



County Durham Plan – Local Development Framework

Approved Response to Durham County Council County Durham Plan Consultations

June 2011

What is the purpose of this document?

1. In May 2011 the County Council issued the following documents for consultation:
 - County Durham Plan Core Strategy Policy Directions Consultation Paper
 - Towards a Strategy for Low Carbon Energy in County Durham
 - Towards a Waste Delivery Strategy for County Durham
 - Strategic Employment Sites Consultation Paper
 - Stanley Town Centre Master Plan Options for Consultation Report
 - Executive Housing Study
 - County Durham Plan Core Strategy Interim Sustainability Appraisal Report
 - County Durham Plan Core Strategy Interim Habitats Regulation Appraisal Report
2. The County Council initially set a deadline of 8th July to respond to this further plethora of consultations.
3. The aim of this document is to assist Coxhoe Parish Council in determining its views on the current consultation documents. The County Council consulted the Parish Council by a series of e-mails and these have been circulated to all Members. The consultation directs Members to a web based document system. This document summarises, as far as possible, bearing in mind the scale and detailed nature of the consultations, the nature of each document and likely implications to Coxhoe and Quarrington Hill. The document will be considered at the Monthly meeting of Coxhoe Parish Council on 29th June 2011.

County Durham Plan Core Strategy Policy Directions Consultation Paper

4. The Core Strategy will set out strategic policies to guide development and change in County Durham over the next 20 years. As a result the Core Strategy will need to make important, and sometimes difficult, decisions and choices about how and where new development should be located. The structure and content of the Policy Directions consultation paper reflects the requirements of Government guidance for developing Core Strategies. It includes the following key components:
 - An updated Spatial Vision and Strategic Objectives which set out the type of place we want County Durham to be in 2030.
 - A summary of the emerging Spatial Strategy, including an indication of the future development of housing, employment land and shopping for all parts of the County with specific allocations for all main towns and secondary settlements;
 - Identification of Strategic Sites that are crucial for the delivery of the Spatial Strategy, including in some cases a choice of alternative sites; and

- A 'call for sites' to identify potential Executive Housing sites.

At this stage the County Council are not including detail on specific policies such as affordable housing. These will be included in a full draft plan which will be consulted on later this year. Two areas which do relate to the spatial strategy are the Green Belt sites adjoining Durham City and the Transport Modelling. The County Council advises that unfortunately the necessary evidence has not been produced in time to inform this consultation document. They are therefore intending to undertake an additional consultation in the autumn.

5. Coxhoe Parish Council has previously made detailed comments in respect of the County Durham Plan Core Strategy Issues and Options Paper and related consultations, including the Strategic Housing Land Availability Assessment (SHLAA) and Settlement Study. Its position with regard to any new housing provision in the village of Coxhoe is that no significant development ought to take place prior to any significant social infrastructure improvements in the village. The current local infrastructure including the lack of local school places and health facilities means that the village cannot sustain any increased population until these issues are resolved. The Parish Council is not against additional development in Coxhoe in principle. In terms of Quarrington Hill the Parish Council has expressed the view that development at an appropriate scale ought to be encouraged to ensure the sustained vitality and viability of that village.
6. From a Coxhoe Parish Council perspective the key implication of the Policy Directions Consultation Paper is the effect of the proposed Housing Strategies on Coxhoe. As a secondary settlement Coxhoe can expect to have its share of housing development and in many respects this will have positive impacts on sustaining our communities. However the Consultation Paper proposes the allocation of some 450 houses within Coxhoe over the next twenty years. This figure does not include 'windfall sites' of less than 0.4 hectares so the total new houses proposed to be built in Coxhoe in the next 20 years could well exceed that figure. The document suggests that all of these houses will be on houses that are indicated as 'green' or suitable for housing development in the current Strategic Housing Land Availability Assessment (SHLAA). Coxhoe Parish Council was consulted on this earlier this year and made clear views on each of the sites. It is not felt that there are enough 'green' sites within the SHLAA to accommodate this allocation. More importantly, as indicated above the Parish Council has made clear its views about the lack of a social infrastructure and the need to improve this before any further significant new housing development is provided. The Policy Directions Consultation Paper does acknowledge for Central Durham that infrastructure proposals are required in this part of the County. However, it does not specifically relate this to Coxhoe and it does not identify what such infrastructure improvements are necessary. In addition it suggests that these improvements could be made through things such as the Community Infrastructure Levy (CIL) but this is not advanced in the county and phasing issues result. The response of Coxhoe Parish Council reflects its concerns around these issues.

7. The following response was agreed by Coxhoe Parish Council at its meeting on 29th June 2011.

Issue, Commentary and Key Question	Implications to Coxhoe and Quarrington Hill	Coxhoe Parish Council Response
<p>Setting a Spatial Vision</p> <p>Question 1 Do you think this is the right Spatial Vision for County Durham? If not, can you suggest how it can be improved, or put forward a more suitable alternative?</p> <p>The Core Strategy should provide the spatial expression of the Sustainable Community Strategy (SCS) Vision. The County Council are therefore taking the SCS's Vision as the starting point for the Core Strategy. The Issues and Options document set out a draft Vision for County Durham up to 2030. Analysis of responses told the County Council that:</p> <ol style="list-style-type: none"> 1. There is broad support for Durham City being a driver of economic growth but this should be done in addition to supporting development opportunities elsewhere in the County. 2. County Durham is made up of 'clusters' of settlements that interact with each other rather than operating in isolation. Settlements perform particular functions for surrounding communities, so the functions and roles of settlements need to be fully understood. 3. The vision has to acknowledge that County Durham does not exist in isolation from the rest of the North East 4. There should be more acknowledgement of the role the rural economy (and agriculture in particular) plays in County Durham. 5. The tourism industry is a major opportunity for County Durham to grow its economy by optimising its cultural and environmental assets. <p>The County Council have now revised the Spatial Vision to address the representatives made. This revised vision is set out in Appendix 1. The specific Vision in respect of Central Durham is as follows:</p>	<p>This suggests that development in Coxhoe and Quarrington Hill will be aimed at meeting local needs while supporting Durham City as the main focus and drive.</p> <p>The vision is clearly strategic and subject to re-iterating the Parish Council's previous views about housing development, the vision seeks a positive position for Coxhoe and Quarrington Hill in the future.</p> <p>Coxhoe Parish Council supported the previous vision.</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> <p>It re-iterates its consistent views that significant new housing development ought to take place in Coxhoe without improvement in its social infrastructure including primary and secondary school provision. Health facilities and housing for the elderly. It also re-iterates its view that housing policies should be flexible enough to allow for sufficient housing development in Quarrington Hill to make it a viable settlement.</p>

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<p><i>In Central Durham, Durham City will be a distinct 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.</i></p> <p><i>Durham University will be a flourishing centre of learning and research and development. Further commercial and employment schemes, particularly high quality office developments in and on the edge of the City Centre, will have enhanced the City's role as a nationally important 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 sensitively optimising existing heritage and cultural attractions and developing new family attractions in and around the City Centre. Development in the remainder of Central Durham will have continued to meet local needs whilst aiding their successful regeneration. This development will also have supported Durham City in its role as the key driver of County Durham's economy.</i></p> <p>This suggests that development in Coxhoe and Quarrington Hill will be aimed at meeting local needs while supporting Durham City as the main focus and drive.</p>		
<p>Spatial Objectives</p> <p>Question 2 Do you think these are the right strategic objectives for County Durham? If not, can you suggest how it can be improved, or put forward a more suitable alternative?</p> <p>The Core Strategy will include a set of strategic objectives which are derived from the vision and which focus on the key issues that the Core Strategy needs to address. The objectives will provide the broad direction for the spatial strategy and the detailed policies that we</p>	<p>The objectives are clearly strategic and there would have a positive impact on Coxhoe and Quarrington Hill</p> <p>Coxhoe Parish Council supported the previous objectives.</p>	<p>Coxhoe Parish Council support the proposed objectives of the plan.</p>

