

4/WG/01	
Delivery Area	Central
Preferred Options Ref	
Pre-Submission Draft Ref	
Site Allocated	No
Traffic Light	Amber
Site Name	Land at Witton Hall Farm, Witton Gilbert
Settlement	Witton Gilbert
Present Use	Agriculture/Horticulture
Settlement Hierarchy	Rural
Assessment Outcome	Site is within a peripheral location to the built up form of the settlement as well as being remote given the severance of the A691. The site is within the existing Green Belt and its development would have an adverse impact on its openness. In addition, the site also borders an area of High Landscape Value, ancient woodland, a site of nature conservation interest and falls within the wildlife corridor and will therefore have an unacceptable environmental impact which could not be adequately mitigated. There is a grade II* listed building within the site which may impact on the viability of a scheme due to impact on the setting, yield and the quality of the build and design.
Final Plan Decision	This site was deemed to be unsuitable (amber) for housing development through the Strategic Housing Land Availability (SHLAA) process. In view of this and given no exceptional circumstances have been identified this site was not considered as a reasonable alternative to those suitable sites considered and subsequently allocated in Policy 30 (Housing Allocations) of the County Durham Plan.
Developable Area	0.77
Planning Status	No planning status
App No	
Planning Details	Some planning history for 1 single dwelling 03/00927/FPA
Ownership	Private
SUS Score	155.97
SUS Social	Average
SUS Economic	Poor
SUS Environment	Average
Site Suitable	N
Site Available	N
Developable	Not presently developable
Achievable	Not achievable
Comments	
Landscape Impact	Whilst the development of this site would result in some adverse residual landscape impact this is not considered to be of a sufficient degree to discount on this basis. However, development of this site will have an impact on the openness of the Green Belt and no exceptional circumstances have been identified for this site's redevelopment. No logical modifications to the existing Green Belt boundary have been identified.
Adjacent Use	This site is currently occupied by an existing farm complex with some residential properties to the north. The wider character of the area is open within agricultural land. Otherwise the site is surrounded by open

	countryside. In view of adjacent land
Pollution	Further investigation required
Flood Risk	The site does not fall within a flood zone and therefore no known issues. The River Browney is a flood zone, however. The SFRA has identified the area as prone to surface water flooding.
Service Access	Witton Gilbert is defined as a medium size village offering a fairly minimal range of facilities therefore access to a higher range of facilities and services will be through a high reliance upon the car or by public transport to the likes of Sacriston an
Settlement Relations	The site is within a peripheral location to the built up form of the settlement. The site is remote given the severance of the A691.
Highway Access	No highway issues.
Biodiversity Impact	Adjacent dene and burn. Also borders Area of High Landscape Value, ancient woodland, site of nature conservation interest and falls within the wildlife corridor.
Heritage Impact	Major negative heritage impact as site is upon site of Witton Hall and remains of hospital which is Grade II* and Grade II listed barn. Site is also within 400 metres of St Michaels Church which is Grade II listed and may impact upon setting. Limited opportunities for development, possible conversion of outbuildings but larger development would compromise group setting of historic assets. Impact on the listed buildings themselves and their settings. If there is any development potential from this perspective it would rely upon precise details of the scheme.
Open Space	The development of this site would not result in the loss of publicly accessible open space or recreational land. Whilst there are deficiencies in some types of open space within the wider ward, given the potential yield of this site it is not expected t
Infrastructure	Witton Gilbert and Langley Park sewage treatment works will be 28 houses above headroom in 2015/16. West Rainton, Pittington, Esh Village and Witton Gilbert may have school capacity issues in the future.
Topography	Site would be redeveloping existing Hall, so would be fairly flat.

