road in advance of occupation of the development. The applicant should be advised that it will be necessary to enter into a legal agreement under the Highways Act for both improvements.
62. Originally the Highway Authority raised some concern that the disabled parking spaces were being served by a service access at the rear of the building and that the number of spaces was inadequate with further concern in respects to the potential impact of “dropping off” outside the building such as by taxis. However, during the course of the application further details have been provided on the location of additional accessible parking and a drop off location on the opposite side of South Road. This is considered acceptable by the Highway Authority, subject to an acceptable signage scheme being devised.

63. Disappointment is expressed in regards to the location of the majority of the cycle parking to the rear of the building. Cycle parking should be covered, enclosed, secure, and in an accessible location so as to encourage its use and the current solution is objected to.
64. *Historic England* – Raise concerns. The proposal is an intensive use of a site and the building's resulting mass markedly intrudes upon views of the historic houses that form the edge of the Conservation Area (designated heritage asset) and the formal grounds of St Mary's college (non-designated heritage asset). This visual intrusion harms the significance of both assets by weakening their sense of separation from their surroundings, which helps underpin their character and status. The harm to the designated heritage asset is less than substantial and to the non-designated heritage asset moderate. With reference to paragraphs 134 and 135 of the NPPF the justification for such harm and public benefits of the development must be considered in the planning balance. This balanced decision between harm and public benefit is a matter for the local planning authority but in reaching this it is important to consider whether a different approach could deliver the same benefits but with less harm. Taking into account the site and design requirements there is likely limited scope to positively modify the proposal short of markedly reducing its scale or placing it at an alternative location.
65. *Coal Authority* – Raise no objections. Though the site is within the zone of influence of a recorded mine entry the submitted documentation indicates that the feature is likely to be located outside of the application site.
66. *Drainage and Coastal Protection* – Raise objections. Whilst the content of the Flood Risk Assessment and Drainage Strategy for surface water disposal are generally acceptable the submitted drainage design and accompanying enclosures do not reflect the best practice SuDS principles. There are insufficiencies in the detail submitted in regards to substantiating the proposed surface water outfall.
67. *Northumbrian Water* – Raise no objections subject to the development being carried out in strict accordance with the submitted document entitled “*Flood Risk Assessment & Drainage Strategy*” which confirms surface water can discharge directly to the existing watercourse, whilst foul flows would discharge to the existing sewer to the west of the site.

INTERNAL CONSULTEE RESPONSES:

68. *Spatial Planning* – Raise no objections. Relevant CDLP Policies are considered to have consistency with the NPPF and the CDLP is not absent, silent or out of date in regards to the development. Particular attention and reference is drawn to the need to consider the impacts of the development upon the Durham (City Centre) Conservation Area and World Heritage Site and the need to consider the loss of the recreational land which the site is allocated as under the Open Space Needs Assessment.
69. *Landscape* – Raise no objections. The proposals would entail the loss of some notable groups of trees and would have some localised effects on the character of the neighbouring townscape. The loss of trees proposed is based on a clear rationale and the design of the landscape proposals is well considered though a condition to agree precise details would be necessary. The most notable tree losses would be a line of poplar trees adjacent to South Road and it is proposed to replace these with super heavy standard trees and though these would have some immediate impact the site would be noticeably more open from South Road.

70. The most significant effects on the character of the townscape would be in views from Quarryheads Lane in which buildings are of a generally domestic scale and the presence of a large building in the backdrop would bring a notable change, extending the visual influence of the University campus into that essentially residential domain. Tree planting proposed to the front of the Williamson building would have some mitigating impact.
71. *Environment, Health and Consumer Protection (Noise, Odour, Light, Dust)* – Raise no objections. The application is accompanied by a noise impact assessment. This is considered a robust document and covers three specific areas – noise impacting on the proposed building, noise from plant etc impacting on nearby receptors and internal noise separation.
72. Environment, Health and Consumer Protection focus attention on noise potentially affecting nearby receptors. No objections are raised in principle to the potential impacts and the submitted report utilises an appropriate methodology to consider impact. However, at this stage as not all final details of the plant are known there is some uncertainty on their final noise emissions. As a result, it is considered appropriate that a condition be utilised to limit the potential noise emissions of the plant and that a verification report requires submission once installed.
73. It is not expected, considering the nature of the building, that the café will be producing considerable cooked food especially greasy or odorous food, as this would impact on the internal spaces. In addition the café is located away from any potential external sensitive receptor. Therefore little concern in relation to this element is raised.
74. *Environment, Health and Consumer Protection (Air Quality)* – Raise no objections. With regards to the construction phase of the development a Dust Action Plan is required under condition. The emissions of air quality pollutants from vehicle exhaust fumes is a further consideration where the increase in the volume of HDVs exceeds the criteria in applicable guidance. It is not anticipated the increase in the volume of HDVs on surrounding roads where there are receptors will exceed the criteria, however confirmation of this should subsequently be provided when the number of HDV movements generated by the proposed development are known.
75. With regards to the operational phase it is considered the impact on air quality from the proposed development will not be significant and no additional mitigation measures will be required in this case.
76. *Environment, Health and Consumer Protection (Contaminated Land)* – Raise no objections with no requirement for any conditions.
77. *Design and Conservation* – Raise concerns. The design response to the brief within a heavily constrained site results in a building, which is out of scale and mass with its setting, which has a distinctly urban “block” character, rather than that of the landscape-led design of the adjacent St Marys and the distinctly domestic /suburban character of Quarryheads Lane. Both of which define the character of the area and contribute to the significance of the Conservation Area. Less than substantial harm to the setting of the Conservation Area and to the setting of St Marys College (a non-designated heritage asset) would result. This harm must be weighed against the public benefits of the development. Should the opportunity arise, a reduction in scale and mass on the existing site, by relocating part of the development to another site, would potentially reduce the overall level of harm.

78. *Ecology* – Raise no objections. Mitigation measures contained within the submitted ecological report should be conditioned.
79. *Access and Rights of Way* – Raise no objections. No registered public rights of way are located within or abut the site which would be affected by the proposals. The pedestrian and cycle improvements are welcomed.
80. *Sustainable Travel* – Raise no objections in principle, however, matters of detail are raised with the content of the travel plan which should be revised.
81. *Sustainability* – Raise no objections. A condition so as to ensure energy reducing measures are incorporated into the development is required.
82. *Archaeology* – Raise no objections. The submitted geophysical survey trial trench evaluation demonstrates that whilst previously undisturbed archaeological resource will be affected by the proposals, those remains are not nationally significant and so preservation by record would be appropriate in this case. A Written Scheme of Investigation (WSI) has also been submitted and this is acceptable.

PUBLIC RESPONSES:

83. The application has been publicised by way of press notice, site notice and individual notification letters to neighbouring residents. A total of 5 letters have been received, 1 being from a local resident who advises that :
 - The comments of the Durham City Neighbourhood Planning Forum and City of Durham Trust are agreed with.
 - Insufficient care and consideration is given to the impact of the development upon Durham City and people who reside in it.
84. *City of Durham Trust* – Raise objections. Some concern is expressed with the design success of elements of the building. Replacement landscaping proposals to compensate for the loss of the trees adjacent to South Road is deficient. The submitted Transport Statement is considered to underestimate pedestrian movements. Improvements to pedestrian and cycle routes in the City are required and should be devised “in concert with” such major developments. Points of response by the applicant to the issues raised are disagreed with.
85. *Durham City Neighbourhood Planning Forum* – Raise objections. No objections are raised to the principle of development at the site; however, concerns are expressed in regards to the pedestrian and cycling capacity on the local network to cater for the development. A section of South Road is highlighted as being one area of most pressing concern. Reference is made to the comments received on the preparation of the Neighbourhood Plan where a St Oswalds Reception class pupil stated that they felt unsafe due to the volume of students passing by. A report on the traffic and transport aspects of the development is attached and it is concluded that existing submissions within the application in this regard have been grossly underestimated. The applicants response during the course of the application does not adequately address all concerns raised. Durham City Neighbourhood Planning Forum remain of the view that the application underestimates comings and goings to the building and that the figures used within the submission would suggest that occupancy of the building at key times would be unrealistically low. Further, detailed survey work is considered necessary. The development does not include adequate proposals to resolve issues or specific improvement works. The Spatial Planning comments are considered to fail to reference CDLP Policy T19 which is considered relevant to the development.