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<p>develop. They will also serve as a basis for monitoring to measure success in implementation and delivery. The Issues and Options document set out a series of strategic objectives for County Durham for the period until 2030. Analysis of responses to the proposed strategic objectives suggested:</p> <ol style="list-style-type: none"> 1. Any development of Durham City must respect the cultural and historical character of the City and economic growth must not be confined to the City alone. 2. More emphasis on the role renewable energy can play in promoting economic growth as well as mitigating the impacts of climate change. 3. Meeting the demand for family housing needed to come through in the objectives. 4. New housing and investment in infrastructure can aid in the regeneration of settlements. 5. More emphasis should be given to the role that the County's environment can play in tourism and also in mitigating and adapting to the impact of climate change. <p>The Strategic objectives have been revised to reflect comments made in last year's consultation and are included in Appendix 2 of this document.</p>		
<p>Preferred Spatial Strategy - Housing requirement and allocations</p> <p>The Key elements of the Preferred Spatial Strategy are:</p> <ol style="list-style-type: none"> 1. A strong focus on realising the potential of Durham City as a driver for economic development in County Durham. New employment opportunities are accompanied by complementary new housing and retail development. The provision of the new infrastructure required to support this growth is directly linked to the delivery of the new 		

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<p>development.</p> <ol style="list-style-type: none"> <li data-bbox="331 347 1120 517">2. Enabling the other eleven main towns in the County to contribute to future prosperity and to meet the needs of their communities by supporting levels of growth commensurate with their sustainability, physical constraints, land supply and attractiveness to the market. <li data-bbox="331 560 1120 699">3. Recognising the aspirations of other settlements, outside of the main towns, to play a part in meeting social and economic needs, and contributing to regeneration, by delivering smallerbut significant levels of development. <li data-bbox="331 742 1120 951">4. Enabling smaller communities to become more sustainable and resilient, by re-balancing the housing stock and encouraging social and economic vitality. This will be achieved through the identification of grouping of communities and a positive approach to development that delivers community benefits. <li data-bbox="331 994 1120 1235">5. Recognising that in rural areas, development that demonstrably meets the needs of the local communities, for instance affordable housing and economic diversification, including appropriate small scale tourist development, will be permitted in rural settlements whilst protecting the countryside from wider development pressures and widespread new building. 		

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<p>Question 3 Do you agree that 38,200 new houses is the correct Housing Requirement for County Durham to 2030 and that the County Durham Plan should identify specific sites for 29,000 of these? If not can you put forward a more suitable alternative?</p> <p>The Government’s key housing policy goal and one echoed in the County Durham Plan is to ensure that everyone has the opportunity of living in a decent home, which they can afford, in a community where they want to live. This will be achieved by planning for a sufficient quantity and type of housing across all tenures, taking into account need and demand and seeking to improve choice. In the absence of the Regional Spatial Strategy (RSS) the County Durham Plan must set out a target for net additional housing units to be delivered up to 2030 as part of its Spatial Strategy.</p> <p>Taking into account government guidance and other evidence the starting point for determining the revised Housing Requirement is the 2008 based ONS population and household projections published in December 2010. These predict that by 2030, County Durham's population will have increased by 56,700 and the number of households by 38,200. For the purposes of the Housing Requirement it is to be assumed that each of these additional households will require some form of residential accommodation and each household is therefore also assumed to be equivalent to a dwelling unit. The overall Housing Requirement for County Durham to 2030 is therefore a minimum of 38,200 units</p> <p>It is the intention of the Plan to only allocate new housing sites which are of an area of 0.4 hectares or above. The SHLAA uses the same threshold. The County Council is aware that there are a significant number of smaller sites across the County that fall below the 0.4</p>	<p>There is a significant amount of housing land considered by the SHLAA which is not allocated but which could be potentially allocated. Housing land allocations is addressed more specifically in Questions 4 and 5.</p>	<p>Coxhoe Parish Council has no evidence currently at its disposal to challenge the County Councils calculations of need for the scale of development required or allocated. It re-iterates its consistent views that significant new housing development ought not take place in Coxhoe without improvement in its social infrastructure including primary and secondary school provision, health facilities and housing for the elderly. It also re-iterates its view that housing policies should be flexible enough to allow for sufficient housing development in Quarrington Hill to make it a viable settlement.</p>

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<p>hectare or 12 house threshold. Current information suggests that development of such sites has historically averaged between 15 and 20% of all completions. They assume this rate of small site completions will continue. It is therefore proposed to allocate sites for 29,000 houses in the County Durham Plan.</p>		
<p>Preferred Spatial Strategy - Overall</p> <p>Question 4 Do you think this is the right Spatial Strategy for County Durham? If not can you suggest how it can be improved, or put forward a more suitable alternative?</p> <p>The proposed approach is a combination of the two options put forward in the Issues and Options document last year. It reflects the key role of Durham City as a driver for growth in the County. However it also recognises the contribution other areas of the County can make to this growth. Although the preferred spatial strategy more closely resembles Option A (Economic Growth) it does incorporate important elements of Option B (Regeneration) including an increased emphasis on areas outside of the main towns including the secondary settlements. The approach links to the proposed policy directions on scale and distribution of housing and employment growth set out in Tables in the consultation document.</p>	<p>The consultation document suggests an allocation of 450 dwellings in the secondary settlement of Coxhoe over the plan period (20 years). This compares with 4750 in Durham City, 700 in Seaham and 400 in Barnard Castle (all main towns). It proposes no allocation of industrial land or shopping development (allocations do not include windfall sites below 0.4 ha.) 400 houses are allocated in Bowburn for comparison. There are no specific sites identified in the consultation at this point in time but sites were considered a part of the SHLAA.</p> <p>Coxhoe Parish Council previously took the view that the County Council should be urged to take fully into account views received before determining which option they ought to follow. The Parish Council</p>	<p>Coxhoe Parish Council has no objection in principle to the thrust of the preferred Spatial Strategy. However it objects strongly to an allocation of 450 dwellings within Coxhoe during the plan period without any proposals, allocations, phasing or other policy provision to ensure that significant new housing development does not take place in Coxhoe without improvement in its social infrastructure including primary and secondary school provision, health facilities and housing for the elderly. It also re-iterates its view that housing policies should be flexible enough to allow for sufficient housing development in Quarrington Hill to make it a viable settlement.</p>

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	<p>previously indicated that it 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. There were no specific allocations contained in last year's document for Coxhoe.</p>	
<p>Summary by Delivery Area – Central Durham</p> <p>Question 5 Do you think this is the right Spatial Strategy for Central Durham? If not, can you suggest how it can be improved, or put forward a more suitable alternative?</p> <p>In order to support the new employment in Durham City, to meet the needs of its existing population and to recognise its status as a sustainable location for growth, Durham City is allocated 4750 houses, this consists of 1200 houses within the existing built up area of the City and the remainder on existing Green Belt sites. The justification for these figures is given in the Section on the Economic Case. In order to meet the needs of their communities and to continue their regeneration, significant amounts of housing have been allocated to the settlements adjoining Durham City. Brandon, Meadowfield and Langley Moor (for the purposes of the Core Strategy they are considered as one settlement) have been allocated 550 houses, Sacriston 500 houses, Coxhoe 450 houses and Bowburn 400 houses. Lesser but still significant amounts of new houses have been allocated to Ushaw Moor, 250 houses and Langley Park 150 houses. Whilst Sherburn does not have a housing allocation, it is expected that proposals will come forward as smaller sites over the plan period. A housing allocation of 400 houses has been provided for</p>	<p>Other than the CIL, which there are no firm details about implementation within the County the consultation document does not indicate how, what, where and when necessary infrastructure improvements will be made. The CIL for the county has not been set and there is no current understanding how this would operate in practice.</p> <p>Without any such indication, assessment of need and means and timing of delivery it is difficult to support such large scale allocation in the village at this point in time.</p>	<p>Coxhoe Parish Council has no objection in principle to the thrust of the preferred Spatial Strategy. However it objects strongly to an allocation of 450 dwellings within Coxhoe during the plan period without any proposals, allocations, phasing or other policy provision to ensure that significant new housing development does not take place in Coxhoe without improvement in its social infrastructure including primary and secondary school provision, health facilities and housing for the elderly. It also re-iterates its view that housing policies should be flexible enough to allow for sufficient housing development in Quarrington Hill to make it a viable settlement.</p>

