

Strategic Housing Land Availability Assessment: Cassop-Cum-Quarrington

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KEY

The following classifications have been agreed and are consistent with national guidance:

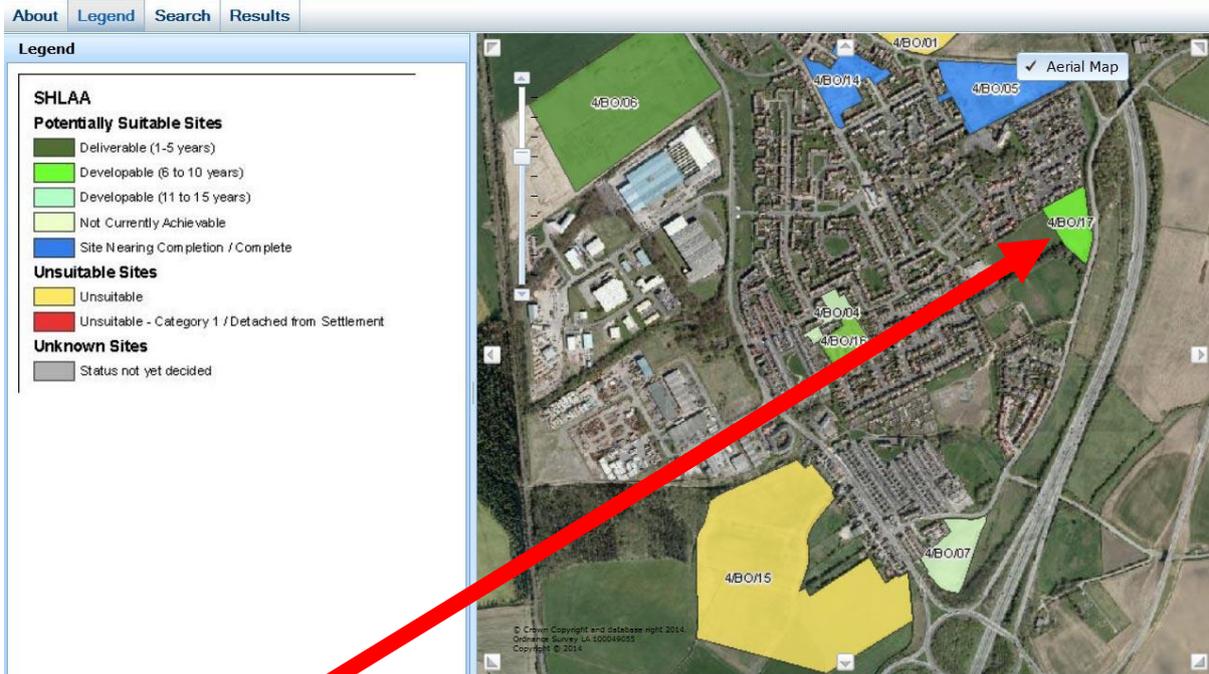
- **Suitable/green** – indicates that the site is considered potentially suitable for housing as it could contribute towards sustainable, mixed communities. The scale of development the site could accommodate is considered consistent with the role and function of the settlement and no unacceptable adverse environmental impacts would result.
- **Amber/unsuitable** – indicates that a site (or element of the site) is considered unsuitable for housing on account it would not lead to the creation of sustainable, mixed communities or the development would have an adverse impact in relation to a technical constraint and the landowner/agent/developer has been unable to demonstrate that no demonstrable harm would result from the development to the satisfaction of the council. This category also includes all sites where there is a fundamental conflict in planning policy. If demonstrable evidence is provided demonstrating that the constraint can be overcome the classification may be reviewed to be suitable.
- **Red/unsuitable ('showstoppers')** – is used to identify all sites which contravene a category 1 designation and parcels of land which are unrelated to an existing settlement.

Category 1 and 2 designations

- Category 1 sites will be deemed as unsuitable (red) sites and be deemed to have no housing potential.
- Category 2 sites are not automatically discounted by the SHLAA but rather act as an indicator that the site may well have some constraints which would need to be addressed if the site is to be deemed suitable.

BOWBURN

Strategic Housing Land Availability Assessment (SHLAA)



CD REF: 4/BO/17

SITE NAME: Land South of Oakfield Crescent

SETTLEMENT: Bowburn

PRESENT USE: undefined

DEVELOPABLE AREA: 0.99

PLANNING STATUS: Refused permission

APPLICATION NO: 4/12/01048/FPA

PLANNING DETAILS: Permission for 43 dwellings refused by planning committee. Officer recommendation was for approval.

OWNERSHIP: undefined

PREFERRED OPTIONS REF: 0/ **SUBMISSION REF:** 0

SUSTAINABILITY SCORE: 167.28/ **SUSTAIN SOCIAL:** Good/

SUSTAIN ECONOMIC: Poor/ **SUSTAIN ENVIRONMENT:** Average

SITE SUITABLE: Y/ **SITE AVAILABLE:** N/ **DEVELOPABLE:** Developable

ACHIEVEABLE: 11 to 15 years/ **SETTLEMENT HIERARCHY:** Urban

DELIVERY AREA: Central/ **TRAFFIC LIGHT:** Green

LANDSCAPE IMPACT COMMENTS: 0/ **ADJACENT USE COMMENTS:** 0

POLLUTION COMMENTS: 0/ **FLOOD RISK COMMENTS:** 0

SERVICE ACCESS COMMENTS: 0 / **SETTLEMENT RELATIONS COMMENTS:** 0

HIGHWAY ACCESS COMMENTS: 0/ **BIODIVERSITY IMPACT COMMENTS:** 0

HERITAGE IMPACT COMMENTS: 0 / **OPEN SPACE COMMENTS:** 0

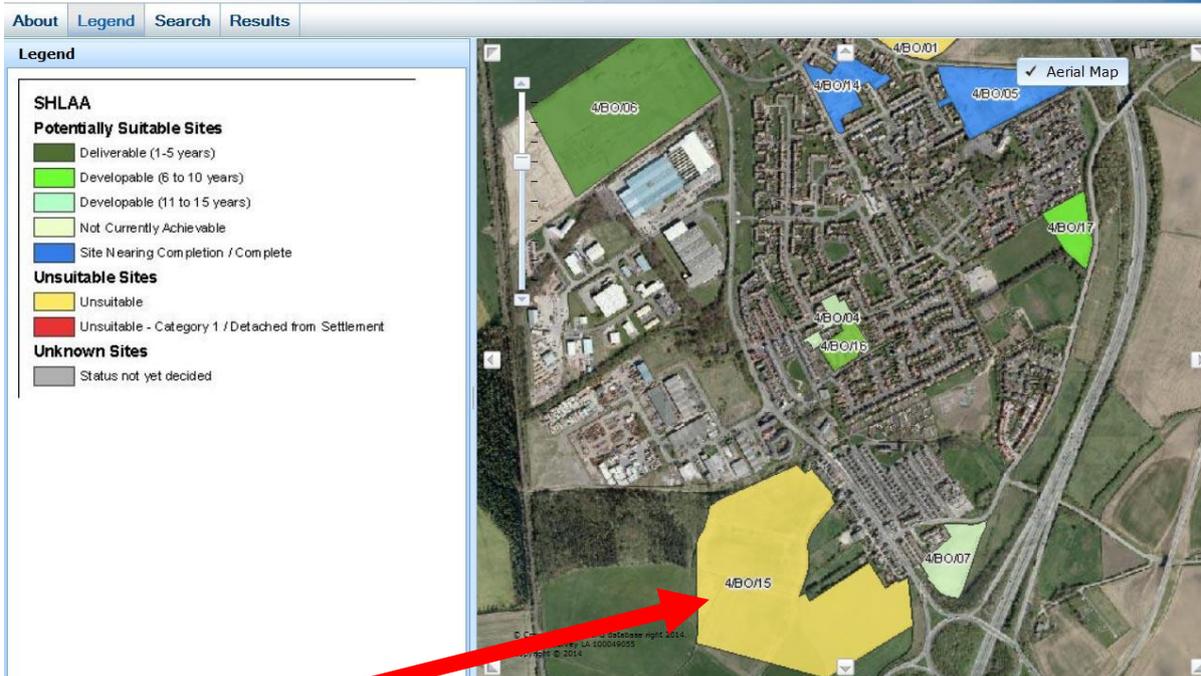
INFRASTRUCTURE COMMENTS: 0/ **TOPOGRAPHY COMMENTS:** 0