APPLICANTS STATEMENT:

86. The existing teaching estate at Durham University is at capacity and facilities are unevenly spread across the city.
87. This proposed development will deliver one of the first elements of Durham University's proposed Estate Masterplan (2017-2027) which has been developed in consultation with Durham County Council and a wide range of stakeholders in an integrated and carefully planned approach; to enable the University to continue its success as a world leading institution and to maximise benefits to the local area. The University boosts the UK economy by £1.1 billion a year and supports nearly 14,000 jobs, including almost £650 million and more than 10,000 jobs in the north east.
88. This proposal will improve and enhance this central part of the University's estate by providing additional capacity and contributing to a transformation in the quality of the teaching and learning experience. The primary objective of the proposed development is to provide a new high-class, state-of-the-art teaching and learning facility for Durham University which will house 8,250sqm of accommodation, including lecture theatres, classrooms, seminar rooms, catering facilities, education labs, breakout spaces and student learning zones. The building will also support medium scale conference use of approximately 500 people within University vacation periods which will support the wider economic impact the University makes to the City, county and region.
89. The proposed development will create a central hub for students to access lecture theatres, tutorials, group study and supplementary social learning spaces. The core teaching spaces will also be supported by ancillary facilities allowing students to access a wide range of facilities in one building without traversing the wider University estate.
90. Substantial work has been undertaken in preparing the proposals for the site, including pre-application meetings with the LPA, Historic England and key stakeholders as well as a public consultation that was attended by other stakeholders, such as local residents, staff and students.
91. The design of the building has been carefully considered to respond to the existing context, including both the local scale and character of the architecturally and historically important buildings close to the site and the wider influences including key views of the Durham World Heritage Site. The project will aim to achieve a BREEAM 'Excellent' rating through sustainable construction and low carbon energy. The proposed facilities will provide a welcoming, secure and stimulating environment for students, staff and visitors and will enhance the western part of the Lower Mountjoy estate, providing new public space and contributing to the strengthening of pedestrian routes into and through the University, in line with the University Masterplan. Views from the third floor present an opportunity for new views to the World Heritage Site, which are currently unavailable to the public.
92. The proposed development is sustainably located within the urban area of Durham, close to existing University facilities and accommodation. The proposal is car-free (with the exception of disabled and service vehicle accessibility) and includes improvements to pedestrian access through and around the site, encouraging sustainable modes of travel.

93. The proposed development contributes to all three dimensions of sustainable development, delivering substantial benefits in each area. The proposed development not only benefits the University but also creates benefits to the wider area, including the facilitation of 186 direct construction jobs and 281 indirect construction jobs; as well as the creation of an additional 32FTE jobs once operational. The proposal will also provide conferencing facilities which will attract visitors and further spending power to the area.
94. The scheme falls within the definition of sustainable development, on which the NPPF encourages planning authorities to take a positive approach.

PLANNING CONSIDERATIONS AND ASSESSMENT

95. Section 38(6) of the Planning and Compulsory Purchase Act 2004 sets out that if regard is to be had to the development plan, decisions should be made in accordance with the development plan unless material considerations indicate otherwise. In accordance with Paragraph 212 of the National Planning Policy Framework (NPPF), the policies contained therein are material considerations that should be taken into account in decision-making. Other material considerations include representations received. In this context, it is considered that the main planning issues in this instance relate to: the principle of the development, landscape, townscape and heritage impacts, highway issues, residential amenity and pollution, flood risk and drainage, ecology. Other matters are also considered.

Principle of the Development

96. CDLP Policy C3 seeks to support proposals by the University which, amongst other criteria, strengthen its role as an academic, research and conferencing presence in the City together with its contribution to the local economy and cultural life.
97. The application explains that the existing teaching estate at Durham University is at capacity and facilities are unevenly spread across the City. The application presents that the teaching and learning centre is required to cater for additional student growth, with around 4,000 additional students anticipated over the next 10 year period. This growth is in part due to the movement of students from the Queens Campus in Stockton. The application explains that in order to keep pace with other Universities and the need to ensure appropriate, high quality academic facilities for its students, the proposed teaching and learning centre would represent a key addition.
98. In addition to demonstrating the need for the building the application also seeks to justify the proposed building on the chosen site. The proposed building is a teaching and learning centre and would be located in close proximity to the concentration of similar such facilities at the Stockton Road campus. The application explains that the location of University facilities is determined by the need to fit within timetabled teaching. As such, the distance from other academic buildings is key. The application explains that the site is within the travel time zone required for timetabling and therefore provides a suitable location. The application also explains that at present many University facilities are unevenly spread across the City and that the proposal meets an objective of seeking to consolidate and rationalise these facilities.
99. The application presents that the University have considered but discounted alternative sites including demolishing and utilising the existing mathematics building, land at Elvet waterside and the engineering site car park.

100. It is considered that the proposed development is aligned with the content of CDLP Policy C3. The NPPF does not expressly advise on University facilities though Part 8 places emphasis in more general terms to plan positively for community facilities and education developments (though in regards to schools). CDLP Policy C3 is considered consistent with NPPF and can be attributed weight in the decision making process.
101. The application site is specifically designated under Policy E5 of the CDLP, and forms part of the wider Mount Oswald-Elvet Hill Parkland Landscape Area. Policy E5 advises that development on this designated land should only be permitted where; it would not exceed the height of surrounding trees and is sympathetic to its landscape setting and; is of low density and sets aside most of the site for landscaping/open space. The Policy does not advise, as such, on appropriate or inappropriate land uses in principle, focusing instead on visual and landscape impact parameters. The detailed impact of the development proposals in these regards are discussed elsewhere in the report. In principle terms, the proposal does not conflict with the content of Policy E5. CDLP Policy E5 is considered consistent with the NPPF and can be attributed weight in the decision making process.
102. CDLP Policy E5A requires consideration to be given to the importance of open space sought for development but relates to all such spaces rather than just the specifically allocated spaces referenced under Policy E5. The site is also designated within the County Durham Open Space Needs Assessment (OSNA) as a parcel of outdoor sport space. As a result several CDLP policies relating to recreation are considered relevant. CDLP Policy R1 states that the Council will seek to ensure that the provision of open space for outdoor recreation is evenly distributed and maintained at a level which meets the needs of its population (minimum overall standard of 2.4ha per 1000 population). CDLP Policy R3 seeks to protect areas of open space used for recreation and states that development resulting in the loss of such spaces will only be acceptable where; it is for new or improved recreational facilities; or it involves a small part of a larger recreational area which will bring about the enhancement of the remainder; or an alternative area is provided; or the loss will not prejudice the overall standard of open space within the immediate area. CDLP Policy R4 states that the development of land within educational establishments deemed surplus to requirements will be permitted provided that; it has been demonstrated that the land is not needed for educational or community purposes in the future; and it will not reduce the overall standard of open space in the area as set out in Policy R1; and in the case of land of sport and recreational value its development accords with Policy R3.
103. Though CDLP Policy R1 is in general conformity with the advice contained within the NPPF the overall standards have been replaced by the more up-to-date evidence contained within the OSNA. The site is owned by the University and the OSNA states that quantity and access standards have not been proposed for either private sports spaces or education recreational spaces. This is because they are not openly accessible to the public and there is less opportunity for the County Council to influence their provision and management. As a result only limited weight is attributed to the recreational spaces standards contained within Policy R1 in regards to this site and where reference is repeated in Policies R3 and R4.