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<p>the rest of Central Durham, although it is recognised that most of the potential suitable housing land is available in settlements such as Burnhope and Lanchester.</p> <p>In order to accommodate the new development, particularly in Durham City, improvements to some existing infrastructure will be required. Additional capacity in schools, health services and some highway improvements will be addressed with funds such as the proposed Community Infrastructure Levy raised from each new house built. The major infrastructure that will be required, which may include Western or Northern Relief Roads, could be funded by a number of sources possibly including a delivery mechanism which takes account of the uplift in land value resulting from identifying Green Belt land as being suitable for development.</p>		
<p>Summary by Delivery Area – North Durham</p> <p>Question 6 Do you think this is the right Spatial Strategy for North Durham? If not, can you suggest how it can be improved, or put forward a more suitable alternative?</p> <p>The largest housing allocation in North Durham is for 3,200 houses at Consett. This allocation reflects Consett's proven track record for housing delivery with nearly 1800 houses delivered in the past 10 years. Most of proposed houses will be built on sites that are already under construction or with planning permission. The remainder will be on suitable sites identified in the Strategic Housing Land Availability Assessment (SHLAA). Chester-le-Street is also attractive to the market but has significant constraints which limit further development including the River Wear and Waldrige</p>	<p>It is not considered that the Spatial Strategy for North Durham poses any specific threats to Coxhoe and Quarrington Hill</p> <p>Previously Coxhoe Parish Council concluded that the communities in North Durham were best placed to comment on its Spatial Strategy from a housing point of view</p>	<p>Coxhoe Parish Council advises the County Council that the communities in North Durham are best placed to comment on its Spatial Strategy</p>

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<p>Fell Site of Special Scientific Interest. As a result the town has been allocated 850 dwellings. To complement the housing sites in Chester-le-Street, to meet the needs of the North Durham delivery area and to aid regeneration, a significant allocation of 500 houses has been given to Pelton/Newfield. Whilst Great Lumley does not have a housing allocation because there are no known suitable sites it is expected that proposals will come forward on smaller sites during the plan period. Stanley/Tanfield Lea also has a shortage of suitable housing sites in the SHLAA. However the regeneration of Stanley is an identified priority of the Council and this is reflected in the Core Strategy. Therefore the Town has been given an allocation of 1250 new houses. This figure is 500 more than that which is likely to be accommodated on SHLAA sites and as a result the Town will require a new housing opportunity area to be identified. The identification of such an area is considered to be vital to the delivery of the Plan and the Council's ambitions for Stanley and therefore a Strategic site is proposed which is discussed in more detail in Section 6. In addition to the housing in Stanley an allocation of 400 new houses has also been identified for Annfield Plain. The remainder of North Durham which includes villages such as Ouston and Burnopfield, has an allocation of 500 houses. Most suitable housing sites are in Burnopfield, Fencehouses and Pelton Fell, it is therefore assumed that most of these 500 houses will be built in those areas. The emerging Infrastructure Delivery Plan identifies no significant deficiencies in infrastructure which would prohibit delivery of this scale of development in North Durham.</p>		

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<p>Summary by Delivery Area – South Durham</p> <p>Question 7 Do you think this is the right Spatial Strategy for South Durham? If not, can you suggest how it can be improved, or put forward a more suitable alternative?</p> <p>Spennymoor has been given a large housing allocation of 2400 houses however this reflects the large number of sites either under construction or with planning permission. Bishop Auckland also receives a large allocation of 2800 new houses. Again this reflects the availability of land but also reinforces the Town's sub-regional role. Although all of this new housing can be accommodated on land potentially suitable land identified in the Strategic Housing Land Availability Assessment (SHLAA) this does include two large sites adjoining Auckland Park and Woodhouses Lane which have capacities of 500 and 730 houses respectively. Given their size and importance to meeting Bishop Auckland's housing allocation it is proposed to identify them as strategic sites. Newton Aycliffe has a smaller housing allocation of 1500 new houses mainly due to a lack of suitable land, a legacy of its New Town status. Even to achieve this figure a new housing opportunity area of around 500 houses is required. Two possible sites to the East and West of the Town have been identified. Given the importance to housing delivery in Newton Aycliffe it is proposed to identify the chosen site as a Strategic Site. Crook and Willington have been given allocations of 500 and 150 respectively. This reflects the limited employment opportunities within these towns, the traffic capacity issues on the A690 and the propensity of residents in this area to travel to work. To reflect its status as a main town Shildon has an allocation of 700 new houses while Chilton, Ferryhill and Sedgefield all have an allocation of 300 each. The figure for the remaining settlements in South Durham,</p>	<p>It is not considered that the Spatial Strategy for North Durham poses any specific threats to Coxhoe and Quarrington Hill</p> <p>Previously Coxhoe Parish Council concluded that the communities in South Durham were best placed to comment on its Spatial Strategy from a housing point of view</p>	<p>Coxhoe Parish Council advises the County Council that the communities in South Durham are best placed to comment on its Spatial Strategy</p>

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<p>which includes villages such as Coundon and Bishop Middleham is 550 new houses. The emerging Infrastructure Delivery Plan identifies no significant deficiencies in infrastructure which would prohibit delivery of this scale of development in South Durham.</p>		
<p>Summary by Delivery Area – East Durham</p> <p>Question 8 Do you think this is the right Spatial Strategy for East Durham? If not, can you suggest how it can be improved, or put forward a more suitable alternative?</p> <p>Seaham has seen significant housing delivery over the past 10 years. This would make it an obvious location for new housing however, the absence of suitable housing sites and physical constraints on the expansion of the town, has reduced the housing allocation to 700 new houses. As Murton has a very close relationship with Seaham and has land available it has been given a significant allocation of 600 houses. Peterlee has been allocated 1100 new houses. It is understood that the capacity of the A19/Burnhope Way junction would require very expensive remodelling were the housing allocation to be increased. Further modelling will help to test this perceived restriction and for this reason 600 houses have been allocated to the rest of the East Durham area, some of which could be delivered in Peterlee should these capacity issues be resolved. Much of the housing allocation in Peterlee of around 550 houses would be delivered on part of the North East Industrial Estate, which has been identified in the ELR as unattractive to modern employers and therefore suitable for redevelopment. Due to the importance of the site to Peterlee, in terms of housing delivery, it is proposed to identify the site as a Strategic Site. In addition to the housing allocation in Peterlee significant housing numbers have also been allocated to the</p>	<p>It is not considered that the Spatial Strategy for East Durham poses any specific threats to Coxhoe and Quarrington Hill</p> <p>Previously Coxhoe Parish Council concluded that the communities in East Durham were best placed to comment on its Spatial Strategy from a housing point of view</p>	<p>Coxhoe Parish Council advises the County Council that the communities in East Durham are best placed to comment on its Spatial Strategy</p>

