

Appendix BC1

POLICY COMPLIANCE

Ref	Policy	Reason / Why Important for GANP	Compliance with NPPF	Adequate policies in Sedgefield BLP (including non-strategic policies)	Comments
GANP CH1	Landscape Character and Townscape	<ul style="list-style-type: none"> • Historic – Lord Beveridge’s Vision, why Aycliffe was built • Character • Ethos behind new towns • Protecting the environment • Visually important • Contributes toward health and well-being 	<p>Not in general terms, in favour of sustainable development</p> <p>Local Green Space Designation Paragraph 6</p> <p>Section 8. Promoting healthy communities</p> <p>Section 11. Conserving and enhancing the natural environment</p> <p>Section 12. Conserving and enhancing the historic environment</p>	<p>Yes in part</p> <p>E1 Maintenance of Landscape Character</p> <p>E15 (Safeguarding of Woodlands, Trees and Hedgerows) and L5 provide some protection</p> <p>E23 Priorities for Environmental Improvements</p> <p>L5 Safeguarding of Areas of Open Space</p>	To add specific comments regarding the policy after pre-submission consultation
GANP CH2	Protection of Accessible Local Green Spaces	<ul style="list-style-type: none"> • Historic – Lord Beveridge’s Vision, why Aycliffe was built • Lungs of the town • Health & wellbeing benefit • Environmental • Visually important • Character • Ethos behind new towns <p>Would not be practical or possible</p>	<p>No, not covered to protect all areas – in favour of development</p> <p>Local Green Space Designation Paragraph 6</p> <p>Section 8. Promoting healthy</p>	<p>None specifically in order to deal with parking problems but H14 (a) refers to improvements to access, traffic circulation and parking arrangements</p> <p>Open Space Needs Assessment with area per head BUT we</p>	

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		<p>to protect ALL greens also need to provide parking solutions where sustained problems exist</p> <ul style="list-style-type: none"> Existing parking problems in various areas in the town Cars parking on streets causing problems Getting worse due to high car ownership Some unofficial parking already on green areas Precedent already set by some off-street provision Some areas clearly not suitable Recognising the pressures and reality of modern living Some off-street parking already in certain places 	<p>communities</p> <p>Section 11. Conserving and enhancing the natural environment</p> <p>Section 12. Conserving and enhancing the historic environment</p> <p>4. Promoting sustainable transport , Paragraph 007</p>	<p>already have more than specified (due to historic nature of the Town)</p> <p>E1 Maintenance of Landscape Character</p> <p>L2 Open Spaces in New Housing Development</p> <p>L5 Safeguarding of Areas of Open Space</p> <p>L10 Recreational Routes</p> <p>Durham County Council Parking and Accessibility 2014 Guidelines</p>	
GANP CH3	Existing Amenity Open Space & Recreational Areas	<ul style="list-style-type: none"> Aycliffe is known for its green spaces Abundant recreational facilities Safe play areas, healthy lifestyle 	<p>Section 8. Promoting healthy communities</p> <p>Section 11. Conserving and enhancing the natural environment</p>	<p>Yes in part</p> <p>Open Space Needs Assessment with area per head BUT we already have more than specified (due to historic nature of the Town)</p> <p>L5 Safeguarding of Areas of Open Space</p>	
GANP	Green Corridors	<ul style="list-style-type: none"> Key to the environment and 	Section 8. Promoting healthy	None specifically	