ASSESSMENT OUTCOME: This is a greenfield site within the built up area of Bowburn. The site would make a logical infill site. Permission for 43 dwellings refused by planning committee. Officer recommendation was for approval.

No appeal has been lodged to date (October 2013).

SITE ALLOCATED: No

FINAL PLAN DECISION: Whilst this site was deemed suitable (green) for housing purposes through the Strategic Housing Land Availability Assessment (SHLAA) it is considered that the Housing Requirement for the settlement set out in Policy 4 (Distribution of Development) of the County Durham Plan can be met by the housing units which already benefit from planning permission which relate to that settlement.



CD REF: 4/BO/15

SITE NAME: Site at TurSDale

SETTLEMENT: Bowburn

PRESENT USE: undefined

DEVELOPABLE AREA: 10.42

PLANNING STATUS: undefined

APPLICATION NO: 0/ **PLANNING DETAILS:** 0/ **OWNERSHIP:** undefined

PREFERRED OPTIONS REF: 0/ **SUBMISSION REF:** 0

SUSTAINABILITY SCORE: 126.04/ **SUSTAIN SOCIAL:** Average

SUSTAIN ECONOMIC: Poor/ **SUSTAIN ENVIRONMENT:** Average

SITE SUITABLE: N/ **SITE AVAILABLE:** N/

DEVELOPABLE: Not presently developable/ **ACHIEVEABLE:** Not achievable

SETTLEMENT HIERARCHY: Urban/ **DELIVERY AREA:** Central

TRAFFIC LIGHT: Amber

LANDSCAPE IMPACT COMMENTS: Assessed against the baseline of the existing character of the site this would have a significant impact as a large urban incursion into attractive open countryside. If the baseline is taken to be the site developed as employment land the effect would be neutral.

ADJACENT USE COMMENTS: The site is intended to be developed for employment use.

POLLUTION COMMENTS: 0

FLOOD RISK COMMENTS: Some surface water flooding observed on the site.

SERVICE ACCESS COMMENTS: The site is reasonably well located in relation to a range of facilities in Bowburn.

SETTLEMENT RELATIONS COMMENTS: The site is on the edge of the settlement, located between existing employment uses to the north west and highway infrastructure and services to the south. There are houses located to the

eastern boundary of the site however the connection between the proposed site and existing would be fragmented by backland gardens and infrastructure. The site is exposed open countryside to the south.

HIGHWAY ACCESS COMMENTS: Access appears achievable however likely to require mitigation.

BIODIVERSITY IMPACT COMMENTS: 0

HERITAGE IMPACT COMMENTS: None

OPEN SPACE COMMENTS: None

INFRASTRUCTURE COMMENTS: GP requires improvement, as does the main roundabout off the A1. Sewage capacity within headroom.

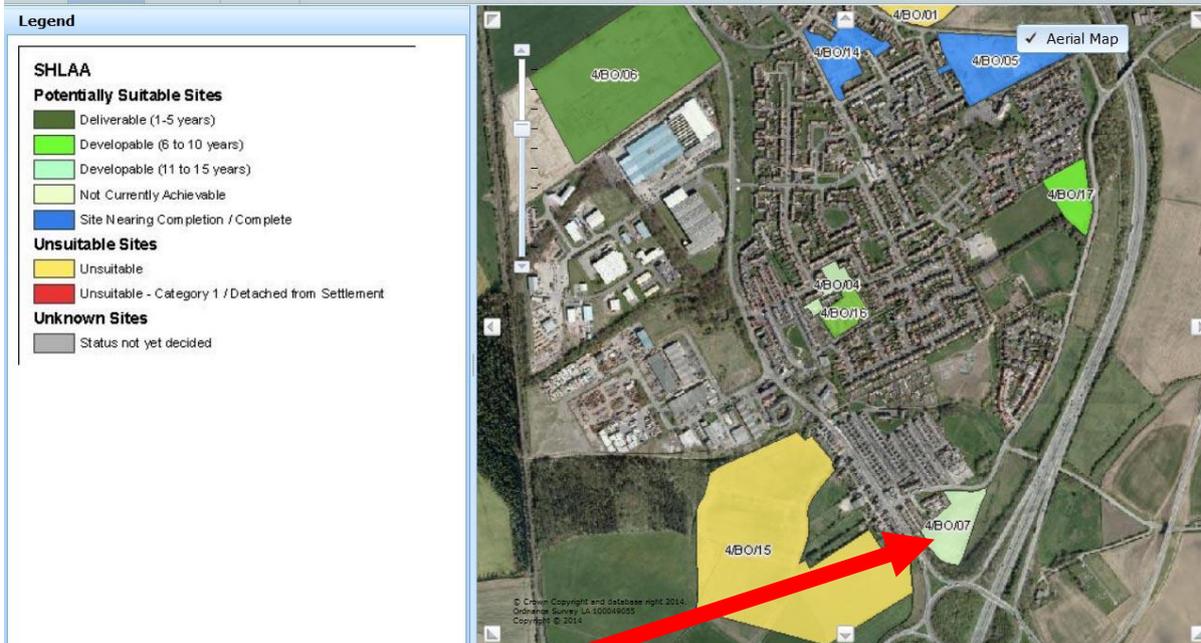
TOPOGRAPHY COMMENTS: None

ASSESSMENT OUTCOME: The site is allocated within the Plan for employment use. Development of the site in isolation would result in a large scale urban extension into open countryside, with significant adverse landscape impacts.

SITE ALLOCATED: No

FINAL PLAN DECISION: This site was deemed to be unsuitable (amber) for housing development through the Strategic Housing Land Availability (SHLAA) process. In view of this and given no exceptional circumstances have been identified this site was not considered as a reasonable alternative to those suitable sites considered and subsequently allocated in Policy 30 (Housing Allocations) of the County Durham Plan.

About Legend Search Results



CD REF: 4/BO/07

SITE NAME: South of Crow Trees Lane

SETTLEMENT: Bowburn/ **PRESENT USE:** Agriculture/Horticulture

DEVELOPABLE AREA: 1.26/ **PLANNING STATUS:** No planning status

APPLICATION NO: 0/ **PLANNING DETAILS:**

OWNERSHIP: Private/ **PREFERRED OPTIONS REF:** 0/ **SUBMISSION REF:** 0

SUSTAINABILITY SCORE: 167.28

SUSTAIN SOCIAL: Average/ **SUSTAIN ECONOMIC:** Average

SUSTAIN ENVIRONMENT: Average

SITE SUITABLE: Y/ **SITE AVAILABLE:** Y

DEVELOPABLE: Not presently developable

ACHIEVEABLE: Not achievable

SETTLEMENT HIERARCHY: Urban

DELIVERY AREA: Central

TRAFFIC LIGHT: Green

LANDSCAPE IMPACT COMMENTS: Site is located to the south of settlement. Some adverse residual impact identified.

