

# COMMITTEE REPORT

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### APPLICATION DETAILS

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<b>APPLICATION NO:</b>	DM/18/01745/OUT
<b>FULL APPLICATION DESCRIPTION:</b>	Residential development (outline, all matters reserved)
<b>NAME OF APPLICANT:</b>	Miss Lisa Hunter
<b>ADDRESS:</b>	Land And Buildings West Of Hallfield Drive, Hall Walks, Easington Village
<b>ELECTORAL DIVISION:</b>	Easington
<b>CASE OFFICER:</b>	Barry Gavillet, Senior Planning Officer, <a href="mailto:barry.gavillet@durham.gov.uk">barry.gavillet@durham.gov.uk</a> 03000 261958

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### DESCRIPTION OF THE SITE AND PROPOSALS

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#### Site:

1. This application site is located directly adjacent to the settlement boundary of Easington within the Easington Electoral Division to the western edge of the village. Residential properties surround the site to the east, south and west. To the north and east there are residential properties, to the south is Easington Village cemetery and the site is bound to the west by the A19 dual carriageway. The site which is previously undeveloped is a pasture surrounded by hedgerow and slopes upwards from north to south. The site is split into two parts, the smaller part being at the southern end of the site with a larger part to the northern end, a large pasture which separates the sites would be retained. The north frontage to the site contains a modern agricultural storage building, shed and polytunnel of no architectural value.
2. Easington Village centre is approximately 600 metres to the east of the site. The village and colliery incorporates local facilities with such as schools, shops, public houses, public transport and healthcare facilities and is a sustainable location for residential development.

#### Proposal:

3. This application seeks outline planning permission with all matters reserved, therefore the applicant only seeks approval of a development in principle, scale, layout, access, landscaping and appearance would all be reserved matters.
4. This application is being reported to committee as the applicant is related to a County Councillor.

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### PLANNING HISTORY

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5. None relevant

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# PLANNING POLICY

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## NATIONAL POLICY

6. A revised National Planning Policy Framework (NPPF) was published in July 2018. The overriding message continues to be that new development that is sustainable should go ahead without delay. It defines the role of planning in achieving sustainable development under three overarching objectives – economic, social and environmental, which are interdependent and need to be pursued in mutually supportive ways.
7. In accordance with Paragraph 213 of the National Planning Policy Framework, existing policies should not be considered out-of-date simply because they were adopted or made prior to the publication of this Framework. Due weight should be given to them, according to their degree of consistency with this Framework (the closer the policies in the plan to the policies in the Framework, the greater the weight that may be given). 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.
8. *Part 2* - 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.
9. *Part 5* - To boost significantly the supply of housing, applications should be considered in the context of the presumption in favour of sustainable development.
10. *Part 8* - The planning system can play an important role in facilitating social interaction and creating healthy, inclusive communities. Developments should be safe and accessible, Local Planning Authorities should plan positively for the provision and use of shared space and community facilities. An integrated approach to considering the location of housing, economic uses and services should be adopted.
11. *Part 9* - Transport policies have an important role to play in facilitating sustainable development but also in contributing to wider sustainability and health objectives. Smarter use of technologies can reduce the need to travel. The transport system needs to be balanced in favour of sustainable transport modes, giving people a real choice about how they travel. However, the Government recognises that different policies and measures will be required in different communities and opportunities to maximise sustainable transport solutions will vary from urban to rural areas.
12. *Part 12* - The Government attaches great importance to the design of the built environment, with good design a key aspect of sustainable development, indivisible from good planning.
13. *Part 14* - Planning plays a key role in helping shape places to secure radical reductions in greenhouse gas emissions, minimising vulnerability and providing resilience to the impacts of climate change, and supporting the delivery of renewable and low carbon energy and *associated* infrastructure. This is central to the economic, social and environmental dimensions of sustainable development.

14. *Part 15* - The planning system should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes, geological conservation interests and soils; recognising the wider benefits of ecosystem services; minimising impacts on biodiversity and providing net gains in biodiversity where possible, contributing to the Government's commitment to halt the overall decline in biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures; preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of soil, air, water or noise pollution or land instability; and remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate.