104. However, CDLP Policies R3, R4 and E5A still seek to protect open and recreational spaces of value. The site itself is not delineated for any particular sport usage. The site does not comprise of a sports pitch on which Sport England are a statutory consultee. The site, though maintained to an extent, does not lend itself to any particular or specific function in its current form but simply acts as a parcel of open land for informal usage. As a result the site does not perform a particular recreational function. The application presents that the University have/are making significant improvements to other private outdoor facilities at Durham University. The pitches at Collingwood are referenced and planning permission was granted in June 2017 for pitch improvements at the main University sports hub at Maiden Castle.
105. As a result no objections are raised to the principle of the loss of the site to the development and the application demonstrates that criteria contained within relevant CDLP Policies E5A, R3 and R4 are met. CDLP Policy E5A is considered fully consistent with the NPPF. Though the overall open space standards cross referenced in CDLP Policies R3 and R4 are not up to date and have been replaced by the evidence contained within the OSNA the content of the policies are otherwise considered to have significant resonance with the NPPF and can be attributed weight in the decision making process.

Landscape, Townscape and Heritage Impacts

106. The application is accompanied by a Landscape and Visual Assessment (LVA). This includes a presentation of the visual impact of the development through verified views from St Marys College, Quarryheads Lane, South Road, Grey College and Wharton Park Battery and further sequential CGI photomontages representing views along both Quarryheads Lane and South Road.
107. The application is accompanied by a Heritage Statement (HS). This identifies key heritage assets within the vicinity of the site or which may have their significance impacted upon by the development. The HS specifically identifies the following designated heritage assets of relevance; Durham Castle and Cathedral World Heritage Site (WHS) (approximately 350m to the north); Durham (City Centre) Conservation Area (abuts the site); Prebend's Bridge Scheduled Monument (approximately 400m north) and Grade II listed Charley's Cross (approximately 150m north). The HS also identifies the adjacent Bow School and St Marys College as unlisted buildings of local interest and which can be considered as non-designated heritage assets as a result.
108. The proposed building is of significant scale with a floorspace of over 8,000m² and a maximum height of 16.2m. To the east of South Road the University buildings off Stockton Road comprise of a mix of architectural styles and design approaches. There is no predominant genre. West of South Road, where the site is located, the college buildings and residential properties are of a more historic nature and the character changes to one of a more domestic and residential nature.
109. The application presents that design and materiality approaches have been incorporated which seek to reduce the scale and mass of the building. Central to this is the sculptural design approach to the roofscape and the introduction of recessed and projecting elements to the elevations and contrasting coloured brickwork.
110. The use of brick as the predominant material is appropriate to the existing masonry buildings within the site's immediate context. The colour/tone of the brickwork has been chosen to be sympathetic to the existing buildings.

111. In longer distance views the proposal would be absorbed into the townscape and would be generally inconspicuous. The view presented within the application from Wharton Park provides an example.
112. In closer proximity a building of such a scale will be prominent and impacts upon the immediate character and appearance of the area more significant. Landscape consider that the most significant effects on the character of the townscape would be in views from Quarryheads Lane in which buildings are of a generally domestic scale and the presence of a large building in the backdrop would bring a notable change, extending the visual influence of the University campus on the eastern side side of South Road into that essentially residential domain to the west.
113. Historic England and Design and Conservation both consider that the mass of the building will intrude upon views from the edge of the Durham (City Centre) Conservation Area with a harmful impact occurring. The part of the Conservation Area which adjoins the site is characterised by large late 19th Century/early 20th Century houses set in spacious gardens. The proposal, due to its scale and mass, would to a degree diminish the scale and status of these properties and affect this green and spacious character. The degree of harm to the significance of the Conservation Area is considered to be less than substantial in NPPF terms.
114. The site lying approximately 350m south of the WHS is within the Inner Durham Bowl. This is a key topographical feature recognised as making a fundamental contribution to the WHS's Outstanding Universal Values offering frequent and dramatic views that demonstrate the special relationship between the Cathedral and Castle with the overall cityscape and landscape. The WHS site can be viewed across the site in some views from South Road and the newbuild would obscure the WHS within these close-up vantage points. However, views of the WHS within the City are dynamic, it is part of the experience of moving around the City that it appears in some views and then disappears behind townscape. As previously mentioned in the longer distance views the proposal would not be unduly conspicuous. Particular attention has also been paid to the potential impact upon the WHS from Grey College, which is set on higher ground to the south and where a clear and deliberately designed view of the Cathedral is available. The proposed building would be situated in the foreground of this view but tree coverage in the area is such that it is anticipated that the building would be barely visible if at all. To further ensure that the proposed building is screened and does not form a detractive feature in the foreground of the WHS, two semi-mature trees of up to 7m in height are proposed to be planted adjacent to the car park at Grey College.
115. The NPPF advises at paragraph 137 that new development should explore opportunities to better reveal the significance of Conservation Areas and World Heritage Sites. The top floor of accommodation would create new views out of the building across the City Centre and of the WHS.
116. The impact of the development upon the WHS overall is described by Design and Conservation as negligible and by Historic England as neutral. Overall it is considered that no harm to the WHS would occur as a result of the development.
117. St Marys College is a non-designated heritage asset and its planned formal green spaces around it are a key part of the undesignated heritage assets setting contributing to its sense of place and its overall high quality visual aesthetic. The proposed development would not alter the existing formality of St Mary's College, but it would introduce a new mass within its setting and would harm to an extent the surrounding character and setting of St Marys College as a result.