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<p>surrounding secondary settlements. Easington 500 houses, Shotton 350 houses, Blackhall 300 houses, Horden 200 houses and Wingate 200 houses. The emerging Infrastructure Delivery Plan identifies no significant deficiencies in infrastructure which would prohibit delivery of this scale of development in East Durham. However there is a proposal for a new rail halt at Horden which will improve connectivity to Tyne and Wear and Tees Valley.</p>		
<p>Summary by Delivery Area – West Durham</p> <p>Question 9 Do you think this is the right Spatial Strategy for West Durham? If not, can you suggest how it can be improved, or put forward a more suitable alternative?</p> <p>The proposed housing requirement for Barnard Castle of 400 houses would maintain the previous housing delivery rates achieved in the town. This takes account of Barnard Castle's strong housing market attractiveness, affordable housing requirement, balanced with its relative geographic isolation from much of the remainder of the County and its ability to absorb further housing. To reflect the availability of suitable land and to ensure that their need for housing is addressed the three secondary settlements, Middleton in Teesdale, Stanhope and Wolsingham have been allocated 90, 60 and 100 houses respectively. The remainder of West Durham has been given an allocation of 200 houses. Although these figures may appear low this reflects the likelihood that most housing in West Durham will continue to be delivered on small sites, which are not included in the Housing Land Requirement for the Core Strategy. The exception is Tow Law where a number of larger sites are expected to deliver housing over the plan period. The emerging Infrastructure Delivery Plan identifies no significant deficiencies in infrastructure which would prohibit delivery of this scale of development in West Durham.</p>	<p>It is not considered that the Spatial Strategy for West Durham poses any specific threats to Coxhoe and Quarrington Hill</p> <p>Previously Coxhoe Parish Council concluded that the communities in West Durham were best placed to comment on its Spatial Strategy from a housing point of view</p>	<p>Coxhoe Parish Council advises the County Council that the communities in West Durham are best placed to comment on its Spatial Strategy</p>

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<p>Strategic Sites</p> <p>Advice in Planning Policy Statement 12: Local Spatial Planning, allows Core Strategies to allocate key strategic sites that are central to the delivery of the overall Strategy and where development requires a long lead-in time. This applies to a number of sites that the Council believes are critical to fulfilling the Vision of County Durham in 2030 and to realising the preferred spatial strategy. This section of the consultation document identifies these sites and in some cases give alternative choices of site for:</p> <ul style="list-style-type: none"> • Strategic Employment Sites • Strategic Housing Sites • Executive Housing Sites <p>Strategic minerals and waste sites are not included in the Policy Directions document. Consultation on a these types of sites was undertaken between December 2010 and February 2011.</p> <p>The Issues and Options Paper highlighted a site at Aykley Heads with the potential to create the right environment for business development and address the shortage of high quality office provision within the County. This would be a key site to deliver the step change to the County's economy that is needed. Given the complexity and sensitivity of the site it was proposed to identify Aykley Heads as a strategic site within the Core Strategy. While there was considerable support for Aykley Heads as a strategic employment site, other sites were suggested as potential strategic sites. DCC have therefore assessed these other sites using the criteria set out in the consultation document.</p> <p>As a result following the County Council are proposing to identify the following sites as Strategic Employment Sites:</p> <ul style="list-style-type: none"> • Aykley Heads - Durham City 		

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<ul style="list-style-type: none"> • Extension to Drum Industrial Estate - Chester-le-Street • Extension to net Park –Sedgefield# • Extension to Aycliffe Industrial Estate South of Seaham • Tursdale / Durham Green • Shaw Bank - Barnard Castle <p>Strategic Sites – Aykley Heads</p> <p>Aykley Heads was recognised within the Issues and Options Report as having the potential to provide a strategic employment opportunity alongside a mix of uses including housing.</p> <p>Question 10 Do you think Aykley Heads should be identified as a Strategic Employment Site? A. Yes. B. No</p>	<p>Coxhoe Parish Council previously supported the allocation of Aykley Heads as a strategic employment sites and did not put any other sites forward</p>	<p>Coxhoe Parish Council support the allocation of the Aykley Heads site in support of achieving the vision subject to an environmental assessment and mitigation measures to ensure a satisfactory form of development.</p>
<p>Strategic Sites – Drum Industrial Estate</p> <p>Drum Industrial Estate is located north of Chester-le-Street, and close to the A1. The industrial estate was extended in 2003 by 31 hectares and only a small area of 5 hectares remains to be developed. With limited land left to develop on the estate, an extension is proposed of approximately 15ha to the south of the existing industrial estate and south of the A693. This land is currently designated as Green Belt and a full justification for the development of this land will be required to support a strategic site allocation.</p>		

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<p>Question 11 Do you think that the extension Drum Industrial Estate should be identified as a Strategic Employment Site? A. Yes. B. No</p>	<p>It is considered that the allocation of this site will be beneficial to achieving the vision within the plan.</p>	<p>Coxhoe Parish Council supports the allocation of the extension to Drum Industrial Estate site in support of achieving the vision subject to an environmental assessment and mitigation measures to ensure a satisfactory form of development.</p>
<p>Strategic Sites – Net Park</p> <p>NETPark is located to the north of Sedgefield village. It is an established science park with a particular focus on the high value electronics sector. The site was originally allocated within the Sedgefield Local Plan and RSS identified it as a key employment location capitalising on the Region's universities and colleges. NETPark has been conceived as a regional centre for technology transfer, creating a bridge between research work and product development, encouraging knowledge based economy within County Durham and the Region as a whole. The site located close to the A1 within an attractive landscaped setting. RSS identified 25ha of land for future development and an extension of 67ha is now considered appropriate to enable NETPark to achieve its full employment potential. The site would be reserved solely for businesses associated with the science technology and engineering sectors.</p>		

Issue, Commentary and Key Question	Implications to Coxhoe and Quarrington Hill	Coxhoe Parish Council Response
<p>Question 12 Do you think that the extension of the Net Park should be identified as a Strategic Employment Site? A. Yes. B. No</p>	<p>It is considered that the allocation of this site will be beneficial to achieving the vision within the plan</p>	<p>Coxhoe Parish Council supports the allocation of the extension to the Net Park site in support of achieving the vision subject to an environmental assessment and mitigation measures to ensure a satisfactory form of development.</p>
<p>Strategic Sites – Extension to Aycliffe Industrial Estate</p> <p>Newton Aycliffe Industrial Estate is one of the largest industrial estates in County Durham, which has developed since the Second World War. It now extends to more than 300ha south of Newton Aycliffe. An extension to the industrial park was allocated in 1996 and RSS identified 70ha of land for future development, 58 ha of land remains undeveloped and it is proposed that this area is carried forward as a strategic employment site. Part of the site has recently been identified by Hitachi as its preferred location to build carriages and trains and the potential exists for the creation of around 1000 new jobs. Given the likely revocation of RSS, confirmation of this site will support Hitachi's proposals and provide clarity through the planning application process.</p> <p>Question 13 Do you think that the extension of Aycliffe Industrial Estate should be identified as a Strategic Employment Site? A. Yes. B. No</p>	<p>It is considered that the allocation of this site will be beneficial to achieving the vision within the plan</p>	<p>Coxhoe Parish Council supports the allocation of the extension to the Aycliffe Industrial Estate site in support of achieving the vision subject to an environmental assessment and mitigation measures to ensure a satisfactory form of development.</p>

