



The County Durham Plan
Planning the Future of County Durham
Core Strategy Issues and Options Paper
County Durham Local Development Framework

Consultation Response of Coxhoe Parish Council

This document was agreed by the Coxhoe Parish Council County Durham Plan Working Group on 22nd July 2010 and formed the basis of recommendations to the Full Council meeting on 28th July 2010. This response document was formally approved at that meeting.

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Core Strategy Issues and Options Paper

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Summary

The County Durham Partnership has, through the development of the Sustainable Communities Strategy, identified a vision for County Durham which is challenging and ambitious but which is, now more than ever, needed to ensure that the county is able to move forward in difficult economic times. In doing so it is essential that the County also ensure that we enhance and protect the environment in which we live and that our decisions are sustainable and long lasting. The County Durham Plan, for the first time in many years provides the opportunity to look at the County as one and to develop a strategy which works for the whole area, where we can focus and prioritise to ensure that we maximise the /economic potential within the region, whilst still able to maintain and enhance the environment which makes County Durham so unique. This strategy seeks to identify what is needed and where, identifying those areas which will attract new and long lasting investment whilst also understanding what each settlement needs to ensure that services, opportunities and choice are maintained. There are some challenging options within the document each of which has been developed through consultation and evidence and which the County Council feel achieves what is set out in the community strategy and which is right for the County. It sets out a strategy of attracting people to the most accessible areas but also encouraging local growth in jobs and housing elsewhere.

The Plan looks at ways of increasing those areas where we as a County have been falling behind; for instance there is no national headquarters located here, why? Because at present we just do not have the right sites. Attracting national companies to the area brings profile but also many more jobs and suppliers to the area. We have a fantastic coast, countryside and heritage and yet tourism is not a major employer, we need to look at the offer /we provide to visitors; the hotels and infrastructure required to get more people to come and stay longer.

The County Council feel need to get the right housing in the right locations. Getting on the housing ladder has never been harder; we need to look at a range of solutions to ensure everyone has the opportunity and choice of getting started. Equally by building more large executive homes it has been shown that we will be able to attract more businesses and jobs to the area as people relocate. More population brings more spending therefore more shops and facilities and helps keep our essential services going and improving. It also brings issues around traffic generation and again the County Council feel that we must look at ensuring that whatever development we attract provides ways to not only cope with extra demand but also to alleviate existing problems and provide more sustainable options. The County Council consider that this is a fantastic opportunity for County Durham to set out a bold new direction which

will lead to a more sustainable future, working alongside partners, communities and stakeholders it will provide a long lasting legacy that we can all benefit from. The County Council is seeking views on how, together, we can make this a reality.

What is the Document about?

In order to deliver the transformation to the County's economy that is required the County Council feel we need to put in place a plan which creates conditions to deliver the right amount and type of new development in the most appropriate locations. So far the County Council have identified that up to 2030 we need to deliver;

- 16,000 new jobs on 163 ha of employment land
- Around 29,000 new houses
- New shopping in Crook, Durham City, Ferryhill, Peterlee and Spennymoor
- Major new roads to the north and west of Durham City
- Additional new capacity for household, commercial and industrial waste
- A steady supply of minerals
- At least 20% of electricity generated to be from renewable sources

There is also need to decide how this development will be shared out across County Durham. To this end we have identified two options, but the County Council are making it clear that Option A is the Council's preferred choice.

Option A emphasises increased economic development, such as new jobs, housing, retailing etc, in those locations that have demonstrated strong economic performance, with the principal focus on Durham City, as the most effective way to increase the prosperity and economic performance of the County as a whole. However, Durham City is not the only focus of this option and other towns that have been more successful in attracting new housing and other development such as Chester-le -Street, Consett, Seaham, Bishop Auckland and Barnard Castle. Although not priority locations other areas of the County will be allowed to grow and prosper.

Option B targets the most deprived areas of County Durham to try and increase the quality of life for their residents and secure their regeneration. This has been the approach used by many of the former Districts but based on past experience the Council believes that this would be unlikely to deliver the changes to the County's economy that are required. The towns that are the main focus of this option are Newton Aycliffe, Peterlee, Spennymoor, Stanley and Shildon. Again other areas of the County will be allowed to grow and prosper. Comments should be received by no later than **4.30pm on Friday 6th August 2010**. This document was agreed by the Coxhoe Parish Council County Durham Plan Working Group on 22nd July 2010 and formed the basis of recommendations to the Full Council meeting on 28th July 2010. This document was formally approved at that meeting.

The following table summarises the issues. Members have been provided with access to the full document.

Qu. No.	Issue and Summary Implication	Response of Coxhoe Parish Council
Spatial Vision for County Durham		
1	<p>Spatial Vision for County Durham A suggested Spatial Vision for County Durham is set out in full in Annexe 1 of this Document. Coxhoe is indicated to be in Central Durham. The Spatial Vision for Central Durham is:</p> <p>In Central Durham, Durham City will be the driving force of economic growth in County Durham, providing the employment, housing and retail facilities to meet the needs of local people and to attract and retain high achieving entrepreneurs and a highly skilled workforce. Durham University will be a flourishing centre of learning and research and development. Further commercial and employment schemes, particularly high quality office developments, will have enhanced the City's role as a major employment area and a location of choice for the economy's growth sectors. Durham City's role as a long stay tourist destination will have been achieved via further quality accommodation and by maximising existing attractions and developing new ones. Development in the remainder of Central Durham will have continued to meet local needs and also supported the growth of Durham City in its role as the key driver of County Durham's economy.</p> <p>This suggests that development in Coxhoe will be aimed at meeting local needs while supporting Durham City as the main focus and drive.</p>	<p>Coxhoe Parish Council consider that this is the most appropriate way to set out the Spatial vision for County Council. It agrees with the vision for Central Durham as specifically set out.</p>
2	<p>Objectives Annexe 2 of this document sets out the proposed objectives of the Plan. These are strategic objectives which appear comprehensive</p>	<p>Coxhoe Parish Council support the proposed objectives of the plan.</p>
Where should new development be located?		
3	<p>Where Should New Development be Located? - Developing Spatial Options for County Durham</p> <p>Questions 3-6 concentrate on the two options set out in the summary above.. They do indicate that they may change this view once consultations are received. In terms of Coxhoe and Quarrington Hill it is unlikely that these settlements would be targeted for regeneration as they are aimed at larger settlements. Member's views are sought on how they may wish to respond on the options but a suggested approach is provided.</p> <p>In respect of Strategic Industrial land allocation there are two specific questions asked:</p>	<p>The County Council are urged to take fully into account views received before determining which option they ought to follow. The Parish Council would support the County Council's ultimate decision if it can subsequently demonstrate that it has fully taken account of the views of people in the County.</p>

Qu. No.	Issue and Summary Implication	Response of Coxhoe Parish Council
6(ii)	<p>A. Promoting Economic Development.</p> <p>B. Targeted Regeneration.</p> <p>C. A combination of the two (please specify).</p> <p>In terms of Coxhoe and Quarrington Hill it is unlikely that these settlements would be targeted for regeneration as this is aimed at larger settlements. Member's views are sought on how they may wish to respond on the options but a suggested approach is provided.</p> <p>State reasons for choice</p>	<p>Not Applicable</p>
Climate Change and Sustainable Development		
7	<p>Climate Change Mitigation</p> <p>One of the objectives of the Sustainable Community Strategy (SCS) is to mitigate the impact of, and adapt to Climate Change. Mitigation refers to action that is needed to reduce greenhouse gas emissions to limit the most severe impacts of climate change. The 2008 Climate Change Act⁽¹⁾ made provision to reduce Carbon Dioxide (CO²) emissions by 34% by 2020 to set us on a path to reduce emissions by 80% by 2050. Durham County Council has a set a target above this, aiming to reduce emissions across the County by 40% by 2020 (from a 1990 baseline). This will require an annual reduction of 4% or 180,000 tonnes of CO². Reducing carbon emissions and adapting to the effects of climate change therefore underpins every aspect of planning and is central to the Core Strategy. It will also help support regeneration, and improve health and the quality of life of everyone in the County. In general, the County Council feel the Core Strategy will need to ensure that new development is located to reduce the need to travel and support the fullest possible use of sustainable transport, and designed in a way that limits carbon dioxide emissions, uses decentralised and renewable or low carbon energy, and minimises vulnerability to future climate impacts.</p> <p>The County Council feel there are no options to consider and ask if this is correct</p>	<p>Coxhoe Parish Council agree that there are no options to consider</p>
8	<p>Climate Change Adaptation</p> <p>The County Council believe that new developments should be more resilient to the effects of Climate Change than existing buildings. Much of this resilience can be built in by ensuring zero or low cost works are carried out at the building stage. Developments built to the higher levels of the Code for Sustainable Homes (CSH) or BREEAM (BRE Environmental Assessment Method) will have resilience built into them through the adoption of Sustainable Urban Drainage (SUDs) or reduced hard standing etc. Other developments not built to these standards should consider them and the usage of cool spots from natural planting or building orientation to reduce the risk from higher temperatures that will be experienced in the future.</p> <p>The County Council feel there are no options to consider and ask if this is correct</p>	<p>Coxhoe Parish Council agree that there are no options to consider</p>