<u>4/WG/02</u>	
Delivery Area	Central
Preferred Options Ref	
Pre-Submission Draft Ref	
Site Allocated	No
Traffic Light	Amber
Site Name	Land at Snook Acre, Front Street, Witton Gilbert
Settlement	Witton Gilbert
Present Use	Agriculture/Horticulture
Settlement Hierarchy	Rural
Assessment Outcome	Site could be allocated, as well related to services. However issues with access as directly onto roundabout; also issues with road noise and air pollution. Discount.
Final Plan Decision	This site was deemed to be unsuitable (amber) for housing development through the Strategic Housing Land Availability (SHLAA) process. In view of this and given no exceptional circumstances have been identified this site was not considered as a reasonable alternative to those suitable sites considered and subsequently allocated in Policy 30 (Housing Allocations) of the County Durham Plan.
Developable Area	0.8
Planning Status	No planning status
App No	
Planning Details	LDF Housing Site issues and options submission
Ownership	undefined
SUS Score	144.44
SUS Social	Average
SUS Economic	Poor
SUS Environment	Average
Site Suitable	N
Site Available	N
Developable	Not presently developable
Achievable	Not achievable
Comments	
Landscape Impact	Would be seen from road.
Adjacent Use	Site is currently paddock. Pub and housing adjacent. Noise from main road will be a major issue. Abuts 4/WG/05. Possible access issues with latter site - would access be through this site?? Amenity Mitigation Issues: Would need to be screened from road
Pollution	No known issues
Flood Risk	Possible surface water flood risk.
Service Access	Witton Gilbert is defined as a medium size village offering a fairly minimal range of facilities therefore access to a higher range of facilities and services will be through a high reliance upon the car or by public transport to the likes of Sacriston an
Settlement Relations	On Front Street. Near to housing and pub. Greenfield site outside settlement boundary, however.
Highway Access	Access would be straight onto roundabout. Pinch point at potential access. Highways state it is suitable, as single access junction from Front Street plus some frontage development would be acceptable, however.
Biodiversity Impact	Site currently paddock. Potential biodiversity issues, however, as may be

	GCN ponds in vicinity. Also hedgerows present - nesting or bat flight lines??
Heritage Impact	Possible impact on listed buildings adjacent and their setting.
Open Space	Whilst the Bearpark and Witton Gilbert ward is identified as having a deficiency in semi-natural green space of some 4.41hectares, the site is currently paddock and is therefore not making a contribution to this.
Infrastructure	Witton Gilbert and Langley Park sewage treatment works will be 28 houses above headroom in 2015/16. West Rainton, Pitlington, Esh Village and Witton Gilbert may have school capacity issues in the future.
Topography	Low lying and sloping, but no major issues.

4/WG/03	
Delivery Area	Central
Preferred Options Ref	
Pre-Submission Draft Ref	
Site Allocated	No
Traffic Light	Amber
Site Name	Land Adjacent to Witton Gilbert Carriageway
Settlement	Witton Gilbert
Present Use	Agriculture/Horticulture
Settlement Hierarchy	Rural
Assessment Outcome	Site is unsuitable because there is no suitable access and Western part of it is public open space at present. Development here would lead to encroachment into the countryside (Green Belt) and associated landscape impacts.
Final Plan Decision	This site was deemed to be unsuitable (amber) for housing development through the Strategic Housing Land Availability (SHLAA) process. In view of this and given no exceptional circumstances have been identified this site was not considered as a reasonable alternative to those suitable sites considered and subsequently allocated in Policy 30 (Housing Allocations) of the County Durham Plan.
Developable Area	3.15
Planning Status	No planning status
App No	
Planning Details	Housing Sites Preferred options submission
Ownership	Private
SUS Score	152.56
SUS Social	Average
SUS Economic	Average
SUS Environment	Average
Site Suitable	N
Site Available	N
Developable	Not presently developable
Achievable	Not achievable
Comments	
Landscape Impact	Structural landscaping required. Despite mitigation significant adverse visual impact on the landscape will remain- incursion into attractive open countryside. Site lies in Green Belt: impact on Green Belt not assessed but no obvious reason to allow. Western half of site recreational open space.
Adjacent Use	Adjacent to housing on one (long) side and to farmland on the others. Adjacent housing is mid-C20th semi-detached houses. Site lies in Green Belt- impact on Green Belt not assessed but no obvious reason to allow. Amenity Mitigation Issues: The site is
Pollution	None identified
Flood Risk	None Identified
Service Access	Although access to most services and facilities is generally excellent, there are services/ facilities that may be outwith walking distance for some residents (e.g. education, GP, retail park, industrial estate/ business park & main town). The decent bus
Settlement Relations	None identified

Highway Access	Significant highway improvements required. HAuthority - Access will not be approved from A691. No other access is apparent. Major access issues. NWL - There are no capacity issues with Witton Gilbert STW although the size of the potential site would requ
Biodiversity Impact	Further investigation required. Lower Browney Valley (CWS) is 340m from the site and connected by PROW so further advice from the ecology team may be required in respect of potentially mitigating for increased recreational impacts.
Heritage Impact	None identified
Open Space	Western half of site recreational open space. Witton Gilbert and Bearpark ward has an oversupply of amenity and outdoor sports space but a shortage of open space overall. This could be addressed by reducing the developable area and providing some semi-nat
Infrastructure	Witton Gilbert and Langley Park sewage treatment works will be 28 houses above headroom in 2015/16. West Rainton, Pitlington, Esh Village and Witton Gilbert may have school capacity issues in the future.
Topography	Site slopes.

