
Fwd: WGNP - Local Green Space Policy

1 message

Eileen Hall <eileen.hall8@btinternet.com>

22 January 2017 at 14:54

Reply-To: eileen.hall8@btinternet.com

To: Mike Rowell <mjrowell.303@btinternet.com>, Jenny Ludman <jenny@ludman-planning.co.uk>, George Thompson <gtlager@gmail.com>, TERRY CROZIER <Terrycrozier@btinternet.com>, Robin Minney <robin@minney.org>, Tony Harries <a.v.harries@durham.ac.uk>, Fraser Reynolds <freynolds@hotmail.co.uk>, Neil Liddle <nliddle49@gmail.com>

Response from Michal Lowe re LGS policy. Discuss Thursday.

Eileen

---Original message---

From : Michael.Lowe@durham.gov.uk

Date : 20/01/2017 - 15:37 (GMTST)

To : eileen.hall8@btinternet.comCc : Carole.Dillon@durham.gov.uk

Subject : WGNP - Local Green Space Policy

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Witton Gilbert Neighbourhood Plan – Local Green Space and Policy.

Hello Eileen

Thank you for your emails of the 7th and 14th December 2016 in regards to proposed Local Green Space policy and sites for the Witton Gilbert Neighbourhood Plan.

In regards to site G16 at the southern end of Falkous Terrace I have responded separately to George Thompson given that the enquiry was made directly to the Chief Executive of Durham County Council.

The Local Green Space designation provides special protection against development for green areas of particular importance to local communities. Paragraph 77 of the National Planning Policy Framework (NPPF) states that proposed Local Green Spaces need to be both “demonstrably special” and of “particular local significance” in order to justify the proposed designation.

In regards to sites proposed I have sought comments from Durham County Council Assets as landowner who advise that existing planning policy should afford the necessary protection for this site (please refer to table below). Existing planning policy comes in the form of policy E5a of the City of Durham Local Plan.

Policy E5a states that “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 of an area or to the small scale character of an area, will not be permitted”.

Whilst the policy makes reference to settlement limits and as such its material weight is reduced in terms of housing supply, it still carries weight from a point of view of the protection of “...open spaces which possess important functional, visual or environmental attributes, which contribute to the settlement’s character of an area...”

With the above in mind I suggest that the site could be afforded protection by a neighbourhood plan policy similar in wording to policy E5a which specifically refers to the sites the Town Council seeks to protect through the proposed neighbourhood plan.

However, If you decide to stay with a specific policy for Local Green Space designations the following comments are made in response to the draft Local Green Space policy:

Local Green Space as shown on the proposals map will be protected and New development or change of use proposals that would change the character of a within areas defined as protected Local Green Space

will only be permitted if the applicant could demonstrate that at least one of the following very special not normally allowed except in circumstances exist that would justify such an exception where:

- *The applicant can demonstrate that such a loss is restricted to essential infrastructure works required by a service utility which cannot be accommodated elsewhere.*
- *The proposal will have a direct community benefit and outweighs the harm that would otherwise result from the loss of the green space in question.*
- ~~*No structure should be placed on verges that may be inconvenient to the passage of pedestrians, or that may affect sight lines for pedestrians or vehicular traffic.*~~
- *Any other special circumstances will have to be argued on their individual merits having regard to the general desirability of retaining public access and the openness of such areas.*

The above changes are suggested following assessment of the Examiner's Report of the proposed Great Aycliffe Neighbourhood Plan. Furthermore, I have deleted the third bullet point for reasons that it is vague e.g. "...that may be inconvenient ..." and that the issue of sight lines would be addressed by comments and / or recommendations from the Local Highways Authority which would be material considerations in the determination of any planning application.

List of Proposed Local Green Space Sites with Comments from Durham County Council Assets

Site	UPRN	Site Name	Designation	Comment to PS Jan 17
G1	50341S01	Witton Dene Nature Reserve	<ul style="list-style-type: none"> • *Green Belt • Local Nature Reserve 	Existing Planning Policy affords the necessary protection
G2	50409S01	Witton Gilbert Dene Bank Recreational Area	<ul style="list-style-type: none"> • *Green Belt • Open Space Needs Assessment: Outdoor Sports Space 	Existing Planning Policy affords the necessary protection
G3	50331S02	Newton Street	No Designation	Existing Planning Policy affords the necessary protection
G4	0444S01	**Fulforth Park Recreation Ground / Witton Gilbert Primary School	Open Space Needs Assessment: Outdoor Sports Space	Existing Planning Policy affords the necessary protection
G6	Not DCC	Not in DCC ownership	No Designation	Existing Planning Policy affords the necessary protection
G7	50388S06	War Memorial Garden Sacriston Lane	Open Space Needs Assessment: Amenity Open Space	Existing Planning Policy affords the necessary protection
G8	50370S01	***Hillside Landscaped Area	No Designation	Existing Planning Policy affords the necessary protection
G9	50337S01	Open Space at Norburn Park	Open Space Needs Assessment: Amenity Open Space	Existing Planning Policy affords the necessary protection
G10	Not DCC	Not in DCC ownership	Open Space Needs Assessment: Play Space	Existing Planning Policy affords the necessary protection
G11	50388S01	Newton Street Allotments	Part of Durham Villages Regeneration Contract	Existing Planning Policy affords the necessary protection
G12	No UPRN	Witton Gilbert former Infant School land (Appropriated to	No designation	Existing Planning Policy affords the necessary protection

		Highways)		
G13	Not DCC	Not in DCC ownership	No designation	Existing Planning Policy affords the necessary protection
G14	50080S01	Sacriston Lane Allotments	No designation	Existing Planning Policy affords the necessary protection
G15	50295S02	Sacriston Lane/Louisa Terrace Landscaped	No designation	Existing Planning Policy affords the necessary protection
G16	50251S02	Falkous Terrace	No designation	Existing Planning Policy affords the necessary protection

* if land is already protected by Green Belt policy, then consideration should be given to whether any additional local benefit would be gained by designation as Local Green Space.

** Designation of this site may impact on the school should it wish to expand in the future. Also, is this land readily accessible to members of the public or does it belong to the school? If it is not readily accessible it may be harder to satisfy the criteria for the designation.

*** Is this land really likely to be developed ?

Should you wish to discuss the matter further please do not hesitate to contact me, or I can attend one of your steering group meetings?

Kind regards Michael

PS: If you have any other policies you can submit them to us for comment.

Michael E Lowe MRTPI

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