

BASIC CONDITIONS STATEMENT



GREAT AYCLIFFE NEIGHBOURHOOD PLAN, 2016 to 2036

PRE-SUBMISSION DOCUMENT – APRIL 2016

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BASIC CONDITIONS STATEMENT

Introduction

- 1 This Statement has been prepared to accompany the submission of the Pre-Submission Great Aycliffe Neighbourhood Development Plan (“the Neighbourhood Plan”) under Regulation 15 of the Neighbourhood Planning (General) Regulations 2012 (“the Regulations”) to the local planning authority Durham County Council.
- 2 The Pre-Submission Great Aycliffe Neighbourhood Plan has been prepared by Great Aycliffe Town Council, a qualifying body, (Section 38A(12) of the Planning and Compensation Act 2004) for the Neighbourhood Area covering the Parish of Great Aycliffe, as designated by Durham County Council on 14th February 2013. It does not relate to more than one neighbourhood area and there are no other neighbourhood development plans in place within the neighbourhood area.
- 3 The policies described in the Great Aycliffe Neighbourhood Plan relate to the development and use of land in the designated Neighbourhood Area only. The Pre-Submission document sets out the period of the Great Aycliffe Neighbourhood Plan (GANP) which is from May 2016 to May 2036.
- 4 The GANP does not deal with county matters (mineral extraction and waste development), nationally significant infrastructure or any other matters set out in Section 61K of the Town and Country Planning Act 1990.
- 5 Prior to considerations to produce a neighbourhood plan, the Town Council worked closely with Durham County Council in their preparations of the County Durham Plan. The decision to develop a neighbourhood plan was based on ‘adding local value and needs specific to Great Aycliffe’ that are not covered in the NPPF or County Durham Plan.
- 6 The County Durham Plan was subject to an Examination in Public and a subsequent Interim Inspector’s Report that has since been quashed in the Courts. The County Council has subsequently withdrawn the County Durham Plan and is now preparing a timetable to take forward the Local Plan for County Durham. This being the case the saved policies of the Sedgfield Borough Local Plan are currently the Local Development Plan for the Parish of Great Aycliffe.
- 7 The Statement addresses each of the four ‘basic conditions’ required of the Regulations and explains how the GANP meets the requirements of paragraph 8(2) of Schedule 4B to the 1990 Town & Country Planning Act.
- 8 The Regulations state that a neighbourhood plan will be considered to have met the basic conditions if:
 - Having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the neighbourhood development plan;
 - The making of the neighbourhood development plan contributes to the achievement of sustainable development;

- The making of the neighbourhood development plan is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area);
 - The making of the neighbourhood development plan does not breach, and is otherwise compatible with, EU obligations.
- 9 A number of groups were set up to help progress the GANP. It was agreed that the Steering Group would be the main decision making body with input, support and scrutiny from the Elected Members of Great Aycliffe Town Council. Three Thematic Groups would tackle the most important key areas. These were Environment, Housing and Retail with special meetings being called as necessary.
- 10 The Steering Group was made up of 5 Town Councillors, 1 County Councillor, 5 key stakeholder representatives and 2 members of the public. All Thematic Groups consisted of a number of Town Councillors, a number of Steering Group Representatives and members of the public. Information on these groups can be found in the Consultation Statement document.

Conformity with National Planning Policy

- 11 The Pre-Submission Great Aycliffe Neighbourhood Plan has been prepared with regard to national policies as set out in the National Planning Policy Framework (NPPF) of April 2012. It is also mindful of the National Planning Practice Guidance (NPPG) published by the Government in April 2014 in respect of formulating neighbourhood plans.

Paragraphs 11, 12, 13, 14 and 15

- 12 Having a neighbourhood plan in place with suitable planning policies ensures that local needs are considered taking account the presumption in favour of development as set out in the NPPF and any strategic planning policy already in existence.

Paragraph 16

- 13 Following the withdrawal of the formerly emerging County Durham Plan, which The Town Council considered the GANP positively supported, the relevant development plan is now the Sedgefield Borough Local Plan. The GANP aims to add local character and needs that are not covered in the Sedgefield Borough Local Plan. The major employment site allocation in Newton Aycliffe in that Local Plan can be considered strategic in nature and the Neighbourhood Plan positively supports this.