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E1		wildlife <ul style="list-style-type: none"> No housing round greens in new developments but green corridors Aycliffe is known for its green spaces Semi-rural town need to ensure that we stay that way Key to keeping the area green and leafy Protect great crested newts, orchids and other key species 	communities Section 11. Conserving and enhancing the natural environment	E1 Maintenance of Landscape Character E15 (Safeguarding of Woodlands, Trees and Hedgerows) and L5 provide some protection L5 Safeguarding of Areas of Open Space	
GANP E2	Aycliffe Village Green Wedge	<ul style="list-style-type: none"> Want to keep a village feel and village identity Don't want to be incorporated into Newton Aycliffe or Low Copelaw Massive new build developments on the door step will detract from the village 	11. Conserving and enhancing the natural environment	Yes in part E1 Maintenance of Landscape Character E4 - Designation and Safeguarding of Green Wedges – but doesn't correspond to all areas of concern	
GANP E3	Conservation Area	<ul style="list-style-type: none"> There is only one conservation area with Great Aycliffe Has suffered from poor design leading to the loss of the oldest historic area 	Section 7. Requiring good design Section 11. Conserving and enhancing the natural environment Section 12. Conserving and enhancing the historic	Yes in part E18 Preservation and Enhancement of Conservation Area	

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			environment		
GANP E4	Trees – Retention and Removal	<ul style="list-style-type: none"> Local distinctiveness To keep the green feel The trees and green areas are what we are known for Need to keep the character of the area and maintain the abundance of trees. Town history and ethos of new town developments based on the garden city framework Important for health and wellbeing 	<p>Section 7. Requiring good design</p> <p>Section 11. Conserving and enhancing the natural environment</p> <p>Section 12. Conserving and enhancing the historic environment</p>	Not as such but E15 – includes safeguarding woodlands, trees and hedgerows.	
GANP E5	Tree Protection	<ul style="list-style-type: none"> To keep the green feel Maintain the tree lined avenues Lungs of the town Important for health and wellbeing Semi-rural town Need to keep the character of the area and maintain the abundance of trees. Town history and ethos of new town developments based on the garden city framework 	<p>Section 11. Conserving and enhancing the natural environment</p> <p>Section 12. Conserving and enhancing the historic environment</p>	Not as such but E15 – includes safeguarding woodlands, trees and hedgerows.	
GANP H1	In-fill Developments	<ul style="list-style-type: none"> There are a number of brownfield sites which are suitable for smaller scale development Need to restrict the sprawl of the town 	No	Yes H17 Backland and Infill Housing Development refers to satisfactory means of access and adequate parking provision	

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		<ul style="list-style-type: none"> Near to existing services and amenities Near to bus routes 		<p>in addition to the development being in keeping with the scale and form of adjacent dwelling and the local setting of the site</p> <p>D1 General Principles for the Layout and Design of New Developments</p> <p>D2 Design for People</p> <p>D3 Design for Access</p> <p>D5 Layout of New Housing Development</p>	
GANP H2	Dwellings Appropriate to the Needs of Residents	<ul style="list-style-type: none"> Need to supply a range of homes Younger people can't afford new houses Older people are not moving to free up houses as there is very little alternative, suitable accommodation Need suitable homes for older people Need smaller houses as well as the larger homes already being built 	<p>In part -</p> <p>Section 6. Delivering a wide choice of high quality homes</p> <p>Section 7. Requiring good design</p> <p>Paragraph 024</p>	<p>None specifically</p> <p>H19 Provision of a Range of House Types and Sizes including Affordable Housing</p> <p>H20 Provision of Special Needs Housing</p> <p>H21 Conversion of a Building to Flats and Bedsits</p> <p>D2 Design for People</p>	

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GANP H3	Parking Standards for new Residential Development	<ul style="list-style-type: none"> Currently parking is a major issue all over the Town Traffic problems exacerbated due to inconsiderate parking Residents using greens and verges to park (not designated as parking) 	No	<p>None specifically due to the persistent and problematic parking problems in most areas of the Town we are requiring a higher minimum standard.</p> <p>D1 includes satisfactory and safe provision for pedestrians, cyclists, public transport and other vehicles</p> <p>D3 Design for Access includes measures to minimise conflict between pedestrians, cyclists and motor vehicles</p> <p>Durham County Council Parking and Accessibility 2014 Guidelines</p>	
GANP H4	Parking Mitigation	<ul style="list-style-type: none"> Currently parking is a major issue all over the Town Traffic problems exacerbated due to inconsiderate parking Residents using greens and verges to park (not designated as parking) 	<p>In part -</p> <p>Section 7. Requiring good design</p> <p>Paragraph 024</p>	<p>None specifically due to the persistent and problematic parking problems in most areas of the Town we are requiring a larger minimum standard.</p> <p>D1 includes satisfactory and safe provision for pedestrians, cyclists, public transport and</p>	