4/WG/04	
Delivery Area	Central
Preferred Options Ref	
Pre-Submission Draft Ref	
Site Allocated	No
Traffic Light	Amber
Site Name	Land East of Brookside, Witton Gilbert
Settlement	Witton Gilbert
Present Use	Agriculture/Horticulture
Settlement Hierarchy	Rural
Assessment Outcome	Site is unsuitable because there is no suitable access and development here would lead to encroachment into attractive countryside and associated visual impact. The site is Green Belt.
Final Plan Decision	This site was deemed to be unsuitable (amber) for housing development through the Strategic Housing Land Availability (SHLAA) process. In view of this and given no exceptional circumstances have been identified this site was not considered as a reasonable alternative to those suitable sites considered and subsequently allocated in Policy 30 (Housing Allocations) of the County Durham Plan.
Developable Area	2.52
Planning Status	No planning status
App No	
Planning Details	LDF Housing Site Submission issues and options
Ownership	Private
SUS Score	161.12
SUS Social	Average
SUS Economic	Poor
SUS Environment	Average
Site Suitable	N
Site Available	N
Developable	Not presently developable
Achievable	Not achievable
Comments	
Landscape Impact	Structural landscaping required. Despite mitigation some adverse visual impact on the landscape will remain- incursion into attractive open countryside. Site lies in Green Belt: impact on Green Belt not assessed but no obvious reason to allow.
Adjacent Use	Adjoins housing along one (long) side- other sides abut farmland. Adjacent housing is later C20th detached houses at medium-to-low density. Amenity Mitigation Issues: None identified
Pollution	None identified
Flood Risk	None Identified
Service Access	Although access to most services and facilities is generally excellent, there are services/ facilities that may be outwith walking distance for some residents (e.g. education, GP, retail park, industrial estate/ business park & main town). The decent bus
Settlement Relations	None identified
Highway Access	Significant highway improvements required. Site is not adjacent to any adopted highway. No access available.

Biodiversity Impact	Further investigation required. Lower Browney Valley (CWS) is 580m from the site and connected by PROW so further advice from the ecology team may be required in respect of potentially mitigating for increased recreational impacts.
Heritage Impact	None identified
Open Space	Witton Gilbert and Bearpark ward has an oversupply of amenity and outdoor sports space open space but a shortage of open space overall, which could be addressed by the incorporation of open space within this site. The site could impact upon OSNA/4/175, wh
Infrastructure	Additional sewerage capacity may be required in future. There are no capacity issues with Witton Gilbert STW although the size of the potential site would require a capacity check prior to development. There are likely to be waste water constraints on dev
Topography	Sloping site. Mitigation would allow housing.

<u>4/WG/05</u>	
Delivery Area	Central
Preferred Options Ref	
Pre-Submission Draft Ref	
Site Allocated	
Traffic Light	Amber
Site Name	Land South of Front Street, Witton Gilbert
Settlement	Witton Gilbert
Present Use	Agriculture/Horticulture
Settlement Hierarchy	Rural
Assessment Outcome	Site is unsuitable because it would have an adverse visual impact and because development here would be affected by noise and air pollution from the A691.
Final Plan Decision	This site was deemed to be unsuitable (amber) for housing development through the Strategic Housing Land Availability (SHLAA) process. In view of this and given no exceptional circumstances have been identified this site was not considered as a reasonable alternative to those suitable sites considered and subsequently allocated in Policy 30 (Housing Allocations) of the County Durham Plan.
Developable Area	1.39
Planning Status	No planning status
App No	
Planning Details	LDF Housing Sites Issues and Options submission
Ownership	Private
SUS Score	128.26
SUS Social	Average
SUS Economic	Poor
SUS Environment	Average
Site Suitable	N
Site Available	Y
Developable	Not presently developable
Achievable	Not achievable
Comments	
Landscape Impact	Structural landscaping required. Despite mitigation some adverse visual impact on the landscape will remain.
Adjacent Use	Adjacent to housing and businesses to the north; to private gardens or yards to the east and west; and to the A691 to the south. Adjacent buildings vary in age and style but form part of the historic village centre. Witton Gilbert is a Large Village with 1
Pollution	None identified
Flood Risk	None Identified
Service Access	Although access to most services and facilities is generally excellent, there are services/ facilities that may be outwith walking distance for some residents (e.g. education. GP, retail park, industrial estate/ business park & main town). However, this f
Settlement Relations	None identified
Highway Access	Access would be through 4/WG/02? Although Highways Authority say no issues. Pedestrian routes to Front Street should be provided. No access permitted from the bypass.
Biodiversity Impact	Further investigation required. Lower Browney Valley (CWS) is 320m