Paragraph 47

- 14 The Town Council considers that the housing planning policies within the GANP will support a wide choice of homes specific to the needs of the residents of Great Aycliffe.

Paragraph 69

- 15 The policies within the Plan and CIL/Section 106 contribution requirements are aimed at facilitating social interaction and creating healthy, inclusive communities. The residents' priorities have been taken into account and are reflected within the GANP.

Paragraph 183

- 16 The Town Council believes that the GANP has set a vision that reflects the views of the majority of the residents and the objectives and policies of the Plan will help towards delivering that vision for Great Aycliffe.

Paragraph 184

- 17 The Town Council believes that the policies within the GANP are in general conformity with the NPPF and Sedgefield Borough Local Plan yet reflect the priorities and aspirations of its residents.

Paragraph 185

- 18 Working closely with the Local Planning Authority has ensured that there is no duplication or conflicting elements within the GANP. If agreed at referendum and once made the GANP should be considered key, alongside any other material considerations in determining non-strategic planning applications.
- 19 The table set out in Appendix BC1 shows how each policy conforms with the NPPF and the relevant strategic policies of the Sedgefield Borough Local Plan.

General conformity with the Strategic Policies of the Local Development Plan

- 20 The start date of the GANP was delayed to ensure work on the County Durham Plan was at a stage where there could be no conflict between the two documents. However, as detailed above, the withdrawal of the County Durham Plan means that it is not currently material in relation to conformity.
- 21 A number of saved policies of the 1996 Sedgefield Borough Council Local Plan continue to provide a valid policy framework for the GANP and these have been referenced alongside each proposed policy.
- 22 Table 1 below sets out the relevant strategic policies, as required, which the GANP should be in general conformity with from the saved policies from 1996 Sedgefield local area plans.

Table 1: Conformity of Neighbourhood Plan policies with the strategic development plan policies

NP Policy number and title	Relevant Sedgefield Local Plan Policy	Commentary
N/A	IB2(A) Prestige Business Area & (B) General Industrial Area	The IB2 allocations in Newton Aycliffe are strategic in nature and the NP does not impact upon their delivery

- 23 It is considered that at this time there is only one strategic policy currently in place which the GANP should conform with.

Contribution to Achieving Sustainable Development

- 24 The GANP achieves positive planning for sustainable development as defined under the NPPF that requires the following aspects to be considered when preparing and neighbourhood plan,

‘an economic role’, ‘a social role’ and ‘an environmental role’. These factors cannot be considered in isolation as well designed houses and improved environmental aspects can lead to improving the lives and health of residents. Considering the economic, social and environmental roles throughout the neighbourhood plan process can halve achieve sustainable development.

- 25 Part of the Neighbourhood Plan process is to ascertain if a Strategic Environment Assessment (SEA) and Habitat Regulations Assessment is needed, through a Scoping Review, to clarify any environmental impacts the plan may have. The Strategic Environmental Assessment & Habitat Regulations Assessment Screening Report demonstrates that the GANP will not have any significant environmental impact. This can be found at Appendix BC2.
- 26 A specific Sustainability Appraisal has not been undertaken as this was not considered a requirement for the GANP. However, the GANP has taken account of the need to contribute to the achievement of sustainable development.

Green Spaces for Well-Being

- 27 The green spaces that enhance the Parish of Great Aycliffe are vitally important for residents. The protection and enhancement of these areas was a priority for residents. Not only do these areas contribute to a pleasant place in which to live but help with improved well-being and have a positive impact on mental health.
- 28 On Tuesday 1 March 2016, Simon Stevens the head of NHS England announced plans to create 10 NHS supported ‘healthy new towns’ across the country. Great Aycliffe already meets many of the ideas being proposed for these ‘healthy new towns’ and the GANP will ensure that these elements are protected for the future.
- 29 Table 2 below has assessed our plan’s policies in terms of how it will deliver sustainable development in the economic, social and environmental aspects of sustainability. It shows how the plan’s policies are attributing to sustainability by using the following indicators against the economic, social and environmental factors on a scale – ** = very positive * = positive - = neutral x = negative and xx = very negative.