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				<p>other vehicles</p> <p>D3 Design for Access includes measures to minimise conflict between pedestrians, cyclists and motor vehicles</p> <p>Durham County Council Parking and Accessibility 2014 Guidelines</p>	
GANP H5	Provision of In-Curtilage Parking and Storage	<ul style="list-style-type: none"> Currently parking is a major issue all over the Town Traffic problems exacerbated due to inconsiderate parking Residents using greens and verges to park (not designated as parking) Provision of in curtilage parking and storage should be provided to lessen further problems 	<p>In part -</p> <p>Section 7. Requiring good design</p> <p>Paragraph 024</p>	<p>None as such but D3 includes adequate provision of car parking at least sufficient to prevent serious traffic problems and effective access at all times for emergency vehicles</p>	
GANP H6	Energy Standards	<ul style="list-style-type: none"> Will help with the bills - domestic Very important for residents, want to see it included within new build designs Good in the current economic climate Less environmental impact Sustainability Residents liked solar better than 	<p>Yes</p> <p>Section 7. Requiring Good Design</p> <p>Paragraph 018, commitment to growth while meeting challenge of a low carbon future</p>	<p>None as such but D1 includes assisting in achieving the objective of the conservation of energy</p>	

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		wind farms	Section 10. Meeting the challenge of climate change, flooding and coastal change		
GANP H7	Bungalow Provision	<ul style="list-style-type: none"> We have an higher than average ageing population, people moved here when the new town was built, many have not moved away Need more bungalows To ensure residents have room for storage or guests there should be a multi-functional room One bedroomed dwellings are generally not adequate 	<p>Yes</p> <p>Section 6. Delivering a wide choice of high quality homes</p> <p>Section 7. Requiring good design</p> <p>Section 8. Promoting healthy communities</p>	<p>None specifically</p> <p>H19 Provision of a Range of House Types and Sizes including Affordable Housing</p> <p>H20 Provision of Special Needs Housing</p> <p>D2 Design for People</p>	
GANP H8	Affordable Housing	<ul style="list-style-type: none"> The demand for the private market is affordable homes and bungalows less than 120K as people generally want to downsize to release equity. Need to provide homes people can afford in our area Ageing population, high demand for bungalows. 	No	<p>None specifically</p> <p>H19 Provision of a Range of House Types and Sizes including Affordable Housing</p> <p>H20 Provision of Special Needs Housing</p> <p>H22 Sheltered Accommodation, Residential Care and Nursing Homes</p>	

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				D3 Design for Access	
GANP H9	Provision of Facilities and Services	<ul style="list-style-type: none"> To retain the small village feel Need local services for residents To help with sustainability Large town but not everyone has a car, many facilities are within walking distance already 	<p>In Part</p> <p>All about sustainable development</p> <p>Section 7. Requiring good design</p> <p>Section 8. Promoting healthy communities</p>	<p>In part</p> <p>H18 Acceptable Uses within Housing Areas</p>	
GANP AV1	Enhanced Bungalow Provision - Land adjacent to Woodham Community College	<ul style="list-style-type: none"> Residents have said they would like older persons' accommodation close to services and facilities. Will enable residents to be independent longer. 	<p>Yes</p> <p>Section 6. Delivering a wide choice of high quality homes</p> <p>Section 7. Requiring good design</p>	<p>None specifically</p> <p>SHLAA Allocations</p>	
GANP AV2	Garden Provision - Land adjacent to Woodham Community College	<ul style="list-style-type: none"> Bungalows and older persons' accommodation are the priority for residents. However, developers are reluctant to build due to a larger foot print being needed. This would be a way to make a site viable and more attractive to developers. 	<p>Yes</p> <p>Section 6. Delivering a wide choice of high quality homes</p> <p>Section 7. Requiring good design</p> <p>Section 8. Promoting healthy</p>	<p>None specifically but E15 Safeguarding of Woodlands, Trees and Hedgerows would offer additional privacy</p>	

