

## **Great Aycliffe Neighbourhood Plan**

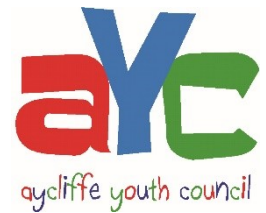
**Plan Period 2016-2036  
On behalf of Great Aycliffe Town Council**

**Version 4 Referendum  
Date June 2017**



THE GREAT AYCLIFFE NEIGHBOURHOOD PLAN IS SUPPORTED BY

GREAT AYCLIFFE TOWN COUNCIL



Friends of West Park



HORNDALE RESIDENTS ASSOCIATION



WASPS Residents  
Association



Newton Aycliffe Youth &  
Community Centre



Woodham Community Centre



Friends of Senior Citizens

The Cubby



Neville Community Centre

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## Executive Summary

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The Great Aycliffe Neighbourhood Plan (GANP) sets out the vision, objectives and policies to ensure the Parish of Great Aycliffe maintains its uniqueness over the period 2016 to 2036.

Our vision is -

**“To make Great Aycliffe a vibrant community** the Neighbourhood Plan will seek to enhance the natural environment, support and encourage high quality housing, local jobs and improved retail and leisure facilities in a healthy, green and attractive town”

The Great Aycliffe Neighbourhood Plan has been drawn up by a Steering Group and Thematic Groups made up of Town Councillors and local residents, working under the guidance of Great Aycliffe Town Council which is the designated body for the plan area and provided the funding and support to enable the plan to go ahead.

This Neighbourhood Plan has been reviewed by residents, key stakeholders through an extensive consultation process, as well as by an Independent Examination. All comments and suggestions received as part of the consultation process were carefully considered and if viable and/or suitable the Neighbourhood Plan was amended accordingly.

The Neighbourhood Plan sets down a series of planning policies which, once adopted by means of a ‘yes’ vote at a parish referendum, will ultimately form part of County Durham’s wider statutory development plan when it has been adopted.

It is intended that the policies will be reviewed every 5 years to monitor the cumulative effects of the policies and, if necessary, make changes to keep them up to date and relevant. This will be undertaken in conjunction with the Planning Authority, Durham County Council.

The objectives our planning policies are aiming to achieve are:

### Environment

- Objective 1** To protect and retain the traditional green areas, open spaces and environment for the community.
- Objective 2** To alleviate existing, overwhelming parking problems whilst allowing grass to be retained as the dominant finish.
- Objective 3** To retain and protect the green and leafy character of our area.
- Objective 4** To protect Aycliffe Village from urban sprawl and maintain the traditional village feel

## Housing

- Objective 5** To ensure that future developments meet objectively assessed need, including the needs of residents and are of good design including:-
- a) Providing affordable housing.
  - b) Having sufficient suitable older persons' accommodation provided
  - c) Supporting the development of more two bedroomed accommodations.
  - d) Avoiding small one bedroomed accommodation. (through the use of a multi-functional room)
  - e) Ensuring adequate parking and storage is provided.
  - f) Ensuring the green and open feel is maintained, all new development should include sufficient green space to retain the garden city framework of the 'Beveridge vision'.
  - g) Ensuring all new developments are built to the highest possible energy efficiency standard, incorporating renewable energy measures, such as solar panels, where appropriate.

## Retail

- Objective 6** To facilitate and encourage improved retail provision for Newton Aycliffe.

- Objective 7** To support and encourage local jobs for local people.

## Community Infrastructure Levy (CIL) / Section 106 (Legal agreement with Developer)

- Objective 8** To ensure the Parish needs are considered first when CIL or Section 106 monies are available from future developments our proposals are:
- That the Town Council is consulted in advance where CIL or Section 106 monies will be available
  - To set local priorities for investment

# 1 Foreword

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The Localism Act 2011 introduced new powers for people to create Neighbourhood Plans. Communities now have the power to create their own plans for future development and Great Aycliffe Town Council has seized the opportunity to work with the community to deliver the Great Aycliffe Neighbourhood Plan.

Great Aycliffe Town Council took the opportunity to engage with Durham County Council at an early stage in the preparation of the County Durham Plan. Although this has since been withdrawn the County Council intend to take the County Durham Plan forward in the near future.

Many comments and requests from the Town Council were incorporated into the County Durham Plan and it would be hoped that the revised Plan continues to reflect these matters.

The Neighbourhood Planning process is not for the allocation of strategic sites this is the domain of the planning authority. The Great Aycliffe Neighbourhood Plan did not consult on any strategic matters.

However, the Town Council wanted the residents and businesses to have a say in matters that are specific to our parish rather than leave important details to Durham County Council.

Lord Beveridge chose the new town of Newton Aycliffe as the place to realize his vision of a 'Welfare State', where poverty, unemployment and squalor would be no more. Newton Aycliffe was to be 'a paradise for housewives' with houses grouped around greens, so children could play safely away

from the roads. We remain committed to the original vision: to create 'a town where everyone will want to live' but updated to a modern day lifestyle.

The Parish of Great Aycliffe comprises the town of Newton Aycliffe, part of School Aycliffe and Aycliffe Village. The population of Great Aycliffe is approximately 26,633 (*Census data 2011*) and is projected to grow over the next few years. It is a vibrant community, in an attractive semi-rural setting and is bounded on all sides with open countryside. It has excellent road links to the A1(M), and Newton Aycliffe has a rail station on the Darlington to Bishop Auckland branch line, as well as a station to serve the Aycliffe Business Park. The Business Park is a major employer and the largest in the North East.

The Great Aycliffe Neighbourhood Plan (GANP) sets out a vision, for the next 20 years, which reflects the thoughts and feelings of the people with an interest in their community. The GANP sets objectives on key identified themes around environment, housing and retail. It builds on current and planned activity and says what the Town Council and its partners will work towards.

The GANP aims to continue making Aycliffe 'greater' by protecting the character and heritage of the area whilst planning for the future.

The Town Council and GANP Steering Group wish to thank all the people who sat on thematic groups, took part in consultations and shared their views through the various public meetings. Giving up your time and sharing your expertise has helped shape this plan.

Signed: Brian Hall  
Chairman Great Aycliffe Neighbourhood Plan Steering Group



### Neighbourhood Plans

This is the Plan which residents and businesses will have the opportunity to vote on at the Referendum.

The Great Aycliffe Neighbourhood Plan (GANP) is a new type of planning document. It is part of the Government's approach to planning, which aims to give local people more say about what goes on in their area. This is set out in the 'Localism Act 2011' which came into effect in April 2012.

*"Neighbourhood planning provides a powerful set of tools for local people to ensure that they get the right types of development for their community where the ambition of the neighbourhood is aligned with the strategic needs and priorities of the wider local area" (National Planning Policy Framework)*

A Neighbourhood Plan attains the same legal status as a Local Plan once it has been agreed via a referendum and officially made; the GANP will then become part of the planning framework. Applications for planning permission must be determined in accordance with the Plan, unless material considerations indicate otherwise.

The GANP provides a vision for the future of the parish and sets out clear policies, principles and objectives to realise the overall vision for Great Aycliffe.

The policies contained within the document accord with higher level planning policy, the National Planning Policy Framework and the saved policies in the Sedgfield Borough Local Plan, as required by the Localism Act.

### Sustainable Development

When considering any development or planning policies, sustainability should be considered at all times. Sustainable development is described within the National Planning Policy Framework (2012). It notes that there are three dimensions to sustainable development and that these dimensions give rise to the need for planning to perform a number of roles:

**an economic role** – contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure;

**a social role** – supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being; and

**an environmental role** – contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.



## **How the Neighbourhood Plan fits into the Planning System**

Although the Government's intention is for local people to decide what happens in their towns, the Localism Act sets out some important laws. One of these is that all Neighbourhood Plans must be in 'general conformity' with higher level planning policy. That is, the National Planning Policy Framework (NPPF) and local policy.

Durham County Council is the Local Planning Authority and is responsible for setting county wide planning policies within a Local Plan. However, the concept of general conformity is to allow a degree of flexibility which allows Neighbourhood Plans to add local specific details to the higher level planning policies.

The withdrawal of the County Durham Plan as part of the agreement that saw the quashing of the Inspector's Interim Report into the Examination in Public of the Plan has delayed

it, but once completed the Local Plan and the GANP will, together, comprise the Development Plan for the area. Although the situation around the County Durham Plan complicates matters given the Town Council's efforts to work with that document to ensure the two plans complemented each other, national guidance has clarified that Neighbourhood Plans can be prepared ahead of Local Plans.

Neighbourhood Plans must also be in line with EU Obligations on Strategic Environmental Assessments, Habitat Regulations and Human Rights Requirements.

As there is no additional housing, retail or other allocations being made within the GANP a Sustainability Appraisal of the Plan is not required.

## **The Sedgefield Borough Local Plan & The County Durham Plan**

The situation surrounding the County Durham Plan means that it is not material in planning terms, at this stage, and the key considerations under Planning Law are the Saved Sedgefield Borough Local Plan Policies that are consistent with National Planning Policy Guidance.

The withdrawal of the County Durham Plan, as detailed above has delayed it, but once complete, there should be no conflict for

going forward. The areas of concern surrounding the County Durham Plan were population and economic growth estimates; the loss of green belt land around Durham City for housing; overestimating the housing allocation needed for the City and North of the County; the allocation of additional employment land at the Drum Industrial Estate and the proposed Western and Northern Relief Roads, nothing that would affect the GANP.

## Reasons for Preparing a Neighbourhood Plan

Newton Aycliffe was the first 'New Town' in the North and is renowned for its green spaces and tree lined avenues. The industrial estate has grown and developed from its heavy industry past and is now the largest business park in the North East. The town and business park are situated at the southernmost boundary of County Durham.

Great Aycliffe Town Council is one of the largest Town Councils in the Country with a parish population in excess of 26,000. The Town Council saw the Neighbourhood Planning process as an opportunity to protect the character and heritage of the town whilst making sufficient suitable provision for growth in housing, business and employment.

The Town Council was concerned that our key green spaces may be lost to in-fill developments which would lose the historic character of the area developed through Lord Beveridge's vision of '*houses grouped around greens, so children could play safely away from the roads*'. An opportunity, through the Neighbourhood Plan process, to create a planning document which would specifically deal with the needs of residents and a Town Council which remains committed to the original Beveridge vision: to create '*a town where everyone will want to live*' was seen as a way to protect these green areas.

A key element of a neighbourhood plan is to ensure '*that future development meets the needs of its residents*'. As a New Town there is a higher than average ageing population whose housing needs, for example, differ from the rest of the County. The GANP has allowed us to develop policies to try and

mitigate future problems for our older residents.

Retail has been a massive issue for residents and businesses for approximately 30 years. The privately owned Newton Aycliffe Town Centre is situated on a constrained site and is inward facing. Although residents were pleased to see the site finally being redeveloped and opened up to wider vistas they are still unhappy about the poor retail selection available for a town this size. The GANP provided an opportunity to challenge Durham County Council regarding the lack of retail allocation for the town and investigate any ways to improve the choice of shops.

The GANP has given local people the power to have a say about matters, which are important to them, in their parish. It provides the local community with the opportunity to add details to the higher level planning policies. Without the GANP, Durham County Council would have to make these decisions on behalf of the people of Great Aycliffe.

The GANP has been developed through extensive consultation with the residents, businesses and others with an interest in the parish. A Consultation Statement provides an overview of the consultation undertaken, demonstrating that it fully accords with the requirements of the Localism Act. This Pre-Submission Consultation has met the requirements of Regulation 14 of the Neighbourhood Planning (General) Regulations 2012.

The GANP has been amended where appropriate in response to consultation comments. Appendix 8 of the Consultation Statement provides further details.

## Great Aycliffe Neighbourhood Area Designation

Great Aycliffe Town Council is a 'relevant body' under Section 61G of the Town and Country Planning Act 1990 as amended and in conformity with the Town and Country Planning, England, the Neighbourhood Planning (General) Regulations 2012 made the application for a neighbourhood area in order to develop a neighbourhood plan. The area of the Neighbourhood Plan is based upon the parish boundaries, which was seen as appropriate as this area is recognised as the distinct community of Great Aycliffe.



Great Aycliffe Town Council submitted an application on 18<sup>th</sup> April 2012 to Durham County Council, the Local Planning Authority, to designate the Great Aycliffe area. The application was approved on 14<sup>th</sup> February 2013 in accordance with the boundaries specified on the plan below.

The Great Aycliffe Neighbourhood Plan period will be from 2016 until 2036.

## **Understanding our Parish**

Undertaking the Neighbourhood Plan process has helped us understand what is good and what could be improved in our area through the consultation process. Protecting the green open spaces, wildlife corridors and trees as well as improving retail were clear priorities for residents.

The Steering and Thematic Groups prioritised the information gathered, and investigated the best ways and options to improve and/or protect the matters that residents told us were important. This document is the final product of this consultation and investigation.

## **What's in the Neighbourhood Plan?**

Although decisions regarding the scale and location of future growth will be taken by DCC through the County Durham Plan, the GANP provides an opportunity to identify what is important for Great Aycliffe. Following the withdrawal of the County Durham Plan, the County Council has begun work on a new plan and ultimately the two plans will work together to deliver suitable development for the needs of the community. The Town Council will continue to liaise with Durham County Council as it takes the Local Plan forward for County Durham to ensure that the strategic needs of the community are addressed.

The GANP is drafted in a way to support appropriate housing development to come forward at the strategic level. However, such schemes, must provide a 'village feel' and reflect the green open spaces and tree lined avenues which already exist in the rest of the Town. Planning policies will be written to

ensure the best possible development for the site.

Hitachi choosing to site its new facility on Aycliffe Business Park highlighted the need for additional employment land allocation and, following discussions with Durham County Council, the GANP fully supports existing employment land commitments in the Sedgfield Borough Local Plan.

The GANP is a plan for the town as a whole. It's about adding local detail and importance for the Parish and looking at a wide range of issues.

After prioritising the issues and analysing the comments made by residents throughout the preparation of the GANP, they were divided into three main themes – environment, housing and retail. Some items inevitably had a 'cross over' into more than one theme.



In broad terms the main issues to be addressed under these themes were:

- To improve retail and provide better shops
- To encourage the evening economy in Great Aycliffe
- To enhance and protect the special green areas in the Town
- To keep the feel of Lord Beveridge's Vision
- To consider climate change for future generations
- To encourage more development of older persons' accommodation close to services
- To address parking issues in the older part of the town
- To ensure future housing developments have adequate green spaces
- To stop Aycliffe Village being incorporated into Newton Aycliffe, keep it a separate village
- To ensure future housing is energy efficient with sufficient parking
- To ensure future housing is of good design – no bland estates or flat roofs
- To encourage local jobs

The Consultation Statement, Basic Conditions Statement and section on Vision and Objectives provide details on all the issues investigated and the reasons why something was not taken forward or progressed further. As always with this type of project it is not possible to please everyone. The objectives and policies taken forward must be achievable and deliverable.

In addition to these documents, working papers for each theme were developed to provide a clear detailed summary of the work undertaken by each Thematic Group.

A list of supporting documents can be found at Appendix A.



### **3 The Neighbourhood Area**

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#### **Local Character**

The profiles of National Character Areas show that most of Great Aycliffe sits on a Magnesian Limestone Plateau with agricultural land to the east and the southern part of Aycliffe Business Park sitting within the Tees Lowlands.

It is the oldest New Town in the North East and has good connectivity within and around the town with the A1(M) to the east and the Bishop Auckland to Darlington branch line running through the western side of the town and Business Park.

There are a great many walking routes, with a number of public rights of way and bridleways giving easy access to extensive areas of green spaces, nature areas and local wildlife areas. Many of the main thoroughfares have tree lined avenues which enhance the green feel of the town.

There is a strong community feel with a wide range of community facilities, voluntary groups, clubs and societies active in the area.

A large range of play and leisure facilities are available across the Parish with something for everyone.

The Town Centre has a mix of individual retail outlets and chain stores, with further individual retail outlets in local neighbourhood shopping areas.