Table 2: Assessment of sustainability of Great Aycliffe Neighbourhood Plan policies

No	Policy Title	Economic factors	Social Factors	Env’mental factors	Comments
GANP CH1	Landscape Character and Townscape	-	**	**	Vitally important for residents, evidenced in consultation and through the Heritage and Character Assessment. Contributes towards:- a) protecting and enhancing the natural, built and historic environment, improving biodiversity b) the health and well-being of residents, supporting vibrant and healthy communities.

GANP CH2	Protection of Accessible Local Green Space	-	**	**	Vitally important for residents, evidenced in consultation and through the Heritage and Character Assessment. Contributes towards:- a) protecting and enhancing the natural, built and historic environment, improving biodiversity b) the health and well-being of residents, supporting vibrant and healthy communities.
GANP CH3	Existing Amenity Open Spaces & Recreational Areas	-	**	**	Vitally important for residents, evidenced in consultation and through the Heritage and Character Assessment. Contributes towards the health and well-being of residents by providing free amenities, supporting vibrant and healthy communities.
GANP E1	Green Corridors	-	**	**	Vitally important for residents, evidenced in consultation and through the Heritage and Character Assessment. Contributes towards:- a) protecting and enhancing the natural, built and historic environment, improving biodiversity b) the health and well-being of residents, supporting vibrant and healthy communities.
GANP E2	Aycliffe Village Green Wedge	-	**	**	To maintain the village feel, to stop encroachment and development from over running the historic village.
GANP E3	Conservation Area	-	**	**	The conservation area has suffered from poor design and build materials in the recent past which have diluted the historic importance village centre and its buildings. The positive aspect of character around the village green should be sustained, reinforced or enhanced.
GANP E4	Tree - Retention and Removal	-	**	**	Trees are considered the lungs of the town, important for residents and wildlife; residents

					considered them key to the character of Newton Aycliffe, evidenced in consultation and through the Heritage and Character Assessment. Contributes towards:- a) protecting and enhancing the natural, built and historic environment, improving biodiversity b) the health and well-being of residents, supporting vibrant and healthy communities.
GANP E5	Tree Protection	-	**	**	Vitally important for residents, part of the character of the Parish, evidenced in consultation and through the Heritage and Character Assessment. Contributes towards:- a) protecting and enhancing the natural, built and historic environment, improving biodiversity b) the health and well-being of residents, supporting vibrant and healthy communities.
GANP H1	In-Fill Developments	*	**	**	Creating a high quality built environment cohesive to the existing area.
GANP H2	Dwellings Appropriate to the needs of Residents	*	**	**	Providing a supply of housing to meet the needs of the residents. As a new town there is a higher than average ageing population, having a choice of homes that will service a range of needs will enable residents to be independent longer, families to stay near each other for support. Having this policy will provide suitable housing for young and old alike.
GANP H3	Parking Standards for new Residential Development	X	*	**	To reflect the needs of the residents. Enhancing the built environment and coordinating development requirements. Developers may be reluctant to make adequate off-road parking.

GANP H4	Parking Mitigation	X	*	**	Reflecting the residents needs for adequate parking to stop the parking problems continuing to occur. Developers may be reluctant to provide suitable garages.
GANP H5	Provision of In-curtilage Parking and Storage	*	*	**	Developers may consider this policy in a positive way. This could be seen as a positive way to ensure the viability of a development whilst retaining the other planning requirements of the GANP.
GANP H6	Energy Standards	X	*	**	Wanting to achieve very high energy standards may discourage developers.
GANP H7	Bungalow Provision	**	**	**	As a new town there is a higher than average ageing population, more bungalows will enable residents to be independent longer, families to stay near each other for support. Providing a supply of housing to meet the needs of the residents.
GANP H8	Affordable Housing	*	**	**	Providing a supply of housing to meet the needs of the residents. There are more rented properties than privately owned and of the privately owned 61% is a Band A property.
GANP H9	Provision of Facilities and Services	*	**	**	Would help to provide strong, healthy and vibrant communities whilst contributing to improved access to local services.
GANP AV1	Land Adjacent to Woodham Community College Enhanced Bungalow Provision	X	**	**	Providing appropriate housing for the needs of the residents. Enhanced bungalow provision may discourage developers.
GANP AV2	Land Adjacent to Woodham Community College Garden Provision	-	**	**	Enables the encouragement of suitable appropriate housing to meet the needs of the residents whilst making the site viable.
GANP DB1	Large Scale Development Requirements	*	**	**	Contributes to the protection and enhancing of the natural, built and historic environment whilst meeting the housing needs of residents.