#### **LOCAL PLAN POLICY:**

##### District of Easington Local Plan

15. *Policy 1*- Due regard will be had to the development plan when determining planning applications. Account will be taken as to whether the proposed development accords with sustainable development principles while benefiting the community and local economy. The location, design and layout will also need to accord with saved policies 3, 7, 14-18, 22 and 35-38.
16. *Policy 3* - Development limits are defined on the proposal and the inset maps. Development outside 'settlement limits' will be regarded as development within the countryside. Such development will therefore not be approved unless allowed by other policies.
17. *Policy 14* - seeks to protect Special Areas of Conservation from development which would give rise to an adverse impact, either directly or indirectly.
18. *Policy 18* - Development which adversely affects a protected species or its habitat will only be approved where the reasons for development outweigh the value of the species or its habitat.
19. *Policy 35* - The design and layout of development should consider energy conservation and efficient use of energy, reflect the scale and character of adjacent buildings, provide adequate open space and have no serious adverse effect on the amenity of neighbouring residents or occupiers.
20. *Policy 36* - The design and layout of development should ensure good access and encourage alternative means of travel to the private car.
21. *Policy 37* - The design and layout of development should seek to minimise the level of parking provision (other than for cyclists and disabled people).

#### **RELEVANT EMERGING POLICY:**

##### The County Durham Plan

22. Paragraph 48 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. An 'Issues & Options' consultation was completed in 2016 on the emerging the County Durham Plan (CDP) and the 'Preferred Options' was approved for consultation at Cabinet in June 2018. However, the CDP is not sufficiently advanced to be afforded any weight in the decision making process at the present time.

## **CONSULTATION AND PUBLICITY RESPONSES**

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### **STATUTORY RESPONSES:**

23. Easington Parish Council object to this proposal on the grounds of increase traffic and associated problems with regard to access and egress from the site onto the B1285.

### **INTERNAL CONSULTEE RESPONSES:**

24. Highways officers have confirmed that access points can be achieved, and no highway objections are raised subject to further details being submitted at the reserved matters stage.
25. Education officers confirm that sufficient space to accommodate the pupils generated by the development in primary and secondary schools and no further mitigation is required in this instance.
26. Pollution Control do not object subject to a contaminated land condition.
27. Tree officers have no objections.
28. Landscape officers have some concerns regarding development on the northern part of the site and views from the A19.
29. Ecology officers do not object subject to compliance with the submitted ecology report and appropriate mitigation given that the proposal is in close proximity to EU protected sites on the coast and that given the hedge is to be retained there would be no loss of biodiversity.

### **PUBLIC RESPONSES:**

30. Northumbrian Water have no objections subject to a condition requiring details of foul and surface water drainage.
31. 6 letters of concern have been received by nearby residents. The concerns include a lack of school places, impact on ecology, loss of greenbelt land, highway safety concerns and an increase in traffic, that there are already too many houses and a loss of privacy and overshadowing.

### **APPLICANTS STATEMENT:**

32. The proposal is an outline application for residential development in Easington Village, the site has been within the ownership of the applicant's family for a number of years. Whilst there are a handful of objectors its noted that their objections relate to loss of light, privacy, traffic, there is enough houses and that the site is Green Belt.
33. In terms of the sites location whilst it is not within the village settlement boundary it is directly adjacent with the A19 forming a solid boundary separating the village (and this site) from the open countryside, visually the site appears to be within the village. The site is therefore considered to be a natural infill site, it is important to note that the site is not within the Green Belt.