ADJACENT USE COMMENTS: Greenfield site, currently used as pasture land. Generally compatible with high density housing situated to the north of the site. School within proximity which may impact on accessing the site.

POLLUTION COMMENTS: No known issues

FLOOD RISK COMMENTS: No flood risk issues on the site.

SERVICE ACCESS COMMENTS: Bowburn is a tier 2 settlement. Site has good access to the services and facilities in Bowburn.

SETTLEMENT RELATIONS COMMENTS: Site is located south of the settlement,

however housing and a school are situated directly to the north.

HIGHWAY ACCESS COMMENTS: Access off Crow Tree Lane could be achieved but visibility on a bend for south bound traffic is limited. Severe parking problems on Crow Tree Lane associated with the school may impact on development. The site is not recommended for residential development.

BIODIVERSITY IMPACT COMMENTS: Cassop Vale (SSSI) (although the A1 intervenes) and Shincliffe Wood (CWS) are just over 1km from the site, and both connected by PROW. Unlikely to be a constraint to development.

HERITAGE IMPACT COMMENTS: No heritage issues surround the site.

OPEN SPACE COMMENTS: Site not in use for recreational purposes. Some deficiencies in the supply of open space within the ward. This would need to be considered if the site is developed out.

INFRASTRUCTURE COMMENTS: Sewage treatment headroom exceeded before 2015. Improved sewage treatment work therefore required.

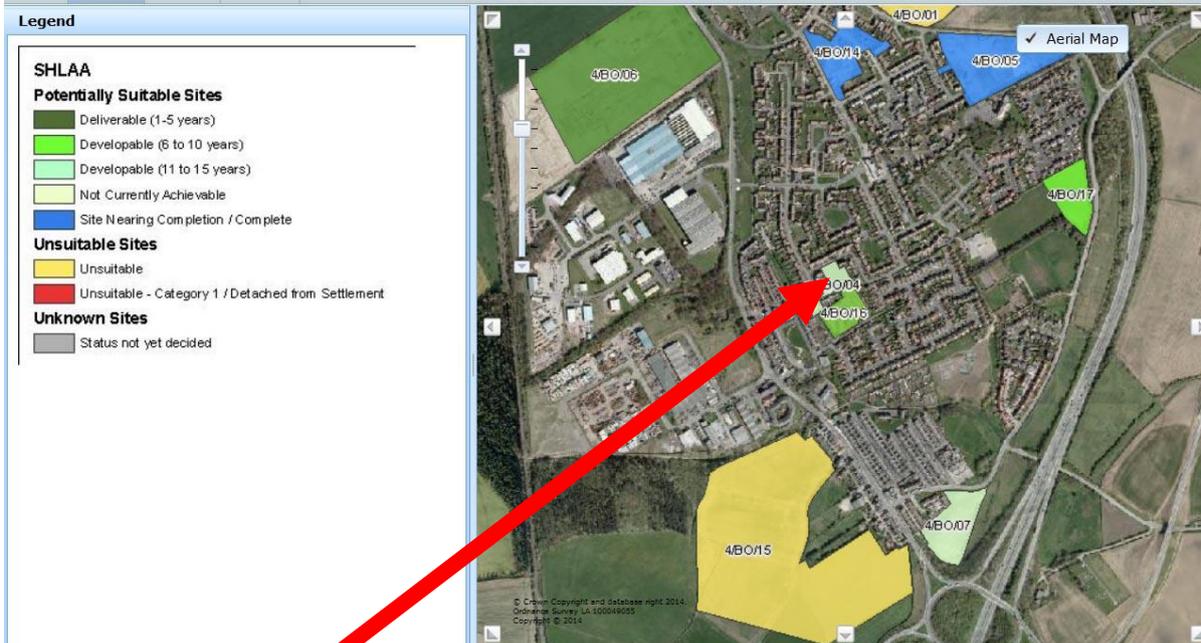
TOPOGRAPHY COMMENTS: Site slopes south to north. Unlikely to be a constraint to development.

ASSESSMENT OUTCOME: The site would present a logical extension to the settlement. However there are some concerns from highways that would need to be addressed prior to any development coming forward.

SITE ALLOCATED: No

FINAL PLAN DECISION: Whilst this site was deemed suitable (green) for housing purposes through the Strategic Housing Land Availability Assessment (SHLAA) it is considered to be at risk of not being delivered within the Plan period, which in turn would negatively impact upon the delivery of the County Durham Plan. The Council was able to identify other alternative suitable sites with greater delivery potential for allocation to meet the Housing Requirement set out in Policy 4 (Distribution of Development) of the County Durham Plan

About Legend Search Results



CD REF: 4/BO/04

SITE NAME: Land at Surtees Avenue (BO004)

SETTLEMENT: Bowburn/ **PRESENT USE:** Open space

DEVELOPABLE AREA: 0.39/ **PLANNING STATUS:** No planning status

APPLICATION NO: / **PLANNING DETAILS:** / **OWNERSHIP:** Local Authority

PREFERRED OPTIONS REF: / **SUBMISSION REF:**

SUSTAINABILITY SCORE: 207/ **SUSTAIN SOCIAL:** Good

SUSTAIN ECONOMIC: Average

SUSTAIN ENVIRONMENT: Average

SITE SUITABLE: Y/ **SITE AVAILABLE:** Y/ **DEVELOPABLE:** Developable

ACHIEVEABLE: Not achievable/ **SETTLEMENT HIERARCHY:** Urban

DELIVERY AREA: Central/ **TRAFFIC LIGHT:** Green

LANDSCAPE IMPACT COMMENTS: Loss of open space of some amenity value & should be informed primarily by OSNA. Could be room for partial development.

ADJACENT USE COMMENTS: Predominately a greenfield site which amenity open space. Some hard standing and informal garages. Site is situated within a residential area, a depot is situated to the south, however planting exists at the southern boundary of the site which provides a buffer.

POLLUTION COMMENTS: No known issues

FLOOD RISK COMMENTS: No flood risk issues on the site.

SERVICE ACCESS COMMENTS: Site is within walking distance of the towns only supermarket and is also within walking distance of 2 large industrial estates, (Bowburn North IE and Bowburn South IE).

SETTLEMENT RELATIONS COMMENTS: Site is contained within an existing housing estate within the settlement.

HIGHWAY ACCESS COMMENTS: Access can be obtained from Surtees Avenue.

BIODIVERSITY IMPACT COMMENTS: Cassop Vale (SSSI) (although the A1 intervenes) and Shincliffe Wood (CWS) are both in close proximity to the site, and both connected by PROW. Unlikely to be a constraint to development.

HERITAGE IMPACT COMMENTS: None identified.

OPEN SPACE COMMENTS: Informal/amenity open space. Development of the site would reduce the provision, however the OSNA identified adequate provision of informal/amenity open space within the ward.