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9	<p>Delivering Sustainable Development</p> <p>The County council propose to include a broad strategic policy to maximise the delivery of sustainable development similar to Policy 24 of the RSS. It will draw together environmental, social and economic issues into one over arching policy, which will then provide the justification for some of these issues to be given more detailed guidance in other County Durham Plan documents such as the Development Management Development Plan Document and the Sustainable Design Supplementary Planning Document. The purpose of the policy is to improve the urban design and sustainability of new development in County Durham.</p> <p>The County Council feel there are no options to consider and ask if this is correct</p>	<p>Coxhoe Parish Council agree that there are no options to consider</p>
10	<p>Economic Opportunities of Climate Change</p> <p>The Stern Review Report⁽²⁾ calculated the economic implications of climate change but also emphasised the advantages of investing now, in order to make long term savings. County Durham has a rich source of strategic resources to develop low carbon technologies, and also a tradition of engineering skills which have great potential to support new industries, with major economic and employment benefits. Many of these opportunities lie in the field of low carbon energy and are discussed in more detail in the Energy Section in Chapter 11. A regional study is currently being undertaken which examines the impacts of climate change on the north east economy, including a cost benefit analysis of the adaptation responses required, the move toward a low carbon economy, and the impact of new legislation. The results of the Study will expand the evidence base for the Core Strategy.</p> <p>The County Council feel there are no options to consider and ask if this is correct</p>	<p>Coxhoe Parish Council agree that there are no options to consider</p>
11	<p>Tourism</p> <p>A key element of the Council's Sustainable Community Strategy (SCS) is to improve the tourism offer in the County. In particular to develop Durham City into a world class cultural and visitor centre building on the 'Durham City Vision'. Visitor destination plans are being developed in other key tourism towns/centres such as Barnard Castle, Bishop Auckland, Chester-le-Street, Seaham and Stanhope. The County Durham Plan will need to consider any spatial and development requirements of the County Durham Tourism Strategy and the Area Tourism Management Plan (ATMaP), which is updated every six months. The ATMaP process normally involves a feasibility study, and the inclusion of a tourism development on ATMaP has tended to assist the justification for granting subsequent planning permission. Policy 16 of the RSS gives general encouragement to promoting cultural and tourism development. It is proposed that the County Durham Plan will include a broad strategic policy to set out the overarching principles of developing new tourism attractions and accommodations while promoting the development of the tourist sector in County Durham</p> <p>The County Council feel there are no options to consider and ask if this is correct</p>	<p>Coxhoe Parish Council agree that there are no options to consider</p>

Qu. No.	Issue and Summary Implication	Response of Coxhoe Parish Council
12(i)	<p>Leisure and Tourism in Durham City</p> <p>The County Council, believes that Durham City is not achieving the level of tourist spend commensurate with its qualities, it remains for the most part a day trip destination. Much continues to be done to increase the level of attractions and facilities in the City, both to create employment and to attract longer stay visitors. Cultural facilities and activities have been improved, including a new theatre/cinema, a new swimming pool and a leisure quarter (Walkergate). More visitor accommodation has been developed (800 new visitor bed spaces in the past 10 years) and a new shopping centre at the Prince Bishops Centre. However, as acknowledged by the Durham City 2020 Vision project the City Centre's attractiveness needs to be further enhanced as a destination in itself but also as a base for exploring the rest of the County. Development in the City must always respect the setting of the World Heritage Site and the historic environment. Outside of the City many of the surrounding villages have facilities to meet their everyday needs but rely on the City for many of their leisure and cultural needs. In determining the strategy for Central Durham it is important that the needs of local people are taken into account.</p> <p>This question asks:</p> <p>How should we seek to improve Durham City as a leisure and tourist destination?</p> <p>A. Limited intervention to allow the City to remain as it is, relying on its existing historic environment and facilities.</p> <p>B. Continue to develop the level of facilities in the City and locality while respecting the capacity of the City to take further development in accordance with the Durham City Vision.</p> <p>C. Seek to achieve a step change in the City, with major new facilities (attractions, accommodation and leisure) to raise its profile.</p> <p>Members views are sought but a suggested response is suggested</p>	<p>Coxhoe Parish Council would support Option B.</p>
12b	<p>This question seeks reasons for the choice</p>	<p>Coxhoe Parish Council feel that this is the best option to achieve some improvement in the attraction of the City for tourists without serious impact on its character and attractiveness.</p>

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A County of Sustainable Communities		
13	<p>Developing a Settlement Hierachy for County Durham</p> <p>The County Council set out a proposed heirachy of settlements as folows: First order – settlements identified in RSS such as Durham City, Spennymoor Second Order – RSS identified secondary settlements such as Sedegefield, Bowburn Third Order – reasonable range of facilities such as Easington, Bournmoor Fourth Order –smaller villages such as Quarrington Hill Smaller villages – such as Old Cassop</p> <p>The County Council consider that there are no other options and asj if this is correct.</p> <p>Quarrington Hill is clearly identified in the narrative. While it is not clear from the narrative where Coxhoe lies it is likely to be the third order which could possibly accomodate some small scale infill development to support local services.</p>	<p>Coxhoe Parish agrees with the suggested heirachy although requires clarification where Coxhoe fits within the Heirachy. The Parish Council have no issues about where Coxhoe and Quarrington Hill fit into the hierachy but have concerns about the methodology. The results of the scoring matrix in the Settlement Study does not reflect the significance of the housing site identified below as set out in the SLAA.The Parish Council would support small scale infil development to support local services, improve the attractiveness of the village and improve housing choice. The Parish Council would urge the County Council to consider suitable infil development on key eyesore sites within the villages.</p> <p>The Parish Council would have no objection in principle to the development of SLAA site 4/CO/06, Bogma Hall Farm it strongly takes the view that any such development should only take place so long as there is put in place the social infrastructure to support the development including:</p> <ul style="list-style-type: none"> • an appropriate mix of social and affordable housingincluding room bungalows and other sheltered accommodation for which there is an identified need in the village; • adequate school provision within the village; and • adequate health facilities. <p>Coxhoe Parish Council are strongly of the view that whatever Option or hierachy is set policies for settlements such as Quarrington Hill must be included to enhance their viability, vitality and sustainability and that the future of these settlementms are sustained. In particular it feels that policies should be flexible and not unreasonably limit the scale of infil development (e.g. policies for housing should not limit infil development to a maximum of 10 houses)</p>

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14 (i)	<p>Mixed Use Development</p> <p>A key element of sustainable communities is a good balance between housing, jobs and other services. Developing large housing estates remote from existing jobs and services and without any included within the development encourages unnecessary travelling and detracts from a community's identity. The Settlement Hierarchy includes access to services such as employment, education and shopping in assessing the sustainability of towns and villages. Directing the majority of new development to the more sustainable locations would therefore ensure better access to services. If a development is large enough it would be both potentially viable and desirable to provide some employment land, shopping or other facilities within the scheme.</p> <p>Ensuring a balance between housing and other uses</p> <p>What is the best way to ensure new housing has good access to jobs and other services?</p> <p>Potential Options:</p> <p>A. Rely on the Settlement Hierarchy to direct development to locations that have better access to services.</p> <p>B. Rely on the Settlement Hierarchy and require sites over a certain number of houses (please specify) to provide a mix of uses such as shopping or jobs.</p>	<p>Coxhoe Parish Council support Option A</p>
14 (ii)	<p>Provide Reasons for Choice</p>	<p>Coxhoe Parish Council consider that this option is the best option for achieving a balance between housing and other uses.</p>
15	<p>Housing on previously developed land</p> <p>Between 2004 and 2009 the average percentage of new houses built on previously developed land, or brownfield land, was 76%. This level of performance indicates that most of the well located and easily developed brownfield land has now been developed. It is therefore likely to be much more difficult to maintain this level of performance. The current national target for housing on previously developed land is 60% and the regional target in RSS is 65%. However it is clear from analysing the housing sites with planning permission and those identified as potentially suitable in the SHLAA that it will be extremely difficult to meet these targets. In fact Option A is likely to achieve somewhere between 30% and 35% on brownfield land and Option B, 35% to 40%. Despite these figures we will still seek to maximise the use of previously</p>	<p>Coxhoe Parish Council feel that there may be some doubt over what the new government policy actually might be. Nevertheless they consider that the County Council ought to consider maximising the amount of development on previously developed land. The Parish Council would support reasonable scale infill development to support local services, improve the attractiveness of the village and improve housing choice. The Parish Council would urge the County Council to consider suitable infill</p>