34. There are existing accesses into the site from Hall Walks and Durham Lane, however notwithstanding this access is a reserved matter. Visually any new dwellings would be seen in the context of the village and not as an isolated dwellings. With regard to loss of light and privacy the design and layout of the development are reserved, however separation distances will be complied with and a high standard of design adopted to ensure there would be no significant adverse effects to the neighbouring houses.
35. With regard to the need for more housing and that there is enough in the area, due to the current lack of a 5 year housing land supply the application should be determined on the basis of the presumption in favour of sustainable development. Whilst the Council have recently indicated that they have a 5 year housing supply it is noted in a recent appeal decision (11<sup>th</sup> September 2018) for residential development of up to 66 dwellings at Castlefields, Esh Winning (APP/X1355/W/18/3197684 – decision attached) that the Council have not demonstrated a 5 year housing supply and that the development adjacent the edge of Esh Winning was considered acceptable, this application is a similar proposal.
36. The Inspector notes: *“The appellant has referred to an appeal decision where it was found that the Council could not at that time demonstrate a five year supply of deliverable housing sites. The Council consider that by applying the national ‘standard method’ that there is a housing land supply in excess of 6 years. However, as the supply has not been established in a recently adopted plan or subsequent annual position statement, the Council’s findings in this regard cannot be considered to have been demonstrated in the terms of paragraph 74 of the Framework. This means that the policies which are most important for determining the application are out-of-date in the Framework’s terms. In any event, it is not a matter of dispute between the main parties that the development plan is out of date and that the presumption in favour of development in the Framework applies. Nevertheless the development would be contrary to saved LP Policy E7, albeit that it carries limited weight. The delivery of new housing would be a benefit. Even if the Council are correct in their calculation of a current housing land supply and that there is not a shortfall, there would still be social and economic benefits in delivering new housing...”*
37. The proposal echoes the Governments objectives of encouraging housing growth. The Government further wants to enable more people to build or commission their own home and wants to make this form of housing a mainstream housing option, whilst house types have not confirmed this site has the potential to include self build plots to support the Governments aims.
38. The site forms a natural extension of the village, and would integrate well, providing benefit to the area. There are no objections to the application from consultees. It is respectfully requested that the planning application is approved on basis that there are no significant nor demonstrable impacts to outweigh the benefits of the development in accordance with the National Planning Policy Framework (2018).

*The above represents a summary of the comments received on this application. The full written text is available for inspection on the application file which can be viewed at <http://82.113.161.89/WAM/showCaseFile.do?action=show&appType=planning&appNumber=10/00955/FPA>*

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## **PLANNING CONSIDERATIONS AND ASSESSMENT**

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39. Having regard to the requirements of Section 38(6) of the Planning and Compulsory Purchase Act 2004 the relevant Development Plan policies, relevant guidance and all other material planning considerations, including representations received, it is considered that as this is an outline planning application with all matters reserved, the main planning issue in this instance relates to the principle of development, section 106 contributions and objections received.

### **Principle of the development**

40. Planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. The NPPF is a material planning consideration. The District of Easington Local Plan (DLP) remains the statutory development plan and the starting point for determining applications as set out at Paragraph 11 of the NPPF. However, the NPPF advises at Paragraph 213 that to the weight to be afforded to Local Plan policy will depend upon the degree to which the policy is consistent with the NPPF.

41. The DLP was adopted in December 2001 and was intended to cover a five-year period. However, NPPF Paragraph 213 advises that Local Plan policies should not be considered out-of-date simply because they were adopted prior to the publication of the NPPF. Notwithstanding this, it is considered that a policy can be out-of-date if it is based upon evidence which is not up-to-date/is time expired depending on the circumstances. This application seeks outline permission for an unspecified number of residential dwellings immediately adjacent to the settlement boundary of Easington as defined in the District of Easington Local Plan and is on a n area of private paddock with several agricultural type buildings to the northern end. In planning terms, the development of the site for housing would strictly be in conflict with Saved Policy 3 of the Local Plan. However, policy 3 is considered to be out of date and therefore the application must be considered in the context of paragraph 11 of the NPPF. Whilst weight can still be afforded to this policy, the weight must be accordingly reduced. This will be discussed in more detail later in this report.

### **The NPPF**

42. Paragraph 11 of the NPPF establishes a presumption in favour of sustainable development. For decision taking this means (unless material considerations indicate otherwise): approving development proposals that accord with the development plan without delay; and- where the development plan is absent, silent or relevant policies are out-of-date, granting permission unless:

- i. the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for restricting the overall scale, type or distribution of development in the plan area<sup>6</sup>; or
- ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

43. Paragraph 73 of the NPPF requires Local Planning Authorities (LPAs) to maintain a five-year supply of deliverable sites (against housing requirements) thus boosting the supply of housing.