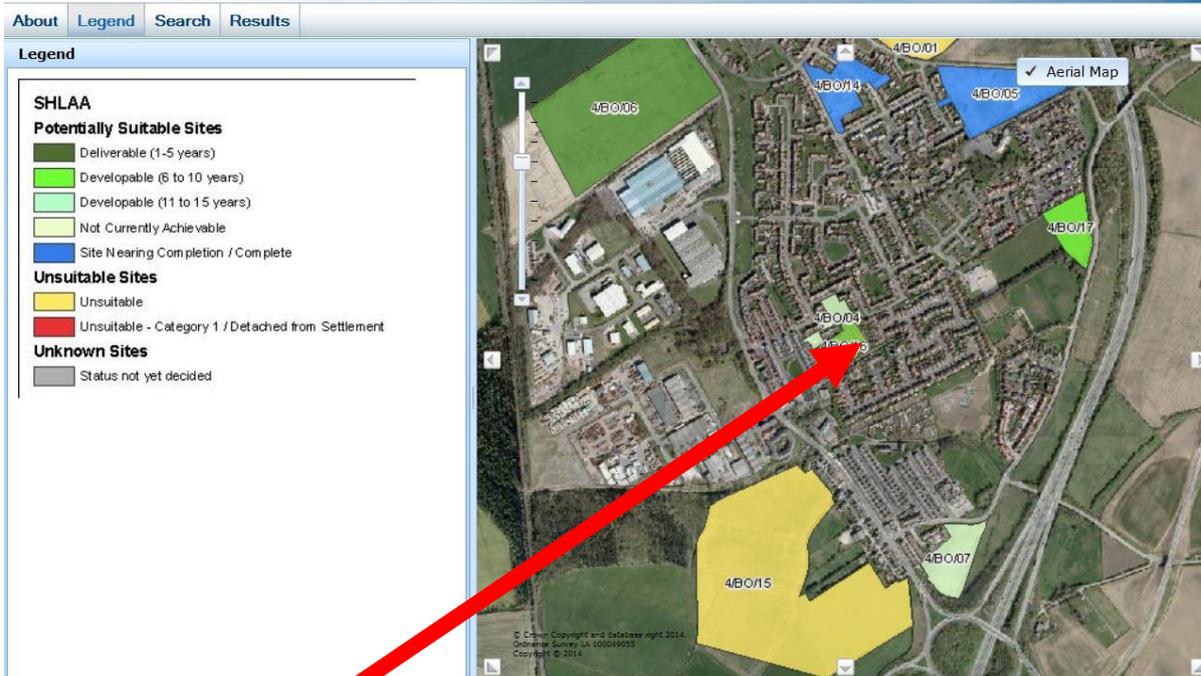
INFRASTRUCTURE COMMENTS: Sewage treatment headroom exceeded before 2015. Increased sewage treatment works therefore required.

TOPOGRAPHY COMMENTS: Sites slope slightly north to south, not considered to be a constraint to development. Informal garages at the south west of the site.

ASSESSMENT OUTCOME: Site would appear to provide an obvious infill site within a sustainable location. The site appears to have no constraints to development.

SITE ALLOCATED: No

FINAL PLAN DECISION: Whilst representing a logical infill opportunity, there are currently no known aspirations to dispose of the site. The layout of the site may also not be attractive to a developer. The deliverability of the site is uncertain although there may be some longer term windfall potential.



CD REF: 4/BO/16

SITE NAME: Former Mabey Hire Ltd

SETTLEMENT: Bowburn

PRESENT USE: B2 - General Industrial

DEVELOPABLE AREA: 0.62

PLANNING STATUS: Permitted - not started

APPLICATION NO: 4/12/00258/OUT

PLANNING DETAILS: Outline application (extension of time) with all matters reserved for residential development of 36 dwellings

OWNERSHIP: Private

PREFERRED OPTIONS REF: / **SUBMISSION REF:** / **SUSTAINABILITY SCORE:** 0

SUSTAIN SOCIAL: undefined/ **SUSTAIN ECONOMIC:** undefined

SUSTAIN ENVIRONMENT: undefined/ **SITE SUITABLE:** Y/ **SITE AVAILABLE:** Y

DEVELOPABLE: Developable/ **ACHIEVEABLE:** 6 to 10 years

SETTLEMENT HIERARCHY: Urban/ **DELIVERY AREA:** Central

TRAFFIC LIGHT: Green

LANDSCAPE IMPACT COMMENTS: **ADJACENT USE COMMENTS:**

POLLUTION COMMENTS: **FLOOD RISK COMMENTS:** **SERVICE ACCESS**

COMMENTS: **SETTLEMENT RELATIONS COMMENTS:** **HIGHWAY ACCESS**

COMMENTS: **BIODIVERSITY IMPACT COMMENTS:** **HERITAGE IMPACT**

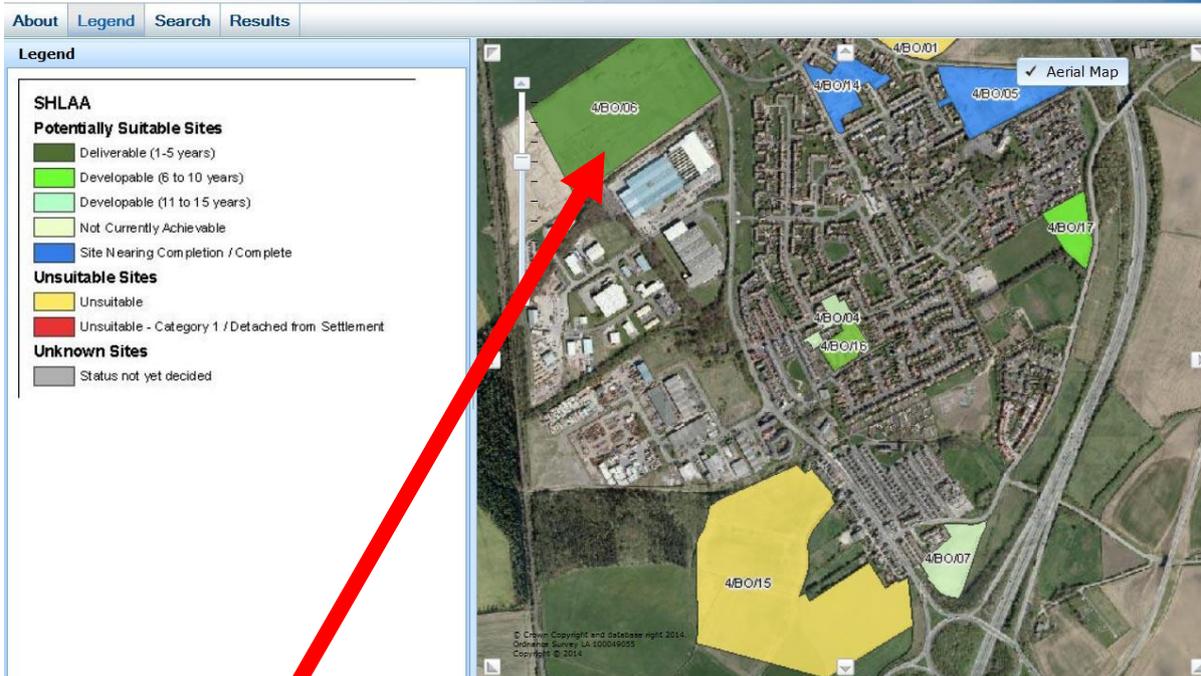
COMMENTS: **OPEN SPACE COMMENTS:** **INFRASTRUCTURE COMMENTS:**

TOPOGRAPHY COMMENTS:

ASSESSMENT OUTCOME: Site has Outline planning permission for 36 dwellings.

SITE ALLOCATED: No

FINAL PLAN DECISION: This site is included as a commitment towards meeting the housing requirement.