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	<p>developed land in accordance with Government and regional policy.</p> <p>The County Council feel there are no options to consider and ask if this is correct</p>	<p>development on key eyesore sites within the villages.</p>
<p>16(i)</p> <p>16(ii)</p>	<p>Affordable Housing Government advice promotes mixed communities and therefore any affordable housing should be located throughout a development and not concentrated in one part of a site.</p> <p>Although an affordable housing policy will seek a mix of types of affordable housing, which is the most appropriate type for County Durham?</p> <p>Potential Options:</p> <p>A. Rented from a social housing provider such as the Council or Housing Association.</p> <p>B. Intermediate housing such as shared ownership, shared equity, HomeBuy etc</p> <p>C. Low cost market housing provided by a house builder.</p> <p>Views of Members is sought but a suggested response is provided</p> <p>Reasons for choice</p>	<p>Coxhoe Parish Council feel a mix of these types of affordable housing would extend housing and tenure choice. The Parish Council have no other suggestions to make.</p> <p>Coxhoe Parish Council believe that providing a better range of access to housing is more appropriate than being restrictive.</p>
<p>17 (i)</p>	<p>Rural affordable Housing The County Council feels that the Strategic Housing Market Assessment (SHMA) demonstrates that there is a requirement to have a delivery mechanism that addresses affordable housing needs for local people within rural areas which will include smaller settlements. With this in mind, the overall aim should be to ensure that policies that steer development towards the most sustainable locations do not inadvertently have a detrimental impact on smaller settlements.</p> <p>What is the best way of securing affordable housing within the rural areas of the County particularly within the West Durham sub area?</p> <p>Potential Options:</p> <p>A. Apply the same policy to that used within the rest of the County i.e. delivered as part of a mixed tenure open market development.</p> <p>B. Apply a rural exceptions policy across the whole of West Durham to meet the needs</p>	<p>Coxhoe Parish Council supports Option A</p>

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17 (ii)	<p>identified in local housing needs surveys.</p> <p>Reasons for Choice</p>	<p>Coxhoe Parish Council consider that Option A best meets the desired objectives.</p>
18(i) 18(ii)	<p>Provision of Executive Housing. Regional studies have suggested that housing supply needs to be matched to housing aspirations to attract higher skilled workers and entrepreneurs to improve the attractiveness of an area as a place to live and invest in and to drive economic growth.</p> <p>What proportion of new housing should be developed as 'executive' housing?</p> <p>Potential Options:</p> <p>A. 0.5% percent of the total housing requirement i.e. 145 houses.</p> <p>B. 0.75% of the total housing requirement i.e. 217 houses.</p> <p>C. 1% percent of the total housing requirement i.e. 290 houses.</p> <p>Reasons for Choice</p>	<p>Coxhoe Parish Council do not have the information available or expertise to comment on such a specialist issue. Should this not be based on established need and not a restrictive percentage?</p> <p>Coxhoe Parish Council do not have the information available or expertise to comment on such a specialist issue.</p>
19(i) 19(ii)	<p>Location of Executive Housing Where should new 'executive' homes be developed?</p> <p>Potential Options:</p> <p>A. Dispersed distribution with additional executive housing in a large number of locations meeting sustainability criteria.</p> <p>B. Allocate executive housing in a small number of locations which meet sustainability criteria and are in close proximity to high quality employment sites.</p> <p>C. Allocate executive housing in only one or two select locations which meet sustainability criteria and in proximity to the most prestigious employment locations such as NetPark or Durham City.</p> <p>Reasons for Choice</p>	<p>Coxhoe Parish Council support Option A.</p> <p>Coxhoe Parish Council consider that the provision of greater choice will best achieve the desired objectives.</p>

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20	<p>Improving the quality of existing housing</p> <p>As a result the Local Investment Plan recently agreed by the Council and the Homes and Communities Agency has set out the following priorities for housing renewal and regeneration activity:</p> <p>Central Durham - establish a programme of demolition and development in Esh Winning and partial demolition and new build in Sherburn Road.</p> <p>North and East Durham - commence clearance in Easington Colliery, Dawdon and South Stanley.</p> <p>South Durham - housing clearance at Dean bank, Chilton and Coundon.</p> <p>West Durham - no current priorities for housing renewal activity.</p> <p>The County Council feel that this programme is reliant on the availability of sufficient funding, which given likely cuts in public spending may not be available. It is therefore unlikely that all of the planned work will actually happen. Any further housing renewal works will therefore have to be financed from planning obligations or other sources of funding.</p> <p>The County Council feel there are no options to consider and ask if this is correct</p>	<p>Coxhoe Parish Council agree that there are no options to consider</p>
21	<p>Type and Mix of Housing</p> <p>The County Council feel it would not be appropriate to set county wide targets for the type and mix of housing, but to assess it on a site by site basis. The County Durham SHMA update should provide the data on these local characteristics, which can then be used to assess what would be an appropriate mix of dwelling types and sizes on all new housing developments of 10 or more dwellings.</p> <p>The County Council feel there are no options to consider and ask if this is correct</p>	<p>Coxhoe Parish Council agree that there are no options to consider, but feel that the County Council should seek to improve housing choice.</p>
22	<p>Density</p> <p>In the past Government policy required all new housing developments to be built at a minimum density of 30 dwellings to the hectare regardless of location. More recent advice in Planning Policy Statement 3: Housing now allows local authorities to develop their own local housing density policies. We intend to do this in the Development Management DPD and will continue to use the minimum 30 dwellings to the hectare until then.</p> <p>The County Council feel there are no options to consider and ask if this is correct</p>	<p>Coxhoe Parish Council feel that the minimum ought to set as a guide. In the light of a change to government policy on density the County Council could find themselves being subject to challenge and potentially losing planning appeals on density issues.</p>

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23	<p>Housing for Older people</p> <p>By 2021 around a quarter of the population are expected to be over retirement age, with the number of very elderly, over 75, anticipated to double. The majority of current sheltered housing in the County is in need of modernisation or remodelling to respond to a range of needs. The 2008 SHMA recommended that further research was needed to forecast housing requirements for older people and to review the existing accommodation in terms of type, quantity and particularly quality of provision, and this work is currently ongoing with a report due in summer 2010. Government policy is to try to enable elderly people to remain living independently in their own homes whenever possible. Therefore the vast majority of older people will want to remain in their own homes with mainstream housing providing the primary means of meeting demand but some vulnerable groups will require support or bespoke housing solutions. The Council, working with the County Durham and Darlington Primary Care Trust, will continue to fund the adaptation of existing dwellings to allow elderly and disabled people to live independently in their own homes however this only accounts for a small proportion of the existing housing stock.</p> <p>There are clearly identified issues over the concentration of older people in older, poor quality housing - especially in rural (and especially more remote) areas. Tackling poor housing conditions is an absolute priority for these areas. Lifetime Homes are ordinary homes incorporating 16 Design Criteria that ensure they support the changing needs of individuals and families at different stages of life, particularly those of older people. Regulation for private housing in England to be built to the Lifetime Homes standard may be brought in from 2013, the decision on this being dependent on the Government's review of progress in 2010. Given the projected adoption date for the Core Strategy is 2012 it would be unrealistic to expect to implement the Standards any earlier using planning policy. However, the Council could apply the Standards to land in its ownership before this date. Implementing the Lifetime Homes standard can sometimes be expensive and in some cases this may impact on the viability of a particular scheme.</p> <p>How should we treat the Lifetime Homes standard in County Durham?</p> <p>Potential Options:</p> <p>A. Align with the national proposals to apply the Lifetime Homes standard to all new social housing by 2011 and private sector housing by 2013.</p> <p>B. Align with the national proposals but encourage earlier adoption of the Lifetime Homes standard on land in public ownership.</p>	<p>The Parish Council support Option A in view of the current restraint on public spending.</p>
24	<p>Retirement and Extra need housing</p> <p>Durham has a considerable stock of designated and sheltered housing, but this hides the fact that much of this provides very small space standards, and is unpopular with older people. The draft County Durham Older Persons' Accommodation and Support Strategy shows a need to increase the supply of accommodation specifically for older people but in reality this growth is required for non-social rented homes in the main, although any significant reduction in the stock</p>	<p>Coxhoe Parish Council supports Option C as it is more likely to meet needs as identified in the Coxhoe Parish Plan.</p>

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	<p>of unpopular homes that are not meeting needs will need at least partial replacement with good quality affordable rented homes. The demand is for two bedroom bungalows in particular, but these are expensive to provide through open or subsidised markets. The policy framework below considers a range of options for rebalancing supply. How should we provide retirement and extra needs housing?</p> <p>Potential Options:</p> <p>A. Allocate specific sites (in the Development Allocations DPD) for Retirement and Extra Needs Housing.</p> <p>B. Require a proportion of <u>all</u> new housing developments to be Retirement and Extra Needs Housing.</p> <p>C. Require a proportion of new housing developments <u>where there is an identified need</u> to be Retirement and Extra Needs Housing.</p>	
25(i)	<p>Provision for Gypsies and Travellers</p> <p>An assessment of the needs of Gypsies and Travellers in County Durham, published in 2007, estimated that a total of 108 extra pitches are required across the County between 2005 and 2010. This assessment is to be updated and will also include an assessment of the needs of Travelling Show people. A separate Development Plan Document (DPD) on Gypsies and Travellers and Travelling Show people will then be prepared to allocate specific sites to meet any needs identified. The Core Strategy must define the basic criteria to guide site allocations in the subsequent DPD. These criteria will also inform the Core Strategy policy that will be used to assess proposals for Gypsies and Travellers and Travelling Show people until the DPD is in place. Suggested criteria are set out in the consultation paper.</p> <p>Do you agree with the suggested criteria for identifying Gypsy, Traveller and Travelling Show people site allocations?</p> <p>Potential Options:</p> <p>A. Yes.</p> <p>B. No with suggested alternatives to the criteria set out.</p>	<p>Coxhoe Parish Council agree with the suggested criteria.</p>
25(ii)	<p>Reasons for Choice</p>	<p>The County Council are best placed to determine the relevant criteria on the basis of their experience and knowledge.</p>