GANP R1	Economic Retail Viability for Betting Offices	x	**	**	Aims to support strong and vibrant communities.
GANP R2	Economic Retail Viability for Pay Day Loan Shops	x	**	**	Aims to support strong and vibrant communities.
GANP R3	Restrictions on Change of Use	*	**	**	Aims to support strong and vibrant communities whilst enhancing the retain offer for the residents.
GANP R4	Local Jobs	**	**	**	Aims to contribute to a strong and competitive economy supporting strong communities. Meets a local need to improve employment opportunities and raise local expectations.
GANL CIL1	Contributions	**	**	**	Will meet residents needs whilst supporting the ethos behind sustainable development with emphasis on improving footpaths and cycleways whilst also mitigating parking problems.
GANP T1	Parking Impacts on Existing Infrastructure	-	**	**	Aims to improve the built environment whilst taking into account local needs.
GANP T2	Design Finish, Off-Street Parking	-	**	**	Aims to support the improvement of the natural, built and historic environment.
GANP T3	Cycle Provision and Walking Routes	*	**	**	Will contribute towards sustainable transports, health communities and enhancing the natural environments. Will also help the health and well-being of residents, supporting vibrant and healthy communities.
GANP EE1	Domestic Scale Renewables	**	**	**	Important for residents to have lower energy bills, evidenced in consultation. Contributes to protecting the natural environment, use natural resources prudently, mitigate and adapt to climate change.

GANP EE2	Community-led Energy Efficiency Projects	**	**	**	Important for residents, evidenced in consultation. Contributes to protecting the natural environment, use natural resources prudently, mitigate and adapt to climate change.
GANP EE3	Business Energy Efficiency	**	**	**	With the largest business park in the north-east there are many opportunities to contribute to protecting the natural environment, use natural resources prudently, mitigate and adapt to climate change.

Compatibility with EU Obligations and legislation

- 30 The GANP is required to meet EU obligations, Paragraph 8(2)(f) Schedule 4B of the Town and Country Planning Act 1990.
- 31 The GANP has regard to the fundamental rights and freedoms guaranteed under the European Convention on Human Rights and complies with the Human Rights Act 1998.
- 32 Some areas of open space to be designated as Local Green Spaces will restrict development. Some of these areas are not in the ownership of the Town Council or the County Council and as such letters were sent to the landowners concerned.
- 33 A Strategic Environmental Assessment & Habitat Regulations Assessment Screening opinion was issued by Durham County Council in April 2016 which advised that the GANP complies with all requirements.
- 34 The GANP area is not in close proximity to any European designated nature site therefore does not require an appropriate assessment under the EU Habitats Regulations.

GREAT AYCLIFFE TOWN COUNCIL

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Town Clerk

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DL5 6QF

Mr S Timmiss
Durham County Council
County Hall
Durham
DH1 5UL

12 April 2012

Dear Stuart

Neighbourhood Plan

Please find attached the Town Council's application for the designation of a Neighbourhood Area, for your consideration.

Please let me know if you require any further detail or information.

Thank you for your assistance with this matter, I look forward to working with your officers in regard to the production of a Neighbourhood Plan.