CD REF: 4/BO/06

SITE NAME: The Grange, Durham Road

SETTLEMENT: Bowburn

PRESENT USE: B2 - General Industrial

DEVELOPABLE AREA: 6.33

PLANNING STATUS: Permitted - under construction

APPLICATION NO: 04/12/01006/OUT

PLANNING DETAILS: Granted on appeal. 09/00347 Phase 1 approved 121 units. 10/00465 Phase 2 approved 61 units. Phase 3 expected to yield 220 units.

OWNERSHIP: undefined/ **PREFERRED OPTIONS REF:** / **SUBMISSION REF:**

SUSTAINABILITY SCORE: 199.77/ **SUSTAIN SOCIAL:** Average

SUSTAIN ECONOMIC: Average/ **SUSTAIN ENVIRONMENT:** Average

SITE SUITABLE: Y/ **SITE AVAILABLE:** Y/ **DEVELOPABLE:** Deliverable

ACHIEVEABLE: next 5 years/ **SETTLEMENT HIERARCHY:** Planning Permission

DELIVERY AREA: Central/ **TRAFFIC LIGHT:** Green

LANDSCAPE IMPACT COMMENTS: / **ADJACENT USE COMMENTS:**

POLLUTION COMMENTS: / **FLOOD RISK COMMENTS:**

SERVICE ACCESS COMMENTS: **SETTLEMENT RELATIONS COMMENTS:**

HIGHWAY ACCESS COMMENTS: **BIODIVERSITY IMPACT COMMENTS:**

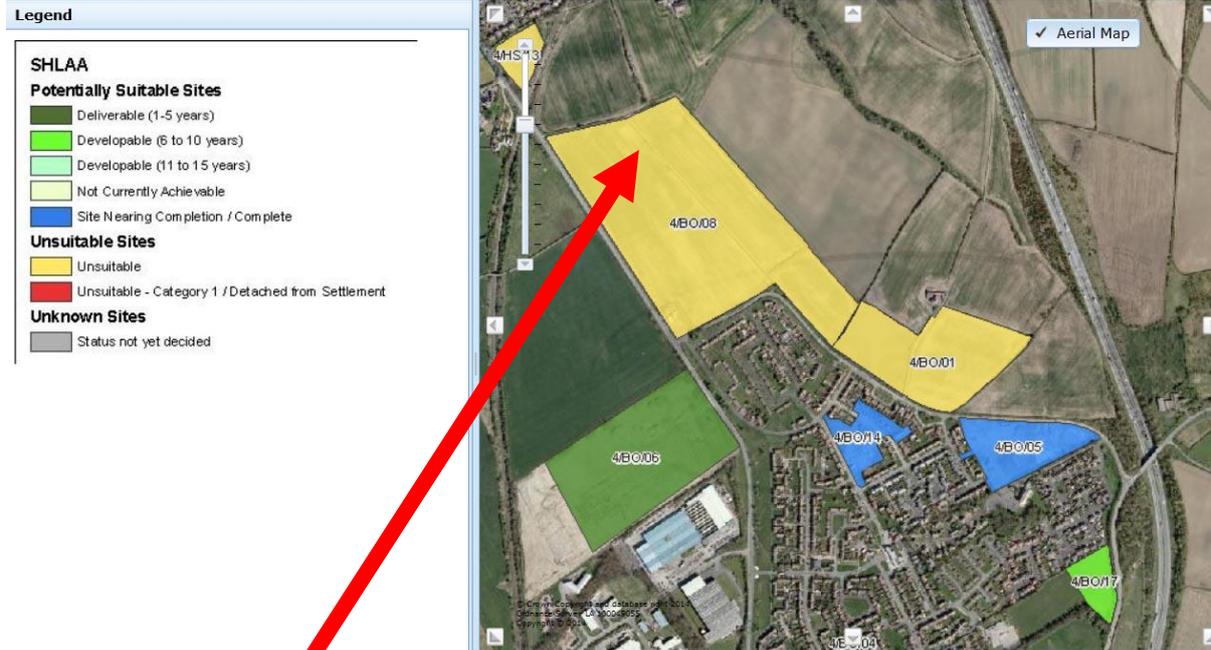
HERITAGE IMPACT COMMENTS: **OPEN SPACE COMMENTS:**

INFRASTRUCTURE COMMENTS: **TOPOGRAPHY COMMENTS:**

ASSESSMENT OUTCOME: Planning consent is being implemented.

SITE ALLOCATED: No

FINAL PLAN DECISION: This site is included as a commitment towards meeting the housing requirement.



CD REF: 4/BO/08

SITE NAME: Land to the east of Tail-upon-End Lane

SETTLEMENT: Bowburn

PRESENT USE: Agriculture/Horticulture/ **DEVELOPABLE AREA:** 13.41

PLANNING STATUS: No planning status/ **APPLICATION NO:**

PLANNING DETAILS: / **OWNERSHIP:** Private/ **PREFERRED OPTIONS REF:**

SUBMISSION REF: / **SUSTAINABILITY SCORE:** 178.56

SUSTAIN SOCIAL: Average/ **SUSTAIN ECONOMIC:** Average

SUSTAIN ENVIRONMENT: Average

SITE SUITABLE: N/ **SITE AVAILABLE:** N

DEVELOPABLE: Not presently developable/ **ACHIEVEABLE:** Not achievable

SETTLEMENT HIERARCHY: Urban/ **DELIVERY AREA:** Central

TRAFFIC LIGHT: Amber

LANDSCAPE IMPACT COMMENTS: Some adverse residual impact. Incursion into open countryside beyond well defined settlement edge. Relatively flat - could be visually contained by robust structure planting.

ADJACENT USE COMMENTS: Greenfield site in agricultural use. Development of the site would be compatible with the residential areas to the south and west. No amenity mitigation issues. Amenity Mitigation Issues: None identified

POLLUTION COMMENTS: None identified

FLOOD RISK COMMENTS: No flood risk issues on the site

SERVICE ACCESS COMMENTS: Bowburn is a tier 2 settlement with a good range of services and facilities. The site is situated at the northern tip of Bowburn, some of the services and facilities are therefore not within walking distance.

SETTLEMENT RELATIONS COMMENTS: Development of the site would provide

an incongruous residential development at the north of the north of the settlement, creating an intrusion into the open countryside.

HIGHWAY ACCESS COMMENTS: Access from Tail-upon-End Lane at centre of site frontage. Some improvements to road and footpaths in vicinity of the site will be required.

BIODIVERSITY IMPACT COMMENTS: Cassop Vale (SSSI) is 1.2km (although the A1 intervenes) and Shincliffe Wood (CWS) is 1.6km from the site. Unlikely to be a constraint to development.

HERITAGE IMPACT COMMENTS: None identified

OPEN SPACE COMMENTS: Site not in use for recreational purposes. Some deficiencies in the supply of open space within the ward. This would need to be considered if the site is developed out.