Issue, Commentary and Key Question	Implications to Coxhoe and Quarrington Hill	Coxhoe Parish Council Response
<p>Strategic Sites – South of Seaham</p> <p>This site extends some 69ha south of Seaham and south of the new A182 link road which links the site with the A19. The site was previously identified in the Easington Local Plan and in May 2008, permission was granted for a Centre of Creative Excellence comprising film studios, education facilities, student accommodation, hotel and leisure facilities. This permission remains unimplemented. The proposed Centre of Creative Excellence is a complex development with significant employment creation and training prospects. Given current market conditions, and an extant planning permission, identification of the site as a Strategic Employment Site will provide policy certainty for this proposal or a similar proposal to develop the site. The site would be reserved solely for businesses associated with the Centre for Creative Excellence.</p> <p>Question 14 Do you think that the extension of the South of Seaham Site should be identified as a Strategic Employment Site? A. Yes. B. No</p>	<p>It is considered that the allocation of this site will be beneficial to achieving the vision within the plan</p>	<p>Coxhoe Parish Council supports the allocation of the South of Seaham site in support of achieving the vision subject to an environmental assessment and mitigation measures to ensure a satisfactory form of development.</p>
<p>Strategic Sites – TurSDale/Durham Green</p> <p>175ha of potential employment land is identified at TurSDale and south of Bowburn. 52ha were previously allocated within the City of Durham Local Plan on a site immediately south of Bowburn. A further 123ha of undeveloped land between this site, the East Coast Mainline and TurSDale Road (A688), was allocated for development as the rail</p>		

Issue, Commentary and Key Question	Implications to Coxhoe and Quarrington Hill	Coxhoe Parish Council Response
<p>freight facility beyond 2006. The site adjoins the Leamside Line and the East Coast Mainline, enabled it to be identified by Railtrack as the only suitable location within the North East which meets all the operational requirements for development as a regional road/rail freight interchange facility. In May 2009 an outline application was approved for a business and employment park on 30ha south of Bowburn. This permission remains unimplemented.</p> <p>Question 15 Do you think that the extension of the Tursdale/Durham Green Site should be identified as a Strategic Employment Site? A. Yes. B. No</p>	<p>It is considered that the allocation of this site will be beneficial to achieving the vision within the plan</p>	<p>Coxhoe Parish Council supports the allocation of the Tursdale/Durham Green site in support of achieving the vision subject to an environmental assessment and mitigation measures to ensure a satisfactory form of development.</p>
<p>Strategic Sites – Shaw Bank</p> <p>The site of Shaw Bank is approximately 23 ha and lies adjacent to the Harmire Industrial Estate, the largest employment site in Barnard Castle. Harmire accommodates the major employer GlaxoSmithKline, along with a number of other businesses. Shaw Bank will provide a natural extension to this successful employment area. The site at Shaw Bank currently adjoins the Hub, a new community facility that provides education facilities. Employment development on the site, together with possible new recreational and educational facilities, will complement this facility further.</p>		

Issue, Commentary and Key Question	Implications to Coxhoe and Quarrington Hill	Coxhoe Parish Council Response
<p>Question 16 Do you think that the extension of the Shaw Bank Site should be identified as a Strategic Employment Site? A. Yes. B. No</p>	<p>It is considered that the allocation of this site will be beneficial to achieving the vision within the plan</p>	<p>Coxhoe Parish Council supports the allocation of the Shaw Bank site in support of achieving the vision subject to an environmental assessment and mitigation measures to ensure a satisfactory form of development.</p>
<p>Strategic Housing Sites</p> <p>In most towns and villages the County Council consider that the housing allocations set out in Table 2 in the consultation document can be accommodated on sites judged to be suitable or 'green' in the Strategic Housing Land Availability Assessment (SHLAA). However, in some places there is a shortfall of land and in others, much of the housing will need to be delivered or one or two very large sites. Rather than redistribute the required housing to smaller settlements it is preferable to locate the housing in sustainable urban extensions. This accords with national planning guidance which advises that new housing should be developed in suitable locations which offer a range of community facilities with good access to jobs, key services and infrastructure and which contribute to the development of sustainable communities.</p> <p>The Consultation Document suggests that most significant demand will be in and around Durham City where housing and economic development opportunities have been identified. The other four settlements where strategic sites are to be identified are Bishop Auckland, Newton Aycliffe, Peterlee and Stanley.</p>	<p>In Coxhoe there are not sufficient housing sites within the Green areas set out in the known SHLAA. No strategic sites have been identified in Coxhoe. While not a key consultation question the Parish Council needs to seek clarification on this issue.</p>	<p>Coxhoe Parish Council feels that there are not enough sites identified in the SHLAA as green to accommodate the 450 houses the Plan proposes to allocate.</p> <p>The Parish Council has made its views about housing consistently clear. It needs clarification of which SHLAA sites can accommodate the proposed number of dwellings.</p>

Issue, Commentary and Key Question	Implications to Coxhoe and Quarrington Hill	Coxhoe Parish Council Response
<p>Strategic Housing Site - Bishop Auckland</p> <p>2800 new dwellings are allocated to Bishop Auckland. Existing green SHLAA sites in the town could accommodate 2,853 units. However, this total includes a large site of 25ha to the west of the town at Woodhouses Farm and a large site of 17ha to the east at Auckland Park. With potential yields of 730 and 500 houses respectively it would be very difficult to meet the housing allocation for Bishop Auckland without these sites. Therefore their delivery would be crucial to meeting the objectives of the Plan and as such they are considered strategic. The western site at Woodhouses Farm is a natural extension to the town and has few ecological, archaeological or other constraints. It is close to schools and to an industrial estate; other facilities and services are in the town centre, 1.6 km from the site boundary. However, there are no bus services near the site at present and its development would require highway improvements.</p> <p>The eastern site at Auckland Park is in an area characterised by small, semi-discrete settlements, rather than being attached to the main urban area. The site's development would consolidate this existing settlement pattern into a more coherent urban form. Access to facilities is more difficult with existing facilities found in different small villages and suburbs and separated by roads, rivers or railway. The town centre itself, however, is relatively close. There may be the signs of ancient settlement on site. Water voles and great crested newts have been recorded here in the past.</p>		

Issue, Commentary and Key Question	Implications to Coxhoe and Quarrington Hill	Coxhoe Parish Council Response
<p>Question 17 Which site should be identified as a Strategic Housing Site to help deliver the new housing proposed for Bishop Auckland? A. Woodhouses Farm. B. Auckland Park. C. Both. D. None of the above. E. Other site, please specify.</p>	<p>It is not considered that there are any direct implications to Coxhoe and Quarrington Hill as a result of the allocation of either of these sites.</p>	<p>Coxhoe Parish Council have no specific views to make and believes that the County Council ought to give consideration to the views of surrounding communities when considering the allocation further.</p>
<p>Strategic Housing Site – Newton Aycliffe</p> <p>1500 new dwellings are required in Newton Aycliffe. Existing green SHLAA sites in the town could accommodate 1,017 units. Therefore there is a need to find sufficient land for around 480 houses. To meet this shortfall two potential urban extensions have been identified, The site to the north west of the town at Cobbler’s Hall has a total area of 46ha and the site to the east of the town at Newton Aycliffe Young Person's Centre has an area of 90ha. Because of their large size only parts of one or both of these sites will be needed.</p> <p>The Cobbler’s Hall site is close to the existing local centre at Cobbler's Hall which has shops, a GP surgery, schools and a community centre. The town centre itself is only 1.5km away. There are no known highways problems. There is an existing, albeit infrequent, bus route close to the site. The site is not prominent in the landscape and could be easily screened. However, there are tree belts and hedges on site which would need to be protected and it is close to two local nature reserves. Great crested newts have been recorded on the site. There may be the remains of a prehistoric settlement on the site; it is within a landscape conservation area; and it would encroach upon the countryside separating Newton Aycliffe from Middridge.</p>		

