**Pre-Submission Draft Local Plan (County Durham Plan)**

The site is not allocated for housing in the Local Plan.

In terms of design policy;

Policy 1 states:

**Sustainable Development**

When considering development proposals, the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. It will always work proactively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in County Durham.

Planning applications that accord with the policies in the Local Plan and the Minerals and Waste Policies and Allocations document   (and, where relevant, with policies in neighbourhood plans) will be approved without delay unless material considerations indicate otherwise.

Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision, the Council will grant permission without delay unless material considerations indicate otherwise, taking into account whether:

* Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole; or
* Specific policies in the National Planning Policy Framework indicate that development should be restricted.

All development proposals, from design through to implementation and decommissioning, will be considered against the following criteria, where relevant, to assess their sustainability:

1. Support the local economy and businesses by enabling a mix of uses that provide employment opportunities suitable for local people, contributing towards business expansion and growth in key sectors, and providing for lifelong learning and skills development;
2. Protect and enhance the vitality and viability of County Durham's town centres;
3. Protect the productive potential of the County’s agricultural land and forestry and economically important minerals resources;
4. Locate development with the aim of reducing the need to travel, both for people, goods, and materials, with the emphasis on improving accessibility between homes, jobs, services and facilities, and promoting and increasing opportunities to make necessary journeys by foot, cycle or public transport, and to move freight from road to rail or sea;
5. Promote communities and better neighbourhoods, recognising the particular development requirements of rural areas by allowing small scale development to meet local needs, supporting diversification, protecting and enhancing jobs, local services and facilities and supporting opportunities for faster and more reliable broadband;
6. Promote inclusive, cohesive and healthy communities by encouraging community involvement in the design, development and management of places and by delivering safe, well designed and accessible places that meet identified need and are adaptable to changing needs, encouraging social interaction and reduce crime, fear of crime and anti-social behaviour;
7. Promote health, well being and active lifestyles by protecting, maintaining, providing or enhancing green space and sport and recreational facilities;
8. Ensure development takes into account the risks and opportunities associated with future changes to the climate and is adaptable to changing social, technological and economic conditions. Development should safeguard important carbon sinks and incorporate suitable and effective climate change adaptation principles, demonstrating how the development is resilient to climate change, minimises flood risk, incorporates flood protection and alleviation measures and utilises sustainable drainage systems: and optimises solar gain through appropriate design and use of green infrastructure;
9. Adhere to the energy hierarchy (Table 1) in order to reduce the need for energy and use energy efficiently, through design, layout and specification;
10. Make the most effective use of land, buildings and existing infrastructure, re-using land and buildings that have been previously developed, wherever possible, provided that it is not of high environmental value;
11. Promote, well designed and accessible places that enhance local distinctiveness, contribute to regeneration of deprived communities and degraded environments, respect the setting and character of place;
12. Conserve and enhance the quality, diversity and distinctiveness of County Durham’s towns and townscapes, villages, and landscapes, including the conservation and enhancement of designated and non-designated heritage assets of architectural, historic or archaeological importance and their settings;
13. Protect, maintain and enhance the County’s biodiversity and geodiversity. Avoid negative impacts on important biodiversity resources and actively enhance the biodiversity resource, ensuring that development contributes to a net gain in the County including the connectivity and creation of habitats;
14. Minimise water consumption and wastage and minimise the impact on water resources and water quality;
15. Minimise and reduce greenhouse gas emissions, and other forms of pollution from new development, (including by promoting the use of electric vehicle charging infrastructure in appropriate new development);
16. Ensure that development is supported by the timely and appropriate provision of physical, green and social infrastructure, enhancing existing provision and addressing identified deficiencies and integrating development with surrounding townscape and landscape and with adjoining communities using green infrastructure;
17. Recognise potential risks to development from contamination and unstable ground conditions, as a result of previous land uses and the legacy of past coal mining and promote remediation and good soil management in land reclamation; and
18. Maximise opportunities for renewable and low carbon energy generation, either on or off-site, including developing and utilising district heat networks and recovery of energy from waste;

Policy 15 states:

**Development on Unallocated Sites**

All development on sites that are not allocated in the County Durham Plan or in a Neighbourhood Plan, will be permitted provided the development:

1. Is appropriate in scale, design and location to the character and function of the settlement;
2. Does not result in the loss of a settlement's last community building or facility (of the type which is the subject of the proposal) unless it can be demonstrated that it is no longer viable or has not been purchased by the community following the procedures set out in the Community Right to Bid;
3. Is compatible with and does not prejudice any intended use of adjacent sites and land uses; and
4. Would not involve development in the countryside that does not meet the criteria defined in Policy 35 (Development in the Countryside).