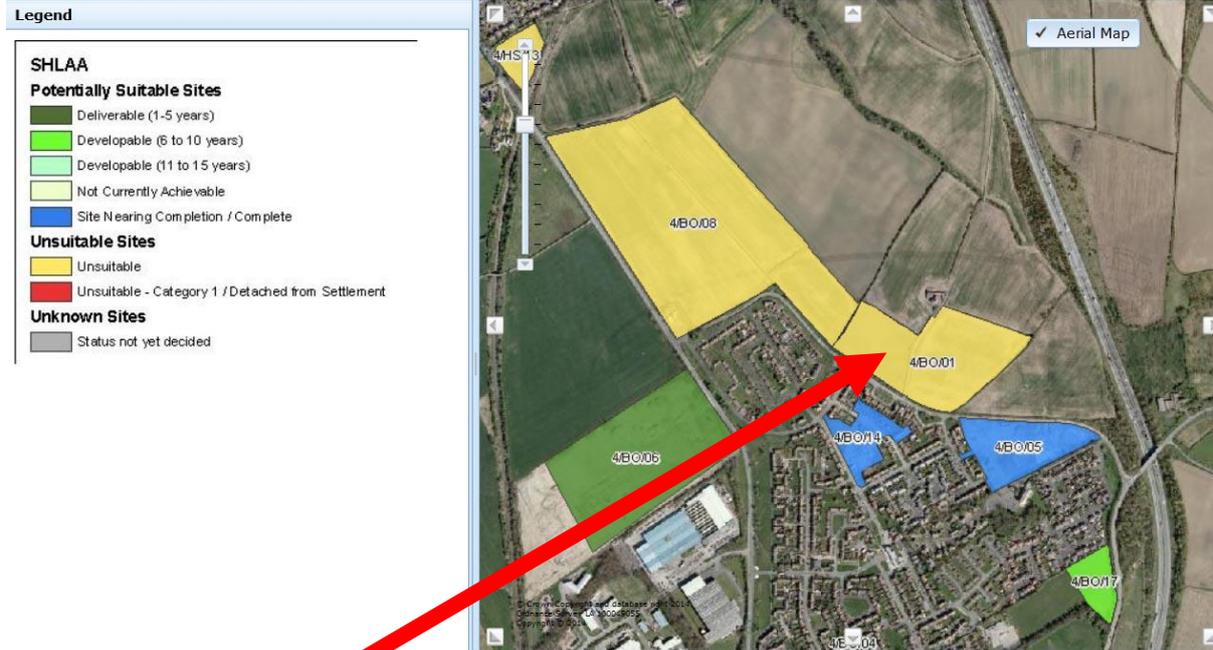
INFRASTRUCTURE COMMENTS: Sewage treatment headroom exceeded before 2015. Improved sewage treatment works therefore required.

TOPOGRAPHY COMMENTS: Flat site, network of overhead telephone wires runs across the site, this could impact on the sites viability.

ASSESSMENT OUTCOME: Development of the site would provide an unacceptable intrusion into the open countryside. This would be out of character with the form of the settlement.

SITE ALLOCATED:

FINAL PLAN DECISION: This site was deemed to be unsuitable (amber) for housing development through the Strategic Housing Land Availability (SHLAA) process. In view of this and given no exceptional circumstances have been identified this site was not considered as a reasonable alternative to those suitable sites considered and subsequently allocated in Policy 30 (Housing Allocations) of the County Durham Plan.



CD REF: 4/BO/01

SITE NAME: Land at Whitwell Farm Site 3

SETTLEMENT: Bowburn

PRESENT USE: Agriculture/Horticulture

DEVELOPABLE AREA: 4.56

PLANNING STATUS: No planning status

APPLICATION NO: **PLANNING DETAILS:** **OWNERSHIP:** Private

PREFERRED OPTIONS REF: **SUBMISSION REF:**

SUSTAINABILITY SCORE: 171.06 **SUSTAIN SOCIAL:** Average

SUSTAIN ECONOMIC: Average **SUSTAIN ENVIRONMENT:** Average

SITE SUITABLE: N **SITE AVAILABLE:** N

DEVELOPABLE: Not presently developable **ACHIEVEABLE:** Not achievable

SETTLEMENT HIERARCHY: Urban **DELIVERY AREA:** Central

TRAFFIC LIGHT: Amber

LANDSCAPE IMPACT COMMENTS: Some adverse residual impact. Incurion into open countryside beyond well defined settlement edge. Relatively flat - could be visually contained by robust structure planting.

ADJACENT USE COMMENTS: The site is currently in agricultural use. Development of the site would be compatible with the residential areas to the south of the site. No amenity mitigation issues. Amenity Mitigation Issues: None identified

POLLUTION COMMENTS: None identified

FLOOD RISK COMMENTS: No flood risk issues on the site.

SERVICE ACCESS COMMENTS: Bowburn is a tier 2 settlement with a good range of services and facilities. The site is situated eastern edge of Bowburn, some of the services and facilities are therefore not within walking distance.

SETTLEMENT RELATIONS COMMENTS: The site would provide an incongruous residential development at the north east of the settlement creating an intrusion into the open countryside.

HIGHWAY ACCESS COMMENTS: Access acceptable from Tail upon End Lane.

BIODIVERSITY IMPACT COMMENTS: Further investigation by applicant required . Cassop Vale (SSSI) is 1.4km (although the A1 intervenes) and Shincliffe Wood (CWS) is 1.5km from the site. and both connected by PROW. Unlikely to be a constraint to development.

HERITAGE IMPACT COMMENTS: None identified

OPEN SPACE COMMENTS: Site not in use for recreational purposes. Some deficiencies in the supply of open space within the ward. This would need to be considered if the site is developed out.

INFRASTRUCTURE COMMENTS: Sewage treatment exceeded before 2015. Increased sewage treatment works therefore required.

TOPOGRAPHY COMMENTS: Flat site. Network of over head telephone wires runs across the site, this could impact on the sites viability.

ASSESSMENT OUTCOME: Development of the site would provide an unacceptable intrusion into the open countryside. This would be out of character with form of the settlement.

SITE ALLOCATED:

FINAL PLAN DECISION: This site was deemed to be unsuitable (amber) for housing development through the Strategic Housing Land Availability (SHLAA) process. In view of this and given no exceptional circumstances have been identified this site was not considered as a reasonable alternative to those suitable sites considered and subsequently allocated in Policy 30 (Housing Allocations) of the County Durham Plan.

About Legend Search Results

Legend

SHLAA

Potentially Suitable Sites

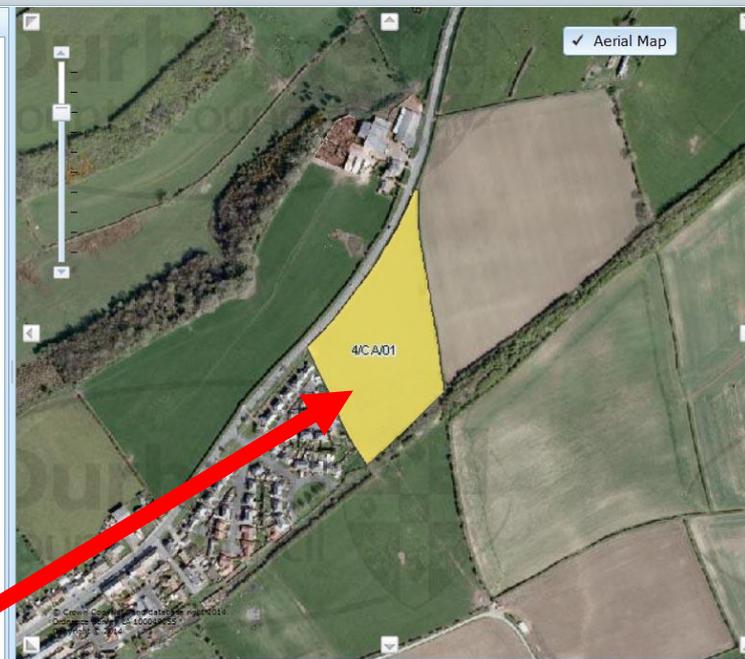
- Deliverable (1-5 years)
- Developable (6 to 10 years)
- Developable (11 to 15 years)
- Not Currently Achievable
- Site Nearing Completion / Complete