118. Bow School holds significance for its architectural value, but also because of the building's setting within its open green plot. The proposed development would retain the existing tree belt between Bow School and the site. In views from Quarryheads Lane, the proposal would be visible in the backdrop of Bow School and appear as a large feature behind it although this would be a filtered view. Neither Design and Conservation nor Historic England reference that harm will occur to Bow School, however, the HS indicates that some harm would occur which officers agree with.
119. With regards to matters of archaeology the application is accompanied by the results of a geophysical survey and results of a trial trenching evaluation. The results from the evaluation trenches confirm that much of the area was landscaped in the mid-20th century, with ground make-up deposits, some deriving from nearby mining activity. No archaeological resource has been identified which requires preservation in situ though cereal chaff identified could suggest a post-Roman origin and has the potential to be related to temporary settlements set up in this area during the plague outbreak in Durham of 1597. A scheme of archaeological recording is recommended to mitigate the impact of the development on the archaeological resource. Archaeology agree with the content of the report.
120. During the course of the application a Written Scheme of Investigation (WSI) was submitted seeking to negate the need for one to be agreed under condition and Archaeology have confirmed that the WSI is acceptable. The development is considered compliant with CDLP Policy E24 as a result, this policy is considered consistent with the NPPF and can be attributed weight in the decision making process.
121. In regards to the landscaping implications of the development, the submitted arboricultural impact assessment proposes the removal of a total of 99 individual trees and two sections of hedgerow within the site. The tree removals would include the line of poplar trees adjacent to South Road. Some further pruning and removal of deadwood to other trees is also proposed. In addition on the eastern side of South Road where 4 no. accessible parking spaces and a drop off area is proposed it would be necessary to remove 5 further immature trees.
122. The landscape proposals state 71 replacement trees would be planted within the site. It is proposed that a row of super-semi mature oak trees would be planted adjacent to South Road. Super-semi mature trees are trees of such a maturity that they can, at the time of planting, have a height of up to 9m so as to provide a more instant impact as oppose to planting, for instance, immature whips which would take longer to provide any impact.
123. In order to reduce the presence of the building from Quarryheads Lane additional tree planting is proposed off-site alongside the footpath which leads to the front of the Williamson Building (part of St Marys College). This would comprise of 14 no. wild cherry trees and they would be of such maturity that when planted they would each have a height of up to 6m. Further planting as already mentioned at Grey College is proposed and 4 replacement trees are proposed on the opposite side of South Road as part of the works to form the accessible parking and drop-off point.
124. In summary, the development would result in the loss of a significant number of trees though compensatory planting proposals are presented. The proposed development would result in a large building one which is of a scale larger and of greater mass than many properties in the surrounds and on the western side of South Road. Less than substantial harm to the significance of Durham City Centre Conservation Area and the non-designated heritage assets of St Marys College and Bow School would occur as a result.

125. With the setting of the WHS considered to be preserved the development complies with CDLP Policy E3, this policy is considered consistent with the NPPF and can be attributed full weight. No harm to listed buildings would occur as a result of the development in accordance with CDLP Policy E23 and having regards to the statutory duty imposed on the LPA under Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 that, when considering whether to grant planning permission for a development which affects a listed building or its setting, the decision maker shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. CDLP Policy E23 is considered only partially consistent with the NPPF but can be attributed some weight.
126. With regards to CDLP Policy E5 this site forms only part of the wider Mount Oswald-Elvet Hill Parkland Landscape Area covered by the Policy. Policy E5 advises that development on this designated land should only be permitted where; it would not exceed the height of surrounding trees and is sympathetic to its landscape setting and; is of low density and sets aside most of the site for landscaping/open space. Though the development would only affect a portion of Mount-Oswald-Elvet Hill parkland the extent of tree loss proposed and density of the development within the bounds of the site is such that some conflict with CDLP Policy E5 is considered to result together with Policy E14. The development does seek to compensate for this tree loss, however, with a good compensatory landscaping scheme in accordance with Policies E15, Q5 and Q6. Policies E5, E14, E15, Q5 and Q6 are all considered consistent with the NPPF and can be attributed weight in the decision making process.
127. The less than substantial harm to the Conservation Area is considered to be in some conflict with CDLP Policies E6 and E22. Both these policies however, are considered to be more restrictive than the NPPF in that they do not permit flexibility on a decision where the harm is found to the Conservation Area with no public benefit test referenced as per the NPPF. As a result the policies are not fully consistent with the NPPF and this affects their weight in the decision making process. The NPPF requires at paragraph 134 that where less than substantial harm to a Conservation Area results from a development then this should be weighed against the public benefits of the proposal, including securing its optimum viable use. This matter is addressed in the conclusions of this report.
128. CDLP Policy E21 is relevant to non-designated heritage assets. The policy does not state that no adverse impacts to such assets can occur but does state that development proposals must minimise adverse impacts on features of historic interest. As the development proposal, through its design approach and proposed landscaping has sought to reduce the impacts of the development it is considered that the proposal is compliant with the policy. As the policy contains a degree of flexibility it is considered consistent with the content of the NPPF which advises at paragraph 135 that where a development affects the significance of non-designated heritage assets a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

129. Despite the landscape implications of the development and impact of the scale and mass of the building upon heritage assets, the proposed building and compensatory landscaping scheme are nevertheless considered to exert much quality. The proposed building would represent a striking building in own right with a clean, contemporary aesthetic but equally one which has sought to reflect and be sympathetic to the more historic neighbouring properties. Though the siting of the building amongst the more domestic residential and college buildings results in the aforementioned harm to the heritage assets the proposal has more in common with the concentration of University buildings east of South Road which is eclectic and contains large and striking buildings such as the Ogden Centre and Palatine Centre. The landscape plaza to front would be an attractive hard and soft landscaped public space.

Highways Issues

130. The application is accompanied by a Transport Statement (TS). The TS highlights the accessibility of the application site and details that footpaths are located on both sides of South Road. The nearest bus stops are approximately 200m north of the site at Church Street Head.
131. Vehicular access is proposed via an amendment to the existing Teikyo University access. The development seeks to be car free with the exception of servicing and the accessible parking.
132. The TS considers that the vast majority of trips to and from the building will be pedestrian trips. The TS utilises industry standard measures to forecast likely trip generation. The TS considers that these additional trips can be accommodated within the pedestrian infrastructure surrounding the site.
133. However, some pedestrian accessibility improvements are proposed within the application. The existing pedestrian crossing located adjacent to the site is proposed to be relocated further to the north to connect to the main desire line leading from the Ogden Centre access. The useable width of the footway on the western side of South Road is proposed to be widened from approximately 1.35m to 2.25m.
134. Durham University outline that plans to construct a segregated “super-highway route” for pedestrians to run parallel with South Road on its eastern side, as a measure to improve pedestrian access in and around South Road are being devised. However, it is important to note that these measures are not a formal part of this planning application and therefore cannot be attributed weight.
135. The implications of the pedestrian and cycle movements as a result of the development are amongst the most significant within the expressions of public concern. Concerns are expressed that the application documents significantly underestimate the number of movements that will occur.
136. The Highway Authority has considered the TS and the implications of the development having regards to various modes of transport which will be affected by the development. The Highway Authority recognises that routes to the site will be subject to increased pedestrian and cycle traffic flows. However, their view is that the directional and temporal distribution is such that impacts on the network would not be severe. The application proposes to increase the footway width along South Road, which is welcomed, together with the relocation of the controlled pedestrian crossing facility to tie in with predicted desire lines to the new teaching establishment. No objections are raised to the accessibility credentials of the site having regards to its proximity of the site to the City Centre, public transport links and other University facilities.