Policy 16 states:

**Sustainable Design in the Built Environment**

Development proposals will be permitted where they:

**Places and Spaces**

1. Promote accessibility and permeability by creating places that connect with each other and with existing networks, and are easy to move through. Ensure that the public realm, including new roads and other rights of way, are safe and attractively designed, thereby ensuring convenient and attractive access for all users whilst prioritising the needs of pedestrians, cyclists, public transport users and for disabled people;
2. Ensure that new development is legible through the provision of recognisable and understandable places, routes, intersections and points of reference;
3. Contribute to the amelioration of the urban climate through the provision of shade and shelter;
4. Incorporate design measures to reduce actual or perceived opportunities for crime and/or anti social behaviour; and
5. Deliver places and spaces that promote health and wellbeing for existing and future users;

**Buildings**

1. Contribute positively to an area’s character, identity, townscape and landscape features; creating and reinforcing locally distinctive and sustainable communities;
2. Deliver a coherently structured, integrated and sustainable built form that clearly defines public and private spaces;
3. Demonstrate efficient use of land and resources by ensuring development is built at appropriate densities, which should be 30 dph([xxxv](http://durhamcc-consult.limehouse.co.uk/portal/planning/ps/psdlp?pointId=1379602383130#target-d1329807e4644)) or higher in and around town centres and locations where there is good access to facilities and frequent public transport services. Lower densities will be acceptable in other locations and where it is necessary to ensure development is compatible with its surroundings or to secure particular house types to meet local needs;
4. Minimise the use of non-renewable and unsustainable resources, including energy and materials, during both construction and use, encourage waste reduction and appropriate reuse and recycling of materials, and prioritise the use of local materials, finishes and landscaping including for the provision of street furniture and public art where appropriate;
5. Aim for zero carbon development by demonstrating compliance with the energy hierarchy and by maximising opportunities for renewable and low carbon energy generation, and ensure development connects to an existing or approved district heating scheme, where viable opportunities exist;
6. Utilise renewable and low carbon technologies as the main heating source in all new development where connection to the gas network is unviable;
7. Achieve BREEAM 'Very Good' compliance standard for major non-residential development([xxxvi](http://durhamcc-consult.limehouse.co.uk/portal/planning/ps/psdlp?pointId=1379602383130#target-d1329807e4659)) and 'Excellent' from 2016, unless the Local Planning Authority is satisfied that the application demonstrates the requirement would not be technically or financially viable;
8. Demonstrate sustainability in design and usage in terms of water, materials, waste, pollution and effective management of drainage from the site. The use of green and brown roofs will be encouraged;
9. Contribute to the resilience of buildings and communities in the face of climate change impacts;
10. Promote diversity and choice through the delivery of a balanced mix of compatible buildings, tenures and uses; and
11. Create buildings and spaces that are adaptable to changing social, technological, economic and environmental conditions;

**Signage and Street Furniture**

1. Ensure adverts, signage and street furniture are appropriate and sympathetic to their local setting in terms of scale, design, lighting and materials.

Supporting Paragraphs;

**5.21**[or 5.21](http://durhamcc-consult.limehouse.co.uk/portal/planning/ps/psdlp?pointId=ID-2637554-P-5.21&do=view)

***These comments are for this paragraph (5.21 )***

**(ID: 548585) , Dyson Group Plc**

[PDF](http://durhamcc-consult.limehouse.co.uk/commonService/consult/viewRepresentation?id=1926593&pdf&output:where=portal)

Q1Do you consider that this policy/proposal of the Pre-Submission Draft Local Plan to be Legally & Procedurally Compliant and Sound?(Please note the considerations in relation to the Local Plan being 'Legally & Procedurally Compliant' and 'Sound' are explained in the National Planning Policy Framework in paragraph 182 (Please see guidance notes)).