	from the site and connected by PROW so further advice from the ecology team may be required in respect of potentially mitigating for increased recreational impacts.
Heritage Impact	The site is over 1 hectare so an archaeological assessment and evaluation will be required. Development could affect the setting of the Grade II listed former Smithy to the North of the site. This could be a minor negative, which could be mitigated by low density development immediately South of the listed building.
Open Space	Witton Gilbert and Bearpark ward has an oversupply of amenity and outdoor sports space open space but a shortage of open space overall. which could be addressed by the incorporation of open space within this site.
Infrastructure	Additional sewerage capacity may be required in future. There are no capacity issues with Witton Gilbert STW although the size of the potential site would require a capacity check prior to development. There are likely to be waste water constraints on dev
Topography	None identified. Site is slightly sloping, however.

4/WG/06/A	
Delivery Area	Central
Preferred Options Ref	
Pre-Submission Draft Ref	
Site Allocated	
Traffic Light	Red
Site Name	Land west of Witton Gilbert
Settlement	Witton Gilbert
Present Use	undefined
Settlement Hierarchy	Rural
Assessment Outcome	This has not been assessed as is either detached from settlement or a Category 1 Designation. Please see methodology for more information.
Final Plan Decision	This site was deemed to be unsuitable (red) for housing development through the Strategic Housing Land Availability (SHLAA) process. In view of this and given no exceptional circumstances have been identified this site was not considered as a reasonable alternative to those suitable sites considered and subsequently allocated in Policy 30 (Housing Allocations) of the County Durham Plan.
Developable Area	13.27
Planning Status	No planning status
App No	
Planning Details	
Ownership	undefined
SUS Score	148.63
SUS Social	Average
SUS Economic	Poor
SUS Environment	Average
Site Suitable	N
Site Available	N
Developable	Not presently developable
Achievable	Not achievable
Comments	
Landscape Impact	
Adjacent Use	
Pollution	
Flood Risk	
Service Access	
Settlement Relations	
Highway Access	
Biodiversity Impact	
Heritage Impact	
Open Space	
Infrastructure	
Topography	

4/WG/06/B	
Delivery Area	Central
Preferred Options Ref	
Pre-Submission Draft Ref	
Site Allocated	
Traffic Light	Red
Site Name	Land west of Witton Gilbert
Settlement	Witton Gilbert
Present Use	undefined
Settlement Hierarchy	Rural
Assessment Outcome	This has not been assessed as is either detached from settlement or a Category 1 Designation. Please see methodology for more information.
Final Plan Decision	This site was deemed to be unsuitable (red) for housing development through the Strategic Housing Land Availability (SHLAA) process. In view of this and given no exceptional circumstances have been identified this site was not considered as a reasonable alternative to those suitable sites considered and subsequently allocated in Policy 30 (Housing Allocations) of the County Durham Plan.
Developable Area	5.66
Planning Status	No planning status
App No	
Planning Details	
Ownership	undefined
SUS Score	147.67
SUS Social	Average
SUS Economic	Poor
SUS Environment	Average
Site Suitable	N
Site Available	N
Developable	Not presently developable
Achievable	Not achievable
Comments	
Landscape Impact	
Adjacent Use	
Pollution	
Flood Risk	
Service Access	
Settlement Relations	
Highway Access	
Biodiversity Impact	
Heritage Impact	
Open Space	
Infrastructure	
Topography	