137. The TS considers that there would be no detrimental impact on the New Inn junction located approximately 200m further north of the site nor any noticeable impact on the operation of the Teikyo University access junction as a result of the development. The Highway Authority similarly raises no concerns with regards to the impacts of the development upon vehicular traffic. During the course of the application there was concern that dropping off for instance by taxis at the buildings frontage could cause problems. However, this has been resolved via an amended plan which presents a formal drop-off location on the opposite side of South Road. The Highway Authority has stated that this feature would require appropriate directional signage to be agreed, however. This amendment similarly addressed earlier highways concerns that accessible parking provision was inadequate.
138. The Highway Authority considers that the amount of cycle parking provision proposed to the rear of the building is inappropriate and emphasise that cycle parking should be as accessible as possible as well as appropriately designed so that its use is encouraged to ensure that cyclists are not dissuaded from travelling to the site in this manner. Though amendments have been submitted during the course of the application these have not addressed the Highway Authority's concerns in this regard. The current plans propose 92 cycle spaces to the rear which are covered and secure and 24 uncovered spaces to the frontage. Ultimately no objection is being raised to the number of cycle parking spaces raised but more its distribution across the site. Officers consider that a condition can be utilised in the event of an approval to see if the cycle parking provision can be re-distributed to further align with best practice.
139. The application is accompanied by a travel plan which has been amended during the course of the application. Sustainable Travel consider that elements of the travel plan require adjustment and this can be resolved via a condition.
140. Access and Rights of Way have confirmed that no registered public rights of way are located within or abut the site which would be affected by the proposals.
141. As a result no objections to the development are raised in respects to highways related matters with the development considered compliant with relevant parts of CDLP Policies T1, T21, R11, Q1, Q2, Q3 and Q4. These Policies are considered either fully (T20, T21, R11, Q1, Q2, Q3 and Q4) or partially (T1) consistent with the content of the NPPF and can be attributed weight in the decision making process. Though an applicable policy, T10 is considered inconsistent with the content of the NPPF and is therefore attributed very limited weight in the decision making process. Taking into consideration the concerns expressed by the Highway Authority a degree of conflict with CDLP Policy T20 in relation to cycle parking is considered to result though this may be addressed via submissions under condition. Public objection to the proposal specifically references that Policy T19 is applicable to the development. The Policy is considered to be of only background relevance to the proposal, should it have been deemed necessary for the development to provide a specific cycle route as a result of the development the policy would have been clearly applicable. In this instance, however, no specific cycle route provisions are proposed to be undertaken. The development is considered compliant with relevant sections of Part 4 of the NPPF.

Residential Amenity and Pollution

142. The application is accompanied by an environmental noise report. The report recommends glazing and external wall/roofing construction requirements so as to ensure appropriate internal ambient noise levels. The report identifies the nearest noise sensitive receptors (such as Bow School and St Marys College) and proposes noise levels for proposed plant so as to not detrimentally affect these neighbouring occupiers. During the course of the application a Stage 3 Acoustic Report has also been submitted and this provides further detail in regards to ventilation and insulation requirements any requirements to limit plant noise emissions.
143. Environment, Health and Consumer Protection have considered the submissions in respects to noise. The noise impact submissions are described as robust with appropriate methodologies being utilised. Environment, Health and Consumer Protection state that at this stage as final details of the plant to be placed on the building are not known there is some uncertainty on their final noise emissions. As a result it is considered appropriate that a condition be utilised in any approval to limit the potential noise emissions of the plant and that a verification report requires submission once installed.
144. With regards to odours Environment, Health and Consumer Protection do not raise concerns in respects to the café areas of the development taking into account likely levels of cooked food and distances from the sensitive receptors.
145. Environment, Health and Consumer Protection raise no concerns with regards to the potential impacts of other sources of odour or lighting impact.
146. The application is accompanied by an air quality assessment. This assessment considers that during construction, site activities will have the potential to affect local air quality in particular from dust deposition and increases in particulate matter concentrations. Mitigation measures are recommended for implementation. With regards to operational impacts, emissions from both traffic and combustion plant associated with the proposed development have been considered. As the development is car free (with the exception of servicing and deliveries plus provision for accessible parking bays) it is predicted that no more than 20 trips per day would be generated as a result of the development. With regards to combustion plant associated with the proposed development (gas boilers, CHP and water heaters), the change in pollutant concentrations at surrounding sensitive receptors are considered negligible within the assessment.
147. Environment, Health and Consumer Protection officers agree with the submitted assessment that the operational phase would not result in any significant impacts on air quality and no additional mitigation measures will be required. With regards to the construction phase of the development a Dust Action Plan is required under condition. The emissions of air quality pollutants from vehicle exhaust fumes are a further consideration where the increase in the volume of HDVs exceeds the criteria in applicable guidance. It is not anticipated the increase in the volume of HDVs on surrounding roads where there are receptors will exceed the criteria, however it is stated that confirmation of this should subsequently be provided when the number of HDV movements generated by the proposed development are known.
148. During the course of the application additional measures in respects to the control of dust during construction have been submitted. Confirmation of anticipated HDV movements have also been provided to which Environment, Health and Consumer Protection have raised no objections.

149. The nearest neighbouring sites to the development are Bow School which includes the main school building, ancillary buildings and its nursery and pre-prep site and residential student college at St Marys. The proposed teaching and learning centre would be sited 23m to the south-west of the main Bow School and 16m from the nearest ancillary school building.
150. The western elevation of the proposed building would be approximately 26m from the side elevation of the Williamson Building at St Marys College. The nearest residential property (not a student college) to the development is 23 Quarryheads Lane from which the proposed building would be sited approximately 90m.
151. Taking into account the separation distances involved to these neighbouring properties and in some instances the intervening landscaping that would exist the proposed development would not, it is considered, result in any unacceptable impacts upon neighbouring occupiers in terms of a loss of privacy, light or outlook.
152. The application as originally submitted was accompanied by a geotechnical and geoenvironmental assessment in part investigating the potential for site contamination and incorporating a coal mining risk assessment.
153. Environment, Health and Consumer Protection raised no objection to the submitted report but have advised that a condition requiring a further site investigation and as necessary remediation measures thereafter be added to any approval. The applicant has since submitted a phase investigative report seeking to negate the need for such a condition. Environment, Health and Consumer Protection have assessed this updated information and have raised no objections. It is considered that there are no contamination risks identified and there is no requirement for any remediation measures to be implemented.
154. The Coal Authority have raised no objections to the coal mining risk assessment submitted with no requirement for the addition of any conditions to any approval.
155. As a result no objections to the development are raised in respects to residential amenity and pollution related matters with the development considered compliant with relevant parts of CDLP Policies C3, Q1, U5, U11, U12 and U13. These Policies are considered either fully (C3, Q1, U11, U12 and U13) or partially (U5) consistent with the content of the NPPF and can be attributed weight in the decision making process. The development is considered compliant with the relevant sections of Part 11 of the NPPF.

Flood Risk and Drainage

156. The application is accompanied by a flood risk assessment (FRA). The application site lies within designated Flood Risk Zone 1, essentially the land least likely to flood from the river or sea.
157. It is proposed to dispose of foul waters via the combined public sewer. Surface waters are proposed to be discharged, at a controlled rate (greenfield run-off rate) using cellular attenuation tanks, to an unnamed watercourse located to the west of St Marys College.
158. The FRA states that although the site is considered to be at low risk of ground water flooding, to minimise the risk of flooding from groundwater and surface water it is recommended that the finished floor level of the building should be designed to be a minimum of 150mm higher than existing and proposed ground levels. Where not possible, suitable waterproofing and drainage should be considered.

159. NWL raise no objections subject to the development being carried out in accordance with the submitted FRA.
160. Drainage and Coastal Protection Officers have objected to the development in its present form considering that accompanying enclosures do not reflect the best practice SuDS principles and that there are insufficiencies in the detail submitted in regards substantiating the proposed surface water outfall.
161. However, it is considered that in principle an acceptable final surface water drainage solution can be resolved under a condition attached on any approval. As a result despite the application not containing a final detailed design solution which is acceptable to Drainage and Coastal Protection subject to this final design being resolved it is considered that the development will not increase the risk of flooding. As a result and subject to the resolution of detail under condition the development is considered acceptable in regards to flood risk and drainage matters and compliant with CDLP Policies U8a, U9 and U10. These policies are considered either fully (U8a) or partially (U9 and U10) consistent with the content of the NPPF and can be attributed weight in the decision making process. The development is considered compliant with relevant sections of Part 10 of the NPPF.