 Legally and Procedurally Compliant

Yes (Go to Q2)

 Sound

No (Go to Q3)

Q5

For paragraph 5.21, please refer to our earlier comments requesting that the reference to a minimum density requirement of 30 dwellings per hectare is deleted.

Q6Do you wish to participate in the Examination in Public? (Please note that the Planning Inspector will make the final decision on who will be invited to attend individual sessions at the Examination).

No

Q7Do you want to be informed of the following:

 The submission of the Local Plan to the Secretary of State?

Yes

 The publication the Inspector report?

Yes

 The adoption of the County Durham Plan?

Yes

* 5.21 : Paragraph
* Comment ID: 3829
* Response Date: 09/12/13 09

Density is interlinked with design and it is essential that imaginative design solutions are encouraged to achieve appropriate density levels. Developments should make efficient use of land and resources by considering higher densities (i.e. 30 plus dwellings per hectare) in locations with good access to public transport and facilities. Lower densities are more likely to be appropriate for smaller settlements and to provide a range and choice of housing. The density of development should be a product of a robust site assessment which responds positively to County Durham’s exceptional environment quality.

**5.22**for

High quality development should be achieved through a robust and collaborative design process from inception to completion on the ground. The design process should go beyond the development construction phase and should also ensure suitable management arrangements and maintenance regimes are put in place. The Design and Access Statement that accompanies planning applications should demonstrate how development proposals contribute to the appropriate criteria set out within this policy and within established best practice guidance (i.e. **Building for life**, By Design, Urban Design Compendium, Manual for Streets, Secured by Design, etc.).

As an aside; one of the Sacriston Subglacial Channels (Local Geology Site) runs across the entire site, Policy 43 (Protected Species and Nationally and Locally Protected Sites) is relevant which states:

Development proposals in, or which are likely to adversely impact upon Local Sites will not be permitted unless it can be demonstrated that the benefits of development would:

1. Significantly and demonstrably outweigh the adverse impact; and
2. Make a significant contribution to the management of the site, protection of species, the creation of new habitats and the creation of local ecological networks.

**City of Durham Local Plan**

In terms of design, the following policies are relevant;

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| POLICY Q1 | THE LAYOUT AND DESIGN OF ALL NEW DEVELOPMENT SHOULD TAKE INTO ACCOUNT THE REQUIREMENTS OF USERS. IT WILL BE EXPECTED TO INCORPORATE THE FOLLOWING AS APPROPRIATE: |
|   | 1.  | PERSONAL SAFETY AND CRIME PREVENTION; AND |
|   | 2. | THE ACCESS NEEDS OF PEOPLE WITH DISABILITIES, THE ELDERLY AND THOSE WITH CHILDREN; AND |
|   | 3. | THE PROVISION OF TOILET FACILITIES, PUBLIC SEATING, AND SIGNING WHERE APPROPRIATE. |

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| POLICY Q2 | THE LAYOUT AND DESIGN OF ALL NEW DEVELOPMENT SHOULD TAKE INTO ACCOUNT THE REQUIREMENTS OF USERS. IT WILL BE EXPECTED TO EMBODY THE PRINCIPLE OF SUSTAINABILITY AND TO INCORPORATE THE FOLLOWING AS APPROPRIATE: |
|   | 1.  | MEASURES TO MINIMISE CONFLICT BETWEEN PEDESTRIANS, CYCLISTS AND MOTOR VEHICLES; AND |
|   | 2. | MEASURES TO MEET THE REQUIREMENTS OF PUBLIC TRANSPORT SERVICES AND USERS; AND |
|   | 3.  | SATISFACTORY MEANS OF ACCESS AND MANUEOVERING FOR VEHICLES SERVICING THE DEVELOPMENT; AND |
|   | 4.  | PROVISION OF CAR AND CYCLE PARKING IN ACCORDANCE WITH POLICY T10; AND |
|   | 5. | PROVISION OF PARKING SPACE FOR VEHICLES USED BY PEOPLE WITH DISABILITIES CLOSE TO ENTRANCES OF BUILDINGS OPEN TO THE PUBLIC; AND |
|   | 6. | EFFECTIVE ACCESS AT ALL TIMES FOR EMERGENCY VEHICLES; AND |
|   | 7. | TRAFFIC CALMING MEASURES. |