Yours sincerely

A Bailey
Town Clerk



Decision Notice

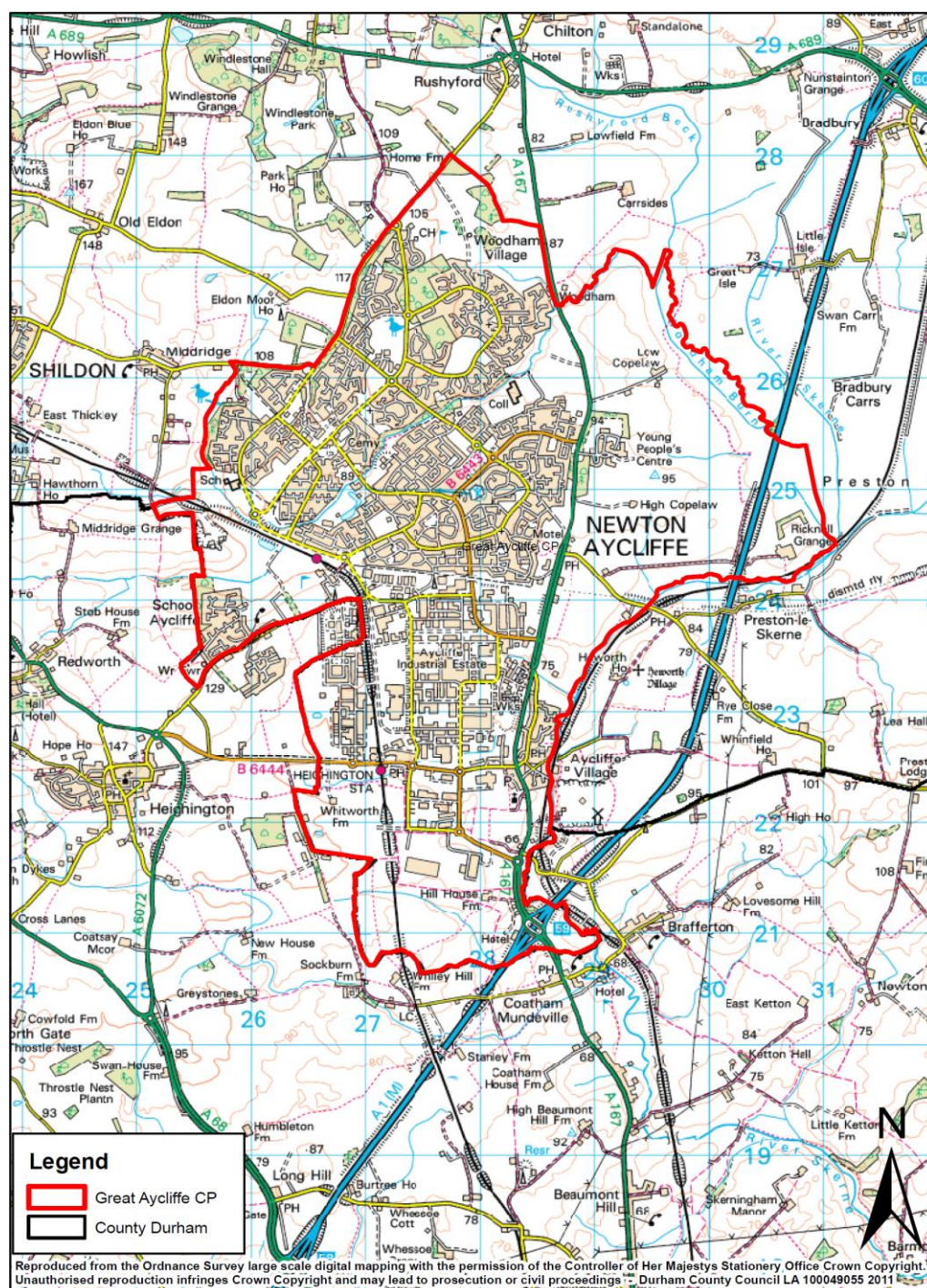
Town & Country Planning England

The Neighbourhood Planning (General) Regulations 2012

Designation of Great Aycliffe Neighbourhood Area

Applicant: Great Aycliffe Town Council

On 14th February 2013 Durham County Council approved the above mentioned application in accordance with the boundaries specified on the plan below.