Ecology

162. The application is accompanied by an ecology report and this includes the results of an Extended Phase 1 Habitat Assessment. The report highlights that no statutory designated ecology sites are located within 2km of the site though a number of locally designated sites are. These include Houghall, Maiden Castle and Little High Woods 2 and 1 Local Wildlife Sites which are located 68m south-east and 53m east respectively. The report considers that the site contains very little potential for the majority of protected species; however the site does contain habitats suitable of supporting common nesting birds. It is therefore recommended that any vegetation clearance works are undertaken outside of the bird nesting season or if this is not possible, these features are inspected by a suitably qualified ecologist immediately prior to works commencing. The report states that no controlled invasive species were noted on or adjacent to the site. The report recommends a sensitive lighting scheme and the application is accompanied by an external lighting scheme design note. This note explains that the external lighting will limit light spill to the surrounding areas through the use of appropriate luminaires with good optics and careful positioning, to minimise the impact on the surrounding ecology.
163. Ecology raise no objections to the development. Mitigation measures contained within the submitted ecological report should be conditioned in the event of an approval.
164. As no impacts upon any European Protected Species (EPS) are considered to result from the development there is no requirement to assess the likelihood of a EPS license being granted set against the derogation test requirements of the Habitats Directive brought into effect by the Conservation of Habitats and Species Regulations 2010 (and as amended in 2012).
165. The development is considered acceptable in regards to matters of ecology and nature conservation and compliant with CDLP Policies E16 and E18. These Policies are considered either fully (E16) or partially (E18) consistent with the content of the NPPF and can be attributed weight in the decision making process. The development is considered compliant with the relevant sections of Part 11 of the NPPF.

Other Issues

166. The application is accompanied by a sustainability and energy statement and a further energy consumption statement has been submitted during the course of the application. The application outlines that the building is targeting that at least 10% of regulated energy consumption is generated by low and zero carbon technology, Building Research Establishment Environmental Assessment Method (BREEAM) Excellent rating and an energy performance certificate A rating. Key features proposed within the development include a Combined Heat and Power system (CHP) and thin film photovoltaics integrated into the atrium roof glazing. The energy reduction measures being targeted can be ensured by way of condition and measures proposed are considered to be compliant with CDLP Policy U14 (which is considered fully consistent with the content of the NPPF) and the relevant sections of Part 10 of the NPPF.
167. CDLP Policy Q15 seeks to encourage the provision of artistic elements in the design and layout of proposed development. Where such elements are not proposed a financial contribution in lieu of this would be expected. The NPPF is silent on art though is supportive of creating well-designed spaces. Having regard to the Community Infrastructure Levy (CIL) Regulations and advice contained at NPPF paragraph 204, planning obligations ensured via a S106 legal agreement should be necessary to make the development acceptable in planning terms; directly related to the development and fairly and reasonably related in scale and kind to the development. A financial contribution towards public art provision is not necessary to make the development acceptable – the teaching and learning centre can be acceptable without either public art installations on site or indeed offsite contributions.

CONCLUSION

168. Section 38(6) of the Planning and Compulsory Purchase Act 2004 sets out that if regard is to be had to the Development Plan (CDLP), decisions should be made in accordance with the Development Plan unless material considerations indicate otherwise. The NPPF does not change the statutory status of the Development Plan as the starting point for decision making but is a material planning consideration and weight to policies within the CDLP should be applied dependent upon the degree of consistency with the NPPF.
169. Paragraph 14 of the NPPF establishes a presumption in favour of sustainable development. In this instance it is considered that the CDLP is not absent, silent or out of date having regard to the nature of the development and the relevant policies against which it should be assessed. In such instances paragraph 14 of the NPPF advises that the presumption in favour of sustainable development means that development proposals which accord with the development plan should be approved without delay (unless material planning considerations indicate otherwise). Likewise, and in accordance with paragraph 12 of the NPPF, development which conflicts with a development plan should be refused unless, again material planning considerations indicate otherwise.

170. The proposals would come into conflict with some CDLP Policies. The identified less than substantial harm to the Durham (City Centre) Conservation Area would bring the proposals into some conflict with CDLP Policies E6 and E22. However, these policies are not fully consistent with the provisions of the NPPF and cannot be attributed full weight. The NPPF at paragraph 134 establishes a test to be applied in those instances where less than substantial harm to a designated heritage asset would occur and requires that the identified harm should be weighed against the public benefits of the proposal. A degree of harm would also occur to the non-designated heritage assets of Bow School and St Marys College and at paragraph 135 the NPPF advises that where this occurs a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.
171. The development would result in public benefits. The development would provide a new state of the art teaching and learning space to cater for increasing student numbers and so as to strengthen the University's academic and research presence. The proposed teaching and learning centre will contribute to enhancing University facilities within the City so that it can maintain its status as a renowned University. As well as simply creating new and additional learning floorspace, the location of the building and its design is such that it would form a learning hub which is multifunctional. The teaching and learning centre would create a flexible instructional space, student study space and catering facilities. By co-locating facilities the building would act as a service hub thereby improving efficiency and minimising the need for movements to and from the building and furthermore help to foster more collaborative teaching, learning and studying under the one roof. In turn the proposal would also contribute towards the University better consolidating its teaching and learning facilities across the City.
172. The proposal would provide conferencing facilities for the University to attract visitors to the City during the University vacation periods. The application presents that the facility can act as a medium scale conferencing facility with accommodation for 500 users. Such conferencing facilities would benefit non-University affiliated organisations but would again provide improved facilities for the University itself which currently has a relatively limited array of conferencing facility options.
173. The third floor of the development would create new views of the City and the WHS in accordance with NPPF paragraph 137.
174. Some modest biodiversity benefit is also likely through the implementation of a final landscaping scheme which would include a mix of native species and insect friendly plants and shrubs.
175. The Planning Statement highlights a number of other economic benefits of the development. Once operational the development is envisaged to create an additional 32 full time equivalent jobs. During the construction period, the development could facilitate 186 direct construction jobs and 281 indirect jobs. The application is accompanied by an employment and skills plan. This proposes a range of employment and skills targets including 12 work experience placements, 4 new apprenticeships and 150 weeks work of existing apprenticeship employment. This employment and skills plan can be approved under condition.
176. Officers conclude that the benefits outweigh the less than substantial harm identified to the designated heritage asset and indeed the non-designated heritage assets.

177. As a result of the identified impact upon the landscaped setting of the site including the substantial loss of trees some further conflict with CDLP Policies E5 and E14 is also identified. However, compensatory landscape proposals are well considered and once all works were complete the development would provide a quality hard and soft landscaping scheme in its own right.
178. Overall the proposals exert compliance with a wide range of CDLP Policies but some conflict would also result most significantly in the view of officers is a degree of heritage harm which would result. However, the proposal would bring benefits, benefits which would relate to each of the three dimensions of sustainable development outlined in the NPPF – those being economic, social and environmental.
179. As a result having regards to the content of the CDLP and on the balance of all material planning considerations including comments raised in the public consultation exercise, it is considered that the proposals are acceptable and approval is recommended as a result.