Issue, Commentary and Key Question	Implications to Coxhoe and Quarrington Hill	Coxhoe Parish Council Response
<p>The eastern site at Newton Aycliffe Young People’s Centre is already partly developed and is close to the existing urban area. There are schools, local shops and a superstore in the vicinity and other facilities in the town centre, 1km from the site boundary. There are no protected species on site. However, the site is separated from the town by a fast and busy road (the A167). This means that access to facilities by means other than the car would be dangerous, as would vehicular access onto the A167. The site is not well-related to the existing urban area and extends into the open countryside, which is within a landscape conservation area. There are surviving medieval earthworks and early post-medieval hedges on site, and there may be the signs of prehistoric activity associated with settlements on adjacent land.</p> <p>Question 18 Which site should be identified as a Strategic Housing Site to help deliver the new housing proposed for Newton Aycliffe? A. Cobbler’s Hall. B. Newton Aycliffe Young People’s Centre. C. None of the above. D. Other site, please specify.</p>	<p>It is not considered that there are any direct implications to Coxhoe and Quarrington Hill as a result of the allocation of either of these sites.</p>	<p>Coxhoe Parish Council have no specific views to make and believes that the County Council ought to give consideration to the views of surrounding communities when considering the allocation further.</p>
<p>Strategic Housing Site – Stanley</p> <p>1250 new dwellings are required in Stanley. Existing green SHLAA sites in the town could accommodate 746 units. Therefore there is a need to find sufficient land for around 500 houses. To meet this shortfall two potential urban extensions have been identified.</p> <p>The site to the north of the town at East of Shield Row has a total</p>		

Issue, Commentary and Key Question	Implications to Coxhoe and Quarrington Hill	Coxhoe Parish Council Response
<p>area of 24ha and the site to the south of the town at Holly Hill has an area of 23ha. The northern site, East of Shield Row, is bounded on two sides by the existing urban area and therefore represents a natural extension. Though it is visible from surrounding countryside, it would be seen against a background of development and would not therefore be incongruous. It is close to schools and the town centre itself is relatively close at 1.2 km from the site boundary. However, there are relatively few other local facilities and buses are infrequent at present. It contains large plantations, which would have to be protected, thus reducing the developable area, and is adjacent to an ancient woodland which is a Local Wildlife Site. It is within a Landscape Conservation Area. There may be some historic artefacts on site. There may be contamination issues.</p> <p>The southern site, Holly Hill, is adjacent to the urban area; there are local facilities nearby in South Moor and the town centre itself is relatively close, again at 1.2 km from the site boundary. There is a regular bus service at present. However, it is on the far side of a road which forms the a natural limit to development, it is very visible in the landscape. There are ponds on site which could harbour great crested newts and the site abuts Stanley Wood Local Wildlife Site. There may be a prehistoric settlement on site; it is within a Landscape Conservation Area; and significant parts of the site are within a flood zone.</p> <p>Question 19 Which site should be identified as a Strategic Housing Site to help deliver the new housing proposed for Stanley? A. East of Shield Row. B. Holly Hill. C. None of the above. D. Other site, please specify.</p>	<p>It is not considered that there are any direct implications to Coxhoe and Quarrington Hill as a result of the allocation of either of these sites.</p>	<p>Coxhoe Parish Council have no specific views to make and believes that the County Council ought to give consideration to the views of surrounding communities when considering the allocation further.</p>

Issue, Commentary and Key Question	Implications to Coxhoe and Quarrington Hill	Coxhoe Parish Council Response
<p>Strategic Housing Site – Peterlee North East Industrial Estate</p> <p>1100 new dwellings are required in Peterlee. Existing green SHLAA sites in the town could accommodate 733 units. Therefore there is a need to find sufficient land for around 370 houses. In contrast to the greenfield urban extensions proposed for the other towns there is the potential to redevelop part of the existing North East industrial Estate. The recent Employment Land Review has suggested there is a surplus of existing employment land in East Durham and most of the units on North East Industrial Estate are not suitable for modern employers. DCC are therefore proposing to redevelop 18 hectares of the Estate for housing.</p> <p>Question 20 Which site should be identified as a Strategic Housing Site to help deliver the new housing proposed for Peterlee? A. North East industrial Estate. B. None. C. Other site, please specify.</p>	<p>It is not considered that there are any direct implications to Coxhoe and Quarrington Hill as a result of the allocation of either of these sites.</p>	<p>Coxhoe Parish Council have no specific views to make and believes that the County Council ought to give consideration to the views of surrounding communities when considering the allocation further.</p>
<p>Executive Housing Sites</p> <p>The need to plan for the provision of ‘executive housing’ is a long recognised issue in County Durham. More recent studies and evidence summarised in the Executive Housing Study accompanying this consultation (available on our website and on request using the details at the beginning of this document) suggest that housing supply needs to be matched to housing aspirations in order to attract higher skilled workers and entrepreneurs to improve the attractiveness of an</p>		

Issue, Commentary and Key Question	Implications to Coxhoe and Quarrington Hill	Coxhoe Parish Council Response
<p>area as a place to live and invest in and to drive economic growth. For the purposes of the County Durham plan executive housing is defined as the housing at the top end of the market, detached and of high quality design and materials, set in its own grounds at a density of no more than 6 dwellings per hectare.</p> <p>The County Council notes that last year’s consultation responses said:</p> <ul style="list-style-type: none"> • Executive homes are needed to attract new economic activity. • significant support for the provision of the highest suggested executive housing requirement. • This equated to 1% of the total housing requirement would translate to approximately 290 houses. • Two thirds of respondents favoured a dispersed approach to the location of executive housing across the County rather a concentration on one or two locations. • the location of executive homes developments should be market driven. • The locations of executive homes should not have an adverse impact on the locality. • There should be a preference for sustainable locations. • Need to be part of mixed communities not executive only areas. <p>Based on previous evidence and the work undertaken to support the County Durham Plan the County Council believes that there is a justification for the specific provision of executive housing, as defined in the Core Strategy. Consultation on the Core Strategy Issues and Options showed significant support for the principal of at least 1% of the Plan’s housing requirement being executive housing.</p>		

Issue, Commentary and Key Question	Implications to Coxhoe and Quarrington Hill	Coxhoe Parish Council Response
<p>Evidence on the spatial distribution of existing executive housing indicates a dispersed across the County. Consultation on the Issues and Options Report supported the dispersed distribution of new executive housing. However, site identification must reflect the needs of the market, locating any sites in areas that are attractive to both developers of executive housing and those entrepreneurs and highly skilled people that will help grow the County’s economy. Although most consultation responses support the principle of executive housing there is also concern that they should be located in sustainable locations and relate to existing communities. This will be taken into account when suitable sites for executive housing are identified.</p> <p>As the County Council feels that provision of executive housing is an important tool in promoting economic growth, the principal objective of the County Durham Plan, it suggests that the identification of executive housing sites is a strategic issue to be dealt with in the Core Strategy rather than in the future Development Allocations document. The County Council are therefore issuing a ‘call for sites’ to help identify those that are most suitable. To help to assess any sites that are submitted the County Council have developed a number of criteria against which any submitted sites will be assessed. Sustainability Appraisal will also be used in order to short list potentially suitable sites.</p> <p>In order to give guidance on likely suitable locations the County Council have applied these criteria to the main and secondary settlements and this found that three locations; Durham City; Chester-le-Street; and Sedgefield met all five criteria, and Barnard Castle, Consett/Shotley Bridge, Newton Aycliffe/Woodham and Spennymoor/Tudhoe scored three. Sites submitted should therefore</p>		