Qu. No.	Issue and Summary Implication	Response of Coxhoe Parish Council
26	<p>Durham University</p> <p>Durham University is an intrinsic part of the City, bringing a range of jobs, students and researchers that have major benefits to the economy of the whole County, and will be a key player in the ongoing regeneration aspirations underlying the Core Strategy. Current aspirations of the University include the erection of a Gateway building on Stockton Road to provide a visible HQ (under construction Spring 2010), and to develop its research offer to a high level. Short to medium term needs may be able to be addressed within the University's estate, but given the importance of the University to the City and wider sub-region, the Core Strategy will need to take a positive approach to longer term aspirations within the Plan period to 2030 or to unexpected investment opportunities that may arise. There is therefore only one realistic option for meeting the future development needs of the University and that is to allow appropriate development and redevelopment within the University's existing estate. This position will be monitored and if a further need arises, appropriate allocations will be made in a future Development Allocations DPD.</p> <p>The County Council feel there are no options to consider and ask if this is correct</p>	<p>Coxhoe Parish Council agree that there are no options to consider</p>
27	<p>Student Accommodation</p> <p>Durham University students make up nearly 30% of the term time population of the City, contributing greatly to the economy and bringing vibrancy, but also bringing "studentification" of the housing stock where areas of the City's housing stock are dominated by student lets (the vast majority of private student lets have been created without the need for planning approval but Central Government has introduced new rules on the regulation of changes of use to Houses in Multiple Occupation bringing it under the control of the planning system from 1st April 2010). The pressure on the private rented student sector has been relieved to some extent in the past two years with the opening of 1200 additional purpose built bed spaces at new student halls of residence at Howland's Farm (Ustinov College) and on Green Lane. The University currently has modest plans for expansion of student numbers, the vast majority being post-graduate, so there will be a need for additional accommodation to be addressed in the Plan.</p> <p>Is the domination of areas of housing in Durham City by students and the potential increase in the number of post-graduate students requiring accommodation an issue that should be addressed by the County Durham Plan?</p> <p>Potential Options:</p> <p>A. Accept that students need accommodation in Durham City and allow the housing market to dictate the numbers and location of student housing.</p> <p>B. Seek to address the issue using Development Management policies such as restricting the proportion of changes of use in specified areas to Houses in Multiple Occupation as allowed by the changes to the Use Classes Order.</p> <p>C. Seek to work with the University to provide additional concentrated blocks of student accommodation.</p>	<p>Coxhoe Parish Council would support Option C</p>

Qu. No.	Issue and Summary Implication	Response of Coxhoe Parish Council
28	<p>Education and Training</p> <p>The County has a broad network of educational establishments but most are not designed for modern learning and ageing buildings are costly to repair and maintain. Also, some buildings may not be in the best locations to meet the needs of the local community. The scale and distribution of new housing development associated with delivering the County Durham Plan has implications for education and training which need to be recognised and planned for. Ensuring that sufficient existing or new capacity is available within the County's school and education system to meet future needs is essential for future prosperity. Planning for new education facilities through the Council's educational capital investment programme will need to be considered in tandem with new housing and as part of work associated with the Infrastructure Delivery Plan. Work is already underway to renew and refurbish the County's existing primary and secondary educational infrastructure over the next 10 to 15 years to meet 21st century needs as part of the £500M County Durham Building Schools for the Future programme. A number of sites have already been redeveloped including the Durham Johnston site and planning applications made for other new schools including an Academy at Consett. It is intended that redeveloped schools will offer an opportunity for co-locating facilities that can provide a hub for family care and lifelong learning, sporting and cultural activities at the heart of their local community. The BSF programme will also provide an opportunity to redevelop a number of redundant school sites, which will be considered in a separate allocations document as part of the County Durham Plan.</p> <p>The County Council feel there are no options to consider and ask if this is correct</p>	<p>Coxhoe Parish Council agree that there are no options to consider</p>
29	<p>Community Safety</p> <p>The design of places and the mix of land uses can help to minimise and deter crime, particularly in terms of providing natural surveillance from the occupants of buildings adjoining the street and other public space. It is intended that the Development Management document will contain a general policy which will include a requirement that all development should satisfy community safety issues.</p> <p>The County Council feel there are no options to consider and ask if this is correct</p>	<p>Coxhoe Parish Council agree that there are no options to consider</p>
30	<p>Health and wellbeing</p> <p>Health facilities in the County are largely provided and administered by the County Durham Primary Care Trust (PCT). The PCTs role is to develop and commission services that are responsive to the current and projected needs of local communities. The SCS seeks to contribute to the Regional Health and Wellbeing Strategy through its economic, social and environmental goals which, if achieved, will have a positive impact on health outcomes. Over the plan period, the County Durham Plan will need to ensure that the health needs of the County's growing and ageing population are fully addressed. Potentially new services will be required as new residential areas are built and existing facilities will require redevelopment over time. In order to meet the future needs of the community it will be essential that that the right mix of health related facilities and infrastructure are commissioned across the 12 main towns and other key settlements in the County. The scale and distribution of new housing development associated with delivering the County Durham Plan also needs to be recognised and appropriate provision made. Given that the scale and distribution of new housing across the County and the investment priorities of health providers in the County are yet to be set, a number of new or</p>	<p>Coxhoe Parish Council agree that there are no options to consider</p>

Qu. No.	Issue and Summary Implication	Response of Coxhoe Parish Council
	<p>redeveloped facilities are likely to come forward and be considered through the development management process. Some sites and facilities may also be identified and planned through the production of the Development Allocations DPD.</p> <p>The County Council feel there are no options to consider and ask if this is correct</p>	
Delivering an Improved and Protected Environment		
31a	<p>Green Infrastructure</p> <p>Green Infrastructure is a term used to describe the network of green spaces which all have connections within our city, towns and villages and stretch beyond them to the wider countryside including the grassed spaces within residential areas, street trees, local parks, wild spaces and water ways or coastline. Some particular opportunities for enhancement are likely to be identified within the emerging County Durham Green Infrastructure Strategy which aims to ensure that green infrastructure becomes an essential component of built development in the County. The Strategy will provide a framework for green space development and improvement across the county by identifying priority areas for action and by defining key strategic green infrastructure networks through Durham's landscapes and townscapes. The Council is committed to ensuring the promotion of quality open space and has carried out an audit and assessment of open space provision in the County. Development proposals will be required to contribute to open space provision and should not entail the loss or partial loss of valuable open space identified by the Open Space Needs Assessment, in accordance with the emerging policies on sports and recreational facilities and open space in the emerging Development Management DPD. Standards will be set out in the Development Management DPD regarding the provision of open space required from new development.</p> <p>The County Council feel there are no options to consider and ask if this is correct</p>	Coxhoe Parish Council agree that there are no options to consider
31b	<p>Landscape</p> <p>The Council's approach to sustaining nationally, regionally and locally valued landscapes will be to continue to support existing partnerships including the North Pennines AONB Partnership and the Limestone Landscapes Partnership. It will also promote the development of new landscape scale partnerships and particularly in former coalfield and urban fringe areas.</p> <p>The County Council feel there are no options to consider and ask if this is correct</p>	Coxhoe Parish Council agree that there are no options to consider
32	<p>Durham Heritage Coast</p> <p>The Heritage Coast in the east of the County stretches eleven miles from Ryhope Dene in the north to Crimdon Dene in the South. The Durham Heritage Coast Partnership has been established to continue delivering improvements to the Durham Coast through its Management Plan. As with the AONB, development within or affecting the Heritage Coast will be assessed against Government Policy and the Heritage Coast Management Plan. The most recent assessment of the Durham coastline was undertaken in 2007 and is included in the Shoreline Management Plan (SMP). This study was commissioned by the North East Coastal Authorities</p>	Coxhoe Parish Council agree that there are no options to consider

Qu. No.	Issue and Summary Implication	Response of Coxhoe Parish Council
	<p>Group and informs the 2001 Department for Environment, Food and Rural Affairs strategy for flood and coastal defence. The SMP identifies a small section of the coastline of Seaham, an area known as Red Acre Cliffs, as the only section of coast likely to be threatened by erosion over the plan period. We will identify the exact extent of this area in the Development Management DPD.</p> <p>The County Council feel there are no options to consider and ask if this is correct</p>	
33	<p>Biodiversity and Geodiversity</p> <p>Direct and indirect impacts of planning decisions on the County's biodiversity and geodiversity resource need to be fully considered. All development should aim to maintain, enhance, and restore the biodiversity and geodiversity resource or add to biodiversity and geological interests. Key indicators of success will be the health of the SSSIs within the authority's ownership, protection of Biodiversity Action Plan species and habitats and the positive management of the county wide network of Local Sites. The latter measured through the authority's report to government on National Indicator 197. Over the life of the Plan all of the County's existing Local Sites will need to be resurveyed and a management plan agreed for each site. The County Durham Plan must reflect the Council's biodiversity duties and national guidance, although specific policies on protected sites will not be needed as these will be covered by protective legislation. The authority will need to develop criteria based policies through subsequent DPD's.</p> <p>The County Council feel there are no options to consider and ask if this is correct</p>	Coxhoe Parish Council agree that there are no options to consider
34	<p>Design Quality</p> <p>In the future the Council is committed to ensuring that all new development will be of the highest standards in terms of architecture, urban design, sustainability and innovation. This will ensure that new development enhances and complements existing high quality areas and will raise the design standards and quality of areas in need of regeneration. All developments should reflect the local distinctiveness of County Durham. New development should provide local people with civic pride, make them feel safe and secure and help improve the overall image of the County. Access to and the public's enjoyment of public realm, open spaces and the countryside will be improved.</p> <p>The County Council feel there are no options to consider and ask if this is correct</p>	Coxhoe Parish Council agree that there are no options to consider
35	<p>Historic Built Environment</p> <p>A strategic and proactive approach to the protection, enhancement and management of the historic built environment is required. The SCS also identifies through its objectives the need to enhance and promote Durham's built environment. The Core Strategy will include a policy which addresses the following issues in a County Durham context:</p> <ul style="list-style-type: none"> • Appraisals and management plans of existing conservation areas; • Designation of additional conservation areas; • Listing of locally important buildings; • Measures to address listed buildings and locally important buildings 'at risk'; • 'Heritage Management Agreements'; and • Durham City World Heritage Site. • Archaeology 	Coxhoe Parish Council agree that there are no options to consider