44. The NPPF advises that housing applications should be considered in the context of the presumption in favour of sustainable development and relevant policies for the supply of housing should not be considered up-to-date if the LPA cannot demonstrate a five-year supply of deliverable housing sites. In turn where a five year supply of deliverable housing sites cannot be demonstrated then Paragraph 11 of the NPPF is engaged, and an application is to be assessed in this context.
45. However, Paragraph 11 of the NPPF is, irrespective of the position on housing land supply, relevant to this application as policies for the supply of housing within the DLP are out-of-date where outlined below.

#### *Five Year Housing Land Supply*

46. Paragraph 73 of the NPPF requires Local Planning Authorities (LPAs) to maintain a five-year supply of deliverable sites (against housing requirements) to ensure choice and competition in the market for land.
47. In September 2017, the Government published a consultation document entitled “*Planning for the Right Homes in the Right Places*”, which introduced a standard methodology for calculating housing need (OAN). Applying that methodology for County Durham, the housing need figure would be 1,368 dwellings per annum (dpa).
48. The Government published its response to the consultation in March 2018, and clarified that the standardised approach is the most appropriate method for calculating need as it meets the three key principles of being simple, realistic and based on publicly available data. At the same time, a revised draft NPPF was issued for consultation, with paragraph 61 advising that, ‘in determining the minimum number of homes needed, strategic plans should be based upon a local housing need assessment, conducted using the standard method in national planning guidance’.
49. The Government also issued draft planning guidance on 9 March 2018, which sets out that where a local plan is more than five years old and the housing figure needs revising, as is the case in County Durham, the starting point for calculating land supply will be local housing need using the standard methodology.
50. On the 13<sup>th</sup> June, the ‘Preferred Options’ of the County Durham Plan (CDP) was presented to the Council’s Cabinet and endorsed for consultation. The CDP is aligned with the standardised methodology and formally endorses the use of 1,368dpa as the OAN figure. The Council is able to demonstrate in excess of 6 years supply of deliverable housing land against this figure.
51. Whilst an Inspector has recently expressed reservations over the Council’s calculation of supply in the context of appeal APP/X1355/W/17/3180108 – decision issued 10th May 2018, the Council remains of the view that a supply in excess of 5 years can be demonstrated on the evidence.
52. Accordingly, the weight to be afforded to the boost to housing supply as a benefit of the development is clearly less than in instances where such a healthy land supply position could not be demonstrated. This will need to be factored into the planning balance.
53. Paragraph 11 of the NPPF is engaged because saved Policy 3 is a settlement boundary policy and the evidence which underpins it is out of date. As there are no policies that protect areas or asset of particular importance which provide a clear reason for refusal also the application must therefore be, approved unless any adverse impacts of the proposal would significantly and demonstrably outweigh the benefits.

## **Other issues**

54. Although highways issues are a reserved matter, officers have confirmed that a suitable access points can be achieved into both sites the site off Hall Walks to the north and Church Lane to the south.
55. As noted, this is an outline application with all matters reserved. It has been established that access is achievable, it is also considered that matters of scale, appearance, layout and landscaping could be delivered in an acceptable manner at a future date when a reserved matters application is submitted.
56. As previously stated, the number of properties has not been identified as part of the application, rather the application seeks approval of a residential development in principle. However, it is considered that a maximum number of properties should be identified in order to ensure that the future development does not have any adverse impacts on surrounding occupiers or the visual amenity of the area. It is considered that the smaller southern part of the site should not exceed 2 dwellings whilst the larger site to the north could accommodate 7 dwellings. Therefore a condition restricting the number of dwellings to a maximum of 9 is considered necessary and has been accepted by the applicant.

## **Section 106 contributions**

57. The Local Planning Authority must also consider impacts on designated wildlife sites in the vicinity of the proposed development.
58. This application site is in close proximity to Durham Coast Site of Special Scientific Interest (SSSI), and Special Area of Conservation (SAC) Natura 2000 site and the Northumbria Coast SSSI, Special Protection Area (SPA) and Ramsar site, all of which are designations of significant importance.
59. Under normal circumstances the applicant would provide a contribution toward the upgrading or provision of footpaths and walkways in the vicinity of the site in order to take pressure from additional visitors away from the coastal designations of significant importance. Given that the applicant is not in control and any suitable land nearby it has not been possible to achieve this. Therefore, the applicant has agreed to provide a financial contribution of £323.92 in line with the Councils "Habitat Regulations Assessment: Developer Guidance and Requirements in County Durham" paper to be used toward capital item 3 of the Durham Coastal Management Plan which seeks to protect high tide roosts in order to directly off-set the impacts of the development on the coast, this contribution would also be secured through a S106 Agreement.