Unsuitable Sites

- Unsuitable
- Unsuitable - Category 1 / Detached from Settlement

Unknown Sites

- Status not yet decided



CD REF: 4/CA/01

SITE NAME: Land at Dene View, Cassop CA001

SETTLEMENT: Cassop/ **PRESENT USE:** Agriculture/Horticulture

DEVELOPABLE AREA: 1.76/ **PLANNING STATUS:** No planning status

APPLICATION NO:

PLANNING DETAILS: LDF Housing Site issues and options

OWNERSHIP: undefined/ **PREFERRED OPTIONS REF:**

SUBMISSION REF: / **SUSTAINABILITY SCORE:** 150.84

SUSTAIN SOCIAL: Average/ **SUSTAIN ECONOMIC:** Poor

SUSTAIN ENVIRONMENT: Average/ **SITE SUITABLE:** N/ **SITE AVAILABLE:** N

DEVELOPABLE: Not presently developable

ACHIEVEABLE: Not achievable

SETTLEMENT HIERARCHY: Rural/ **DELIVERY AREA:** Central

TRAFFIC LIGHT: Amber

LANDSCAPE IMPACT COMMENTS: Development would result in significant adverse residual impacts in landscape terms.

ADJACENT USE COMMENTS: Open countryside and residential to all sides.

POLLUTION COMMENTS: / **FLOOD RISK COMMENTS:** None identified

SERVICE ACCESS COMMENTS: Limited range of services in Cassop. The village is located in open countryside, with poor links to main settlements where wider range of services can be accessed.

SETTLEMENT RELATIONS COMMENTS: The site would extend the existing settlement out to the east. It would adjoin the settlement along one boundary, however linkages would be relatively poor.

HIGHWAY ACCESS COMMENTS: Highways access achievable

BIODIVERSITY IMPACT COMMENTS:

HERITAGE IMPACT COMMENTS: None

OPEN SPACE COMMENTS: None

INFRASTRUCTURE COMMENTS: None identified

TOPOGRAPHY COMMENTS: None

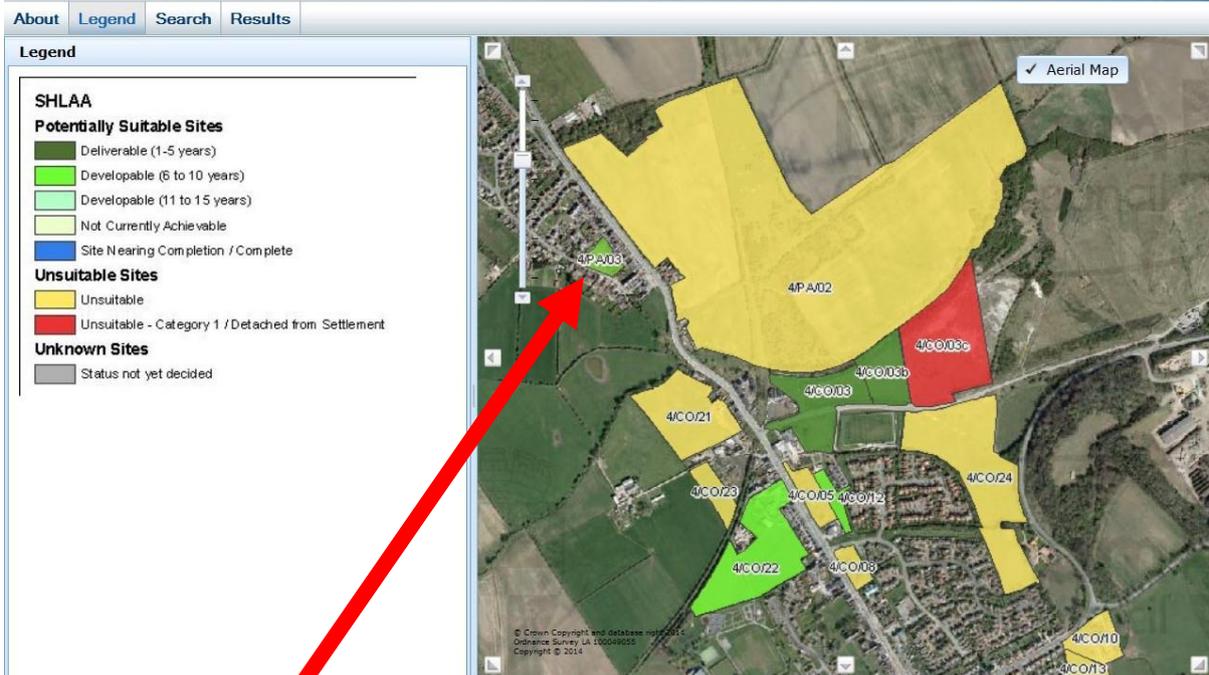
ASSESSMENT OUTCOME: The site is located in a relatively unsustainable location that offers limited access to services and facilities. Development would result in significant adverse landscape impacts.

SITE ALLOCATED: No

FINAL PLAN DECISION: This site was deemed to be unsuitable (amber) for housing development through the Strategic Housing Land Availability (SHLAA) process. In view of this and given no exceptional circumstances have been identified this site was not considered as a reasonable alternative to those suitable sites considered and subsequently allocated in Policy 30 (Housing Allocations) of the County Durham Plan.

PARKHILL

Strategic Housing Land Availability Assessment (SHLAA)



CD REF: 4/PA/03

SITE NAME: Land off Wylam Terrace, Parkhill

SETTLEMENT: Parkhill

PRESENT USE: Open space/ **DEVELOPABLE AREA:** 0.41

PLANNING STATUS: Permitted - not started

APPLICATION NO: 11/00127/FPA

PLANNING DETAILS: Replacement planning permission to extend time limit of approval 4/07/999/FPA - erection of 12 no. Dwelling houses with associated access and landscaping

OWNERSHIP: undefined/ **PREFERRED OPTIONS REF:**0/ **SUBMISSION REF:** 0

SUSTAINABILITY SCORE: 0/ **SUSTAIN SOCIAL:** undefined/ **SUSTAIN ECONOMIC:** undefined/ **SUSTAIN ENVIRONMENT:** undefined

SITE SUITABLE: Y/ **SITE AVAILABLE:** Y/ **DEVELOPABLE:** Developable

ACHIEVEABLE: 6 to 10 years/ **SETTLEMENT HIERARCHY:** Planning Permission

DELIVERY AREA: Central/ **TRAFFIC LIGHT:** Green/

LANDSCAPE IMPACT COMMENTS:0

ADJACENT USE COMMENTS: The site is currently redundant land. It sits within a residential area. In view of adjacent land uses no amenity issues are anticipated.

POLLUTION COMMENTS: No known issues

FLOOD RISK COMMENTS: No flood risk issues.

SERVICE ACCESS COMMENTS: Although several essential/facilities are likely to be outwith many residents walking distance (e.g. education, convenience shopping, main town, retail park and industrial estate), the is within close proximity of bus stops that provide excellent bus links which improves accessibility.

SETTLEMENT RELATIONS COMMENTS: The site is completely contained within a residential area towards the southern end of this small settlement.

HIGHWAY ACCESS COMMENTS: Agreed scheme depends on improving existing unadopted road. Understood to have an extant permission.