Issue, Commentary and Key Question	Implications to Coxhoe and Quarrington Hill	Coxhoe Parish Council Response
<p>be preferably located within reasonable proximity of these settlements, but all sites will be considered on their merits. In addition to those sites submitted for consideration the County Council will also assess those sites identified as 'green' in the Strategic Housing Land Availability Assessment (SHLAA), located within or adjoining the above settlements. Following the assessment the sites considered most suitable for executive housing will be taken forward in the next draft of the Core Strategy.</p> <p>Question 21 Bearing in mind the criteria set out above (in this Parish council document Appendix 3) do you know of any site which would be suitable for Executive Housing?</p>	<p>In its original response Coxhoe Parish Council felt that:</p> <ul style="list-style-type: none"> • the overall percentage of Executive Housing ought to be based on established need; and • location should be based on the option of dispersed distribution with additional executive housing in a large number of locations meeting sustainability criteria. 	<p>Coxhoe Parish Council maintains its views from the previous consultation in that:</p> <ul style="list-style-type: none"> • the overall percentage of Executive Housing ought to be based on established need; and • location should be based on the option of dispersed distribution with additional executive housing in a large number of locations meeting sustainability criteria.

Towards a Strategy for Low Carbon Energy in County Durham

8 This consultation paper sets out the approach we could adopt to planning for new renewable energy (including wind, solar, biomass and hydro). It provides an outline of the current position and the scale of renewable energy capacity needed, proposes new targets for

renewable electricity and heat; indicates how new targets could be met, outlining the key areas of constraint and opportunity; and indicates in broad terms where new development could be located.

- 9 The key issue of this paper for Coxhoe and Quarrington Hill is probably the approach to future energy development in the Central Durham Area. It is not felt that there are any major implications of this strategy at the current time.

Proposed approach to future energy development in the Central Durham Delivery Area:

- Support remaining opportunities for commercial wind energy, particularly in the North Durham Coalfield Upland area, where they can take place without significant environmental impact, either alone or cumulatively with other development.
- Support opportunities for the development of commercial biomass schemes, especially where they form the basis of district heating networks using renewable heat, and investigate the potential viability of opportunities in and around Durham City.
- Support proposals for commercial scale hydro schemes, where appropriate opportunities arise.
- Continue to encourage the development of all renewable and low carbon energy generation on a micro scale in existing buildings and new developments wherever suitable opportunities arise.
- Protect living conditions of people and communities affected by renewable energy development.
- Protect recognised Environmental Assets (particularly those listed in paragraph 7.9).
- Protect the North Pennines Area of Outstanding Natural Beauty from renewable energy development which would have significant adverse impacts on the purpose of AONB designation.

It is recommended that:

Coxhoe Parish Council offer no objections to the proposals contained in the ‘Towards a Strategy for Low Carbon Energy in County Durham’ Consultation Document.

Towards a Waste Delivery Strategy for County Durham

10. This consultation paper sets out the approach to managing all types of waste after it has been collected from homes and businesses. It looks at how much waste we need to manage and where new waste sites should go in the County to 2030. It provides an estimate of how much waste needs to be managed, when new capacity will be required; indicates how this should be done in terms of meeting

identified targets; and indicates in broad terms where new waste facilities should be located. The key implications of this paper are perhaps the approach to waste development.

Proposed approach to waste development in the Central Durham Delivery Area:

Durham City is at the centre of the Central Durham Delivery Area and is a major source of household, commercial and industrial waste arisings. The Central Delivery Area is therefore recognised as a key area for the location of new waste management facilities in the County. The proposed approach will be to:

- Maintain and develop an integrated waste network of waste management sites for the collection and recovery of waste throughout the delivery area.
- Support the development of new recovery capacity within the area, given that the area is a major source of waste arisings.
- Guide new waste management facilities to suitable sites well related to the main towns and secondary settlements, in particular secondary settlements such as Bowburn, Brandon and Langley Moor and at Durham Green/Tursdale.
- Give priority to land within general and local industrial estates and the co-location of new facilities alongside existing waste management facilities.
- Resist new waste development on prestige employment land.
- Safeguard all existing waste management sites (unless appropriate compensatory provision is made).
- Require the provision of suitable waste and recycling storage facilities in all new developments
- Protect the living conditions of people and communities.
- Protect recognised environmental assets within the delivery area i.e. Heritage and biodiversity constraints.
- Resist new waste development in areas of flood risk.
- Resist new waste development within the North Durham Green Belt.

11. This appears to be an appropriate approach.

It is recommended that:

Coxhoe Parish Council has no comments to make in general on the 'Towards a Waste Delivery Strategy for County Durham' Consultation Document other than to support the proposed approach to waste development.

Strategic Employment Sites Consultation Paper

12. This consultation paper identifies options for potential new large strategic employment sites. (Strategic sites are large sites which are considered to be vital to ensuring the future prosperity of County Durham.) It has not been possible to access this paper however the recommended views of Coxhoe Parish Council on Strategic Employment Sites are set out in the section on the response to the Core Strategy Policy Directions Consultation paper in the table earlier

It is recommended that:

Coxhoe Parish Council has been unable to access a copy of this paper but would request that the views set out in its response to the Core Strategy Policy Directions Consultation Paper on Strategic Employment Sites be fully taken into account.

Stanley Town Master Plan Options for Consultation Report

13. This consultation paper sets out a range of options to improve the accessibility, attractiveness and vitality of Stanley Town Centre.
14. The proposals are unlikely to have any direct implications to Coxhoe and Quarrington Hill.

It is recommended that:

Coxhoe Parish Council has no comments to make on the 'Stanley Town Master Plan Options for Consultation Report'

Executive Housing Study

15. This is background paper in support of the Core Strategy Policy Directions Consultation Paper. Executive housing is addressed in the Policy Directions Paper
16. The views of the Parish Council in respect of the executive housing issues emerging out of the Local Development Framework are set out in the section on the response to the Core Strategy Policy Directions Consultation paper in the table earlier

It is recommended that:

Coxhoe Parish Council would request that the views set out in its response to the Core Strategy Policy Directions Consultation Paper on Executive Housing be fully taken into account.

Core Strategy Interim Sustainability Appraisal

17. All County Durham Plan documents should be subject to a Sustainability Appraisal to assess them against a range of environmental, social and economic objectives. The Interim Sustainability Appraisal Report has been published in support of the Core Strategy Policy Directions Paper and sets out the outcomes of the Sustainability Appraisal (SA) process to date. It is not felt that a response needs to be made.

It is recommended that:

Coxhoe Parish Council has no comments to make on the 'Core Strategy Interim Sustainability Appraisal

Core Strategy Interim Habitats Regulations Assessment

18. All County Durham Plan documents should be subject to a Habitats Regulations Assessment (HRA) to assess any potential effects on sites of international nature conservation importance, The Interim HRA Screening Report has been published and further evidence and iterative assessment will be required to establish impact as the preferred option policies come forward. This is a background paper to the Core Strategy Policy Directions Paper and it is not felt that a response needs to be made.

It is recommended that:

Coxhoe Parish Council has no comments to make on the Core Strategy Interim Habitats Regulations Assessment.

Ian Forster, Assistant Voluntary Parish Clerk
Coxhoe Parish Council
29th June 2011

Appendix 1: Revised County Durham Plan Spatial Vision.

Spatial Vision for County Durham

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 to the success of the County.

County Durham will have capitalised on its central location in the North East and provided employment, housing, leisure, education and training, distinctive retailing, and tourist opportunities to people currently living within and outside of the County.

County Durham will have become a County of sustainable communities. The County's distinctive multi-centred 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 in collaboration with the community to meet the needs of everyone, including older people, the disabled and growing children. The communities themselves will be helping to deliver local services.