The Character and Heritage Assessment of the area was undertaken by AECOM over the summer in 2015. It found that there were 15 distinct character areas in the parish, from Business Park to open farmland and conservation area to new build properties. The full report can be found as part of the evidence base on the Town Council website.

#### **The Parish of Great Aycliffe**

Great Aycliffe is located in the southern part of County Durham in the North East of England. It is a vibrant community, with an attractive semi-rural setting and feel. It is bounded on all sides with open countryside and contains many attractive green spaces with excellent road links to the A1(M). Newton Aycliffe and Aycliffe Business Park have a railway station on the Bishop Auckland to Darlington branch line.

There are a wide range of clubs and societies active in the area, play and leisure facilities are provided by Great Aycliffe Town Council, Durham County Council and the private sector. There are two sports centres and

three golf courses with a range of additional leisure activities. There are a number of nature areas, walks and woodlands within the parish boundary.

Nearly all of the 15 distinct character areas referred to earlier have large, green open spaces, with groupings of mature trees or tree lined avenues and excellent access to public open space.

Schools in the area are generally good, and are increasingly linked to the higher education network.

A University Technology College opened in September 2016 providing a unique learning

opportunity for younger residents.

Housing conditions are generally above average. Significant levels of new house building mean that the Parish of Great Aycliffe can offer a wide choice of starter, family and executive homes to new residents coming to the area. However, parts of Great Aycliffe are ranked within the poorest 20% of deprived areas nationally. As a 'New Town' Newton Aycliffe has a higher than average ageing population which brings with it additional housing requirements.

The Town Centre has a mix of individual retail outlets and smaller chain stores, with individual retail outlets in neighbourhood areas. The redevelopment of the Town Centre is underway with a number of national

chains having a shop there. A wider range of shopping facilities is available in Darlington, Bishop Auckland and Durham. There are four local centres providing a range of services in addition to small single retail outlets in a number of other locations.

Aycliffe Business Park covers an area over 400 hectares and is a base for a mix of local, national and international companies. It continues to grow and is now the largest business parks in the North East, gaining nationwide recognition with the location of Hitachi, which brings a range of supply chain jobs and services to the Business Park as well.

In 1974, the Parish Council was re-designated 'Great Aycliffe Town Council' and is now one of the largest Town Councils in the Country.

## History/Heritage

Aycliffe is believed to have Iron Age origins. Although it is certain that Romans settled nearby, very little is known about them within the area.

Aycliffe Village has been in existence since Saxon times. Aycliffe (originally 'Acley') probably takes its name from two Saxon words: 'Ac', meaning oak, and 'ley', meaning 'a clearing'. (*Wikipedia*) Saxon remains can still be seen in Aycliffe Village church, shown here.

King James 1, in a letter dated 1606, accused the Dean and Chapter of having wasted and spoiled the old oak woods of Aycliffe. However, it was not until the Civil War period that the oak wood was totally destroyed. The oak leaf has survived as the symbol to represent the town's heritage.

Aycliffe would have been a relatively peaceful agricultural area up until the late 18<sup>th</sup> – early 19<sup>th</sup> Century, when quarries and



water driven mills powered by the River Skerne became numerous and the gradual industrialisation of the area would have become more evident.

The coming of the railways had a major influence on the development of the area, bringing increased migration and greater prosperity.

During the Second World War, the Government established an ordnance factory near Aycliffe Village as the area was often shrouded in mist and therefore not prone to aerial bombardment. After the war this became the basis of an industrial estate.



Although many of the original buildings have been demolished or modified, the old Bakelite plant, which occupied areas 7A, 11RS and some of 7F, can still be seen today along with a number of overhead pipes, bunkers and earth mounds. The site is commemorated with a story board memorial (*photo above*). It is located within the grounds of the INOVYN Chlorvinyls (Ineos) factory and is not accessible to the public. However, a memorial stone has been placed outside St Clare's Church in a small, beautiful garden where everyone may visit. (*photo opposite*)

On the poor farmland to the north of the industrial estate, a town (of about 10,000 inhabitants) was planned, where the workforce for the ordnance factory could live. The workforce, mainly women, became known as the 'Aycliffe Angels' or the 'canaries' so called because the chemicals

used in shells turned their hands and skin yellow.

After the war, Aycliffe became the site of a New Town, planned to provide good quality homes near to the Aycliffe Industrial Estate, now Aycliffe Business Park. The New Town was built with the Garden City principles in mind, initiated by Sir Ebenezer Howard.

The Beveridge Report of 1942 pledged to destroy poverty, homelessness, unemployment, ignorance and disease. Lord Beveridge adopted the New Town as the flagship of his new welfare state. The New Towns Act was introduced in 1946 to ensure the planned decentralisation of congested areas with additional aims of providing self-contained and balanced communities for work and living.

Under the guidance and control of the Aycliffe Development Corporation, the Town flourished and has grown to be part of the Great Aycliffe Parish. The houses in the New Town replaced the old poor mining Category (D) housing. The New Town development demonstrated the feasibility of large scale



development whilst providing a better environment for both leisure and work.

The town has had a number of Royal Visitors over the years. HRH Queen Elizabeth II visited



in 1960, the photograph to the right shows what a momentous occasion it was. HRH Prince Charles took part in the first radio broadcast for the town and opened the OakLeaf Sports Complex in May 1978. More recent Royal visitors, to commemorate achievements of key businesses on Aycliffe Business Park, have included the Duke of York, Duke of Kent and the Duke of Gloucester.

Throughout the late Nineteenth and early Twentieth Centuries, the mining industry dominated Durham. The old Aycliffe Industrial Estate contained a large proportion of low skilled manual work based businesses.

Aycliffe Business Park has grown beyond its original 'industrial' title to become the largest business park in the North East, attracting a wide range of international, national and local companies to its premises. However, as it has grown, different areas have different names and different branding. The 'Shaping the Future' project being undertaken by the Aycliffe business community is aiming to achieve a cohesive vision and look for the Business Park.



Aycliffe Business Park now provides more than employment, with a range of leisure providers relocating there. A number of training and conference facilities are available and a University Technology College will be opening in September 2016, which will provide a unique learning opportunity for young people. A small motorway service area is tucked into the south eastern corner of the Business Park adjacent to the A1(M). There are limited food and other support services for Business Park employees.

### **Schedule of Heritage Assets**

As a New Town most of the heritage assets are in and around Aycliffe Village which also has the only conservation area in the Parish. Without careful consideration of future growth implications these important historic assets could be lost. There should be a clear understanding of the significance of these heritage assets and the contribution made by their settings.

Two Grade II Listed Buildings can be found at School Aycliffe. There is one scheduled monument which has a small area within the Parish Boundary, 'Coatham Mundeville medieval village, fishpond and areas of rig and furrow'.

#### **Listed Buildings**

Grade I	Church of St Andrew, Aycliffe Village
Grade II	Hodgson Chest Tomb, 5m south of south porch of St Andrew
Grade II	Headstone to John Gibson, 7m south of south porch of St Andrew

Grade II	14 High Street, Aycliffe Village
Grade II	Oakles Farmhouse, High Street, Aycliffe Village
Grade II	3 The Green, Aycliffe Village
Grade II	Lamp post 7m east of 7 The Green, Aycliffe Village
Grade II	Locomotion One Public House and East Platform
Grade II	Heighington Signal Box
Grade II	Nurses' Teaching Centre, Wall and Gate Piers, School Aycliffe
Grade II	Old Farm Cottage, School Aycliffe
Grade II	Railway Bridge 25m north east of Ricknall Mill Farmhouse
Grade II	Ricknall Grange Farmhouse and yard wall to rear
Grade II	Aycliffe War Memorial, Churchyard of the Church of St Andrew, Church Lane, Aycliffe Village

There are limited opportunities to recognise further heritage assets. However, there are some existing buildings and features from the old munitions factory mentioned previously on page 12, the town clock which is iconic for Newton Aycliffe and the water tower at School Aycliffe that may benefit from heritage protection in the future.

### Newton Aycliffe

Newton Aycliffe was founded in 1947 under the New Towns Act of 1946 and is the oldest new town in the North of England. (*Wikipedia*) The town was originally built, and its development guided, by Aycliffe Development Corporation with building commencing on 28 June 1948.

The first chairman of the 'Aycliffe Development Corporation' was Lord Beveridge who chose Newton Aycliffe as the place to realise his vision of a 'Welfare State', where poverty, unemployment and squalor would be no more.

Aycliffe Development Corporation (ADC) continued to improve its housing stock, although the original prefabricated homes of Clarence Green can still be seen today, clearly standing the test of time.

Lord Beveridge envisaged a 'classless' town, where manager and mechanic would live next door to each other in council houses. Newton Aycliffe was to be 'a paradise for housewives' with houses grouped around greens, so children could play safely away from the roads.

Those were the days of the fearsome Miss Hamilton, who interviewed prospective tenants, and visited them to make sure they were keeping their corporation houses tidy! (*JD Clare*) Long-time residents still refer to Miss Hamilton, even today.





Clarence Green housing.

The Hailsham Report in the 1960s proposed a programme for regional development and growth, suggesting the town should expand from 20,000 to 45,000, with an emphasis on infrastructure and public services. A number of proposed expansions and developments, such as an arts centre, never came to fruition as the town's population did not grow as anticipated.

After 1976, a £300,000 project was announced to convert houses with flat roofs (and put an end to Aycliffe's 'little boxes'). By this time, the myth of a 'classless town' was considered out-of-date. Private contractors were allowed to build new housing estates – for instance Byerley Park, the Chase and Woodham Village (after 1981). In September 1979 ADC began selling its council houses. By the end of the 'seventies, new housing had been added in the Horndale, Byerley Park, Chase, Burnhill and Agnew areas.

The population neared 28,000. ADC seemed to be succeeding in its stated aim, to create 'a self-contained, close-knit balanced community, enjoying good housing and ample amenities.' (*Aycliffe & Peterlee New Towns 1946-1988, Swords into Ploughshares and Farewell Squalor – Philipson, G*)

Over the years, the population of Newton Aycliffe dropped slightly and now stays relatively stable around 26,000. Its residents have established a vibrant, happy community where Beveridge's vision of homes around green spaces is a cherished legacy in many places.

Newton Aycliffe is renowned for its extensive areas of green spaces, nature and local wildlife areas. There are many walking routes within the town including the Great Aycliffe Way which is a circular route which feels like a countryside walk. A number of public rights of way directly access the neighbouring farmland and open countryside. Many of the main thoroughfares have tree lined avenues which enhance the semi-rural aspect of the town.

The 15 distinct character areas identified in the Heritage and Character Assessment, undertaken as part of the GANP process generally follow the development phases of Newton Aycliffe.

Although some of Beveridge's vision has been lost over the years, this is our chance, through the Great Aycliffe Neighbourhood Plan, to try and re-capture the vision.



View along St. Cuthbert's Way showing the 'Blue Bridge'.



### School Aycliffe

School Aycliffe is a housing area situated to the west of the Parish. The area comprises large modern homes on spacious plots with a small number of Grade II listed buildings being used as traditional homes. There is a community hall which is not particularly well used, a play area and nature areas but there is no shop. The small shop that used to serve the community has long since closed down.



The houses, within School Aycliffe, are surrounded by farmland, wetlands, nature areas, a cemetery and a golf course giving it a modern village feel.

Although the area around Newton Aycliffe is relatively flat, many houses in School Aycliffe enjoy an elevated position.



The houses which make the settlement of School Aycliffe are divided in two by School Aycliffe Lane. In addition, the southern housing area comprising the recently developed 'Chestnuts' housing estate sits in the Borough of Darlington and is not included within the GANP.



## Aycliffe Village

Aycliffe Village is the historical settlement area of Great Aycliffe with a conservation area around the original village green and houses. Aycliffe Village (The Village) contains a number of listed buildings including the Grade I listed St. Andrew's Church which dates back to the Saxon period with Church Synods being held there in AD 782 and AD 789. Due to the historic nature of the Village and its uniqueness, this small section stands alone yet is part of the wider document.

Up to the nineteenth century the parish boundaries 'were substantially as those in 1200' (Wilson, 1927. P.141) and stretched from 'Houghton-le-Skerne on the south, by Great Stainton and Sedgfield on the east, by Bishop Middleham and Merrington on the north and by Heighington on the west'

(McKenzie & Ross, 1834). The Village is situated on the banks of the River Skerne which powered the paper and corn mills up to the nineteenth century.

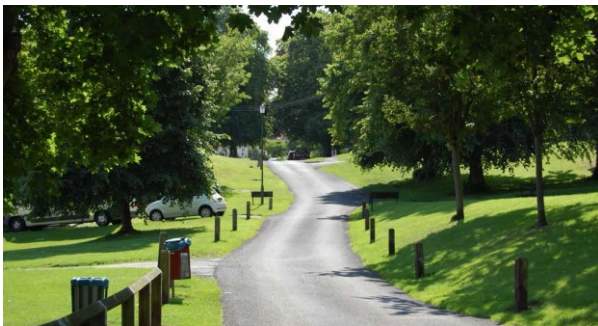
The landscape setting of Aycliffe Village is defined by agricultural, rough grassland and meadows with the River Skerne on the Eastern boundary. The agricultural meadow area bounds the North and South of the Village's built edges creating a village and semi-rural landscape setting.

The plan places a high priority on safeguarding the distinctive character and integrity of the village in terms of built form, type, scale and density and by maintaining an area of separation from surrounding development.



The Village green formation at the heart of the conservation area creates a village focus and substantial area of quietness, commonly associated with traditional villages.

It was recognised from the outset that the Village had different needs to the rest of the town and, with that in mind, separate meetings were held at the Village to talk to the residents without their voices getting lost in the overall planning requirements.



Although the Village has grown and been adapted over time with the loss of some of the original features, it now provides a village with a mix of new homes and a variety of period buildings. The A167 (which was once the old main North / South road) cuts the village in two with the older buildings predominantly on the East side and the newer developments on the West and tucked into an area of Aycliffe Business Park.

The prospect of further expansion to Aycliffe Business Park and potential housing development may lead to the loss of a village feel and further exacerbate traffic problems which are a concern for residents. Therefore the need for a buffer between the Village, Newton Aycliffe and the Business Park is essential.

There is a Primary School with a waiting list, rated 'Good' in the most recent Ofsted Inspection (January 2014) and a village hall which is well used by the residents for a variety of events. The Village has a pub, a hotel/restaurant and a hair dresser. Sadly the Post Office cum shop closed a number of years ago and, despite recent attempts to encourage a retailer to invest in the Village, there was no real deliverable interest.





## Retail

There is a town centre which is inward facing, on a constrained site, and privately owned. It is currently in the middle of a large refurbishment which includes demolishing buildings, improving the public realm and shop fronts in an effort to encourage more retailers to the town. There are national and local retailers present but residents are concerned about the number of empty shops which make the town centre unappealing. There are four local centres which are well used and supported by residents.

**Neville Parade Shops** which include a veterinary surgery, pharmacy, bike shop, household goods store, a hair dressers, a take away and a small convenience store.

**Woodham Shops** which have a small convenience store, a dentist, a number of take aways, and a public house.

**Simpasture Shops** which include a small convenience store, butcher, a fish and chip shop, a hair dressers and tanning salon with dress making services.

**Cobbler's Hall** which has a veterinary surgery, hairdressers, convenience store, public house, a number of take aways, a funeral directors and opticians. The site is adjacent to the Pioneering Care Centre which includes a pharmacy and a range of health services.

In addition to the above there are small convenience stores dotted around the town to serve the local communities.

**Simpasture Shops 'then'**



and 'now'



**Aycliffe Town Centre 'then'**



and 'now'



## Business

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As detailed elsewhere in this document, the decision not to include business as part of the consultation and GANP process was a deliberate choice following meetings with the business community. This does not mean that we did nothing. We worked closely with the Business Park organisations and the Town Centre Managers to ensure as much as possible could be included within the GANP.