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			communities		
GANP DB1	Large Scale Development Requirements	<ul style="list-style-type: none"> • Important to keep the green and open feel of the town. • More applications being received for new developments which are high density. • Lord Beveridge's vision based on the garden city framework needs to be protected. • Semi-rural town with lots of open space. • Subject to a site assessment, density is interlinked with design and it is essential they achieve the appropriate density levels linked closely to the retention and provision of adequate green spaces. 	<p>Yes</p> <p>Section 6. Delivering a wide choice of high quality</p> <p>Section 7. Requiring good design</p> <p>Section 11. Conserving and enhancing the natural environment</p> <p>Section 12. Conserving and enhancing the historic environment</p>	<p>Yes</p> <p>SHLAA allocations</p> <p>D1 General Principles for the Layout and Design of New Developments</p> <p>D5 Layout of New Housing Development</p> <p>E1 Maintenance of Landscape Character</p> <p>E15 Safeguarding of Woodlands, Trees and Hedgerows</p> <p>L5 Safeguarding of Areas of Open Space</p>	
GANP R1	Economic Retail Viability for Betting Offices	<p>Biggest problem/ issue overall for residents</p> <ul style="list-style-type: none"> • Historically poor town centre • Residents dissatisfied with retail and town centre • Poor retail choice in town centre • Want to support an evening 	<p>Yes</p> <p>Section 2. Ensuring the vitality of town centres</p>	<p>None specifically but elements of the following policies may apply</p> <p>S1 Town Centre Developments</p> <p>S6 Local Centres</p>	

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		<p>economy in the town centre</p> <ul style="list-style-type: none"> • Town centre is having a major refurbishment but shops are still closing • Town Centre privately owned no control over rents charged • Need retail park to offer alternative sites 		<p>S9 Individual Shops</p> <p>S10 Town and Local Centre Improvements</p>	
GANP R2	Economic Retail Viability for Pay Day Loan Shops	<p>Biggest problem/ issue overall for residents</p> <ul style="list-style-type: none"> • Historically poor town centre • Residents dissatisfied with retail and town centre • Poor retail choice in town centre • Town Centre privately owned no control over rents charged • Want to support an evening economy in the town centre • Town centre is having a major refurbishment but shops are still closing 	<p>Yes</p> <p>Section 2. Ensuring the vitality of town centres</p>	<p>None specifically but elements of the following may apply</p> <p>S1 Town Centre Developments</p> <p>S6 Local Centres</p> <p>S9 Individual Shops</p> <p>S10 Town and Local Centre Improvements</p>	
GANP R3	Restrictions on Change of Use	<ul style="list-style-type: none"> • Local shopping centres are important for residents • Poor choice of retail need to keep and improve what is already there • Parking problems in many areas already do not need to add to them • Getting the balance between 	<p>In part</p> <p>Achieving Sustainable Development</p> <p>Section 8. Promoting healthy communities</p>	<p>None specifically but elements of the following policies may apply</p> <p>S1 Town Centre Developments</p> <p>S6 Local Centres</p>	

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		<p>improved retail yet placing restrictions very tricky but needs to be done</p> <ul style="list-style-type: none"> • Elderly and those without transport rely on the local shops • All local shops are well used and not just by residents nearby. Lots of visitors (Simpasture) 	Section 12. Conserving and enhancing the historic environment	<p>S9 Individual Shops</p> <p>S10 Town and Local Centre Improvements</p>	
GANP R4	Local Jobs	<ul style="list-style-type: none"> • Largest business park in the North East on our door step • Low car ownership rates • Can help reduce travel to work trips Have local jobs for local people • Local people living close to where they work • Need to be more sustainable and reduce travel journeys to and from work 	<p>In Part</p> <p>Only broad guidance is available on the rules governing the imposition of conditions</p> <p>Section 1. Building a strong, competitive economy Paragraph 012. Ensuring the vitality of town centres</p>	No	
GANP CIL1	Contributions	<p>Our needs are different to other areas. Section 106 and/or CIL often spent on parks and play areas. The priority for Great Aycliffe residents is for affordable homes and highway/road repairs</p>	<p>In part</p> <p>Annex 2 Glossary Paragraph 071 and 072 Community infrastructure Levy See also 2010 Regulations (as amended)</p>	<p>Not as such</p> <p>D8 Servicing and Community Requirements of New Development</p> <p>E11 refers to remedial measures being undertaken to minimise the adverse effects from a nature conservation interest</p>	