County Durham will be at the centre of the green economy playing its part in addressing the issue of Climate Change by using its natural resources more sustainably, improving energy efficiency and increasing renewable energy production. All new development will have achieved the highest feasible standards of sustainability. Through sustainable design and land and water management programmes any negative impacts of Climate Change will have been mitigated against and adaptive measures implemented.

County Durham's exceptional natural and built environment will have been further protected and improved. New development will have recognised local distinctiveness including existing heritage, and delivered wider benefits to County Durham's environmental quality and the quality of life of the County's residents. County Durham's agricultural industry will be continuing to play a significant role in the County's economy and farm diversification will have increased employment and tourism opportunities. All businesses and residents will have access to high quality broadband connectivity. This will have improved employment opportunities, particularly in rural areas and villages, and the increase in residents working from home will have relieved traffic congestion on the County's roads, especially at peak commuting times.

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 access to local rail services and the high speed railway network. Links to the region's ports and airports will also have been enhanced. Durham City, Durham Heritage Coast, Durham Dales and other attractions such as the Riverside Cricket Ground, will be popular and accessible tourist destinations.

In Central Durham, Durham City will be a distinct 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 in and on the edge of the City Centre, will have enhanced the City's role as a nationally important 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 sensitively optimising existing heritage and cultural attractions and developing new family attractions in and around the City Centre. Development in the remainder of Central Durham will have continued to meet local needs whilst aiding their successful regeneration. This development will also have supported Durham City in its role as the key driver of County Durham's economy.

North Durham will have increased its employment and commercial capacity in order to meet employment needs particularly recognising the role of Chester-le-Street as a strategic employment area. Chester-le-Street will be a thriving market town exploiting its location close to major transport corridors to become a first class location for business. North Durham's town centres will be the focus for local and surrounding communities, with Stanley and Consett having developed their educational, retail and leisure offer and improved the quality of their town centres, re-establishing them as vibrant and safe place to visit for local people.

East Durham will no longer be associated with deprivation and will have successfully utilised its large working age population to attract new businesses. Seaham will have built its growing reputation as a tourist destination and exploited its position as the only port and marina in the County. Its Centre for Creative Excellence will have also helped raise the profile of the town as well as creating jobs for local people. Seaham will be seen as the 'gateway' to Durham's Heritage Coast and its quality transport links will have helped create a thriving business environment at Spectrum and Hawthorne Business Parks. Peterlee will have developed its transport and leisure offer and improved the quality of its town centre making the centre more accessible to all members of its community. Peterlee will have a vibrant, regionally important, industrial and manufacturing employment base with a regenerated town centre, that provides jobs and wealth for local people.

South Durham will be reinvigorated by an improved local employment base including the successful flag ship projects of NETPark at Sedgfield, Durham Gate at Spennymoor and the continuing strong performance of Aycliffe Business Park. Hitachi will be the home of train manufacturing in the UK and will employ many South Durham residents. Its rise in prominence will have reinvigorated the Bishop Auckland and Weardale Railway Lines and unlocked tourist accessibility in South Durham. The existing attractions, such as Locomotion at Shildon, Bishop

Auckland Castle and Sedgefield Racecourse will be 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 customer choice in 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 and Durham City, performing a role as both a gateway and as a major service centre for communities of the Durham Dales. West Durham's strong communities will have contributed to improving its retail, leisure, housing, employment, tourism and transport infrastructure. The beautiful landscape of the Durham Dales will be internationally renowned. The Barnard Castle Vision will have delivered imaginative and distinctive new developments to enhance facilities for local 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. These settlements will perform the role of service centres for strong rural communities in their locality. Existing assets such as the North Pennines Area of Outstanding Natural Beauty (AONB) will have been respected and will be continuing to contribute to the local economy, whilst rural diversification projects will have been supported to recognise the importance of existing business in the area. Local communities in West Durham will have helped deliver new land for housing that will address a range of housing needs in the area, in particular, the need to provide affordable accommodation for first time buyers. Transport accessibility will have been improved by tapping into a range of financial mechanisms.

Appendix 1 : Revised County Durham Plan Strategic Objectives.

Objective 1: To ensure County Durham improves the economic performance of its main towns and other settlements by increasing the percentage of its residents of working age in full time employment to 75% from the current 66%. Focusing on improving the quality and accessibility of employment areas by investing in sites that are viable, sustainable and attractive to key business growth sectors.

Objective 2: To fulfil Durham City's economic potential as a regional economic asset for the benefit of the whole County by attracting investment and creating an environment for enterprise to flourish. Building on the City's cultural heritage, exploiting its potential as a major retail and residential location, academic and transport hub, and visitor destination, whilst respecting its outstanding historic environment and setting.

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 strengthen County Durham's role as a visitor/tourist destination, building on and adding to, the strength of existing attractions, townscapes and its exceptional river valleys and landscapes. The development of new visitor attractions and accommodation should be encouraged particularly when it capitalises on the assets of Durham City, Durham Heritage Coast and the Durham Dales and promotes some of the County's 'hidden gems'.

Objective 6: 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 transport. Promote and facilitate renewable and low carbon energy and its supporting infrastructure to create an attractive environment in which the private sector can bring forward investment in renewable energy.

Objective 7: To adapt to the impacts of climate change and extreme weather conditions by promoting green infrastructure in new developments, promoting sustainable land management initiatives such as peatland conservation and restoration, and, ensuring that new development is located away from areas of flood risk.

Objective 8: 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. Using new housing development, investment in infrastructure and working with communities to help aid regeneration.

Objective 9: To ensure that new housing is accessible to and meets the needs and demands of County Durham's communities in terms of the number and type; including the provision of affordable housing, family housing, executive housing, housing for older people and for other specialist groups.

Objective 10: To safeguard, enhance and provide a wide range of educational, social, sporting, health, recreational and cultural facilities to contribute to the quality of life, satisfaction and health and well being of people who live, work within and visit County Durham.

Objective 11: To support and encourage the diversification of the rural economy including ensuring that rural settlements are allowed appropriate new development.

Objective 12: To protect, enhance and manage the County's natural environment and green infrastructure including; landscapes, biodiversity and geodiversity resources, air quality, soil and best agricultural land, water resources, water quality, coastal areas and trees and woodlands.

Objective 13: To protect and enhance County Durham's locally and nationally important cultural and historic environment including its wide range of buildings, sites, archaeology and other heritage assets.

Objective 14: 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 green infrastructure.

Objective 15: 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, wherever possible, sustainable forms of transport to reduce carbon emissions and the impact of traffic on communities and the environment, and to minimise congestion.

Objective 16: To encourage the efficient, effective and environmentally sensitive use of the County's natural resources, particularly energy, water, soils, minerals and waste.

Objective 17: To oversee the provision of infrastructure and built development by ensuring a steady and adequate supply of energy and non energy minerals, in the most appropriate and sensitive way.

Objective 18: To support the development of a modern network of sustainable waste management facilities in the most appropriate locations.

Objective 19: To safeguard County Durham's mineral resources and waste management facilities from incompatible development and promote economic opportunities provided by the minerals and waste industry.

Appendix 3 – Criteria for Selecting Executive Housing Sites

Five criteria that will be used to assess suitable sites are below:	
Proposals with 20 or more existing executive dwellings	Settlements containing post codes having an average household income of £60,000 or more (high income areas)
Settlements containing no super-output areas with deprivation in the worst 10% or 20% nationwide (no deprivation)	Settlements containing a secondary school with the percentage of 5+ A-C grades in GCSEs above the English local authority average
Settlements within 15 minutes peak time drive time of the A1 trunk road (good access to A1)	