Aycliffe Business Park is the largest 'industrial estate' (Simon Goon, Business Durham) in the region. It is home to over 250 companies providing employment to over 8,000 people. A range of business sectors are represented including heavy and light industrial manufacturing, distribution and haulage, microchip technologies and petro-chemical manufacturer. It was one of 3 prestige employment sites identified in the withdrawn County Plan and had 123 hectares of employment land allocated, which the Neighbourhood Plan fully supports, and the potential to contribute significantly to the economy of the County.

The Business Park's work on 'Shaping the Future' had already commenced and it was agreed there was no need to duplicate work already undertaken, the results of which could have undermined the work of Aycliffe Business Park and Business Durham. The Shaping the Future report can be found at Appendix B.

However, a number of issues were highlighted from the Shaping the Future project in particular the need to define the 'main access' to the Business Park and the haphazard, out of date, signage. There was

also support for a small retail provision to service the needs of the businesses and its employees.

The main access route to the Business Park used to be along St. Cuthbert's Way and this is marked with a large, Aycliffe Business Park purpose-built brick wall and concrete spheres, placed along the road to create a clear visual approach. Many HGV drivers are still guided to this route when using satnav systems, in addition junction 60 is often stated as the correct egress point from the motorway, which takes the HGV traffic through the town.

The extension of the Business Park toward the A1(M) has created a secondary access route which has 'the head' sculpture to mark the visual approach. This access is adjacent to junction 59, A1(M) and would be a much more suitable main access point for the Business Park. In addition it would have the advantage of lessening HGV traffic travelling through the town and speeding along the A167 through Aycliffe Village.

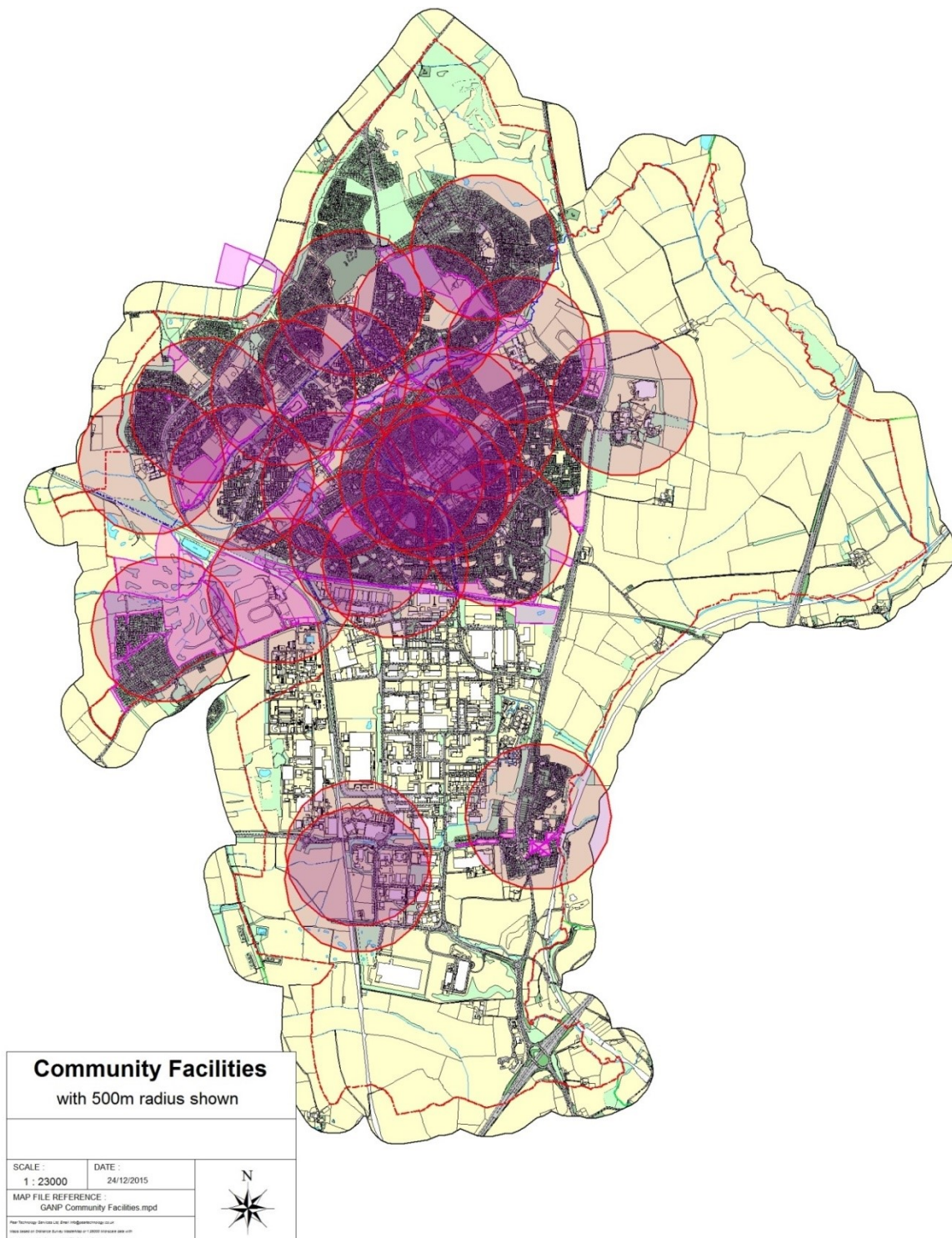
The poor signage on the Business Park is a priority for the businesses located there. As the Business Park has grown, the signage has not and is very confusing. There are signs referring to Aycliffe Industrial Estate, Heighington Business Park and the original colour coded information boards. As the largest Business Park in the North East, which is gaining significant recognition, the signage should be addressed as soon as possible.



## Service and Facilities

There are two secondary schools, ten primary schools and a number of pre-school facilities. The opening of the University Technology College will provide a sixth form facility locally. There is a state of the art Autism Centre which caters for people of all ages.

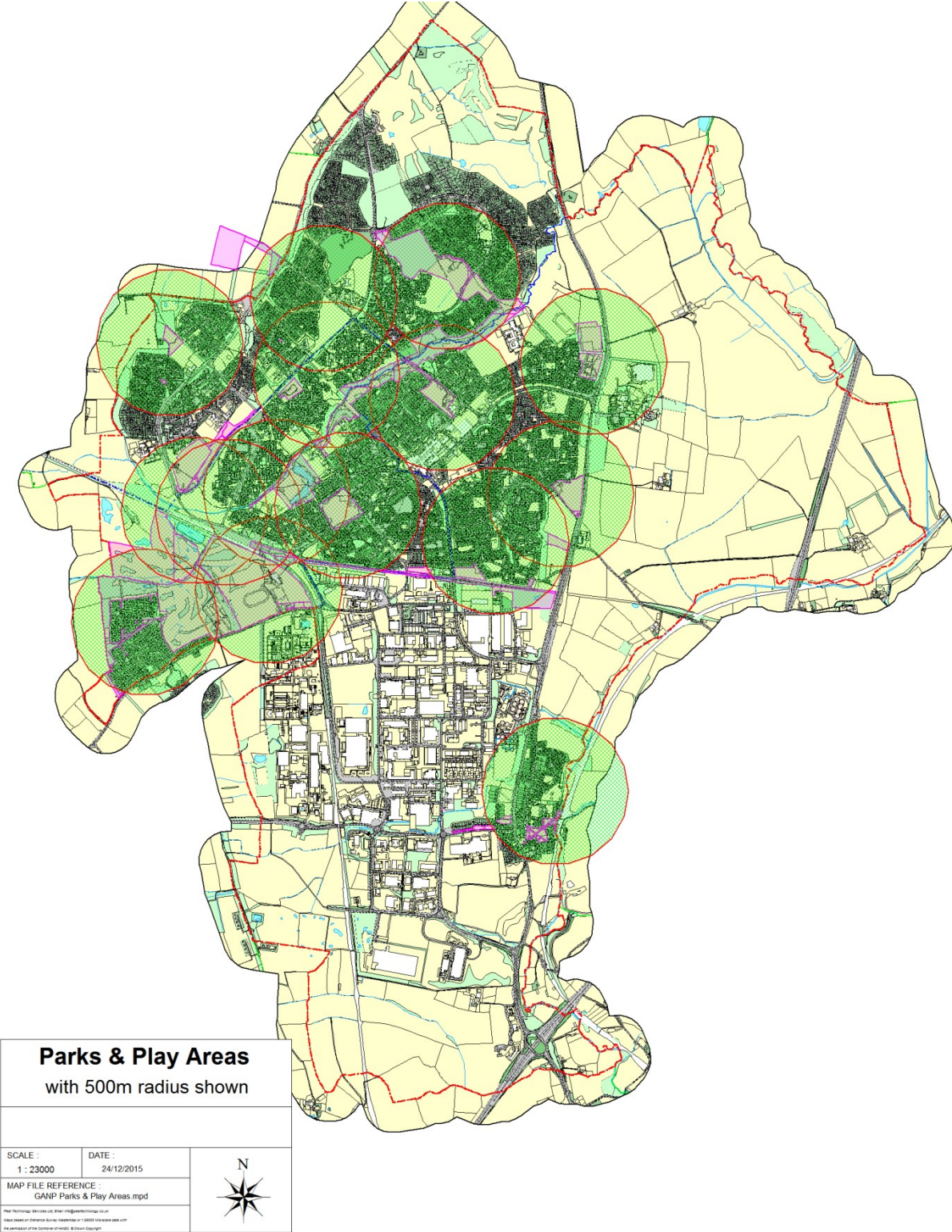
The Parish also has a large number of community buildings, including a purpose built youth centre, see map below, with very few areas being more than 500m away from a facility.





There are three golf courses, a driving range, numerous outdoor sports pitches, an outdoor tarmac running track and two sports centres one with swimming pools and a fitness gym, as well as numerous leisure activities available at a range of other private facilities for example a climbing wall, bowling alley and soft play areas.

The area benefits from a number of parks and/or play areas, see map below, with a wide range of facilities and which cater for all ages.





The Town Council is responsible for three nature areas, most of the Great Aycliffe Way which includes sections of The Burn, shown below, two woodlands and a number of green amenity open spaces.

A historic view along, and some recent views of, The Burn.



Views of the Great Aycliffe Way



## Neighbourhood Statistics

The Office for National Statistics (ONS) makes a huge range of statistical data available at different levels.

However, the GANP area does not readily coincide with either the Lower Super Output Area (LSOA) or the Mid Super Output Area (MSOA) geography which are the levels of ONS published data. LSOAs represent the lowest scale at which data is published. When viewed at the LSOA scale the boundary lines cut across housing areas in the north west section of the parish and also through parts of Woodham Village which would make the data inaccurate to a degree that would be unacceptable.

Therefore the best fit level at which data is available for the purposes of the GANP is the MSOA level of which there are 4 covering the area of Newton Aycliffe. The lines of these four MSOAs are coterminous with the boundary line of the GANP with the exception of Middridge and a small number of households including Eden Moor House. The MSOA geography is, therefore, the best fit geography at which information can be supplied. As Middridge is a very small parish the numbers involved will not significantly alter the findings below.

All data used in this section is from December 2015 unless otherwise stated.

## Population

Great Aycliffe has a population of 26,633 (*ONS 2011*) risen from 26,385 (*ONS 2001*). Total Residents using MSOA data 26,945 (which includes Middridge and a number of rural households) giving a density of 69 people per hectare, 12,993 males and 13,952 females with the following age groupings:

Under 18	5,957
18 – 29	3,581
30 – 59	10,850
60 – 89	6,429
90+	128

Currently 4713 residents are aged 65 + = 17.49% population. When investigating % change for residents aged 85+ in the parish comparing the 2011 to the 2001 ONS data (Age Structure, 2011 (*KS102EW*)) it shows an 82.2% change rate. This is much higher than the County average % change which is 28.3%.

## Ethnicity

The Parish of Great Aycliffe is predominantly white (98.7%) with very few other minorities living here. The actual breakdown is as follows:

<b>White total</b>	<b>26,600</b>
<b>Mixed total</b>	<b>154</b>
<b>Asian total</b>	<b>140</b>
<b>Black total</b>	<b>30</b>
<b>Other total</b>	<b>21</b>

## Local Economy

According to the current MSOA data the parish has 19,604 working age residents aged 16 to 74 out of those 11,707 are employed.

However, using the ONS data 2011, table KS601EW (taken before MSOA criteria applied), shows that 19,350 were working age residents aged 16 to 74.

As expected the biggest employer is manufacturing with 4,044 people employed followed by the health sector with 1,378 residents working in that sector, 1,092 residents are employed in the retail sector and construction currently employs 853 residents.

The working age residents can be broken down to the following categories:

- 40.9% of residents are in full time employment
- 13.7% of residents work part time
- 5.4% of residents are self-employed
- 16.5% of residents are economically inactive due to retirement
- 13% are economically inactive including looking after a home or family
- 6.6% are classed as long-term sick and
- 3.8% are economically inactive students.

## Distance Travelled to Work

With the largest business park within the parish, as expected, 23.7% of residents travel less than 2km to work with very few (15.1%) travelling further than 20km to work.

2.2% of residents have no fixed place of work, 0.3% work outside the UK and 0.2% work at offshore installations.

## Dwellings

Based on the 2015/16 Council Tax Base figures there are currently 11,855 properties in the GANP area.

Households in the parish are made up of 8422 social or private rented properties and 7278 privately owned properties with 36 households having shared ownership (part owned, part rented).

As you can see most properties in the parish fall into the Band A category. The numbers of dwelling in each tax band are as follows:

Band A	7,251
Band B	1,580
Band C	1,280
Band D	1,043
Band E	581
Band F	96
Band G	19
Band H	5

## 4 Key issues

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### Summary

The initial town wide questionnaire was delivered to every household (11500 houses). 791 responses were received.

The aim of this consultation was to gather as much information as possible, which would then be reviewed. Any priorities would be cross referenced against the NPPF, the County Durham Plan (since withdrawn) and the saved policies of the Sedgefield Borough Local Plan. Where there was scope for additional local priorities to be delivered, investigations were undertaken by the groups who had volunteered to help with the GANP.

The top priorities for residents were retail, environment and housing with over 11,000 individual comments being received on the town wide consultation alone, with more provided at each of the early consultation events.

After prioritising the issues and analysing the comments, a summary of the main issues to address through the GANP were:

- To improve retail and provide better shops
- To encourage the evening economy in Great Aycliffe
- To enhance and protect the special green areas in the town
- To keep the feel of Lord Beveridge's Vision
- To consider climate change for future generations
- To encourage more development of older persons' accommodation close to services
- To address parking issues in the older part of the town
- To ensure future housing developments have adequate green spaces
- To stop Aycliffe Village being incorporated into Newton Aycliffe, keep it a separate village
- To ensure future housing is energy efficient with sufficient parking
- To ensure future housing is of good design
- To encourage local jobs

Detailed information on the consultation undertaken and the priorities can be found in the Consultation Statement and various supporting documents. However, a summary has been provided in the following pages.

### Environment

The environment is always very important to respondents in any survey or consultation event. Protecting green open spaces was identified as a priority in the first town wide consultation and remained a priority

throughout all consultations. At follow up events and public meetings the environment information stand always had the greatest number of visitors.



However, there was also support for part of some green areas to be developed to alleviate parking issues in certain areas of the Parish. Further investigations have proved that there is a need for additional parking in certain areas.

Lord Beveridge's vision for the town was cited on a number of occasions throughout the whole of the consultation by young and old alike, maintaining that these key green areas are vital to protect the character and heritage

of the town. This was further supported by the independent Character and Heritage Assessment undertaken by AECOM.

When asked additional questions about the environment, residents thought the planting of trees was important. The semi-rural feel of the town and the tree lined avenues make up the character of the area and one of the aims of the GANP is to protect and enhance what makes us (Great Aycliffe) unique.

## **Housing**

The withdrawn County Durham Plan proposed to allocate around 2000 homes for Newton Aycliffe over a number of sites. Although it is intended to leave decisions regarding the scale and location of future housing growth, including specific allocations of land, to the revised County Durham Plan which is currently in preparation, policies in the Neighbourhood Plan will provide the basis for windfall proposals as well as planned development after the adoption of the Local Plan.