RECOMMENDATION

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

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2. The development hereby approved shall be carried out in strict accordance with the following approved plans and documents and any recommendations and mitigation measures contained therein:

Plans:

Landscape Masterplan LD-PLN-010 G
Level 03 Roof Plan 3388-FBA-00-03-DR-A-00_10-300 P3
Level 02 Floor Plan 3388-FBA-00-02-DR-A-00_10-200 P2
Level 01 Floor Plan 3388-FBA-00-01-DR-A-00_10-100 P2
Level 00 Floor Plan 3388-FBA-00-00-DR-A-00_10-000 P2
Façade Profiles & Materials 3388-FBA-00-XX-DR-A-00_10-11 P3
Façade Profiles & Materials 3388-FBA-00-XX-DR-A-00_10-10 P3
Elevations 3388-FBA-00-XX-DR-A-00_10-51 P3
East Elevations 3388-FBA-00-XX-DR-1-00_10-52 P3
North Elevations 3388-FBA-00-XX-DR-A-00_10-53 P2
South Elevations 3388-FBA-00-XX-DR-A-00_10-54 P2
West Elevations 3388-FBA-00-XX-DR-A-00_10-55 Rev P2
Disabled Parking and Drop-Off LD-PLN-050 D
Site Location Plan 3388_FBA-00-XX-DR-A-05_10-01 P5
Site Sections 3388-FBA-00-XX-DR-A-00_10-02 P1
Building Sections 3388-FBA-00-XX-DR-A-00_10-01 P1

Documents:

External Lighting Scheme 035952 Rev 01
Arboricultural Impact Assessment DurUni_StMarysField_AIA1.3
Ecology Report DurUni_StMarysField_Eco1.2
Lower Mountjoy Employment and Skills Plan
Archaeological Watching Brief Written Scheme of Investigation DS17.277r
Sustainability and Energy Statement 035952 Rev 00
Stage 3 Building Regulations Part L Compliance Note Rev 00
Factual Report on Site Investigation by Dunelm Geotechnical & Environmental
Revision D7918/01
Geoenvironmental Appraisal by Dunelm Geotechnical & Environmental Revision
D7918/01
Stage 3 Acoustics Report 035952 Rev 01
Geotechnical & Geoenvironmental Assessment 1013866.RPT.GL.001 Rev A
Environmental Noise Report 1013866-RPT-AS-001 Rev A

Reason: To define the consent and ensure that a satisfactory form of development is obtained having regards to City of Durham Local Plan Policies E5, E5A, E6, E14, E15, E16, E18, E21, E22, E24, T1, T20, R3, R4, C3, Q1, Q2, Q3, Q4, Q5, Q6, U5, U8A, U9, U10, U11, U12, U13 and U14 and Parts 1, 4, 7, 8, 10, 11 and 12 of the NPPF.

3. No development shall take place until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. The Construction Management Plan shall include as a minimum but not necessarily be restricted to the following:
- Details of the site working hours and times at which no construction works or related activities including site deliveries shall take place
 - A Dust Action Plan including measures to control the emission of dust and dirt during construction;
 - Details of methods and means of noise reduction;
 - Where construction involves penetrative piling, details of methods for piling of foundations including measures to suppress any associated noise and vibration;
 - Details of measures to prevent mud and other such material migrating onto the highway from construction vehicles;
 - Designation, layout and design of construction access and egress points;
 - Details for the provision of directional signage (on and off site);
 - Details of contractors' compounds, materials storage and other storage arrangements, including cranes and plant, equipment and related temporary infrastructure;
 - Details of provision for all site operations for the loading and unloading of plant, machinery and materials;
 - Details of provision for all site operations, including visitors and construction vehicles for parking and turning within the site during the construction period;
 - Routing agreements for construction traffic;
 - Details of the erection and maintenance of security hoarding;
 - Waste audit and scheme for waste minimisation and recycling/disposing of waste resulting from demolition and construction works; and
 - Detail of measures for liaison with the local community and procedures to deal with any complaints received.

The Construction Management Plan shall have regard to BS 5228 “Noise and Vibration Control on Construction and Open Sites” during the planning and implementation of site activities and operations.

The approved Construction Management Plan shall also be adhered to throughout the construction period and the approved measures shall be retained for the duration of the construction works.

Reason: In the interests of protecting the amenity of neighbouring site occupiers and users from the impacts of the construction phases of the development having regards to City of Durham Local Plan Policy U5 and Part 11 of the NPPF. Required to be a pre-commencement condition and the details of the construction management statement must be agreed before works on site commence.

4. No development shall take place, nor any site cabins, materials or machinery be brought on site until all trees and hedges scheduled for retention as detailed within Section 6 of the submitted Arboricultural Impact Assessment (AIA) DurUni_StMarysField_AIA1.3 are protected by the erection of fencing in accordance with the content of the AIA and BS 5837:2012 and as per the Tree Protection Plan at Appendix 1 of the AIA. The protection measures shall be retained until the cessation of the development works.

Reason: So as to protect those trees and hedges to be retained within the site having regards to the visual amenity of the area in accordance with City of Durham Local Plan Policy E14.

5. No development works other than the preliminary enabling works relating to tree removal, tree protection, site access and pedestrian path works only detailed at paragraph 1.2 of the submitted Construction Phase Plan HS&E-FRM-C01-01 06 Rev No. 06 shall take place until details of the disposal of surface waters from the site utilising a Sustainable Urban Drainage system (SuDS) has been submitted to and approved in writing by the Local Planning Authority. Said SuDS scheme should accord with the hierarchical approach to surface water disposal. The SuDS scheme shall include but not necessarily be restricted to the following;

- Detailed designs of SuDs features, infrastructure and any associated works and landscaping
- Full details of all surface water run-off rates and discharge rates to any watercourse
- Full details of the management and maintenance proposals/regime

The development shall thereafter be completed in accordance with the approved SuDS scheme. The approved SuDS scheme shall be managed, maintained and operated in accordance with the approved details and in perpetuity.

Reason: To ensure adequate surface water disposal measures for the development in the interests of reducing the risk of flooding having regards to Part 10 of the NPPF. Required to be a pre-commencement condition as the final SUDs system should form an integral part of the layout of the development.

6. No development works other than the preliminary enabling works relating to tree removal, tree protection, site access and pedestrian path works only detailed at paragraph 1.2 of the submitted Construction Phase Plan HS&E-FRM-C01-01 06 Rev No. 06 shall take place until precise details of the number, location/layout and design of all cycle parking/storage to serve the development has been submitted to and approved in writing by the Local Planning Authority. Thereafter the cycle parking must be completed in accordance with the approved details prior to the building hereby approved being brought into use/occupied.

Reason: To ensure that adequate cycle parking provision is provided within the development having regards to City of Durham Local Plan Policy T20 and Part 4 of the NPPF.

7. No development works other than the preliminary enabling works relating to tree removal, tree protection, site access and pedestrian path works only detailed at paragraph 1.2 of the submitted Construction Phase Plan HS&E-FRM-C01-01 06 Rev No. 06 shall take place until a final landscaping strategy and accompanying plan(s) has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include but not necessarily be restricted to the following;
- Details of all soft landscaping including planting species, sizes, layout, densities, numbers
 - Precise details of the proposed off-site tree planting proposals at Grey College and the Williamson Building as indicated on page 41 of the submitted Design and Access Statement May 2017
 - Details of planting procedures or specification
 - Finished topsoil levels and depths
 - Details of temporary topsoil and subsoil storage provision
 - Details of any hard landscaped areas including material details/samples
 - Details of any retaining walls or enclosure
 - Details of phasing/timing of the implementation of the proposed landscaping works
 - Details of the management and maintenance proposals

Thereafter the scheme must be completed in accordance with the approved details. Any trees or plants which die, fail to flourish or are removed within a period of 5 years from the substantial completion of the landscaping scheme shall be replaced in the next planting season with others of similar size and species. Replacements will be subject to the same conditions.

Reason: In the interests of the visual amenity of the area having regards to City of Durham Local Plan Policies E6, E15, E22, Q5 and Q6 and Parts 7 and 11 of the NPPF.