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>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 communities</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</p>	

Ref	Policy	Reason / Why Important for GANP	Compliance with NPPF	Adequate policies in Sedgefield BLP (including non-strategic policies)	Comments
		<p>Would not be practical or possible 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>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>head BUT we 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</p>	

Ref	Policy	Reason / Why Important for GANP	Compliance with NPPF	Adequate policies in Sedgefield BLP (including non-strategic policies)	Comments
				Open Space	
GANP E1	Green Corridors	<ul style="list-style-type: none"> • Key to the environment and wildlife • 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 	<p>Section 8. Promoting healthy communities</p> <p>Section 11. Conserving and enhancing the natural environment</p>	<p>None specifically</p> <p>E1 Maintenance of Landscape Character</p> <p>E15 (Safeguarding of Woodlands, Trees and Hedgerows) and L5 provide some protection</p> <p>L5 Safeguarding of Areas of Open Space</p>	
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	<p>Yes in part</p> <p>E1 Maintenance of Landscape Character</p> <p>E4 - Designation and Safeguarding of Green Wedges – but doesn't correspond to all areas of concern</p>	
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 	<p>Section 7. Requiring good design</p> <p>Section 11. Conserving and enhancing the natural</p>	<p>Yes in part</p> <p>E18 Preservation and Enhancement of Conservation Area</p>	

Ref	Policy	Reason / Why Important for GANP	Compliance with NPPF	Adequate policies in Sedgefield BLP (including non-strategic policies)	Comments
		the oldest historic area	environment Section 12. Conserving and enhancing the historic 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 	<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.	

Ref	Policy	Reason / Why Important for GANP	Compliance with NPPF	Adequate policies in Sedgefield BLP (including non-strategic policies)	Comments
		new town developments based on the garden city framework			
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 • Near to existing services and amenities • Near to bus routes 	No	<p>Yes</p> <p>H17 Backland and Infill Housing Development refers to satisfactory means of access and adequate parking provision 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 	<p>In part -</p> <p>Section 6. Delivering a wide choice of high quality</p>	<p>None specifically</p> <p>H19 Provision of a Range of House Types and Sizes</p>	

Ref	Policy	Reason / Why Important for GANP	Compliance with NPPF	Adequate policies in Sedgefield BLP (including non-strategic policies)	Comments
		<ul style="list-style-type: none"> 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>homes</p> <p>Section 7. Requiring good design</p> <p>Paragraph 024</p>	<p>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>	
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</p>	

Ref	Policy	Reason / Why Important for GANP	Compliance with NPPF	Adequate policies in Sedgefield BLP (including non-strategic policies)	Comments
				2014 Guidelines	
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) 	In part - Section 7. Requiring good design Paragraph 024	<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 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 	In part - Section 7. Requiring good design Paragraph 024	<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>	

Ref	Policy	Reason / Why Important for GANP	Compliance with NPPF	Adequate policies in Sedgefield BLP (including non-strategic policies)	Comments
		parking and storage should be provided to lessen further problems			
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 wind farms 	<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>Section 10. Meeting the challenge of climate change, flooding and coastal change</p>	None as such but D1 includes assisting in achieving the objective of the conservation of energy	
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>	

Ref	Policy	Reason / Why Important for GANP	Compliance with NPPF	Adequate policies in Sedgefield BLP (including non-strategic policies)	Comments
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> <p>D3 Design for Access</p>	
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	<ul style="list-style-type: none"> Residents have said they would like older persons' accommodation close to services and facilities. 	<p>Yes</p> <p>Section 6. Delivering a wide choice of high quality</p>	<p>None specifically</p> <p>SHLAA Allocations</p>	

Ref	Policy	Reason / Why Important for GANP	Compliance with NPPF	Adequate policies in Sedgefield BLP (including non-strategic policies)	Comments
	Woodham Community College	<ul style="list-style-type: none"> Will enable residents to be independent longer. 	homes Section 7. Requiring good design		
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 communities</p>	None specifically but E15 Safeguarding of Woodlands, Trees and Hedgerows would offer additional privacy	
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 	<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</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</p>	

Ref	Policy	Reason / Why Important for GANP	Compliance with NPPF	Adequate policies in Sedgefield BLP (including non-strategic policies)	Comments
		achieve the appropriate density levels linked closely to the retention and provision of adequate green spaces.	environment	Woodlands, Trees and Hedgerows L5 Safeguarding of Areas of Open Space	
GANP R1	Economic Retail Viability for Betting Offices	Biggest problem/ issue overall for residents <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 economy in the town centre 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 	Yes Section 2. Ensuring the vitality of town centres	None specifically but elements of the following policies may apply S1 Town Centre Developments S6 Local Centres S9 Individual Shops S10 Town and Local Centre Improvements	
GANP R2	Economic Retail Viability for Pay Day Loan Shops	Biggest problem/ issue overall for residents <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 	Yes Section 2. Ensuring the vitality of town centres	None specifically but elements of the following may apply S1 Town Centre Developments S6 Local Centres	