Qu. No.	Issue and Summary Implication	Response of Coxhoe Parish Council
	<ul style="list-style-type: none"> Historic Parks and Gardens <p>The County Council feel there are no options to consider and ask if this is correct</p>	
35	<p>Protecting Durham City's World Heritage Site</p> <p>New National policy in Planning Policy Statement 5 (PPS5) requires LDF's to set out a positive and proactive Strategy for the conservation of the historic environment and emphasises the regional significance of World Heritage Sites. The approach to managing and protecting the Durham Cathedral and Castle World Heritage site will be developed alongside the World Heritage Site Management Plan, with reference to its statement on Outstanding Universal Value which sets out the elements which make up the Site's importance. The Development Management DPD will contain policies for the site's management, conservation and enhancement and policies will be supported with guidance in the Sustainable Design SPD protecting its setting, maintaining and promoting sympathetic uses, and ensuring its long term sustainability.</p> <p>The need for a Green Belt in North West Durham and its broad extent is defined in the RSS. The Core Strategy must also define the strategic extent of the Green Belt and this indicated on Map 8 below. However it would be more appropriate to define the precise boundary in the forthcoming Development Allocations Development Plan Document rather than the Core Strategy.</p>	Coxhoe Parish Council agree that there are no options to consider
36	<p>North West Durham Green Belt Designation</p> <p>The area's proximity to the conurbation has led to pressure for commuter development in many parts of North and East Durham and this has led to the designation of areas of Green Belt around Chester-le-Street and to the North of Seaham. This pressure is also experienced in the Derwent Valley and in order to protect it from development pressure a Green Belt is to be identified to the north of Consett and Stanley to join with the Green Belt surrounding Chester-le-Street. This will prevent the potential outward expansion of the conurbation and assists the urban regeneration of Consett and Stanley. The need for a Green Belt in North West Durham and its broad extent is defined in the RSS. The Core Strategy must also define the strategic extent of the Green Belt and this indicated on Map 8 below. However it would be more appropriate to define the precise boundary in the forthcoming Development Allocations Development Plan Document rather than the Core Strategy.</p> <p>The County Council feel there are no options to consider and ask if this is correct</p>	Coxhoe Parish Council agree that there are no options to consider
Improved Connectivity and accessibility		
37	<p>Strategic Issues</p> <p>The Consultation Paper sets out a strategic approach to transport.</p> <p>The County Council feel there are no options to consider and ask if this is correct</p>	Coxhoe Parish Council agree that there are no options to consider

Qu. No.	Issue and Summary Implication	Response of Coxhoe Parish Council
38	<p>Accessibility of New developments</p> <p>The location of new development will have a significant influence on future travel patterns and means of transport. People need to have the opportunity to make realistic travel choices to enable day to day access to employment, education, shopping, health and all other necessities of daily living. The dispersed settlement pattern throughout the County, with an extensive road network to be maintained and a mismatch between jobs, housing and facilities, particularly in more remote communities, makes accessibility a major challenge for the County Durham Plan to tackle. On a per capita basis, County Durham has the second lowest level of rail stations of any county in England. Although parts of the county are served by rail and new or improved stations are proposed at a number of locations, there is a limited choice for people who would choose to travel by train. As a result buses will continue to be the main form of public transport for most communities. There is a need to commission transport modelling to assess the trip generation of the different options for the distribution of development as set out in Chapter 5. This work will be undertaken in partnership with the Highways Agency to determine the impacts on both the local and strategic road networks.</p> <p>The County Council feel there are no options to consider and ask if this is correct</p>	<p>Coxhoe Parish Council agree that there are no options to consider</p>
39(i)	<p>Traffic Congestion</p> <p>Highways Agency has identified capacity and congestion problems on some A1 and A19 road junctions. In addition, Local Transport Plan 2 identifies the following top ten congestion locations or 'hot spots' on the county's principal or A-class roads network:</p> <ul style="list-style-type: none"> • A690/A181 Gilesgate roundabout, (A181 Gilesgate Bank approach) Durham City; • A690 Stonebridge to Neville's Cross, Durham City • A690/A181 Gilesgate roundabout (A690 Carville Link approach) Durham City; • A691/C62 roundabout, Kaysburn, Langley Park; • A19/B1320 junction, Peterlee; • A167 Thinford roundabout, Spennymoor; • A167 Sniperley to Neville's Cross, Durham City • A167/A689 roundabout, Rushyford; • A167/A693 Northlands roundabout, Chester-le-Street; and • A693 roundabout, Stanley bypass. <p>Which sites should be identified by the Core Strategy as Strategic Transport Sites?</p> <p>A. Durham Northern Relief Road. B. Durham Western Relief Road. C. Any other Route (please name and give reasons).</p>	<p>Coxhoe Parish Council have no strong views on either of these options and have no other options to suggest.</p>

Qu. No.	Issue and Summary Implication	Response of Coxhoe Parish Council
40(i)	<p>Minimising the need to travel by car</p> <p>A County Council study of Travel Patterns in 2001 showed use of the car for journeys to work and on employers business as 72% and 83% respectively. The bus was the next most commonly used form of transport with walking seen as a viable alternative to the car for short journeys. Cycle usage was confined to a limited number of frequent users. The existing public rights of way network, plus the railway walks, are a vital part of the transport system which encourage cycling and walking and should be recognised, not just as a recreational asset, but as offering a serious travel choice for meeting day to day needs. Levels of obesity in adults and children are among the highest in the country, therefore encouraging cycling and walking for short journeys also supports efforts to improve health. This approach would contribute to the Sustainable Community Strategy's (SCS) objectives of improving life expectancy, reducing health inequalities and improving the well being of the population.</p> <p>How do we reduce the proportion of residents travelling to work and school by car and increase the use of public transport, cycling and walking?</p> <p>Potential Options:</p> <p>A. Focus on priority infrastructure for bus and rail, particularly in congestion hot spots, and improve cycling and walking links.</p> <p>B. Require travel plans to accompany applications for significant new developments to encourage the use of more sustainable forms of transport, car sharing etc and require that their implementation is monitored.</p> <p>C. Use demand management measures to control levels of car parking such as financial disincentives to private car usage.</p> <p>D. Encourage the use of technology as an alternative to travel, including the potential for home working.</p>	<p>Coxhoe Parish Council feel that a mix of these options is appropriate.</p>
40(ii)	<p>Reasons for choice</p>	<p>Coxhoe Parish Council do not consider that any one of the options would achieve the desired objectives. A mix of the options should be considered to achieve best outcomes.</p>
41	<p>Freight Transport</p> <p>The Consultation Paper sets out an approach to this issue.</p> <p>The County Council feel there are no options to consider and ask if this is correct</p>	<p>Coxhoe Parish Council agree that there are no options to consider</p>

Qu. No.	Issue and Summary Implication	Response of Coxhoe Parish Council
42	<p>Waste Management Provision</p> <p>What approach should the Core Strategy take to providing for management of future waste arisings?</p> <p>Potential Options:</p> <p>A. Make provision for all of County Durham’s waste (net self sufficiency).</p> <p>B. Make provision for County Durham’s waste and as much as possible from elsewhere, in order to maximise economic and employment opportunities in waste management.</p> <p>C. Make provision for less waste than arises in County Durham, on the assumption that a significant proportion will be managed outside the County.</p>	<p>Coxhoe Parish Council would support Option A</p>
43	<p>Strategic Locations of new waste Management Facilities</p> <p>What approach should the Core Strategy take to identifying strategic locations for new (non-landfill) waste facilities?</p> <p>Potential Options:</p> <p>A. Seek to maintain the current pattern of facilities, by encouraging an even distribution of sites across the County’s 12 main towns where the majority of the County’s waste is generated,</p> <p>B. Seek to provide a greater concentration of facilities around the County’s larger towns (Durham City, Peterlee, Consett, Newton Aycliffe, Bishop Auckland)</p> <p>C. Use evidence from the Employment Land Review to assess which main towns have potential to accommodate major new waste development to ensure deliverability.</p>	<p>Coxhoe Parish Council would support Option A</p>