8. The proposed ancillary service compound buildings/structures comprising of refuse, chiller and sub-station compounds shall not be constructed until precise details of their layout, design and appearance have first been submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be completed in accordance with the approved details.

Reason: To define the consent and in the interests of the visual amenity of the area having regards to City of Durham Local Plan Policies E6 and E22 and Part 7 of the NPPF.

9. The building hereby approved must not be brought into use/occupied until the proposed relocation and upgrade of the pedestrian crossing on South Road as identified on Landscape Masterplan LD-PLN-010 F has been completed.

Reason: In the interests of highway safety having regards to City of Durham Local Plan Policy T1 and Part 4 of the NPPF.

10. The building hereby approved must not be brought into use/occupied until evidence of the implementation of the measures contained within the approved Sustainability and Energy Statement 035952 Rev 00 and Stage 3 Building Regulations Part L Compliance Note Rev 00 have been submitted to and approved in writing by the Local Planning Authority. Said evidence should comprise of the Design Stage BRUKL submission or Part L Building Regulations submission or similar submission which demonstrates the implementation of the approved scheme at the site.

Reason: So as to ensure that energy consumption minimisation measures are incorporated into the development having regards to City of Durham Local Plan Policy U14 and having regards to Planning Practice Guidance Paragraph: 009 Reference ID: 6-009-20150327

11. The building hereby approved must not be brought into use/occupied until a scheme of directional signage to direct users of the site to the off-site disabled parking and drop-off areas as detailed on drawing LD-PLN-050 D has been installed in accordance with a scheme which has first been submitted to and approved in writing by the Local Planning Authority. The building hereby approved must not be brought into use/occupied until the disabled parking and drop-off area has been completed in accordance with the approved details.

Reason: In the interests of highway safety having regards to City of Durham Local Plan Policy T1 and Part 4 of the NPPF.

12. The building hereby approved must not be brought into use/occupied until a Travel Plan has been submitted to and approved in writing by the Local Planning Authority. Thereafter the development must be completed in accordance with the details contained within the approved travel plan.

Reason: In the interests of promoting sustainable travel options having regards to Part 4 of the NPPF.

13. The building hereby approved must not be brought into use/occupied until a copy of any analysis, reporting, publication or archiving required as part of the archaeology mitigation strategy contained within the Archaeological Watching Brief Written Scheme of Investigation DS17.277r has been deposited at the County Durham Historic Environment Record.

Reason: So as to ensure that information gathered in respects to archaeological assets are publically available having regards to NPPF paragraph 141.

14. The rating level of noise emitted from fixed plant equipment affixed to the building or located on the site during the operational phase of the development shall not exceed the background (LA90) by more than 5dB LAeq (1 hour) between 07.00-23.00 and 0dB LAeq (15 mins) between 23.00-07.00. The measurement and assessment shall be made according to BS 4142: 2014.

Following completion of the development hereby approved a noise verification report shall be provided to the Local Planning Authority within 28 days, to demonstrate adherence with the above levels.

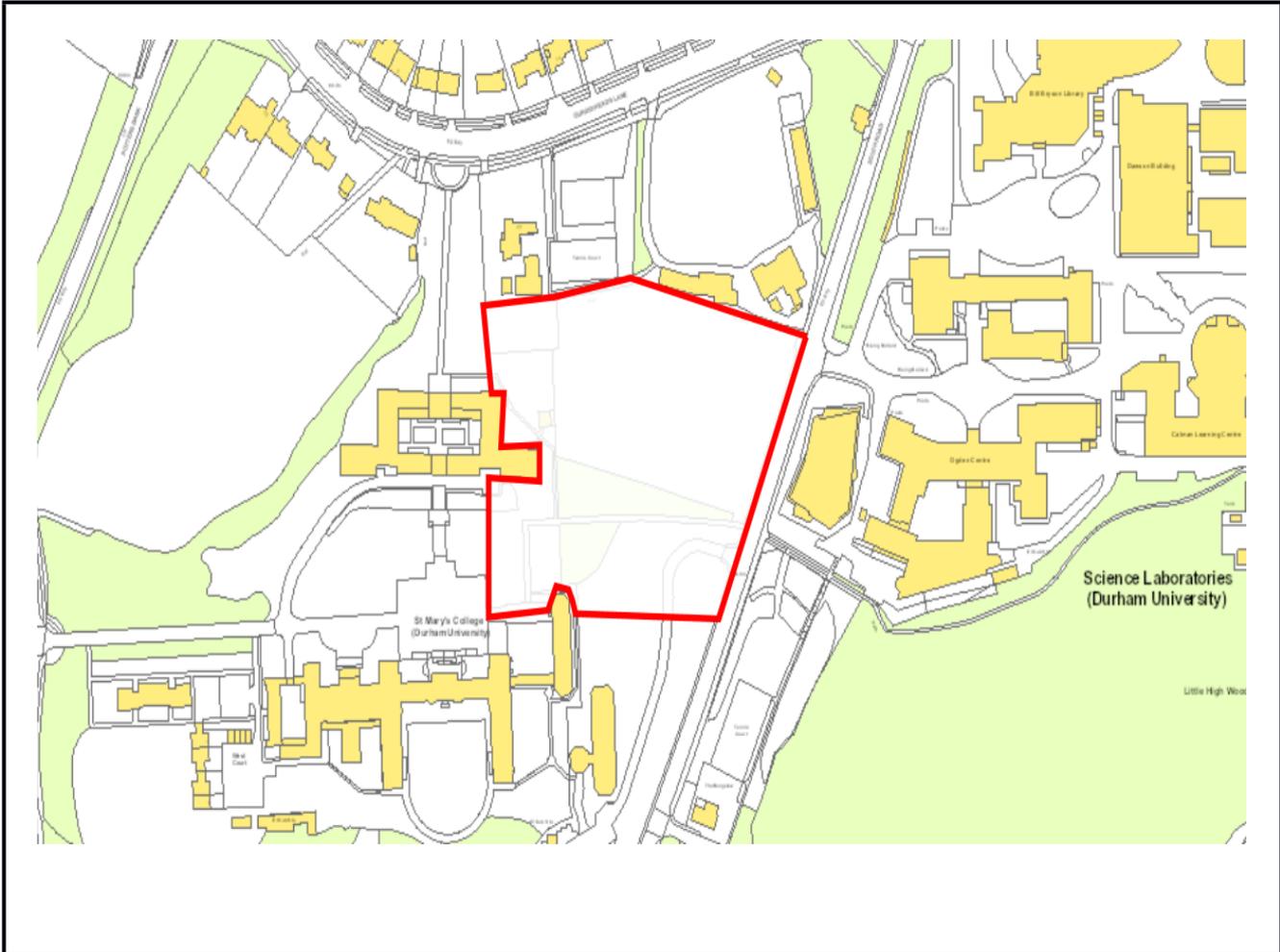
Reason: To ensure that the noise emitted from any plant equipment within the site which serves the operation of the development does not result in any unacceptable impacts upon the amenity of neighbour land occupiers and users having regards to City of Durham Local Plan Policy U5 and Part 11 of the NPPF.

STATEMENT OF PROACTIVE ENGAGEMENT

The Local Planning Authority in arriving at its decision to support this 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) (CC) of the Town and Country Planning (Development Management Procedure) (England) Order 2015.)*

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 2004
- Statutory, internal and public consultation responses.



Planning Services

DM/17/01682/FPA
 Construction of a new teaching and learning centre with associated landscaping and access, at Durham University, Lower Mountjoy, Durham

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Date
 September 2017

Scale Not to scale