## **Paragraph 11 balance**

### **Benefits**

60. The benefits of the scheme are the boost to housing supply which the proposed dwellings would provide, although the weight to be afforded to that boost is limited given the council's most recent position on 5 year housing land supply, the potential provision of self-build properties, the sustainable location of the development and the positive economic impacts both in terms of the construction phase of the development and in the longer term economic activity of the occupiers.

## Adverse impacts

61. No adverse impacts arising from the proposed scheme have been identified.

Applying the titled balance test in paragraph 11, it is not considered that there are any adverse impacts which significantly and demonstrably outweigh the benefits and therefore planning permission ought to be granted.

## Objections received

62. As noted above, there have been 6 letters of concern received from nearby residents and most of the objections have been considered above. In terms of a lack of school places, the Councils education team have confirmed that both primary and secondary places in the area are sufficient to accommodate the proposals. Ecology officers have no concerns subject to conditions and highways officers confirm they have no objections subject to further details being assessed at the reserved matters stage. As previously noted, layout, scale and appearance are reserved matters and therefore issues such as privacy and loss of light can be adequately assessed at a later date. Finally it should be noted that the site is not in the designated greenbelt.

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## CONCLUSION

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63. The proposals involve the development of a paddock which is directly adjacent to the settlement boundary and established residential areas and there is considered to be a good range of facilities and services in the village to serve the development. The scheme is considered to be in a sustainable location which has the potential to deliver self-build properties. The scheme can achieve a suitable access and the reserved matters of scale, appearance, layout and landscaping could be delivered in an acceptable manner at a future date. It is acceptable in the context of paragraph 11 as there are no adverse impacts that would significantly and demonstrably outweigh the benefits and is therefore recommended for approval.

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## RECOMMENDATION

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That the application be **APPROVED** subject to the following conditions and subject to the completion of a Section 106 legal agreement to secure the provision of:

- i. £323.92 contribution towards capital item 3 of the Durham Coastal Management Plan.
1. Approval of the details of access, appearance, landscaping, layout and scale (hereinafter called "the reserved matters") shall be obtained from the Local Planning Authority before the development is commenced.

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

2. Application for approval of reserved matters shall be made to the Local Planning Authority before the expiration of three years beginning with the date of this permission and the development must be begun not later than the expiration of two years from the final approval of the reserved matters, or in the case of approval on different dates, the date of approval of the last of the reserved matters to be approved.

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

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

Site Location Plan received 21<sup>st</sup> June 2018.

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

4. No development shall commence until a detailed scheme for tree protection has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved scheme and in accordance with BS 5837 2012.

Reason: In the interests of the appearance of the area and to comply with part 7 of the National Planning Policy Framework. *This is required as a pre commencement condition in order to mitigate potential impact on visual amenity which needs to be considered before site works commence.*

5. Development shall not commence until a scheme for the disposal of surface water from the development hereby approved has been submitted and approved in writing by the Local Planning Authority. Thereafter the development shall take place in accordance with the approved details.

Reason: To prevent flooding by ensuring the satisfactory storage of/disposal of surface water from the site and in accordance with saved Policy 1 of the Easington District Local Plan and part 14 of the NPPF. *This is required as a pre commencement condition in order to mitigate potential flood risk which needs to be considered before site works commence.*

6. Prior to the commencement of any part of the development or any works of demolition, hereby permitted, a Construction Management Plan shall be 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:

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 all vehicles entering and leaving the site;

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 operatives for the loading and unloading of plant, machinery and materials

Details of provision for all site operatives, 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 including decorative displays and facilities for public viewing, where appropriate;

Waste audit and scheme for waste minimisation and recycling/disposing of waste resulting from demolition and construction works.

Detail of measures for liaison with the local community and procedures to deal with any complaints received.

The management strategy 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 residential amenity and to accord with policy 1 and 35 of the District of Easington Local Plan. *This is required as a pre commencement condition in order to mitigate potential impact on residential amenity which needs to be considered before site works commence.*

7. In undertaking the development that is hereby approved:

No external construction works, works of demolition, deliveries, external running of plant and equipment shall take place other than between the hours of 0730 to 1800 on Monday to Friday and 0800 to 1400 on Saturday.