Qu. No.	Issue and Summary Implication	Response of Coxhoe Parish Council
44	<p>Developing an Integrated Network of Waste Management Sites</p> <p>How should the Core Strategy seek to encourage better integration to take advantage of the benefits of co-locating waste facilities?</p> <p>Potential Options:</p> <p>A. Encourage a centralised network of large facilities which are capable of accommodating a full range of waste recycling and recovery facilities, supported by transfer stations, or</p> <p>B. Encourage a decentralised network of facilities, with localised areas sharing responsibility for waste management.</p>	Coxhoe Parish Council would support Option B
45	<p>Landfill capacity</p> <p>On the basis of current and projected landfill capacity and the acknowledged constraints on landfill, what approach should the Core Strategy take to identifying the need for new landfill capacity?</p> <p>Potential Options:</p> <p>A. Provide further landfill for Non-Hazardous waste only.</p> <p>B. Provide further landfill for Inert waste only.</p> <p>C. Provide further landfill for Hazardous waste only.</p> <p>D. Provide further landfill to meet a combination of the above.</p>	Coxhoe Parish Council would support Option D
46	<p>Criteria for Strategic Waste Sites</p> <p>The Core Strategy will only allocate waste sites where they are of strategic significance and central to the delivery of the Core Strategy. All other waste sites would need to be allocated in the Minerals and Waste Policies and Allocations DPD. The County Council would welcome your views on the criteria for assessing whether a waste site could be judged to be strategic. The suggested criteria are set out below:</p> <ul style="list-style-type: none"> • Non-strategic sites will need to accord with the spatial approach to new waste development set out in the Core Strategy. • Sites need to be environmentally acceptable. They will be subject to both Sustainability Appraisal and an assessment under the Habitats Directive. • Sites need to be deliverable e.g. a committed operator with agreement of the land owner. 	Coxhoe Parish Council agree with the proposed criteria and consider that any environmental criteria ought to include impact on settlements and residents.

Qu. No.	Issue and Summary Implication	Response of Coxhoe Parish Council
47	<p>Potential Strategic Waste Sites</p> <p>Only one waste management proposal has been put forward as a potential strategic allocation in the Core Strategy. The site at Thrislington Quarry meets the draft criteria set out above for a strategic waste site. The County Council will appraise this site in detail, but only those sites which are judged as strategic and which are considered to have acceptable environmental and amenity impacts will be included in the Core Strategy.</p> <p>Which sites should be identified by the Core Strategy as strategic waste sites?</p> <p>A. Thrislington Quarry.</p> <p>B. Any other site (please name and give reasons).</p>	<p>Coxhoe Parish Council have no strong views to offer on the Thrislington site and have no other suggestions to offer.</p>
48	<p>Criteria for making non strategic Waste Sites</p> <p>The Core Strategy needs to set out the basic criteria for making subsequent waste site allocations in the Minerals and Waste Policies and Allocations DPD. We would welcome your comments on the criteria outlined below:</p> <ul style="list-style-type: none"> • Non-strategic sites will need to accord with the spatial approach to new waste development set out in the Core Strategy • Sites need to be environmentally acceptable. They will be subject to both Sustainability Appraisal and an assessment under the Habitats Directive • Sites need to be deliverable e.g. a committed operator with agreement of the land owner • Any opportunities for generating decentralised energy from waste, including contributing to district heating networks, are exploited • The location minimises the environmental impacts of transporting waste <p>Members views are sought but a suggested response is provided</p>	<p>Coxhoe Parish Council agree with the proposed criteria and consider that any environment criteria ought to include impact on settlements and residents.</p>
49	<p>Minerals –Encouraging the use of secondary and recycled aggregates</p> <p>How should we best encourage the use of secondary and recycled aggregates?</p> <p>Potential Options:</p> <p>A. Conserve mineral resources by requiring that new crushed rock and sand and gravel working is only granted where it would meet an established need and cannot be met by secondary and recycled aggregates.</p> <p>B. Encourage the efficient use of minerals by requiring that high quality minerals are reserved for appropriate high quality end uses.</p> <p>C. Encourage the minimisation and beneficial use of minerals waste for recycling, or</p>	<p>Coxhoe Parish Council have no strong views to offer</p>

Qu. No.	Issue and Summary Implication	Response of Coxhoe Parish Council
	<p>on site restoration if the material is not suitable for recycling.</p> <p>D. Identify locations such as general industrial estates, existing or proposed waste management facilities and active quarries as suitable places for temporary recycled and secondary aggregate facilities, subject to certain safeguards.</p> <p>E. Require that all new developments use minerals efficiently and include measures to reduce, reuse, recycle and recover the waste they produce during construction and demolition, where possible maximise the on-site use of recycled and secondary aggregates, and the reuse of other building materials, within the development.</p> <p>F. Maximise the potential for recovering and recycling construction materials at the end of the development's life, through the design of, and specification of materials used in, the development.</p> <p>G. All of the above.</p> <p>Members views are sought but a suggested response is provided</p>	
50	<p>Landbanks</p> <p>Controlling the supply of minerals ensures that resources are properly managed and that the cumulative impact of mineral working on the County is minimised. It is also important that the minerals industry has a sufficient supply of reserves to meet established needs and, where appropriate, to justify investment in new plant and equipment. The Core Strategy needs to set out a commitment to maintain a sufficient stock of permitted reserves for certain non-energy minerals (a landbank) to ensure the County's contribution to the supply of minerals is maintained.</p> <p>What landbanks should we define in the County Durham Plan⁽¹²⁾?</p> <p>Potential Options⁽¹³⁾ :</p> <p>A. Define a single landbank for all types of crushed rock.</p> <p>B. Define a single landbank for all types of sand and gravel.</p> <p>C. Define specialist crushed rock landbanks for dolerite, magnesian limestone, carboniferous limestone and high grade dolomite.</p> <p>D. Define specialist sand and gravel landbanks for both building & asphaltting sand and concreting sand.</p> <p>Members views are sought but a suggested response is provided</p>	<p>Coxhoe Parish Council have no strong views to offer</p>
51	<p>Developing a spacial strategy for mineral working</p> <p>Unlike other types of development, minerals can only be worked where they exist so the pattern of extraction will depend on the location of economically workable deposits. For this reason a different approach is needed from the four delivery areas identified for built development. The suggested starting point for minerals is the solid geology and, to a limited degree, the drift geology of the County, together with its landscape and ecological characteristics. Five areas⁽¹⁴⁾ have been identified based upon the boundaries of the County Character Areas set out in the County Durham Landscape Strategy. We consider this approach would provide a workable basis for guiding and controlling future mineral working.</p>	<p>Coxhoe Parish Council have no strong views to offer</p>

Qu. No.	Issue and Summary Implication	Response of Coxhoe Parish Council
	<p>What are the most appropriate Minerals Delivery Areas for County Durham?</p> <p>Potential Options:</p> <p>A. The five delivery areas based on the landscape character areas.</p> <p>B. Another group of delivery areas based on another approach (please specify).</p> <p>Members views are sought but a suggested response is provided</p>	
52	<p>Magnesium Limestone</p> <p>If additional magnesian limestone working was found to be necessary which locations should we guide new working to?</p> <p>Potential Options:</p> <p>A. Extensions to existing sites and proposals for new quarries should be considered wherever the mineral occurs.</p> <p>B. Extensions to existing sites should be considered prior to considering new sites.</p> <p>C. The Core Strategy should provide explicit locational guidance which seeks to locate new working away from the Escarpment edge in order to minimise visual and landscape impacts.</p> <p>D. The Core Strategy should provide explicit locational guidance which seeks to prevent further working in the vicinity of Thrislington Quarry, Cornforth Quarry and Bishop Middleham Quarry in order to confine the scale of activity to that currently planned and limit any further concentration of mineral working in this locality.</p> <p>Members views are sought but a suggested response is provided</p>	Coxhoe Parish Council have no strong views to offer
53	<p>Carboniferous Limestone</p> <p>What spatial approach should we take to the location of new carboniferous limestone working?</p> <p>Potential Options:</p> <p>A. Extensions to existing sites and proposals for new quarries should be considered wherever the mineral occurs.</p> <p>B. Major extensions or new quarries should only be located outside of the North Pennines AONB and in areas not subject to international or national biodiversity designations.</p> <p>C. As option B, but the Core Strategy should also consider proposals for small scale extensions to existing quarries and the reworking of former carboniferous limestone quarries which have not been restored properly, provided proposals provide substantive landscape, biodiversity and geodiversity benefits.</p> <p>Members views are sought but a suggested response is provided</p>	Coxhoe Parish Council have no strong views to offer