BIODIVERSITY IMPACT COMMENTS:

HERITAGE IMPACT COMMENTS:

OPEN SPACE COMMENTS: The development of this site would not result in the loss of publicly accessible open space or recreational land. Whilst there are deficiencies in some types of open space within the wider ward, given the potential yield of this site it is not expected to negatively impact upon prospective residents' ability to access adequate level of provision within their locality.

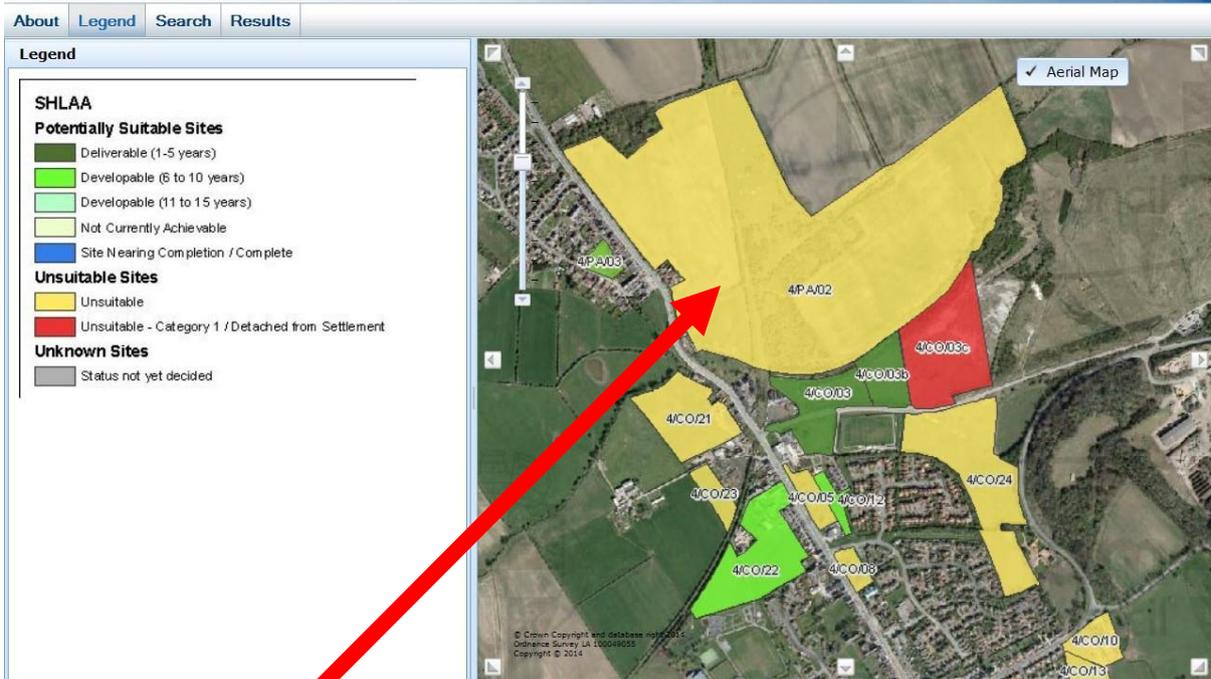
INFRASTRUCTURE COMMENTS: Sewage treatment headroom exceeded before 2015. Improved sewage treatment works therefore required.

TOPOGRAPHY COMMENTS: Flat site, earth mound at the south of the site. Not considered a constraint to development.

ASSESSMENT OUTCOME: Planning permission - not started.

SITE ALLOCATED: No

FINAL PLAN DECISION: This has planning permission and is factored into the



CD REF: 4/PA/02

SITE NAME: Land East of Parkhill, PA002

SETTLEMENT: Coxhoe

PRESENT USE: Agriculture/Horticulture

DEVELOPABLE AREA: 27.85

PLANNING STATUS: No planning status

APPLICATION NO:

PLANNING DETAILS: LDF Housing Site Submission Issues and options

OWNERSHIP: Private/ **PREFERRED OPTIONS REF:** 0/ **SUBMISSION REF:** 0

SUSTAINABILITY SCORE: 134.32

SUSTAIN SOCIAL: Average/ **SUSTAIN ECONOMIC:** Poor

SUSTAIN ENVIRONMENT: Average

SITE SUITABLE: N/ **SITE AVAILABLE:** Y/ **DEVELOPABLE:** Not presently developable

ACHIEVEABLE: Not achievable/ **SETTLEMENT HIERARCHY:** Urban

DELIVERY AREA: Central/ **TRAFFIC LIGHT:** Amber

LANDSCAPE IMPACT COMMENTS: Significant adverse residual impact.

ADJACENT USE COMMENTS: The site is currently in agricultural use. Residential properties partly adjoin the site, on the opposite side of the B6291, a garden centre is situated to the north, otherwise the site is surrounded by open countryside. No amenity mitigation issues identified

POLLUTION COMMENTS:

FLOOD RISK COMMENTS: Some surface water flooding issues. Further investigation required by proposer to determine mitigation measures.

SERVICE ACCESS COMMENTS: Although several essential services/ facilities are likely to be outwith many resident's walking distance (e.g. education, convenience shopping, health/ leisure, main town, retail park and industrial

estate), the site benefits from excellent bus links which is likely to help improve accessibility.

SETTLEMENT RELATIONS COMMENTS: The site is contained on only 1 side (western edge) and its development represents an extension of Park Hill. The settlement has developed to the west of the B6291 and this development would not be consistent with the existing form of the settlement.

HIGHWAY ACCESS COMMENTS: Suitable - Major junctions required onto B6291. Traffic generation impacts on A1(M) junction 61.

BIODIVERSITY IMPACT COMMENTS: The site is adjacent to Coxhoe Ponds/ GCNs and may increase levels of local recreational pressure. Further advice should be sought from the Ecology team in respect of any mitigation measures required. As for all sites an ecological survey should be undertaken to identify the presence/absence of protected species and mitigation measures implemented as appropriate. There is the potential for coastal European sites to be affected from increased recreational pressure from development of this site (within 16km). In accordance with the HRA report, it is required for the developer to either pay contributions to heritage coast management plan or conduct an AA to prove development will not have an adverse impact.

HERITAGE IMPACT COMMENTS: The HER identifies roman/ industrial assets adjacent to site due to this, and as the site is over 1ha, an archaeological/ site survey will be required. Further advice required from conservation team.

OPEN SPACE COMMENTS: Cassop-cum-Quarrington ward (including Parkhill and Bowburn, but no other large settlements) has adequate but imbalanced open space which would need to be considered if the site was to be developed out. Development is likely to result in the loss of PROW-retain if possible.

INFRASTRUCTURE COMMENTS: Sewage treatment headroom exceeded before 2015. Improved sewage treatment works therefore required.

TOPOGRAPHY COMMENTS: Generally a flat site that falls away slightly southwards. Not considered to be a constraint to development.

ASSESSMENT OUTCOME: The site is situated in the small settlement of Parkhill which has limited services and facilities. It is however acknowledged that the site is well linked to services and facilities by bus. The site would however represent a significant incursion into the open countryside that would be out of character with the settlement form and size.

SITE ALLOCATED:

FINAL PLAN DECISION: This site was deemed to be unsuitable (amber) for housing development through the Strategic Housing Land Availability (SHLAA) process. In view of this and given no exceptional circumstances have been identified this site was not considered as a reasonable alternative to those suitable sites considered and subsequently allocated in Policy 30 (Housing Allocations) of the County Durham Plan.