As a neighbourhood plan can allocate more land for housing, but cannot say 'no' to additional housing, residents were asked if they could specify any areas of land suitable for housing development. 219 comments were received, a number of brownfield or already earmarked sites were mentioned but no new potential sites were indicated. 19 residents stated none or no further housing.

For the initial GANP consultation, residents were also asked if green spaces should be included in the design of future housing developments. 76% rated this as either 'strongly agree' or 'agree'.

When asked what type of housing is needed for the future, bungalows were the most requested housing type. This question was asked to assist Livin, the main social housing provider for our area, with their future housing needs and to help plan the types of houses needed in future developments to try and meet the needs of the residents.

Respondents did feel that having an input in future housing development was important. It was felt that the design should include green spaces in keeping with the rest of the town and should incorporate renewable energy where possible, which echoed the previous question under the environment heading.

## **Housing Design**

When asked questions about housing design, although there were many comments stating the need to 'be in keeping or compatible with

the area', there were as many comments suggesting 'designs should be forward

thinking, innovative and adaptable to meet the people's needs'.

Many residents commented about houses being too small, with one resident stating "people don't want to live in little boxes". Houses crammed together and a need for bungalows was also frequently mentioned.

Insufficient parking was a major problem and was raised time and time again at various consultations. Bigger garages, more off street parking

Residents from Aycliffe Village thought it was very important to keep the Village separate from Newton Aycliffe and not end up with new houses being built right up to the edge of the Village, thereby losing its identity.

## **Renewable Energy/Solar Panels**



Renewable energy and solar panels also scored highly within the environment section. Residents were concerned about the cost of energy/fuel and the general cost of living and thought that renewable energy/solar panels would help alleviate this in the future. It was interesting to note that a number of respondents were not in favour of wind turbines.

With regard to domestic renewable energy, installing certain renewable energy technologies, such as solar thermal, photovoltaic, biomass boilers, micro-turbines and ground source heat pumps has now been made much simpler because of permitted

development rights, meaning planning permission is not required. However, there are conditions and exceptions to be observed.

The NPPF gives general support for utilising low carbon methods and encourages the use and supply of renewables and low carbon energy. National guidance from 2015 (PPG) sets out that wind turbines should not be approved unless proposed in an area identified as suitable in a Local or Neighbourhood Plan.

The residents of Great Aycliffe did not support the provision of wind turbines in the Parish. The Steering Group and Thematic Groups investigated the possibility of any additional policies which could be put in place for the GANP that will make energy bills lower.

## **Retail**

Retail was ranked the most important by respondents to all questionnaires and raised more comments at every public event or meeting and continued to elicit the most comments even at the final consultation stage.

In order to try and revitalise the Town Centre residents were asked if they thought an evening economy would be successful in Newton Aycliffe. 58% of respondents to the question replied yes, with 22% indicating no and 20% did not comment.

Overall 422 individual comments were made on this question with a variety of reasons for (53%) and against (21%). 26% of comments were general statements with no clear support for or against an evening economy. As no viable options were added to what was already covered in other planning policy there was no reason to progress this particular aspect further.

However, the GANP supports any proposals/development to encourage suitable uses to encourage an evening economy or improve the retail offer for Newton Aycliffe.

Residents were asked about their shopping habits. 94.5% of respondents said they used the Town Centre to shop and 52% reported using various local precincts across the town, 63% said they shopped online.



Although many residents were happy with the appearance of the Town Centre there were many comments regarding lack of shops and the large number of vacant units. There were many comments regarding the high rents charged for the Town Centre units and this was the reason cited for so many being vacant. The Town Centre is privately owned and residents were constantly reminded that this was the case and high rents were not a planning matter. A large

number of residents also stated they wanted a retail park to improve the choice of shops.

National Guidance in the NPPF requires planning policies to recognise that town centres should be at the heart of their communities. Residents want to see improved retail, regardless of its location.

Everyone involved in the GANP recognised how important retail was for residents and agreed that retail must be addressed by whatever means necessary. The withdrawn County Durham Plan made no retail allocations for Newton Aycliffe. After a number of intense meetings with the planning authority it was finally agreed that the evidence gathered from the GANP consultation highlighted the need for the retail situation to be reviewed.

It was decided that the best way to achieve this was for an Independent Soft Market Testing of Retailers to be commissioned. This would provide an independent, up to date, assessment of retail for Newton Aycliffe. This involved contacting large and small retailers (national and local brands), 139 were contacted in total, to ascertain if retailers would invest in Newton Aycliffe and if not, why not.

The independent soft market testing of retailers had very little response even after many follow up emails and telephone conversations, with only 12 responses being received and out of those 12 only 3 companies indicated they may be interested in coming to Newton Aycliffe. One of these had never heard of the town but the proximity to the A1(M) was the key factor.

Unfortunately, for residents, the soft market testing of retailers confirmed the findings in the Retail Needs Assessment Report that was undertaken by Durham County Council, that there is very little retail interest in Newton Aycliffe and therefore no retail allocation could be made through the GANP.

### **Community Infrastructure Levy (CIL) / Section 106 (Legal Agreement with Developer)**

A section on CIL/Section 106 was included in the initial consultation to determine the priority for any Community Infrastructure Levy received as a result of future development. It was later suggested that this should be Objective 8 for the GANP.

Previously the GANP and the CDP, including proposals to introduce CIL, were being prepared in parallel. Following the withdrawal of the CDP, the County Council have begun work on a new Plan although it is unclear when (or if at all) a CIL will be introduced, as this is not a mandatory requirement.

As the GANP is only for the Parish of Great Aycliffe, it was considered essential to have a specific policy within the GANP to help mitigate this potential problem.

The policy would ensure that the Town Council is consulted in advance where CIL or Section 106 monies will be available and it would set local priorities for investment.

The mapping exercise undertaken had already shown the parish to have a large number of leisure/recreational and community facilities where CIL or Section 106 contributions are normally spent.

There were a number of comments regarding road infrastructure; improved

All comments regarding retail and the Town Centre were shared with the Town Centre Owners Town Centre Manager, Durham County Council and all other applicable partners to ensure they fully understood the depth of feeling from residents.

cycle paths; highways/road repairs; pavements and dropped kerbs; road verges and countryside footpaths which were shared with partners to take forward. It was clear that this was a priority for residents and the GANP would be an opportunity to provide improvements through CIL/Section 106.

Great Aycliffe has a network of footpaths, tracks and bridleways which are well used by the local community. The routes and ways in which they could be improved were identified as part of the GANP consultation process and following meetings with Durham County Council and Local Motion Access Prioritisation Project.

The GANP is supportive of opportunities to maintain and improve access to the countryside.

The Environment Agency highlighted CIL contributions can be used in many ways to improve an area including environmental infrastructure, habitat enhancements, water storage areas and green spaces in general which all fit with the overall aim of the GANP.

Historic England also highlighted that this contribution could be used to repair or maintain heritage assets. However this is usually covered at a strategic level.

### Vision Statement

**“To make Great Aycliffe a vibrant community** the Neighbourhood Plan will seek to enhance the natural environment, support and encourage high quality housing, local jobs and improved retail and leisure facilities in a healthy, green and attractive town”

The vision for the GANP was developed in a number of ways. At the launch event held on 24th July 2014 a number of pre-developed statements were presented on a large sheet, in addition words that could be used to describe the town were also placed on a board for residents to show which ones they liked.

The Community Neighbourhood Engagement Officer reviewed and collated the information to provide a number of vision options for the Steering Group to consider. After much deliberation, the top five statements were then placed on the GANP Facebook page for consultation and presented to Town Council Members. 122 people took part in the final on-line consultation.

The vision was then discussed with the planning authority and Steering Group where a number of comments made by residents were considered, the vision was amended to take these comments on board, and the final vision was agreed.

### Objectives

The objectives were developed using the comments received at the early consultation events and the initial town wide survey. These objectives would help address the residents' priorities.

### Key Issues

The Steering and Thematic Groups were given prioritised copies of all the comments made from the consultations. The key issues were then developed from the residents' priorities.

### Aspirations

The Steering and Thematic Groups investigated a number of options to help deliver the objectives. However, as work progressed it became clear that most of the options were already covered in the NPPF, County Durham Plan or would be undeliverable. Therefore a number of aspirations were developed.

### Policies

Once the objectives, issues and aspirations had been agreed they were the subject of a town wide paper and electronic consultation process. Residents were asked if they agreed or disagreed with the aspirations and were given space to make any further comments. Any additional comments made have been included in the consultation statement and where, if necessary, amendments to the aspirations were made.



The planning policies were then written to support and deliver the vision and objectives of the Great Aycliffe Neighbourhood Plan.

The planning policies can be found in the following section.

## Environment

Key Issues:	Objective 1
<ul style="list-style-type: none"> <li>We need to keep the green spaces they allow our children to play safely</li> </ul>	To protect and retain the traditional green areas, open spaces and environment for the community.
<ul style="list-style-type: none"> <li>Aycliffe is attractive and known for its green space and trees</li> </ul>	Objective 2
<ul style="list-style-type: none"> <li>Very important we stay a green town</li> </ul>	To alleviate existing, overwhelming parking problems whilst allowing grass to be retained as the dominant finish.
<ul style="list-style-type: none"> <li>The trees are the lungs of the town and make people feel better</li> </ul>	Objective 3
<ul style="list-style-type: none"> <li>Renewable energy keeps costs down, we need to help with climate change, and it can help protect the environment</li> </ul>	To retain and protect the green and leafy character of our area.
<ul style="list-style-type: none"> <li>Aycliffe Village needs to remain a village and not get incorporated into Newton Aycliffe</li> </ul>	Objective 4
	To protect Aycliffe Village from urban sprawl and maintain the traditional village feel.

## Housing

Key Issues:	Objective 5:
<ul style="list-style-type: none"> <li>More bungalows are needed for the ageing population</li> </ul>	To ensure that future developments meet 'objectively assessed need', including the needs of residents, and are of good design, including:-
<ul style="list-style-type: none"> <li>More suitable two bedroomed accommodation is needed, particularly for the elderly</li> </ul>	a) Providing affordable housing
<ul style="list-style-type: none"> <li>Suitable alternative housing for the elderly such as sheltered accommodation and retirement homes</li> </ul>	b) Providing affordable housing
<ul style="list-style-type: none"> <li>Any new development needs to be of a good design and provide adequate parking</li> </ul>	c) Having enough suitable older persons' accommodation provided
<ul style="list-style-type: none"> <li>Different types and tenures of housing needed to suit all requirements</li> </ul>	d) Supporting the development of more two bedroomed accommodation.
<ul style="list-style-type: none"> <li>Older persons' housing needs to be near services</li> </ul>	e) Avoiding small one bedroomed accommodation.
<ul style="list-style-type: none"> <li>Energy efficiency should be built into all new developments</li> </ul>	f) Ensuring adequate parking and storage is provided.
	g) Ensuring the green and open feel is maintained, all new development should include enough green space to retain the garden city framework of the 'Beveridge vision'.
	h) Ensuring all new developments are built to the highest possible energy efficient standard, incorporating renewable energy measures, such as solar panels, where appropriate.

**Aspirations:**

1. Request an enhanced percentage of bungalows or older persons' accommodation within 600m walking distance from the Town Centre, Cobblers Hall and Neville Parade as a substitute to the affordable homes provision.
2. That gardens can be made smaller or of a communal nature to make bungalows more viable.
3. To avoid small one bedroomed dwelling, a multi-purpose room should be included in any design that can be used as a bedroom, dining room, study or storage giving greater flexibility to the accommodation.
4. To specify a minimum garage size or an option to provide a drive, in curtilage, with a car port on new developments. If only a drive is provided safe cycle storage should be included.
5. Guidance in the character assessment must be followed. Adequate green open space included in new developments in line with Lord Beveridge's vision.
6. Developments built to the highest energy standards will be encouraged.

## Retail

**Key issues:**

- improved retail for Newton Aycliffe
- improved evening economy in the Town Centre
- better choice of shops, including national brand

**Objective 6**

To facilitate and encourage improved retail provision for Newton Aycliffe.

**Objective 7**

To support and encourage local jobs for local people.

**Aspirations:**

1. Should a suitable site near the Town Centre, that meets the sequential tests required be identified, we will support and encourage change of use from garage/workshop (B2) to retail (A1) without the need for a change of use planning application, if the site could be developed for retail.
2. We will keep retail changes under review and undertake a detailed assessment when the Neighbourhood Plan is reviewed in 5 years.
3. We will support and encourage the development of a small 'retail row' within Aycliffe Business Park to serve the needs of the businesses and their employees.
4. That local labour market agreements are put in place to ensure jobs are offered to local people first.

# Community Infrastructure Levy (CIL)

## Key issues:

- That local matters and residents' needs are prioritised over the County
- To ensure that Great Aycliffe does not lose out on and maximizes opportunities in relation to any CIL or Section 106 monies.

No objectives were originally set for CIL as the proposals were the objectives. However, following the pre-submission consultation it was suggested that this was added as an objective.

## Objective 8

To ensure the Parish needs are considered first when CIL or Section 106 monies are available from future developments.

## Aspirations:

1. That the Town Council is consulted in advance where CIL or Section 106 monies will be available.
2. To set local priorities for the investment of CIL or Section 106 monies.

## 6 Planning Policies

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The policies of the Great Aycliffe Neighbourhood Plan are set within the context of the National Planning Policy Guidance and the Sedgfield Borough Local Plan, as the withdrawal of the County Durham Local Plan means that it is not a material consideration for planning matters.

They have been developed after extensive consultation, with residents and businesses in accordance with para 17 of the NPPF 'Core Planning Principles' to establish local priorities and achieve the overall vision of the Great Aycliffe Neighbourhood Plan which is:

***"To make Great Aycliffe a vibrant community the Neighbourhood Plan will seek to enhance the natural environment, support and encourage high quality housing, local jobs and improved retail and leisure facilities in a healthy, green and attractive town"***

The policies of the GANP seek to address the objectives which were set following the issues residents highlighted during the consultation. Detailed information on the consultation can be found in the Consultation Statement.

### Environment

Lord Beveridge's vision for the new town of Newton Aycliffe was of a 'Welfare State', where poverty, unemployment and squalor would be no more. Newton Aycliffe was to be 'a paradise for housewives' with houses grouped around greens, so children could play safely away from the roads. The vision for the GANP aims to reflect the Beveridge ethos updated to modern day lifestyles.

As Beveridge's Vision is an important aspect to our heritage and defines the character of Newton Aycliffe, protecting the green and open spaces is vital.

**Key issues for residents have led to the development of four objectives which have informed the development of the following neighbourhood development plan policies required in order to deliver the vision above:**

- We need to keep the green spaces they allow our children to play safely
- Newton Aycliffe is attractive and known for its green space and trees
- Very important we stay a green town
- The trees are the lungs of the town and make people feel better
- Renewable energy keeps costs down, we need to help with climate change, and it can help protect the environment
- Aycliffe Village needs to remain a village

**Objective 1** To protect and retain the traditional green areas, open spaces and environment for the community.

**Objective 2** To alleviate existing, overwhelming parking problems whilst allowing grass to be retained as the dominant finish.

**Objective 3** To retain and protect the green and leafy character of our area.

**Objective 4** To protect Aycliffe Village from urban sprawl and maintain the traditional village feel.

As Great Aycliffe is renowned for its semi-rural aspects and in order to protect and retain the traditional green areas, open spaces, green and leafy character of our area, all planning applications should seek to meet the following planning policies.

### **Policy GANP CH1 Landscape Character and Townscape**

Developments must respect the landscape character of the parish and its settlements, as defined within the Great Aycliffe Heritage and Character Assessment (December 2015) and incorporate features which contribute to the conservation, enhancement or restoration of local features. New **development** should, where appropriate:

1. Maintain existing hedgerows, trees and woodland and encourage the planting of new trees and hedgerows. Where new trees are proposed these should be appropriate to the site location and disease resistant species.
2. Accommodate and provide tree lined avenues on main thoroughfares to continue the existing character already in place across the parish. The long-term maintenance of the tree lined avenues will be agreed through a legal agreement and/or through the adoption process.
3. Ensure green open space is provided within the development site to maintain the Beveridge 'vision' for the new town of Aycliffe.