Qu. No.	Issue and Summary Implication	Response of Coxhoe Parish Council
54	<p>Sand and Gravel What option or options should we choose in seeking to identify a preferred spatial approach to new sand and gravel working? Potential Options: A. Consider proposals to deepen existing magnesian limestone sites where basal permian sand lies beneath the existing quarry void at accessible depths. B. Consider proposals to laterally extend existing magnesian limestone sites where basal permian sand lies at accessible depths. C. Consider new magnesian limestone workings which will allow access to basal permian sand at accessible depths. D. Consider new sand and gravel sites, working fluvial or glacial sand and gravels wherever the resource occurs. E. Consider new sand and gravel working fluvial or glacial sand and gravels in locations outside of environmentally important areas and in locations in close proximity to markets e.g. Central Durham and the Tyne and Wear and Tees Valley conurbations.</p> <p>Members views are sought but a suggested response is provided</p>	<p>Coxhoe Parish Council have no strong views to offer</p>
55	<p>Natural Building and Roofing Stone What spatial approach should we take to the location of new working? Potential Options: A. Seek to guide new working to areas outside of the North Pennines area outside of the North Pennines AONB and international nature conservation designations and direct new working to area centred around Barnard Castle (the Dales Fringe Area). B. Do not provide any locational guidance.</p> <p>Members views are sought but a suggested response is provided</p>	<p>Coxhoe Parish Council have no strong views to offer</p>
56	<p>There are no options to consider for brick making materials or fireclay. Is this correct?</p> <p>Members views are sought but a suggested response is provided</p>	<p>Coxhoe Parish Council have no strong views to offer</p>
57	<p>Approach to surfaced mined coal (opencast) RSS and MPG3 advises that, if we cannot identify environmentally acceptable surface mined coal sites the Local Development Framework should either indicate broad areas of search or the extent of the shallow coalfield and the constraints within that area. We are therefore considering developing a constraints based approach for coal in the Minerals and Waste Policies and Allocations DPD. Through this type of approach we would seek to identify relevant constraints to future working. This approach could enable the coal industry to understand the environmental constraints that they need to consider and address in identifying locations for new working through the development management process and in designing environmentally acceptable opencast coal schemes. Where we identify constraints the level of protection will be consistent</p>	<p>Coxhoe Parish Council have no strong views to offer</p>

Qu. No.	Issue and Summary Implication	Response of Coxhoe Parish Council
	<p>with national policy as set out in MPS1.</p> <p>Do you agree with our suggested approach to planning for new surface mined coal extraction? Potential Options: A. Yes. B. No with suggested alternative to the approach set out</p> <p>Members views are sought but a suggested response is provided</p>	
58	<p>Criteria for Strategic Minerals Sites</p> <p>The Consultation paper sets out a suggested strategy for different minerals</p> <p>Do you agree with the suggested criteria for identifying strategic minerals sites? Potential Options: A. Yes. B. No with suggested alternatives to the criteria set out.</p> <p>Members views are sought but a suggested response is provided</p>	<p>Coxhoe Parish Council have no strong views to offer</p>
59	<p>Potential Strategic Mineral Sites</p> <p>Which sites should be identified by the Core Strategy as Strategic Minerals Sites? A. Brick clay and shale extraction adjacent to Todhills Brickworks. B. Sand and Gravel site at Low Harperley. C. Any other site (please name and give reasons).</p> <p>Members views are sought but a suggested response is provided</p>	<p>Coxhoe Parish Council have no strong views to offer on any specific strategic minerals sites allocation and have no suggestions to make on other options</p>
60	<p>Criteria for making non strategic minerals sites allocations</p> <p>The Core Strategy needs to set out the basic criteria for making subsequent mineral site allocations in the Minerals and Waste Policies and Allocations DPD. The County Council would welcome comments on the criteria outlined below:</p> <ul style="list-style-type: none"> • Non-strategic sites will need to accord with the spatial approach to new mineral working set out in the Core Strategy. • Non-strategic sites will need to accord with the spatial approach to new mineral working set out in the Core Strategy. • Sites need to be environmentally acceptable. They will be subject to both Sustainability 	<p>Coxhoe Parish Council support the suggested criteria in principle and have no other suggested criterion to put forward.</p>

Qu. No.	Issue and Summary Implication	Response of Coxhoe Parish Council
	<p>Appraisal and an assessment under the Habitats Directive.</p> <ul style="list-style-type: none"> • Sites need to be deliverable e.g. a committed operator with agreement of the land or owner of mineral rights. • For aggregates mineral sites – the extent of existing permitted reserves, current landbank size and need over the plan period will be key considerations. • For brick clay and shale sites – the extent of existing permitted reserves and the ability of those reserves to provide a landbank sufficient to provide for 25 years for each brick manufacturing unit will be key considerations. • For surface mined coal sites – the key test will be environmental acceptability. <p>Do you agree with the suggested criteria for Mineral site allocations? Potential Options: A. Yes. B. No with suggested alternatives to the criteria set out.</p> <p>Members views are sought but a suggested response is provided</p>	
61	<p>Renewable Energy Targets for Electricity and Heat</p> <p>What targets should the Core Strategy set for renewable electricity and heat? Potential Options: A. Adopt a target of 20% renewable electricity by 2020, but with no heat target. B. Adopt a target of 30% renewable electricity and 12% renewable heat by 2020, in accordance with the UK Renewable Energy Strategy.</p> <p>Members views are sought but a suggested response is provided</p>	<p>Coxhoe Parish support Option B as this would provide the most challenging target for the County.</p>
62	<p>Development Criteria for Strategic Renewable Energy</p> <p>What criteria should the Core Strategy include for new strategic renewable energy development? A. Continue to focus development on broad areas for wind development in the Coalfield Upland Fringes, East Durham Plateau, and Tees Plain, accepting a more intensive development of these areas for wind energy development. B. Look for opportunities for wind energy development outside these areas. C. Accept that opportunities for significant further wind energy development in County Durham are limited, and rely on other renewable energy technologies to meet future targets, particularly biomass, primary using imported material, and energy from waste.</p> <p>Members views are sought but a suggested response is provided</p>	<p>Coxhoe Parish Council would support Option C</p>

Qu. No.	Issue and Summary Implication	Response of Coxhoe Parish Council
Infrastructure and Delivery		
63	<p>Priorities for Developer Contributions</p> <p>Please tick the types of community infrastructure that you consider to be most important.</p> <p>Potential Options</p> <ul style="list-style-type: none"> A. Provide or improve open space, sport and recreational facilities B. Community centres or other community buildings C. Address Climate Change by making houses more sustainable i.e. using less energy or water D. Education facilities and young people's services E. Affordable housing F. Health facilities G. Improved accessibility, including new roads H. Higher quality design I. Facilities or alterations to buildings for the elderly J. Public art <p>Members views are sought</p>	<p>Coxhoe Parish Council feel that this must be assessed on a case by case basis and do not feel that proritising this at a strategic level is valuable. Developer contributions ought to be based on local need. Decisions on allocation of developer contributions ought to be taken at grassroots level.</p>
64	<p>Developer Contributions</p> <p>The Government has recently introduced the Community Infrastructure Levy (CIL), which came into force on 6 April 2010. Although discretionary it is assumed it will largely replace Planning Obligations. CIL will provide a more standardised, consistent and transparent way of ensuring that developers help fund infrastructure that will support their developments. It will not however apply to affordable housing provision, which will be secured through a separate process. If the County Council introduces a CIL it must ensure that it is both fair and viable. In order to do this it will need to be based on the findings of the IDP. It will also be important to ensure that any charging mechanism does not set the level of contribution too high, thus either preventing development or reducing its quality.</p> <p>How should developers be required to contribute to the provision of infrastructure to allow new developments to be delivered?</p> <p>Potential Options</p> <p>A. Introduce a Community Infrastructure Levy (CIL) based on the requirements set out in the Infrastructure Delivery Plan.</p>	<p>Coxhoe Parish Council have no strong views on the options but feel that the County Council ought to select that option which they feel will most benefit local communities.</p>

Qu. No.	Issue and Summary Implication	Response of Coxhoe Parish Council
	<p data-bbox="259 178 1263 233">B. Continue to use Planning Obligations in the same way as the Council does at present negotiating contributions on a scheme by scheme basis.</p> <p data-bbox="259 236 1263 290">C. Continue to use Planning Obligations but make more use of standard formulae to achieve a more consistent approach?</p> <p data-bbox="259 328 591 357">Members views are sought</p>	

Annexe 1

Extract from Options Paper: Spatial Vision.

A Vision for County Durham

3.30 The Sustainable Community Strategy sets out our ambition to create an '**Altogether Better Durham**'. This reflects our optimism that we can shape a better County taking advantage of the opportunities we now have.

3.31 This ambition requires a vision and commitment to the fundamental transformation of County Durham, shared across the public and private sector and supported by residents. The SCS is clear that improving the economy is the top priority if this ambition is to be achieved.

3.32 At its simplest it is about two aims:

- An Altogether Better Place
- Altogether Better for People

3.33 'An **altogether better place** is one where people of all ages and circumstances can meet their needs, whether material, social or spiritual. As a result it will be a place where people choose to live, work and relax. But it will also be a place where social, economic and environmental resources are managed in ways that do not compromise the quality of life for future generations or people in the wider world.

3.34 An altogether better place is concerned with the physical structure of our towns and villages, the location of housing, jobs, shopping and leisure facilities, the design of buildings, neighbourhoods and centres, and accessibility within and between places.

3.35 Our ambition is to create sustainable places where people want to live, work, visit and invest.

3.36 **Altogether better for people** carries forward the vision as it relates to people and therefore has many strands, including tackling deprivation wherever it exists, narrowing the gap in life chances across the county and reducing inequalities for the most vulnerable and disadvantaged.

3.37 This priority is about making sure individual and community well-being results from the programmes and actions we develop.