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| POLICY Q3 | EXTERNAL PARKING AREAS PROVIDED AS PART OF A NEW DEVELOPMENT SHOULD BE LANDSCAPED, ADEQUATELY SURFACED, DEMARCATED, LIT AND SIGNED. LARGE SURFACE CAR PARKS SHOULD BE SUB-DIVIDED INTO SMALL UNITS. LARGE EXPOSED AREAS OF SURFACE, STREET AND ROOFTOP PARKING ARE NOT CONSIDERED APPROPRIATE. |

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| POLICYQ4 | PEDESTRIAN AREAS AND PUBLIC SPACES SHOULD BE LAID OUT AND DESIGNED WITH GOOD QUALITY MATERIALS IN A MANNER WHICH: |
|   | 1. | REFLECTS THE CHARACTER OF THE STREETSCAPE; AND |
|   | 2. | SEEKS TO ACHIEVE A CO-ORDINATED APPROACH TO PAVING, STREET LIGHTING, SIGNS, STREET FURNITURE, ROAD CROSSING POINTS AND LANDSCAPING; AND |
|   | 3.  | HAS REGARD TO THE GENERAL PRINCIPLES OF DESIGN SET OUT IN POLICIES Q1 AND Q2. |

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| POLICY Q5 | ALL NEW DEVELOPMENT WHICH HAS AN IMPACT ON THE VISUAL AMENITY OF THE AREA IN WHICH IT IS LOCATED WILL BE REQUIRED TO INCORPORATE A HIGH STANDARD OF LANDSCAPING IN ITS OVERALL DESIGN AND LAYOUT |

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| ​POLICY Q6 | 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. |
| POLICY Q8 | THE LAYOUT OF NEW RESIDENTIAL DEVELOPMENT WILL BE REQUIRED TO: |
|   | 1. | HAVE A CLEARLY DEFINED ROAD HIERARCHY WHICH SHOULD BE DESIGNED TO EXCLUDE THROUGH TRAFFIC, EXCLUDING CYCLISTS AND PUBLIC TRANSPORT, AND INCORPORATE APPROPRIATE TRAFFIC CALMING MEASURES; AND  |
|   | 2. | PROVIDE ADEQUATE AMENITY AND PRIVACY FOR EACH DWELLING, AND MINIMISE THE IMPACT OF THE PROPOSAL UPON THE OCCUPANTS OF EXISTING NEARBY AND ADJACENT PROPERTIES; AND |
|   | 3. | PROVIDE ADEQUATE AREAS OF SAFE, ACCESSIBLE AND ATTRACTIVE OPEN SPACE IN ACCORDANCE WITH POLICY R2; AND |
|   | 4. | PROVIDE ALL SERVICES UNDERGROUND; AND |
|   | 5. | HAVE WELL DESIGNED MEANS OF ENCLOSURE; AND |
|   | 6. | TAKE INTO ACCOUNT THE NEED TO RETAIN EXISTING FEATURES OF INTEREST WITHIN THE SITE INCLUDING TREES AND HEDGEROWS; AND |
|   | 7. | BE APPROPRIATE IN SCALE, FORM, DENSITY AND MATERIALS TO THE CHARACTER OF ITS SURROUNDINGS; AND |
|   | 8. | HAVE REGARD TO THE PRINCIPLES OF ENERGY CONSERVATION SET OUT IN POLICY U14; AND |
|   | 9. | HAVE REGARD TO POLICIES Q1 AND Q2; AND |
|   | 10. | MAKE THE MOST EFFICIENT USE OF THE LAND. |