#### **Justification:**

New development must be appropriate to the character, natural and historic attributes of Great Aycliffe Parish's landscape and aim to protect, enhance or achieve the 'vision' of Lord Beveridge to have a town where houses are grouped around greens.

The County Durham Open Space, Sport and Recreation Needs Assessment Area Profile sets out general guidance on the availability of open space within the Newton Aycliffe area. This shows that it is considered there is enough amenity open space in all areas but has a shortfall of other requirements such as, parks and gardens; outdoor sport space; play space; semi-natural green space and allotments.

The Great Aycliffe Character and Heritage Assessment shows that green spaces play an important role in retaining some of the original, semi-rural characteristics of the town and green corridors located between residential areas prevent the coalescence of developments and form a substantial network for pedestrians and cyclists. It references the mature trees and shrubs which line many primary and some minor routes to help distinguish them from local streets and enclose developed areas. The Plan's policies aim to protect and enhance our unique environment and to improve its biodiversity.

**Meets Objectives 1 and 3**



## Policy GANP CH2 Protection of Accessible Local Green Space Designations

In order to protect the 'vision' of Lord Beveridge local green space will be protected in Great as defined in Appendix C and shown on a supporting map at Appendix D.

New development that would change the character of accessible local green space will only be permitted if the applicant could demonstrate that very special circumstances exist that would justify such an exception.

1. the Applicant can demonstrate that such loss is related to essential infrastructure works required by a service utility which cannot be accommodated elsewhere; or
2. the proposals involve the provision of public off street parking provision in an area with recognised on street parking congestion. Where off street provision is proposed it will need to be designed in accordance with the principles set out in the GANP
3. the proposal will have a direct community benefit, and this outweighs the harm that would otherwise result from the loss of the green space in question.

Special circumstances will have to be argued on their individual merits having regard to the general desirability of retaining public access and the openness of such areas.

### Justification:

The areas set out in Appendix C have been identified by the residents and through the preparation of the plan as being of value to them and in need of protection.

Under the NPPF, neighbourhood plans could designate Local Green Spaces which are of importance to the local community. This affords protection from development other than in very special circumstances. Paragraph 77 of the NPPF says that "*Local Green Spaces should only be designated:*

- *where the green space is in reasonably proximity to the community it serves*
- *where the green area is demonstrably special to a local community and holds a local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and*
- *where the green area concerned is local in character and is not an extensive tract of land"*

Policy GANP CH2 will protect local green spaces included in Appendix C and shown on Appendix D from unsuitable development to protect the special character of the area in accordance with the founding principles established by Lord Beveridge and ensure the local community continues to have access to public green open spaces in their local area.

### Meets objectives 1 and 3

### **Policy GANP CH3 Existing Amenity Open Spaces & Recreational Areas**

Existing open spaces, sports and recreational buildings and land, including playing fields and amenity open space **not** identified in GANP CH2, should not be built on unless:

1. An assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or
2. The loss resulting from the proposed development would be replaced by better provision in terms of quantity and/or quality in a suitable location; or
3. The development is for alternative sports and recreational provision, the needs for which clearly outweigh the loss; or
4. The development can help alleviate extensive, long-term on street parking problems for residents and delivery vehicles, provided this does not result in the loss of playing fields or sports facilities.

In all cases, development undertaken must preserve and not detract from the character, heritage and appearance of the area and its surroundings.

#### **Justification:**

The policy reflects the GANP vision to maintain the green and semi-rural feel of the town. The Durham County Council Open Space Needs Assessment (January 2010) shows there is a shortage of supply of parks and gardens; outdoor sports and play space; semi-natural green space and allotments.

#### **Meets objectives 1 and 3**

### **Policy GANP CH4 Protecting Heritage Assets**

Proposals affecting Listed Buildings, Scheduled Monuments or the Conservation Area of Aycliffe Village and their settings must preserve and, wherever possible, seek to enhance their significance.

New developments should seek to avoid any significant adverse impacts on Heritage Assets and the Conservation Area of Aycliffe Village whether by nature of their height, scale or bulk, position, or by poor design, or by affecting the settings in a way that would compromise these assets.

#### **Justification:**

As a 'New Town' with few Listed Buildings, Scheduled Monuments and only one Conservation Area it is important to protect and enhance, where possible, these heritage assets.

The Heritage and Character Assessment highlights the importance of these key assets.

#### **Meets objective 4**

### **Policy GANP E1    Green Corridors**

Development that ensures the continuation and enhancement of green corridors for wildlife, multi-functional green space and tree lined avenues as defined in Appendix D will be preferred and encouraged.

Planning permission will not be granted for developments which would destroy or impair the integrity of green corridors including roads, old railway lines, cycleways, interlinked pockets of open space and natural or semi-natural vegetation including Demon's Beck at Aycliffe Village.

#### **Justification:**

Green corridors are essential to maintain the wildlife habitats and the green open feel of the parish. These green corridors will provide and enhance areas, not only for wildlife, but where possible, multi-functional green space, which can deliver a wide range of environmental and quality of life benefits for local communities in order to continue and replicate the Beveridge vision.

#### **Meets objectives 1 and 3**

### **Policy GANP E2    Aycliffe Village Areas of Separation**

In order to maintain the distinct identity of Aycliffe Village an Area of Separation between Aycliffe Village and Newton Aycliffe will be maintained.

Proposals which would result in the further coalescence of built development within the Area of Separation will not be permitted.

#### **Justification:**

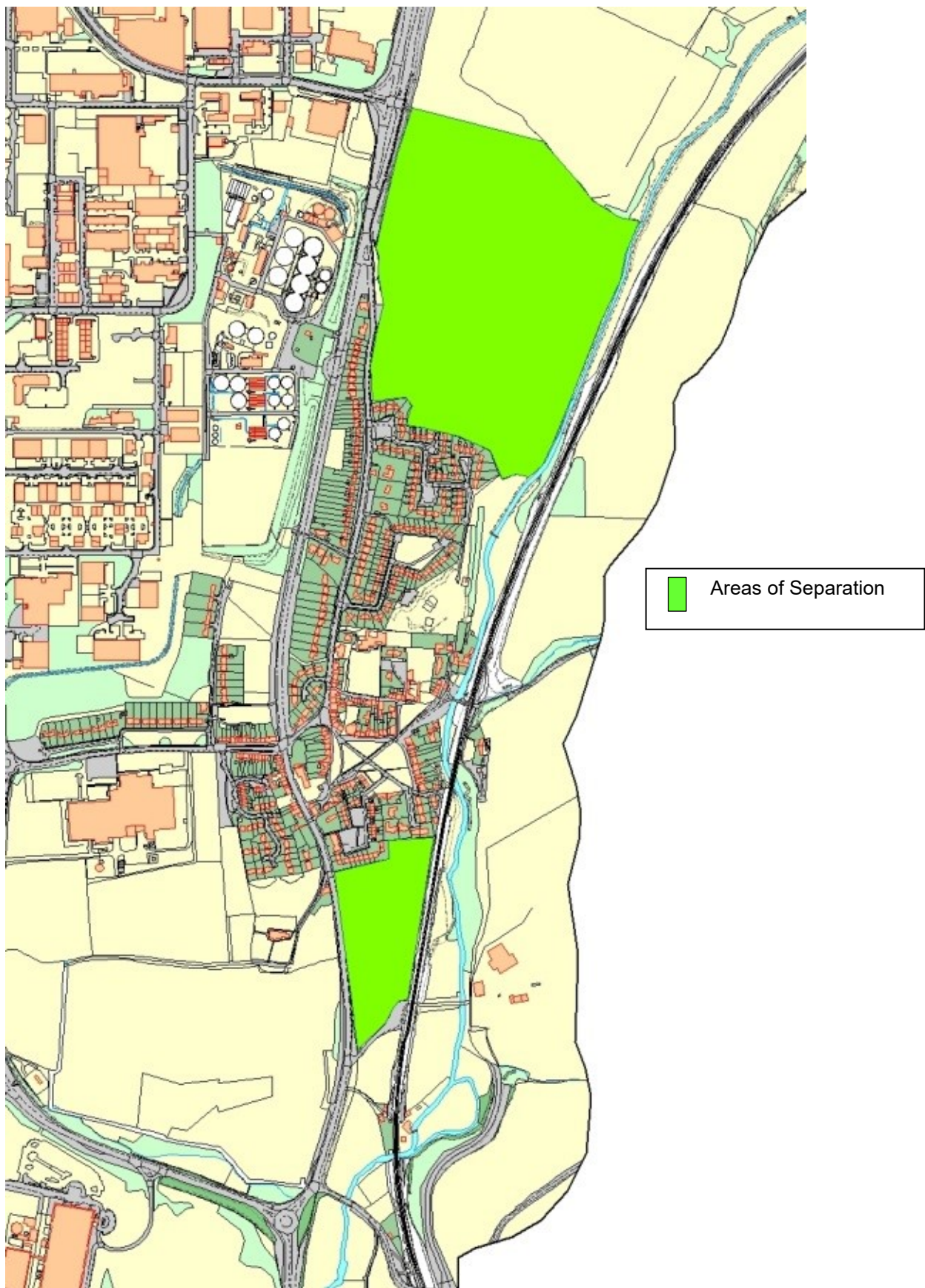
In order to maintain the distinction between the countryside and built up areas whilst preventing the coalescence (merging) of Newton Aycliffe and Aycliffe Village, an Area of Separation will be maintained. Aycliffe Village is the historic area of the Parish with a unique village feel and Conservation Area around the traditional and protected village green.

The Areas of Separation comprise the open areas around and between parts of the settlement

1. from the rear/north of the houses in Millfields including Demon's Beck and two fields to the north of Demon's Beck and to the east of Durham Road in line with the junction of the B6443, and
2. the field to the rear of the houses in St. Andrew's Close and South Grove to the access road to John Wade's Quarry site in the south; the A167 to the west and the railway line to the east.

Meets objectives 1, 3 and 4

Aycliffe Village Areas of Separation Proposals Map E2



### **Policy GANP E3    Conservation Area of Aycliffe Village**

Any development in, or affecting the setting of, the Conservation Area of Aycliffe Village must demonstrate how the proposal preserves and enhances the significance of the conservation area in a heritage statement accompanying any planning applications.

The heritage statement must, at a minimum, address the following topics:

- Context and historic character
- Development quality and architectural details
- Suitability of materials

#### **Justification:**

The Town Council considers that new development, within the Aycliffe Village Conservation Area has suffered from poor design and build materials in the recent past which have diluted the historically important village centre and its buildings. The positive aspect of character around the village green should be sustained, reinforced or enhanced.

The Heritage and Character Assessment provides an excellent evidence base for the Plan and its policies and identifies a series of recommendations for future action which may be delivered through the GANP.

#### **Meets objective 4**



## **Policy GANP E4 Existing Tree Retention and Removal**

Proposals for new development will not be permitted that would result in the loss of, or damage to, trees of high landscape, amenity or biodiversity value unless the need for, and benefits of, the proposal clearly outweigh the loss.

New development proposals will be expected to have regard to the local distinctive landscape character of Great Aycliffe and to retain tree lined avenues where they exist.

Where tree removal is justified proposals will only be supported if there is a compensatory mitigation proposal which forms part of the submission.

Where the removal of a tree(s) is proposed and essential to the delivery of the site, the developer is required to replace at least two of similar amenity value on site. Where a group of trees are removed a similar number must be replaced in a nearby suitable location. Any trees proposed for removal should be detailed, including the reason for removal, through the submission of a Design and Access Statement.

Planting that contributes to the biodiversity of the area and supports green corridors is particularly encouraged. Proposals should be accompanied by an indicative planting scheme to demonstrate an adequate level of sustainable planting can be achieved and maintained in the future.

### **Justification:**

Great Aycliffe is renowned for its tree lined avenues and leafy green areas. To ensure existing trees are protected development proposals should seek to retain mature or important trees and groups of trees. To maintain the character of Great Aycliffe and ensure that replacement trees are planted and properly maintained which includes the tree lined avenues.

Maintenance agreements and responsibilities will be identified through a Legal Agreement or the adoption process.

### **Meets objective 1 and 3**

## **Policy GANP E5    Protection of existing trees within new development**

Proposals for new development will be expected to safeguard existing trees where appropriate and integrating them fully into the design and protecting them during construction having regard to their management requirements and growth potential.

Residential or commercial development proposals where trees are present should be accompanied by a tree survey and tree protection plan and where necessary an arboriculture impact assessment. These should clearly identify the trees, and root protection areas, and state how the health of the trees on the site will be protected during demolition and construction, including that of installing utilities, drainage and landscaping and in the long-term after construction. All proposals under this policy must meet British Standards 5837:2012 'Trees in relation to design, demolition and construction'.

### **Justification:**

Trees were cited as one of the many positive aspects of the character of the area and vitally important to the parish. Therefore, the trees identified are to be protected during development and in the long term, after construction.

The Plan's policies aim to protect and enhance our unique environment and to improve its biodiversity.

### **Meets objective 1 and 3**

## Housing

Although it is intended to leave decisions regarding the scale and location of future housing growth, including specific allocations of land, to the revised CDP which is currently in preparation, policies in the NP will provide the basis for considering windfall proposals as well as planned development after the adoption of the local plan.

The GANP seeks to ensure opportunities to solve identified housing problems are positively supported through the planning process.

**Key issues for residents have led to the development of objective 5 which has informed the development of the following neighbourhood development plan policies required to deliver the GANP vision:**

- More bungalows are needed for the ageing population
- More suitable two bedroomed accommodation is needed, particularly for the elderly
- Suitable alternative housing for the elderly such as sheltered accommodation and retirement homes
- Any new development needs to be of a good design and provide adequate parking
- Different types and tenures of housing needed to suit all requirements
- Older persons' housing needs to be near services
- Energy efficiency should be built into all new developments

The Environment Agency at the pre-submission stage commented that *"In the Durham County Water Cycle Study 2012 it is predicted that Newton Aycliffe could exceed headroom (space available in sewers) between 2014 and 2021, assuming development occurs as forecast."* The document gives a headroom figure of 1608 houses with the County Durham Plan allocating nearly 2000 homes for Newton Aycliffe. Figure 4.2 on page 28 of the Water Cycle study shows headroom exceeded after 2015. *"Depending on what measures are required at each of the Sewage Treatment Works STWs to cater for the housing development and if the development occurs at the forecast rate, development in these catchments may need to be restricted within the current headroom."* These are the most up-to-date figures available and may therefore require restricted growth as stated and/or investment in infrastructure.

Durham County Council's guidance for adopting Sustainable Drainage Systems (SuDS) which details how schemes should demonstrate their compliance with National Standards and local policy by setting out several requirements which designs should meet will be applied wherever applicable. The guidance is aimed at Developers of Major Development sites which meet any of the following criteria:

- For residential development, developments that contain 10 or more dwelling houses or where the site is 0.5 hectares or greater
- For non-residential development, developments of 1,000 square metres or greater of floor space or where the site is 1 hectare or more.

In addition to the previous policies and in order to protect the Beveridge 'vision' of houses grouped around greens, any planning application for housing developments of 10 or more houses

must meet the following housing planning policies and must provide a design and access statement.

### Objective 5

To ensure that all future developments should meet the needs of residents and be of good design by -

- a) Having enough suitable older persons' accommodation provided when developments are near to services.
- b) Supporting the development of more two bedroomed accommodations.
- c) Avoiding small one bedroomed accommodation (using a multifunctional room).
- d) Ensuring adequate parking and storage is provided.
- e) Ensuring the green and open feel is maintained, all new development should include enough green space to retain the garden city framework of the 'Beveridge vision'.
- f) Ensuring all new developments are built to the highest energy efficiency standard, incorporating renewable energy measures, such as solar panels, where possible.

The following six policies will apply to all applications for new developments.