3.38 We want to reduce inequalities between different sections of the community as well as between County Durham and the rest of the region and the country. We will promote and strive for 'equality of opportunity' for all, ensuring that our residents and communities have the skills and support they need to achieve their goals and improve their life chances.

3.39 We will work to ensure that all individuals and communities are equally valued, feel included and are treated fairly with services that are accessible and relevant to their needs.

3.40 In achieving our vision, we aim to raise aspirations and excel in certain fields, setting challenging but realistic goals, so that County Durham is known for its outstanding successes'

3.41 The economy is the County's top priority and is therefore at the heart of the SCS and this core strategy. This is in recognition of the size of the gap between County Durham and the regional and national averages in terms of Gross Value Added (GVA) and its influence on every other aspect of life from educational attainment to health.

3.42 Achieving this ambition requires a commitment to the fundamental transformation of place, shared across public and private stakeholders and supported by residents. Successful place shaping will capitalise on untapped potential and regenerate our areas of need, these processes are intrinsically connected and will result in narrowing the productivity gap between the County, the region and the UK.

Spatial Interpretation of the SCS Vision

3.43 It is for the Core Strategy to build on the SCS's Vision and below we provide a complementary Spatial Interpretation for the Core Strategy.

Spatial Interpretation of the SCS Vision

By 2030, County Durham will have a thriving economy and will be bridging the gap in its economic performance with other parts of the north-east and elsewhere. Past successes and strengths will have provided the platform to create a County where People have the chance to achieve their potential and make a positive contribution.

County Durham will have become a County of sustainable communities. The County's distinctive multi-centered settlement pattern will have formed the backbone for new development, with the internationally recognised Durham City as the hub of its sub-region, leading to a County of competitive Places. The County's towns and villages will have grown and regenerated and will be thriving and attractive places to live and visit.

County Durham will have accessible housing, services and community facilities appropriate to the needs and aspirations of local people, complementing the area's thriving economy and supporting its services and facilities. New development, neighbourhoods and transport will be designed to meet the needs of the whole community throughout their lives, including the elderly, disabled and growing children.

County Durham will be playing its part in addressing the issue of Climate Change by using its natural resources more sustainably, improved energy efficiency and increased renewable energy production. All new development will have achieved the highest feasible standards of sustainability and the use of previously developed land will have been maximised. Through long term planning any negative impacts of Climate Change will have been mitigated and adaptive measures implemented.

County Durham's natural and built environment will have been further protected and improved. New development will have recognised local distinctiveness and delivered wider benefits to County Durham's environmental quality and the quality of life of the County's residents

The County will have developed a modern integrated network of waste management facilities and the requirement for new minerals extraction will have been minimised due to an increase in the use of recycled aggregates. New mineral working will have been guided to the most environmentally acceptable locations and mineral resources will have been safeguarded for potential use by future generations.

County Durham will have an integrated and sustainable transport system, resulting in increased public transport use. There will also be a network of safe, well used and attractive cycling and walking routes. Those with disabilities will also have appropriate transport options available to them. Together with successful demand management initiatives, the transport system will have reduced reliance on the private car, reduced congestion and enabled residents to access jobs and services throughout the County and beyond.

The County's importance as an international visitor destination will have been enhanced by improved links to the region's ports and airports. All businesses and residents will have access to high quality broadband connectivity.

In **Central Durham**, Durham City will be the driving force of economic growth in County Durham, providing the employment, housing and retail facilities to meet the needs of local people and to attract and retain high achieving entrepreneurs and a highly skilled workforce. Durham University will be a flourishing centre of learning and research and development. Further commercial and employment schemes, particularly high quality office developments, will have enhanced the City's role as a major employment area and a location of choice for the economy's growth sectors. Durham City's role as a long stay tourist destination will have been achieved via further quality accommodation and by maximising existing attractions and developing new ones. Development in the remainder of Central Durham will have continued to meet local needs and also supported the growth of Durham City in its role as the key driver of County Durham's economy.

North and East Durham will have sought to build its employment and commercial capacity in order to meet local employment needs particularly recognising the role of Peterlee. The area's town centres will be the focus for local and surrounding communities, with Stanley and Peterlee in particular, having developed their retail and leisure offer and improved the quality of their environment, re-establishing themselves as the place to visit for local people. Seaham will have built its reputation as a seaside destination and exploited its position as the only port and marina in the County. Consett will have consolidated its role as an important location for employment, housing and retail including the completion of a successful mix of uses on the Genesis Project. Chester-le-Street will be a thriving market town exploiting its location close to major transport routes.

South Durham will be reinvigorated by an improved local employment base including the successful flag ship projects of NET Park at Sedgefield, Durham Gate at Spennymoor and the continuing strong performance of Aycliffe Business Park. The existing attractions, such as Locomotion at Shildon and Sedgefield Racecourse will remain major attractions, boosting the local economy. The major retail centre of Bishop Auckland will have consolidated its role but will have also developed a reputation as a visitor destination, including the provision of suitable accommodation. The town centres of Spennymoor and Newton Aycliffe will have benefited from a refurbished public realm and improved retail and community facilities. The unique character of Crook will have been maintained and enhanced with the Town taking advantage of its strategic location between Bishop Auckland, Durham City and Weardale.

West Durham will have improved its retail, leisure and employment opportunities so that local people no longer have to travel as far to reach services. Projects such as the Eastgate Development and the Barnard Castle Vision will have delivered imaginative new developments to enhance facilities for people and to attract higher levels of tourism with employment benefits for the local community. Locations such as Stanhope, Middleton in Teesdale and Wolsingham will be known for their high quality of life and will be realising their tourism potential. Existing assets such as the North Pennines Area of Outstanding Natural Beauty (AONB) will have been respected and will continue to contribute to the local economy, whilst rural diversification projects will have been supported to recognise the importance of existing business in the area. The issue of housing needs in West Durham will have been addressed so that appropriate affordable housing for local people has addressed the current imbalance.

Annexe 2

Extract from Options Paper: The objectives.

Objective 1: To ensure County Durham improves the economic performance of its main towns by maximising their connectivity, improving their attractiveness as business locations, and investing in employment areas to address market failure.

Objective 2: To fulfil Durham City's economic potential as a regional economic asset and primary sub-regional centre for business and enterprise, building on its cultural heritage, exploiting its potential as a major retail and residential centre, academic and transport hub, and visitor destination.

Objective 3: To encourage greater prosperity by supporting education and research establishments that help to raise the aspirations, participation and attainment of young people, re-engage adults with work and lifelong learning, and develop workforce skills.

Objective 4: To improve the environmental quality, public services, and retail, leisure, education, employment and housing offer of smaller towns, villages and neighbourhood centres across the County as a means of tackling economic and social forms of deprivation.

Objective 5: To nurture key growth sectors, support an enterprise surge, create the right environment for business development and promote the County as an attractive location for investment.

Objective 6: To strengthen County Durham's role as a visitor/tourist destination, building on and adding to, the strength of existing attractions, townscapes and landscapes, encouraging the development of new visitor attractions and accommodation, particularly capitalising on the assets of Durham City as a destination.

Objective 7: To reduce the causes of climate change and support the transition to a low carbon economy by encouraging and enabling the use of low and zero carbon technologies and practises and ensure that new development is located, designed and constructed to minimise carbon emissions over its lifetime.

Objective 8: To adapt to the impacts of climate change and extreme weather conditions, including flooding, ensuring that new development is located away from areas of flood risk, does not contribute to flooding elsewhere and is designed to mitigate against flood risk.

Objective 9: To ensure that the regeneration needs of County Durham's communities are met in order to reduce social, economic and environmental inequalities both within the County and between the County and elsewhere.

Objective 10: To ensure that new housing is accessible to and meets the needs of County Durham's communities including the provision of affordable housing, executive housing, housing for the elderly and housing for other specialist groups.

Objective 11: To ensure that all members of the community have access to employment, educational, social, sporting, health, recreational and cultural facilities to contribute to their quality of life, health and well-being

Objective 12: To support and encourage the diversification of the rural economy whilst ensuring that the countryside is protected from unnecessary development.

Objective 13: To protect and enhance the County's natural environment, including its landscapes, its biodiversity and geodiversity resource, and its air quality, soil and best agricultural land, water resources, water quality, and trees and woodlands.

Objective 14: To protect and enhance County Durham's locally and nationally important cultural and historic environment including its wide range of landscapes, buildings, sites, archaeology and other heritage assets.

Objective 15: To ensure that all new development incorporates the highest quality of design and innovation, reflects local distinctiveness, promotes sustainable and secure communities and where practicable improves open spaces and delivers new green infrastructure.

Objective 16: To ensure that the location and layout of new development reduces the need to travel and can be easily and safely accessed by all members of community by all forms of transport to reduce carbon emissions and the impact of traffic on communities and the environment, and to minimise congestion.

Objective 17: To promote and facilitate the movement of freight on the rail network.

Objective 18: To encourage the efficient use of the County's natural resources, particularly energy, water, minerals and waste.

Objective 19: To oversee the provision of infrastructure and built development through ensuring a steady and adequate supply of energy and non energy minerals, in the most appropriate and sensitive way.

Objective 20: To support the development of a modern network of sustainable waste management facilities in the most appropriate locations.

Objective 21: To safeguard County Durham's mineral resources and waste management facilities from incompatible development.