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				IB14 Improvements to General and Local Industrial Estates refers to improvements to access, traffic circulation and parking arrangements and that undertaking estate improvements with priority given to 'Aycliffe Industrial Park' [sic]	
GANP T1	Parking Impacts on Existing Infrastructure	<ul style="list-style-type: none"> • Parking problems in certain areas causing problems • Public safety in many areas • Traffic safety • To alleviate parking problems • Improve safety • Improve traffic flow • Recognising the pressures and reality of modern living 	Not as such, more around promoting sustainable transport	<p>Not specifically</p> <p>T6 refers to promoting improvements in highways safety for vehicles, pedestrians and cyclists.</p> <p>D1 refers to the satisfactory and safe provision for pedestrians, cyclists, public transport, cars and other vehicles.</p> <p>D3 – Design for Access</p>	
GANP T2	Design Finish, Off-Street Parking	<ul style="list-style-type: none"> • Would keep the green feel whilst providing parking • Better than tarmac • Historic green town • Character • Ethos behind new towns • Can help alleviate a problem whilst keeping the green feel of 	Not as such, more around promoting sustainable transport	Not as such but D6 - refers to the layout and design of new and improved pedestrian areas and public spaces.	

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		areas <ul style="list-style-type: none"> • Reduce incidents of flooding 			
GANP T3	Cycle Provision and Walking Routes	<ul style="list-style-type: none"> • Some good walking routes but need to add to these • Not joined up routes, can cause problems • Health benefits can be gained from cycling • Cheap way to exercise and it can be a family activity 	Yes 4. Promoting Sustainable Transport	Yes to some degree D1 General Principles for the Layout and Design of New Developments D3 Design for Access D6 Layout and Design of Pedestrian Areas and Public Spaces T1 Footways and Cycleways in Towns and Villages L9 Footpaths, Cycleways and Bridleways in the Countryside	
GANP EE1	Domestic Scale Renewables	<ul style="list-style-type: none"> • Will help with the bills - domestic • Good in the current economic climate • Less environmental impact • Sustainability • Residents liked solar better than wind farms 	Yes Paragraph 018, commitment to growth while meeting challenge of a low carbon future Section 10. Meeting the challenge of climate change, flooding and costal change	None as such but D1 includes assisting in achieving the objective of the conservation of energy	
GANP	Community-led	<ul style="list-style-type: none"> • Will help with the bills - 	Yes	None as such but D1 includes	

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EE2	Energy Efficiency Projects	domestic <ul style="list-style-type: none"> • Good in the current economic climate • Less environmental impact • Sustainability • Would want to encourage use of renewable energy and less environmental impact • Residents liked solar better than wind farms 	Paragraph 018, commitment to growth while meeting challenge of a low carbon future Section 10. Meeting the challenge of climate change, flooding and coastal change	assisting in achieving the objective of the conservation of energy	
GANP EE3	Business Energy Efficiency	<ul style="list-style-type: none"> • Business Park already use high quantity of renewable energy • Would want to encourage use of renewable energy and less environmental impact 	Yes Section 1. Building a strong, competitive economy Paragraph 018, commitment to growth while meeting challenge of a low carbon future Section 10. Meeting the challenge of climate change, flooding and coastal change	None as such but D1 includes assisting in achieving the objective of the conservation of energy	