### Policy GANP H1 In-Fill Developments and Small Sites

Permission will be granted for suitable in-fill developments and small sites of less than 30 houses where:-

1. The development is proportionate to the scale of the settlement.
2. Within the built-up areas for an in-fill development.
3. Should be well contained.
4. The development design respects the character and form of the settlement or locality.
5. It clearly relates to part of an established settlement.

### Justification:

The Plan seeks to encourage infill in suitable locations for greater sustainability, whilst making sure that new developments are in keeping with existing townscapes within the Parish.

This does not cover isolated dwellings development. Paragraph 55 of the NPPF provides the following guidance to help clarify 'isolated dwellings'

*To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. For example, where there are groups of smaller settlements, development in one village may support services in a village nearby. Local planning authorities should avoid new isolated homes in the countryside unless there are special circumstances such as:*

- *the essential need for a rural worker to live permanently at or near their place of work in the countryside; or*
- *where such development would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of heritage assets; or*
- *where the development would re-use redundant or disused buildings and lead to an enhancement to the immediate setting; or*



- *the exceptional quality or innovative nature of the design of the dwelling. Such a design should:*
  - *be truly outstanding or innovative, helping to raise standards of design more generally in rural areas;*
  - *reflect the highest standards in architecture;*
  - *significantly enhance its immediate setting; and* – *be sensitive to the defining characteristics of the local area.*

#### **Meets objective 5**

### **Policy GANP H3 Parking Standards for new Residential Development**

For all new residential developments, the following minimum standards shall apply for the provision of off-road parking:

1-Bed house/flat	1 off-road car parking space
2-Bed house/flat	2 off-road car parking spaces
3-Bed house/flat	2 off-road car parking spaces
4-Bed house/flat	3 off-road car parking spaces
5+Bed house/flat	4 off-road car parking spaces

Viability and cost implications will be detailed in the Design and Access Statement to accompany the development.

#### **Justification:**

To ensure that parking problems which currently exist elsewhere in the Parish are not repeated.

Lack of enough suitable parking was one of the main issues which residents constantly commented upon during all consultation events and was considered to have great importance to get it right in the future.

Garages are included within the requirement for off-road parking set out above. The most recent poll undertaken for the GANP evidence showed that the provision of in-curtilage car parking would be a suitable alternative to a garage and would help any viability challenge from developers regarding this policy.

New developments should contribute toward a pleasant uncluttered environment and to maintain the free flow of traffic especially for buses and emergency vehicles is considered essential.

#### **Meets objectives 1 and 5 d**

## **Policy GANP H4    Parking Mitigation**

Where a garage **is included** in the design of the house the garage must be built to a minimum size to ensure a medium sized car can adequately fit. A single garage should have minimum internal dimensions of 6m x 3m and a double garage minimum internal dimension of 6m x 5.5m.

Unless it can be demonstrated by means of a viability study submitted by the developer that this requirement would undermine the viability of the scheme, either in terms of financial viability or lack of market demand. The developer will be required to demonstrate to the Planning Authority satisfaction that this is the case.

### **Justification:**

To ensure that parking problems which currently exist elsewhere in the Parish are not repeated.

Cars are generally getting larger whereas garage sizes have stayed the same for many years.

The provision of suitable garages which residents can park their cars in will contribute toward a pleasant uncluttered environment. This will help maintain the free flow of traffic in residential areas especially for buses and emergency vehicles.

A poll undertaken in May 15 showed that only 5 respondents used the garage to park the car, 6 stated they didn't have a garage and 12 respondents used the garage for storage. Nearly all people who responded stated small garage size was the reasons for not using it for the car.

A follow up poll undertaken in June 16 showed that:-

- 5 people would still use a garage for storage regardless of the size;
- 20 people would park the car in a garage if the garage was larger
- 13 would be happy with in-curtilage parking as an alternative to a garage and
- 9 people would be happy to pay a 'small premium' for a bigger garage.

These alternative options should help with developer's viability issues.

**Meets objective 1 and 5 d**

### **Policy GANP H5 Provision of In-Curtilage Parking and Storage**

On properties where **no garage** provision has been made there must be a parking area, in curtilage, and suitable provision for bicycle parking and/or storage will be encouraged.

#### **Justification:**

Car ownership is increasing, and cycling is becoming more popular. Adequate provision should be made at domestic properties for the safe storage of vehicles and cycles. This will also help mitigate parking problems which exist in other areas of the Parish and will only get worse if not addressed adequately.

To help maintain the free flow of traffic especially for buses and emergency vehicles is essential.

#### **Meets objective 5 d**

### **Policy GANP H6 Securing Energy Efficient Homes**

Developments should be designed to achieve the highest possible energy efficiency standards. This must be shown in a Design and Access Statement where this is required.

Unless it can be demonstrated by means of a viability study submitted by the developer that this requirement would undermine the viability of the scheme, either in terms of financial viability or lack of market demand for these products. The developer will be required to demonstrate, to the Planning Authority's satisfaction that this is the case.

#### **Justification:**

Having energy efficient homes was important to the residents as well as lowering energy bills and every effort should be made to lessen the impact of climate change. The NPPF section 10 – Meeting the challenge of climate change, flooding and coastal change sets out how planning should be proactive and plan to help combat climate change.

Pursuing sustainable development requires careful attention to viability and costs in plan-making and decision-taking.

Therefore, development should not be subject to such a scale of obligations and policy burdens that their ability to be developed viably is threatened. Every effort has been made within the GANP to carefully balance the needs of the residents with the demands of developers.

#### **Meets objective 5 f**

## **Policy GANP H7    Housing for Older People**

With a higher than average ageing population, to assist older people to downsize and improve the offer of smaller accommodation, the Council will require 10% of new dwellings on sites of 10 or more dwellings to meet the needs of older people, including bungalows.

Bungalows should contain at least one bedroom with a multifunctional room to provide for adaptable uses or be a minimum of two bedrooms.

In applying these requirements, we will consider the cost of developing the site and the impact of this on the viability of any proposed scheme. In circumstances where the viability of the scheme is in question, the developers will be required to demonstrate, to the Planning Authority's satisfaction that this is the case.

### **Justification:**

The Parish of Great Aycliffe has a higher than average, ageing population therefore in order to meet the needs of the residents there must be adequate provision of adaptable or suitable homes. There is a shortage of bungalows in the Parish and there is a need to assist an ageing population who want to downsize and remain close to their families. The lack of new build bungalows or suitable older person's accommodation may lead to some residents with no option but to relocate away from the area. Making provision within the policy for a minimum of one bedroom with a multifunctional room gives greater flexibility for the homeowner.

Feedback from consultation events showed that bungalows were often the most requested type of housing needed, not just for older residents but younger or disabled residents as well.

The current County Durham Strategic Housing Market Assessment (SHMA) report supplies the evidence base for housing needs.

Pursuing sustainable development requires careful attention to viability and costs in plan-making and decision-taking. Therefore, development should not be subject to such a scale of obligations and policy burdens that their ability to be developed viably is threatened. Every effort has been made within the GANP to carefully balance the needs of the residents with the demands of developers.

**Meets objective 5 b and c**



## **Policy GANP H8    Affordable Housing**

Proposals for 11 or more dwellings will be required to provide an element of affordable housing, taking account of identified affordable housing need subject to the following criteria:

1. It meets a defined local need.
2. Proposals contribute to meeting the affordable and social rented needs of residents.
3. It has been designed in accordance with the guidance set out in the Neighbourhood Plan.
4. It is in accordance with the character and green spaces policies of the Neighbourhood Plan.

A viability report will be required, to demonstrate why affordable housing is not justified, if a developer considers that the provision of affordable dwellings makes the scheme unviable.

### **Justification:**

The Strategic Housing Market Assessment 2016 states there is an overall net shortfall of 968 affordable dwellings across County Durham each year. Having this policy will help provide affordable homes for our residents.

There is a vital need for housing to support the provision of a mix of affordable housing which meets a proven local need, one that is of a scale that accords with the existing communities. A local need would be an area of high deprivation, parts of Great Aycliffe are within the poorest 20% of deprived areas nationally, low income or where there is a shortage of suitable housing types.

There is a preference to achieve this on existing brownfield or previously developed sites to minimise the impact on the landscape.

Provision will also need to be made for affordable housing on large or strategic developments sites.

Provision for affordable homes should also be made on any large or strategic development in addition to that set out above. Parts of Great Aycliffe are ranked within the poorest 20% of deprived areas nationally and the housing provision is predominantly Band A.

At consultation events the need for affordable homes (and a definition of what is affordable) was a key priority for residents.

Pursuing sustainable development requires careful attention to viability and costs in plan-making and decision-taking. Therefore, development should not be subject to such a scale of obligations and policy burdens that their ability to be developed viably is threatened. Every effort has been made within the GANP to carefully balance the needs of the residents with the demands of developers.

### **Meets objective 5**

## **Policy GANP H9 Provision of Facilities and Services**

Where appropriate proposals for new housing should demonstrate provision of necessary new facilities on-site and/or provision of, or contribution to, necessary off-site facilities for example improved drainage, parks, play areas or footpaths as required to make the development acceptable in planning terms.

New development proposals must contribute towards sustainable development.

### **Justification:**

New development proposals must contribute towards the retention and formation of sustainable communities within the Plan. Conversely, development proposals which limit the potential to enhance local facilities will not be permitted

The Ministerial foreword in the NPPF states *“Sustainable development is about change for the better, and not only in our built environment. .... Green Belt land that has been depleted of diversity can be refilled by nature – and opened to people to experience it, to the benefit of body and soul. Our historic environment – buildings, landscapes, towns and villages – can better be cherished if their spirit of place thrives, rather than withers. Our standards of design can be so much higher .... So sustainable development is about growth .... Development that is sustainable should go ahead, without delay – a presumption in favour of sustainable development that is the basis for every plan, and every decision. ... Planning must be a creative exercise in finding ways to enhance and improve the places in which we live our lives”*. This policy is part of the GANP commitment to sustainability.

Paragraphs 203 – 206 of the NPPF provide guidance for implementing planning conditions and obligations in order to make unacceptable development more acceptable whilst still having enough flexibility to make a site viable and deliverable.

**Meets objectives 1, 3 and 5 e**

### **Policy GANP AV1 Enhanced Bungalow Provision, Land Adjacent Woodham Community College**

A minimum of 10% of the proposed development should be set aside for bungalow provision to meet the needs and requirements of residents.

A flood risk assessment would need to be undertaken and sustainable urban drainage systems incorporated as appropriate due to previously identified surface water flood risk on site. Advice should be sought on an appropriate development buffer from Woodham Burn to prevent any significant adverse effects on the local nature area.

In applying these requirements, the Planning Authority will consider the cost of developing the site and the impact of this on the viability of any proposed scheme. In circumstances where the viability of the scheme is in question, the developer will be required to demonstrate, to the Council's satisfaction that this is the case.

### **Policy GANP AV2 Garden Provision, Land Adjacent Woodham Community College**

Smaller gardens or community garden space will be supported.

#### **Justification:**

The GANP has identified the site, land at Woodham Community College, as being suitable for a larger allocation of bungalows as it is nearer to town centre services and the policies within this site reflect this, which was supported by residents, the Housing Thematic Group and Steering Group.

With a higher than average ageing population and consultation evidence which shows an overwhelming demand by residents for bungalows, a minimum 10% allocation is considered suitable for this site.

Development proposals will allow more flexibility at this site with the aim of increasing the numbers of bungalows within the Parish near to key facilities. Having smaller or community gardens on this site to allow for a larger number of bungalows to be provided and to accommodate older or less physically able residents who may not want to maintain large gardens will also assist with developers concerns regarding viability. This will ensure an acceptable balance between residents' needs and community amenities.

Pursuing sustainable development requires careful attention to viability and costs in plan-making and decision-taking. Therefore, development should not be subject to such a scale of obligations and policy burdens that their ability to be developed viably is threatened. Every effort has been made within the GANP to carefully balance the needs of the residents with the demands of developers.

**Meets objectives 1, 2, 3 and 5**

## **Policy GANP DB1 Large Scale Development Requirements**

1. Proposals for 30 dwellings or more should be in keeping with the character of the local area. Houses grouped around green areas will be encouraged. The Council will resist development of a poor quality of design and will expect to see sufficient detail set out in the Design and Access Statements to ensure that large scale housing developments seamlessly blend in with existing housing thereby maintaining the unique character of the area which will enable planning applications to be properly determined.
2. Any development proposals which are implemented in phases should make adequate provision to provide green open spaces throughout all phases.
3. Proposals should also meet the requirements of other policies particularly Policy GANP H3 in relation to parking provision, Policy GANP H4 in relation to garage sizes, Policy GANP H5 in relation to bicycle parking or storage and Policy GANP H9 in relation to making provision for infrastructure and services.
4. The main thoroughfares should have enough trees planted to maintain the character of tree lined avenues that already exist elsewhere in the Parish. Future maintenance will be ascertained through a Legal Agreement or the adoption process.
5. A flood risk assessment would need to be undertaken in all instances and Sustainable Urban Drainage incorporated, if appropriate, into the design of the development.

### **Justification:**

Large Scale is 30 dwellings or more (of the total number of dwellings to be provided even if the development is to be built in phases). (Policy H1 deals with sites for less than 30 dwellings)

The GANP needs to ensure that new development taking place is of a suitable nature to enhance and maintain the existing location. Large green areas create a low density feel to housing areas.

The developer must ensure that suitable and adequate green space is provided throughout the site to maintain the historic 'Beveridge vision'.

### **Meets objectives 1, 2, 3 and 5**



## **Retail**

Retail in Newton Aycliffe is an on-going problem for residents. They feel that even though Newton Aycliffe is a very large town there is a perception that they have been overlooked by DCC and retailers alike despite on-going efforts to improve the Town Centre. Whilst there is an acceptance that retail is very fluid at this current time, anything which will make it easier for retailers to invest here would be welcome.

**Any proposal which comes forward to improve the retail provision on offer within the Parish will be approved, regardless of its location, if it has met the sequential testing required by the NPPF and any other relevant planning policy.**

**Proposals that offer support services, including retail and food, for the businesses and employees on Aycliffe Business Park will also be approved if any wider requirements have been met.**

**Key issues for residents have led to the development of two objectives which have informed the development of the following neighbourhood development plan policies required in order to deliver the GANP Vision:**

- improved retail for Newton Aycliffe
- better choice of shops, including national brands

**Objective 6**      To facilitate and encourage improved retail provision for Newton Aycliffe.  
**Objective 7**      To support and encourage local jobs for local people.

## **Policy GANP R2    Safeguarding the Retail Function & Character of the Local Centres**

Proposals for any change of use requiring planning permission for the local centres at Simpasture, Neville Parade, Woodham and Cobbler's Hall shall require the applicant to clearly demonstrate that:

1. The change of use application will not undermine the retail function and character of the local centre;
2. Any resultant increase in deliveries, especially by HGVs or large vehicles, will not have an unacceptable adverse impact on the traffic flow in the area or the safety of road users, or have an unacceptable adverse impact on the amenity of neighbouring properties and residents;
3. There will be no unacceptable increased pressure on parking availability in the immediate area.

### **Justification:**

The local retail centres are important to residents therefore it is important to protect the retail function of these centres.

Whilst deliveries are essential to multiple businesses, they can cause an obstruction to the free flow of traffic, especially for buses and emergency vehicles.

The local retail centres are very well used by residents and key to the vitality of those areas.

### **Meets objective 6**

## **Policy GANP R3    Supporting Local Job Opportunities**

In order to develop and sustain the economy of Great Aycliffe, support will be given to the development of employment activities, in suitable and appropriate locations, that diversify the current offer in Great Aycliffe and particularly those activities that will provide high quality jobs which can capitalise on and/or enhance the skills of the Great Aycliffe residents.

### **Justification:**

This contributes towards the emergence of a sustainable economy due to shorter car trips and benefits the local economy. It also meets a local need to provide further employment, which will be achieved through Targeted Recruitment and Training (TRT). To deliver TRT, developments may be required to enter a planning obligation.