<u>4/WG/07</u>	
Delivery Area	Central
Preferred Options Ref	
Pre-Submission Draft Ref	
Site Allocated	
Traffic Light	Amber
Site Name	Land north of Witton Gilbert
Settlement	Witton Gilbert
Present Use	undefined
Settlement Hierarchy	Rural
Assessment Outcome	This site is unacceptable for housing development. It is a prominent site that breaches the brow of the hill, and is exceptionally visible from parts of Durham City, surrounding roads and settlements. Development would have significant adverse impacts on the landscape and by intruding into the narrow gap between Witton Gilbert and Sacriston would threaten the separate identity of these settlements. The site is also high quality, Grade 3 agricultural land.
Final Plan Decision	This site was deemed to be unsuitable (amber) for housing development through the Strategic Housing Land Availability (SHLAA) process. In view of this and given no exceptional circumstances have been identified this site was not considered as a reasonable alternative to those suitable sites considered and subsequently allocated in Policy 30 (Housing Allocations) of the County Durham Plan.
Developable Area	1.22
Planning Status	No planning status
App No	
Planning Details	
Ownership	undefined
SUS Score	169.9
SUS Social	Good
SUS Economic	Average
SUS Environment	Average
Site Suitable	N
Site Available	N
Developable	Not presently developable
Achievable	Not achievable
Comments	
Landscape Impact	This is a prominent site that breaches the brow of the hill, and is exceptionally visible from parts of Durham City, surrounding roads and settlements. Development would have significant adverse impacts on the landscape and by intruding into the narrow gap between Witton Gilbert and Sacriston would threaten the separate identity of these settlements. The site is also high quality, Grade 3 agricultural land.
Adjacent Use	The site is adjacent to other compatible uses, including existing housing to the north east and open countryside. The B 6532 runs along the eastern boundary of the site and may give rise to noise issues. Further investigation is required to identify if the
Pollution	Further investigation required
Flood Risk	None identified
Service Access	This is a 'Secondary Town' as defined in the County Durham Settlement

	Study with good access to a range of facilities and services along with a high standard of bus services to other main towns. Whilst, the site is some distance from the Town Centre, it b
Settlement Relations	This site extends beyond the built up area of the settlement, into adjacent countryside. It breaches the brow of the hill and does not have a good visual relationship with the settlement.
Highway Access	No clear information on highway access given. Being followed up.
Biodiversity Impact	The site is 400 metres from Sacriston Wood LWS. Further investigation is required of potential ecological impacts along with any associated need for mitigation.
Heritage Impact	There is evidence of archaeological interest in the site. Further investigation is required to establish potential impacts on any area of archaeological interest within or near the site along with the need for associated mitigation measures. (WHY IS SA REQUIRING THIS, TOTALLY UNCLEAR)
Open Space	The site is not designated as open space.
Infrastructure	Investment required in waste water treatment and school provision.
Topography	This is a steeply sloping site with gradients which may prejudice development and this requires further investigation.

4/WG/08	
Delivery Area	Central
Preferred Options Ref	
Pre-Submission Draft Ref	
Site Allocated	No
Traffic Light	Amber
Site Name	Allotment Gardens
Settlement	Witton Gilbert
Present Use	Allotments
Settlement Hierarchy	Rural
Assessment Outcome	Site is well used and well maintained allotments (OSNA/4/359). If suitable re-provision could be made, site may be viable. Site would be resisted, otherwise, however.
Final Plan Decision	This site was deemed to be unsuitable (amber) for housing development through the Strategic Housing Land Availability (SHLAA) process. In view of this and given no exceptional circumstances have been identified this site was not considered as a reasonable alternative to those suitable sites considered and subsequently allocated in Policy 30 (Housing Allocations) of the County Durham Plan.
Developable Area	0.77
Planning Status	No planning status
App No	
Planning Details	
Ownership	Local Authority
SUS Score	170.13
SUS Social	Good
SUS Economic	Poor
SUS Environment	Average
Site Suitable	N
Site Available	N
Developable	Not presently developable
Achievable	Not achievable
Comments	
Landscape Impact	Low landscape and visual impacts but loss of well-used and well managed allotments in a convenient location.
Adjacent Use	School and housing adjacent. Outdoor sport space to West.
Pollution	No known issues
Flood Risk	No known issues.
Service Access	Witton Gilbert is defined as a medium size village offering a fairly minimal range of facilities therefore access to a higher range of facilities and services will be through a high reliance upon the car or by public transport to the likes of Sacriston an
Settlement Relations	Site is bounded on one side (East) by housing, and to the South and South East by a road and housing. It is just outside the current settlement boundary, however.
Highway Access	Access from Acorn Croft acceptable.
Biodiversity Impact	Possible. Further assessment may be required.
Heritage Impact	No known issues, but further investigation may be required.
Open Space	Loss of well-used and well managed allotments in a convenient location. There is a shortfall of 3.12 hectares in the supply of allotments in the

	ward. If alternative allotments could be provided, the site may be viable. The loss of these allotments would
Infrastructure	Witton Gilbert and Langley Park sewage treatment works will be 28 houses above headroom in 2015/16. West Rainton, Pitlington, Esh Village and Witton Gilbert may have school capacity issues in the future.
Topography	No known issues.