Ref	Policy	Reason / Why Important for GANP	Compliance with NPPF	Adequate policies in Sedgefield BLP (including non-strategic policies)	Comments
		no control over rents charged <ul style="list-style-type: none"> • Want to support an evening economy in the town centre • Town centre is having a major refurbishment but shops are still closing 		S9 Individual Shops S10 Town and Local Centre Improvements	
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 improved retail yet placing restrictions very tricky but needs to be done • 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) 	In part Achieving Sustainable Development Section 8. Promoting healthy communities Section 12. Conserving and enhancing the historic environment	None specifically but elements of the following policies may apply S1 Town Centre Developments S6 Local Centres S9 Individual Shops S10 Town and Local Centre Improvements	
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 	In Part Only broad guidance is available on the rules	No	

Ref	Policy	Reason / Why Important for GANP	Compliance with NPPF	Adequate policies in Sedgefield BLP (including non-strategic policies)	Comments
		<p>work trips Have local jobs for local people</p> <ul style="list-style-type: none"> Local people living close to where they work Need to be more sustainable and reduce travel journeys to and from work 	<p>governing the imposition of conditions</p> <p>Section 1. Building a strong, competitive economy</p> <p>Paragraph 012. Ensuring the vitality of town centres</p>		
GANP CIL1	Contributions	<p>Our needs are different to other areas. Section 106 and/or CIL often spent on parks and play areas.</p> <p>The priority for Great Aycliffe residents is for affordable homes and highway/road repairs</p>	<p>In part</p> <p>Annex 2 Glossary</p> <p>Paragraph 071 and 072</p> <p>Community infrastructure Levy</p> <p>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> <p>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]</p>	
GANP	Parking Impacts on	<ul style="list-style-type: none"> Parking problems in certain 	Not as such, more around	Not specifically	

Ref	Policy	Reason / Why Important for GANP	Compliance with NPPF	Adequate policies in Sedgefield BLP (including non-strategic policies)	Comments
T1	Existing Infrastructure	areas causing problems <ul style="list-style-type: none"> • Public safety in many areas • Traffic safety • To alleviate parking problems • Improve safety • Improve traffic flow • Recognising the pressures and reality of modern living 	promoting sustainable transport	T6 refers to promoting improvements in highways safety for vehicles, pedestrians and cyclists. D1 refers to the satisfactory and safe provision for pedestrians, cyclists, public transport, cars and other vehicles. D3 – Design for Access	
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 areas • Reduce incidents of flooding 	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.	
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 	Yes 4. Promoting Sustainable Transport	Yes to some degree D1 General Principles for the Layout and Design of New Developments D3 Design for Access	

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		can be a family activity		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 	<p>Yes</p> <p>Paragraph 018, commitment to growth while meeting challenge of a low carbon future</p> <p>Section 10. Meeting the challenge of climate change, flooding and costal change</p>	None as such but D1 includes assisting in achieving the objective of the conservation of energy	
GANP EE2	Community-led Energy Efficiency Projects	<ul style="list-style-type: none"> • Will help with the bills - domestic • 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 	<p>Yes</p> <p>Paragraph 018, commitment to growth while meeting challenge of a low carbon future</p> <p>Section 10. Meeting the challenge of climate change, flooding and costal</p>	None as such but D1 includes assisting in achieving the objective of the conservation of energy	

Ref	Policy	Reason / Why Important for GANP	Compliance with NPPF	Adequate policies in Sedgefield BLP (including non-strategic policies)	Comments
		than wind farms	change		
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 	<p>Yes</p> <p>Section 1. Building a strong, competitive economy Paragraph 018, commitment to growth while meeting challenge of a low carbon future</p> <p>Section 10. Meeting the challenge of climate change, flooding and coastal change</p>	None as such but D1 includes assisting in achieving the objective of the conservation of energy	

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Altogether better



Great Aycliffe Neighbourhood Plan

Strategic Environmental Assessment & Habitat Regulations Assessment Screening Report



April 2016