Developers and builders would also be encouraged to recruit locally.

The strategic policies in the emerging County Durham Plan would cover the change of use from residential to business in a residential area for example in relation to any possible amenity and highway issues.

### **Meets objectives 6 and 7**

## Parking and Traffic

Parking problems across Newton Aycliffe were highlighted again and again at various consultations and the older parts of the town. In order to mitigate these issues whilst maintaining the Beveridge 'vision' and still maintaining the green feel across the town means striking an acceptable balance. Many green areas have been churned due to the parking of domestic cars where there is no other available space.

Consultation showed that participants are equally divided in the need to protect the green spaces essential to maintain the character of the area when considering if parking outside their own home was more important than the green space.

### **Policy GANP T1    Parking Impacts on Existing Infrastructure**

Development proposals that include a reliance on existing streets shall not be permitted where on-street parking would impact on the safety of road users or have an unacceptable adverse impact on the character of the area and adequate provision has not been made on-site for parking and access for deliveries, service vehicles, tradesmen working on-site, workers, social visitors and residents.

#### **Justification:**

This policy is needed given evidence and feedback from consultations, that narrow, heavily trafficked, local roads with no off-street parking provision are the characteristics that lead to congestion and road safety issues.

Restrictions on proposals will favour developments which have a limited impact on nearby residents, improving their quality of life.

#### **Meets objective 1, 2 and 5 d**

### **Policy GANP T2    Design Finish for Off-Street Parking in Visually Sensitive Areas**

Where the provision of off-street parking will result in the loss of important local space in visually significant areas that have been identified with significant parking problems with only limited scope to provide off-street parking then geo-grid, or similar **permeable design** material, type approach must be used to allow grass to be the dominant final finish.

Consideration should be given to changes to flood risk as a result of increased parking provision and a flood risk assessment should be undertaken and SuDS incorporated if appropriate.

#### **Justification:**

A natural finish to off-street parking or car parks allows a more natural appearance with greater visual appeal and contributes to the overall green feel of the Parish

In order to provide a much-needed solution to long-term, persistent parking problems whilst maintaining the character and green feel to the area and reduce the incidence of flooding by allowing natural drainage to continue.

**Meets objective 1, 2 and 5 d**

### **Policy GANP T3    Cycle Provision and Walking Routes**

Major development proposals must, where appropriate, provide or contribute toward, safe well lit, accessible and attractive cycle routes and public footpaths. New routes may be provided within the site and/or off site depending on local circumstances and should wherever appropriately connect to local schools and shops and maintain or improve access to the countryside. Alternatively, this may include upgrading existing cycle routes and public footpaths.

Conversely, development proposals which limit the potential to enhance local cycle or public footpaths will not be permitted.

#### **Justification:**

A major development for dwellings is 10 or more residential units. Where the number of residential units is not specified a site area of 0.5 hectares or more should be used as definition of major development.

For all other uses, a major development is one where the floor space on which to build is 1,000 square metres or more, or where the site area is 1 hectare or more.

There is a need for green infrastructure in the Parish to enhance and maintain the quality of life and provide exercise opportunities for both existing and future residents and employees. Cycling is an important factor not only contributing to a healthy lifestyle and community but making the most of the green open spaces and new development should link up to existing routes where possible. Improved accessibility and joined up cycle and walking routes was highlighted by residents as something which could be improved.

Cycle routes and improved footpath provision will reduce the reliance on car journeys.

**Meets objectives 1, 3 and 5 e**

## Renewable Energy

The GANP supports energy efficiency and renewable/low carbon energy generation projects which are local in nature and help existing residents and businesses make a transition to alternative technologies, where these are also in accordance with the wider design aspirations of the Plan.

Energy efficiency and the use of renewable sources to reduce energy bills was a key area that residents wanted to see improved and wherever possible included in the design of new developments.

Renewable energy and the transition to a low carbon economy are supported through the National Planning Policy Framework. Renewable energy can be defined as energy that comes from:

- Solar thermal (solar hot water systems);
- Active photovoltaic energy (PV);
- Geo-thermal water heating;
- Wind turbines;
- Energy crops and biomass;
- Energy from human sewage and agricultural plant and animal waste but not energy from domestic or industrial waste, except methane from existing landfill sites;
- Ground source heat pumps; or
- Combined heat and power plants.

### Policy GANP EE1 Promoting Domestic Scale Renewables

New development for domestic-scale energy efficiency and/or energy production from renewable and low carbon sources will be supported where:

1. They relate to an existing or proposed property in the Parish;
2. They are subordinate in scale to the existing building; and
3. They are in accordance with the principles established in the Great Aycliffe Character and Heritage Assessment 2015 and with the Green Spaces policies of the Neighbourhood Plan.

#### Justification:

Encouraging energy efficiency and, where appropriate, energy production from renewable and low carbon sources were a priority for the residents of Great Aycliffe.

Small scale renewables are those renewable energy developments where the primary use of the energy generated is on site. They are defined by their purpose rather than by energy output (by kilowatt) so the focus is on providing energy for the property rather than the energy generation. For example, a solar array (turbine) for a specific business, farm or dwelling.

The Great Aycliffe Character and Heritage Assessment 2015 was undertaken as part of the Neighbourhood Plan process to help inform the plan.

**Meets objective 5 f**



## **Policy GANP EE 2 Promoting Community-led Energy Efficiency Projects**

Community-led initiatives for renewable and low carbon energy will be supported where:

1. They meet local needs and provide a positive local benefit, and
2. They are in accordance with the principles established in the Great Aycliffe Character and Heritage Assessment 2015 and with the Green Spaces policies of the Neighbourhood Plan.

### **Justification:**

The GANP supports community-led initiatives for renewable and low carbon energy where they meet local needs and provide a positive local benefit.

The National Planning Policy Framework and Planning Practice Guidance for Renewable and Low Carbon Energy (para 17) support community-led initiatives for renewable and low carbon energy where they provide positive local benefit. The Community Energy Strategy (para 2) discusses how communities could develop solutions to meet local needs by:

- Generating electricity
- Generating heat
- Reducing energy use
- Managing energy demand
- Purchasing energy

### **Meets objective 5 f**

## **Policy GANP EE3 Promoting Business Energy Efficiency**

Initiatives which would enable local businesses to develop renewable and low carbon energy will be accepted where:

1. They are subordinate to the primary business,
2. There are no unacceptable impacts on the scale character and amenity of the immediate area, and
3. They are in accordance with the principles established in the Great Aycliffe Character and Heritage Assessment 2015 and with the Green Spaces policies of the Neighbourhood Plan.

### **Justification:**

The GANP supports efforts by local businesses to develop low carbon and renewable energy, where these are subordinate to the primary business and are also in accordance with the wider design aspirations of the Plan.

Local businesses may be required, by regulation or commercial pressures, to derive an increasing proportion of their energy use from renewable sources. As highlighted above, this requirement can be satisfied by several technologies, depending on the nature and situation of the business.

### **Meets objective 5 f**

## Community Infrastructure Levy (CIL)

Areas without a neighbourhood plan receive a standard 15% contribution from developers, capped at £100 per dwelling. Town and Parish Councils which have an approved neighbourhood plan in place receive a 25% contribution from developers.

The NPPF section on Ensuring Viability and Deliverability, paragraphs 173-177 provide information regarding sustainable developments. Paragraph 175 states *“where practical, Community Infrastructure Levy charges should be worked up and tested alongside the Local Plan. The Community Infrastructure Levy should support and incentivise new development, particular by placing control over a meaningful proportion of the funds raised with the neighbourhoods where development takes place”*.

The aim of having specific CIL / Section 106 Policies is to ensure the local priorities for investment of the said monies are considered, particularly the four priorities identified in Policy GANP CIL 1.

In terms of CIL for the Durham County Council (DCC) area, DCC cannot adopt a Charging Schedule until there is an adopted Local Plan in place. Given that the County Durham Plan has been withdrawn it is expected to be some 24 months before a CIL is likely to be in place. Similarly, in terms of income or coverage of CIL, this cannot be predicted at present due to the uncertainty of how the Local Plan strategy will develop so the level achieved in the NP area could be low. This could be further impacted upon by Government moves towards Starter Homes, which may diminish viability for other developer contributions significantly

Residents highlighted their priorities for CIL during the original consultation undertaken for the GANP. In addition, residents were also asked about areas of the Parish that needed extra attention.

**Objective 8** To ensure the Parish needs are considered first when CIL or Section 106 monies are available from future developments our proposals are:

- That the Town Council is consulted in advance where CIL or Section 106 monies will be available
- To set local priorities for investment

### Key issues:

- That local matters and residents' needs are prioritised over the County
- To ensure that Great Aycliffe does not lose out on any CIL or Section 106 monies.

## Policy GANP CIL 1 Developer Contributions

All new development must provide necessary and appropriate new facilities, relevant and related to the development, on site, or contribute to off-site facilities, as required either by means of planning conditions, a Section.106 agreement or use of Community Infrastructure Levy (CIL) as appropriate. Any necessary facilities and/or infrastructure will be secured by negotiation on a case by case basis taking viability into account.

In particular, the following improvements will be sought using planning conditions, a Section.106 agreement, where appropriate and feasible, or through the neighbourhood element of the Community Infrastructure Levy (CIL) if adopted by Durham County Council in the future:

1. Preference will be given to the provision of suitable off-street parking in an agreed location(s).
2. Improvements to footpaths and signage to ensure they are easily identified and accessible all year round.
3. Wherever possible, new development should ensure that access to existing permissive rights of way is maintained.
4. Wherever viable, provide linkages to existing footpaths, cycleways and rights of way or create new routes.

Where development is undertaken on Aycliffe Business Park the CIL contribution, or a percentage of that contribution, is to be used to improve signage in and around the Business Park.

### Justification:

This policy is needed given evidence and feedback from consultations that there is an overwhelming need to provide off-street parking in several areas to make them safe for residents and to help with the flow of traffic and access for emergency vehicles.

Given the uncertainty regarding when the CIL will be introduced as it is dependent upon the completion of the emerging County Durham Plan the level of any future CIL in the GANP is not known.

CIL or Section 106 contributions for all new housing will be required to demonstrate provision of appropriate new facilities on-site and provisions of, or contributions to, off-site facilities, to ensure local needs are met and any obligation requirements set out within the policies of this Plan or Durham County Council agreements are met.

**Meets**

**ALL**

**objectives**

## **Appendix A**

### **Great Aycliffe Neighbourhood Plan**

#### **List of Supporting Documents**

- A Plain English Guide to the Localism Act – DCLG - 2011
- Achieving Good Design in Neighbourhood Planning
- Analysis of Employment Land Take Up in County Durham - Storeys Edward Symmons
- Assessing Sites for Development – Planning Aid England
- Aycliffe and Peterlee New Towns 1946 – G Philipson - 1988
- Building for Life – Building for Life Partnership 2015
- Code for Sustainable Homes – DCLG - 2006
- Commons Act 2006 – Town and Village Greens
- Community Budgets Prospectus – DCLG – 2011
- Community Engagement – Community Planning Toolkit
- Community Engagement – Some Lessons from the New Deal for Communities Programme – DCLG - 2008
- Community Infrastructure Levy – An Overview – DCLG 2011
- County Durham Green Infrastructure Strategy – County Durham Plan - 2012
- County Durham Open Space, Sport and Recreation Needs Assessment – Newton Aycliffe - Durham County Council
- County Durham Parking and Accessibility Guidelines 2014 – County Durham Plan
- County Durham Plan
- County Durham Settlement Study – County Durham Plan
- Cycling Strategy and Action Plan – 2012-2015 – Durham County Council
- DIY SA: Sustainability Appraisal of Neighbourhood Plans – Levett-Therivel – 2011
- Durham County Water Cycle Study 2012
- Environmental Assessment of Neighbourhood Plans – Durham County Council
- Evolving High Streets: Resilience and Reinvention – ESRC / University of Southampton – 2014
- Executive Housing Study for County Durham – County Durham Plan 2011
- Giving Communities More Power in Planning Local Development – Gov.UK
- Great Aycliffe Heritage and Character Assessment - 2015

- Guidelines on Citizens' Engagement for Development Management and Public Governance – 2011
- Guide to Planning Use Classes – Gleeds
- High Street Britain: 2015 – All –Party Parliamentary Small Shops Group
- High Street Performance and Evolution – ESRC / University of Southampton - 2014
- Housebuilding 2012 – The Opportunities and Challenges Facing the UK Housebuilding Industry – Knight Frank
- How Planning Works – An Introductory Guide for Councillors – LGA – 2012
- How to Develop a Vision and Objectives – Planning Aid
- How to Gather and Use Evidence – Planning Aid
- How to Make Effective Decisions – Planning Aid
- How to Respond to Planning Applications – An 8-Step Guide – CPRE
- How to Shape Where You Live – A Guide to Neighbourhood Planning – CPRE
- How to Structure Your Neighbourhood Plan – Planning Aid
- How to Submit Your Neighbourhood Plan Proposal to Your Local Planning Authority – Planning Aid
- How to Work with Landowners and the Development Industry – Planning Aid
- Improving Culture, Arts and Sporting Opportunities Through Planning – A Good Practice Guide – TCPA – 2013
- Improving the Energy Efficiency of Our Buildings – DCLG - 2008
- Jargon Buster – The Planning Pack 2012 – Planning Aid
- Keeping it Simple – Locality
- Livin Greener – a Greener Strategy for Livin – 2013-2018
- Localism Act 2011
- Low Carbon Neighbourhood Planning – Centre for Sustainable Energy – 2015
- Low Copelaw, Newton Aycliffe – Supplementary Planning Document – County Durham Plan 2013
- Making Neighbourhood Planning Work – Anton Draper - NALC conference 2012
- Making the Case for Retirement Villages – Joseph Rowntree Foundation - 2006
- Material Planning Considerations – Durham County Council – 2012
- Meeting the Housing Needs of Older People – Durham County Council – 2014
- Minimising Greenhouse Gas Emissions from Biomass Energy Generation – Environment Agency - 2009



- MPs Astonished at Empty Garages – BBC News 29.5.2015
- National Planning Policy Framework – DCLG - 2012
- Neighbourhood Planning and the Historic Environment – English Heritage – 2014
- Neighbourhood Planning – Renewable Energy Advice Note – Planlocal.org.uk - 2013
- Neighbourhood Planning – Urban Forum
- Neighbourhood Plans – How They Are Working Towards CPRE’s Vision for the Countryside – CPRE – 2014
- Neighbourhood Plans – Roadmap Guide
- New Support to Help Communities Re-energise Their High Streets – Gov.UK - 2013
- Newton Aycliffe Regeneration Masterplan 2013
- Open Atlas 2011 Census – County Durham – University of Liverpool
- Plain English Guide to the Planning System – DCLG - 2015
- Planning: Change of Use System – House of Commons Library - 2014
- Planning for the Environment at the Neighbourhood Level – Multi-Agency Publication
- Policy Writing – How to Make Your Plan Work for You – Planning Aid
- Proposed Solar Farm Near Newton Aycliffe – Community Information Pack – Lightsource Renewable Energy Ltd – 2014
- Protecting Recreational Land – Fields in Trust
- Queues at the NPPF Checkout – A Review of Recent Appeal Decisions for Retail Development – Nathaniel Lichfield & Partners - 2013
- Quick Guide to Neighbourhood Plans – Locality
- Renewable and Low Carbon Energy – DCLG - 2015
- Retail and Town Centre Uses Study – Durham County Council – 2013
- Sedgefield Borough Local Plan – Saved and Expired Policies – 2009
- Size, Type and Tenure of New Homes – Supplementary Planning Document – Hambleton District Council – 2015
- Soft Market Testing of Retailers – Newton Aycliffe – 2015
- Sources of Data and Statistics – Planning Aid
- Space Standards for Homes
- Statement of Community Involvement – Code of Practice - County Durham Plan 2012
- Strategic Environmental Assessment & Habitat Regulations Assessment Screening Report
- Strategic Housing for Older People – ADASS
- Strategic Housing Land Availability Assessment – Durham County Council - 2013