No internal works audible outside the site boundary shall take place on the site other than between the hours of 0730 to 1800 on Monday to Friday and 0800 to 1700 on Saturday.

No construction works or works of demolition whatsoever, including deliveries, external running of plant and equipment, internal works whether audible or not outside the site boundary, shall take place on Sundays, Public or Bank Holidays

For the purposes of this condition, construction works are defined as: The carrying out of any building, civil engineering or engineering construction work involving the use of plant and machinery including hand tools.

Reason: In the interests of residential amenity and to accord with policy 1 and 35 of the District of Easington Local Plan. *This is required as a pre commencement condition in order to mitigate potential impact on residential amenity which needs to be considered before site works commence.*

8. Before the use commences, the building(s) hereby permitted shall be insulated against noise in accordance with a scheme submitted to and approved in writing by the Local Planning Authority. All works which form part of the scheme shall be completed before any part of the development is occupied.

Reason: In order to prevent noise disturbance in accordance with saved policies 1 and 35 of the District of Easington Local Plan and part 15 of the National Planning Policy Framework. *This is required as a pre commencement condition in order to mitigate potential impact on residential amenity which needs to be considered before site works commence.*

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## **STATEMENT OF PROACTIVE ENGAGEMENT**

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

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## **BACKGROUND PAPERS**

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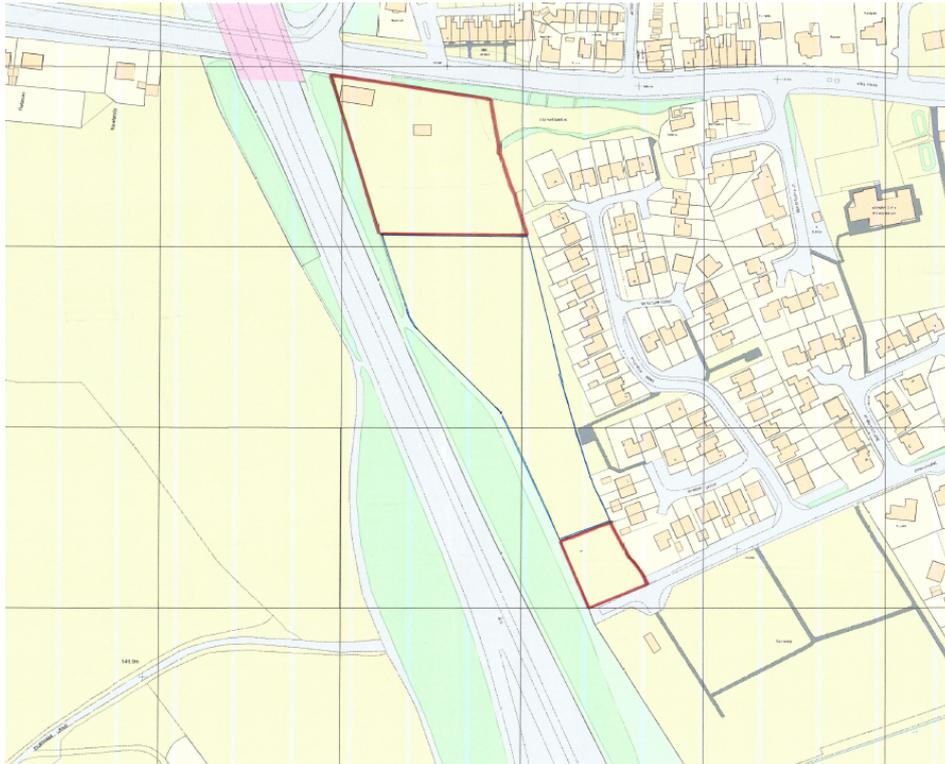
Submitted application form, plans supporting documents and subsequent information provided by the applicant.

The National Planning Policy Framework (2018)

National Planning Practice Guidance Notes

Statutory, internal and public consultation responses

District of Easington Local Plan



**Planning Services**

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**Residential development (outline, all matters reserved)**  
**DM/18/01745/OUT**

**Comments**

**Date** October 2018