- Strategic Housing Market Assessment – County Durham 2013 Update
- Supporting Communities in Neighbourhood Planning 2013 – 2015 - DCLG
- Supporting Evidence on Older Persons’ Housing – Durham County Council
- Sustainable Drainage Systems (SuDS) Adoption Guide 2016 - Durham County Council
- Technical Guidance to the National Planning Policy Framework – DCLG – 2012
- Technical Housing Standards – Nationally Described Space Standard – DCLG - 2015
- Towards a Strategy for Low Carbon Energy in County Durham – County Durham Plan – 2011
- Town and Country Planning, England – The Neighbourhood Planning (General) Regulations 2012 – Statutory Instrument
- Town Centre Futures 2020 – Experian Marketing Services White Paper
- Tree Management Policy – Durham County Council – 2014
- Tree Management Policy – Great Aycliffe Town Council
- Understanding Community Asset Transfer – Locality - 2013
- Understanding the Community Right to Build – Locality – 2013
- Understanding the Community Right to Challenge - 2013
- Voluntary and Community Sector Strategy for County Durham 2013-2016 – DCC
- Walk, Cycle, Ride – Rights of Way Improvement Plan for County Durham 2015– 2018  
Durham County Council
- What a Court Ruling Means for Neighbourhood Plan Housing Allocations – Planning Resource
- What Recent Decisions Imply for the Weight Given to Neighbourhood Plans – Planning Resource
- What Sort of Change Could A Plan Deliver – Policy Examples – planlocal.org.uk - 2012
- Wolverton Town Centre Neighbourhood Development Plan 2015 - 2025
- Writing Planning Policies – Locality
- Your Place, Your Plan – Town and Country Planning Association – 2011

Clarence Green Photo early 1940s acknowledgement

[http://www.thenorthernecho.co.uk/news/local/southdurham/10797421.From\\_small\\_acorns\\_community\\_spirit\\_blossomed\\_in\\_Newton\\_Aycliffe/?ref=rss](http://www.thenorthernecho.co.uk/news/local/southdurham/10797421.From_small_acorns_community_spirit_blossomed_in_Newton_Aycliffe/?ref=rss)

## 'SHAPING THE FUTURE' PROJECT REPORT FOR GANP AYCLIFFE BUSINESS PARK COMMUNITY

### Background

During 2012 a small group of business leaders from across Aycliffe Business Park were gathered by Business Durham to discuss the current and future needs of Aycliffe Business Park. These initial informal discussions resulted in a business led initiative being launched in January 2013. With over 100 businesses represented at the event, Aycliffe Business Park Community (ABPC) was officially launched. Run by a steering group of business leaders from the Park, the initial aims were to create a coherent business community which would be a vehicle for communication between businesses and outside agencies. Regular news and networking events were held exclusively for Aycliffe Business Park residents, with average attendance around 50 people representing approx. 150 companies, this gave a strong foundation to the Community. A website was launched in 2013 dedicated solely to Aycliffe Business Park and provided a 'shop window' for business of all sizes and sectors to present and promote themselves, as well as a place for news to be shared including job vacancies and training opportunities. Business resident's engagement in ABPC continues to grow with new and potential businesses using ABPC to learn and get involved in the Park community.

### Project Outline

Prompted by the County Durham Master Plan document, Business Durham approached ABPC to request input from businesses on how Aycliffe Business Park should look and function going forward, from a resident's perspective. With administrative support offered from Sunderland University, the Shaping the Future project was launched in early 2014. The project was based on 5 key areas identified through open forum discussions at ABPC meetings. Each area had a volunteer task force made up of Business Park residents and a clear scope to explore and report.

Group	Scope
PROMOTION	<p>Identify how to raise awareness of Aycliffe Business Park by promoting it as a locations of choice for both employers and employees.</p> <p>Investigate how to improve the image and prestige of the Park to reflect the values of the businesses who operate here.</p> <p>Identify ways to improve the image of the Park for visiting customers and suppliers to provide an improved sense of well being and pride in the area.</p> <p>Support the activity of ABPC by promoting it's benefits to businesses on the Park.</p>
PEOPLE	<p>Research and identify current and future skill requirements for business needs.</p> <p>Identify skills gaps that might constraint growth.</p> <p>Identify funding streams to help employers.</p>

	How ABPC can best support the UTC development. Look at how school/business partnerships can be developed and strengthened.
BUSINESS	Look at what options and interest there is for: <ul style="list-style-type: none"> <li>- local trading</li> <li>- supply chain development</li> <li>- inward investment</li> <li>- collaborative purchasing</li> <li>- knowledge bank</li> <li>- access to finance</li> </ul>
UTILITIES	Research and identify the quality and capacity of utilities (power, water, sewage, gas and broadband) needed to meet the forecast future demand.
PLACE	Identify environmental improvements needed, including highways, to enable businesses to operate more effectively and profitably. Look at the range and quality of services that should be available to meet the current and future needs of businesses and employees located on the Park.

### **Work Undertaken**

Task groups meet throughout 2014 and early 2015. Each worked within their scope and where this led to an overlap with another groups scope, there was a joint meeting to investigate the area. As well as gathering information from businesses based on the Park, task groups engaged with several outside agencies, including but not limited to: M7 properties, Durham County Council, Great Aycliffe Town Council, Probation Service, Utilities providers, Merchant Place Developments and Vine property services. Each task group reported back to the steering group on progress and outcomes.

### **Outcomes**

Clear feedback came from the groups and the collated priorities identified that would be relevant to the Great Aycliffe Neighbourhood Plan are:

### **SIGNAGE**

Reported back by both the Place and Promotion group, this was a clear issue currently and businesses felt strongly that it should be addressed before any further development of the Park. Current signage was deemed to be confusing as even the name of the Park differed on signs. The various ones identified included; Aycliffe Business Park, Aycliffe Industrial Park, Aycliffe Industrial Estate.

Current maps at the entrances to the Park are outdated although it was acknowledged that it would be virtually impossible to maintain these with the current turnover of smaller businesses.

- Proposed actions:
- 1 agree that Aycliffe Business Park is now the site name
  - 2 remove outdated signage maps and replace with possible QR code link to ABP website directory and map
  - 3 investigate 'zone' options to help section the park and replace signage to reflect this
  - 4 any future development to have signage plan included

## **ROAD INFRASTRUCTURE**

With some link to the signage issue already reported, there was also a need identified for improved pedestrian pathways and cycle paths throughout the Park. With employers being encouraged to promote healthy lifestyles to employees and the Cycle to Work initiative, it has felt the Park needed to then reflect these priorities.

- Proposed actions:
- 1 Cycleways to be extended throughout the main routes of the Park
  - 2 Pedestrian pathways to be improved and extended throughout the Park, to include jogging routes

## **ANCILLARY SERVICES**

Aycliffe Business Park has approximately 8000 employees based here. Many work in SMEs that have limited onsite facilities. Currently on Aycliffe Business Park there are a limited number of small food outlets and virtually no retail options other than a small post office. Current business residents have expressed support for an increased retail offering on the Park. Employers feedback was that the more the Park could look after it's residents, the better it was for them. This has been demonstrated in the high numbers of Park employees making regular use of the various fitness and activity centres that have recently opened on the Park.

Businesses were not concerned about increased domestic traffic to any retail space, on the basis that any planned development would have clear signage and accessibility. It was noted that any retail development should not be at the expense of, or limit, any potential commercial/manufacturing development, but should also be considered on its merits based on job creation and sustainability.

- Proposed actions
- 1 ABPC to support inward investment for improved retail offering on the Park
  - 2 DCC planners to be made aware of Business support and ABPC to monitor planning portal and offer support to incoming business proposals where appropriate

*Report compiled in March 2016 for Great Aycliffe Neighbourhood Plan research purposes, based on collated information from ABPC Shaping the Future project.*

*Report author Kerina Clark, Chair ABPC*



## Appendix C

### Local Green Open Spaces

Priority Code Key - 1 = high priority for protection    2 = may be suitable for limited off-street parking    3 = may be suitable for some development  
 4 = protection not required already covered    5 = may have development potential

Mapping code	Green/name of road Description of area	Size ha	Is it in reasonably close proximity to the community it serves	demonstrably special to a local community and holds a particular local significance, beauty, historic significance, recreational value, tranquillity or richness of its wildlife	The green area concerned is local in character	Is the green an extensive tract of land?	Land ownership	Map Reference
XX00	extensive tract of land							
	nature area or similar							
SSM6	Arrowsmith Square	0.08	Yes	Lord Beveridge Vision, Houses grouped around a green. Garden City, recreational	Yes	No	DCC	D3
SSM21	Bewick Crescent (East)	0.04	Yes	Beveridge, Verge, character, environment	Yes	No	DCC/Livin	D7
WW10	Burnhill Way/Syd Chaplin Drive/rear Bakewell Place	0.45	Yes	houses around greens, environment, character, recreational, highway verge	Yes	No	DCC/Livin	D14
AC3	Cadogan Square	0.10	Yes	Historic Significance. Lord Beveridge Vision, Houses grouped around a green. Garden City.	Yes	No	DCC	D5
SSM12	Carr Place	0.07	Yes	Houses grouped around greens, children play	Yes	No	DCC	D3
WV3	Cobblers Hall SUDS area	1.15	Yes	Nature area, recreational SUDS scheme	Yes	No	DCC	D1

SSM14	Fowler Road/Vane Road corner	0.04	Yes	Verge, character, historic	Yes	No	DCC	D3
N7	Gilpin Road/rear Clanny Road/Pudsey Walk	0.75	Yes	Beveridge Vision, character, garden city	Yes	No	DCC	D8
AC1	Hardinge Road opp. Chandler Road	0.12	Yes	Historic Significance. Lord Beveridge Vision, Houses grouped around a green. Garden City.	Yes	No	DCC	D2
WW12	High Barn Road, next to 24	0.07	Yes	Houses adjacent to green, environment	Yes	No	DCC	D12
WW5	Honister Place/Kirstone Place, land between	0.24	Yes	Historic Significance. Lord Beveridge Vision, Houses grouped around a green. Garden City.	Yes	No	DCC/Livin	D13
SSM15	Jackson Place	0.07	Yes	Recreational	Yes	No	DCC	D3
SSM16	Liddell Close	0.06	Yes	Houses grouped around greens, children play, tree lined, environmental	Yes	No	DCC	D3
S3	Lowery Road/Cumby Road	0.35	Yes	Historic Significance. Lord Beveridge Vision, Houses grouped around a green. Garden City.	Yes	No	DCC	D10
SSM17	Mellanby Crescent (rear 76-82)	0.10	Yes	Recreational, tucked at the rear of properties	Yes	No	Livin	D3
SSM3	Rufus Green inc. Richardson Walk	0.41	Yes	Historic Significance. Lord Beveridge Vision, Houses grouped around a green. Garden City.	Yes	No	DCC	D2
WV5	Sandown Drive, land to rear	0.51	Yes	Environmental Corridor	Yes	No	DCC	D1
WW9	Scott Place/Syd Chaplin Drive (next to Tubinia PH)	0.22	Yes	environment, character, recreational,	Yes	No	Livin	D14
N10	Seven Hills	0.45	Yes	Environmental/Woodland	Yes	No	GATC	D8

S12	St Godricks Road/Lowery Road/Cumby Road	0.15	Yes	Recreation, Beveridge, environment, character, historic	Yes	No	DCC	D10
WW11	The Garth, land to the rear 11 & 13, School Aycliffe	0.17	Yes	Green space - houses around and for children playing	Yes	No	DCC	D12
WV1	The Grange, Woodham	0.08	Yes	Lord Beveridge Vision, Houses grouped around a green. Garden City.	Yes	No	DCC	D1
SSM4	Trevor Green	0.33	Yes	Historic Significance. Lord Beveridge Vision, Houses grouped around a green. Garden City.	Yes	No	DCC	D2
WV2	Woodham Village Green inc adjacent Woodham Way/St Elizabeth's Close	0.90	Yes	Lord Beveridge Vision, Houses grouped around a green. Garden City.	Yes	No	DCC	D1

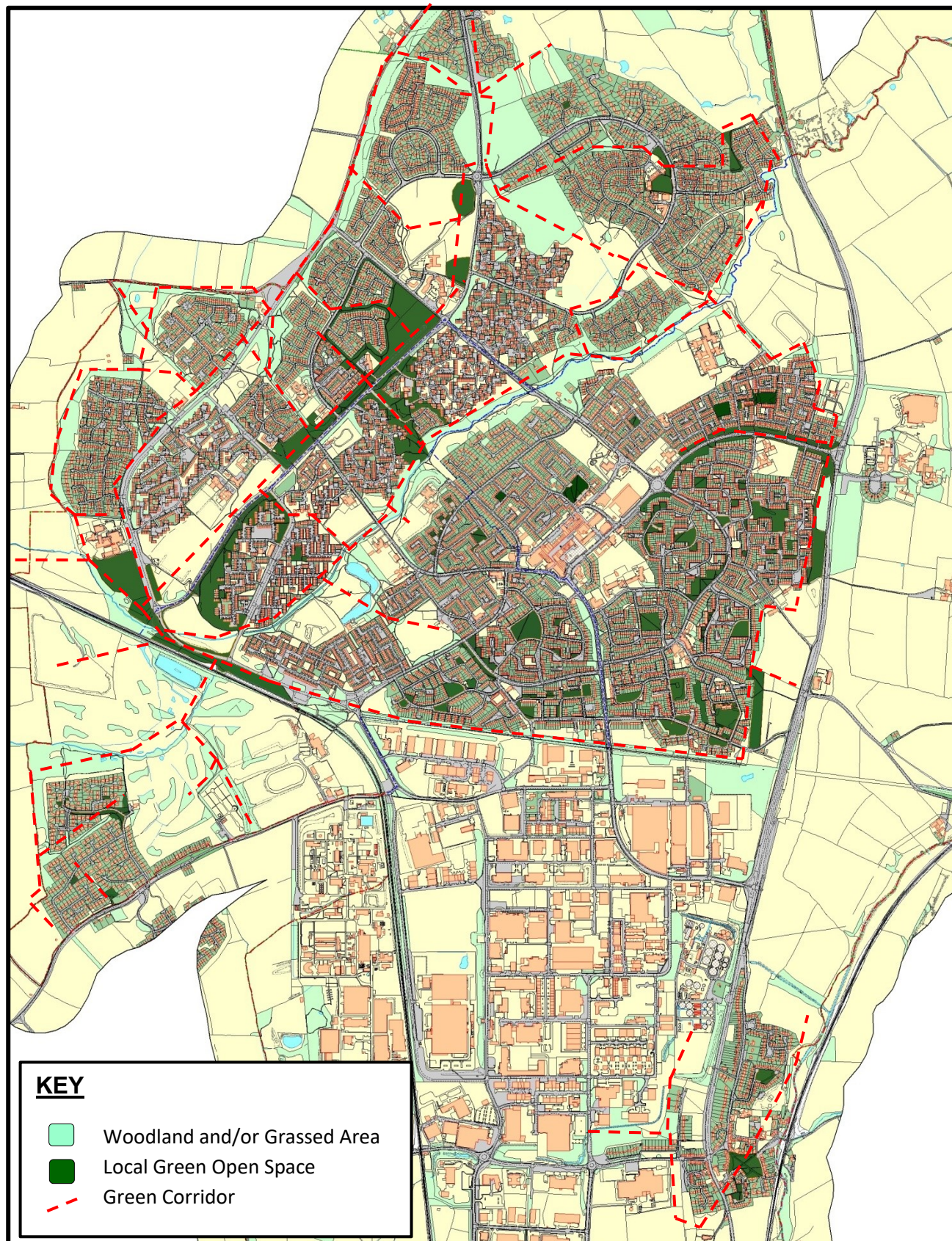
The following area was removed from the Local Green Spaces Map as development on this site commenced during the preparation of the GANP therefore no protection was possible

WV6	Woodham Way land adjacent to Agnew Community Centre	0.97	Yes	Highway verge, Recreation, environment	Yes	No	DCC	D1
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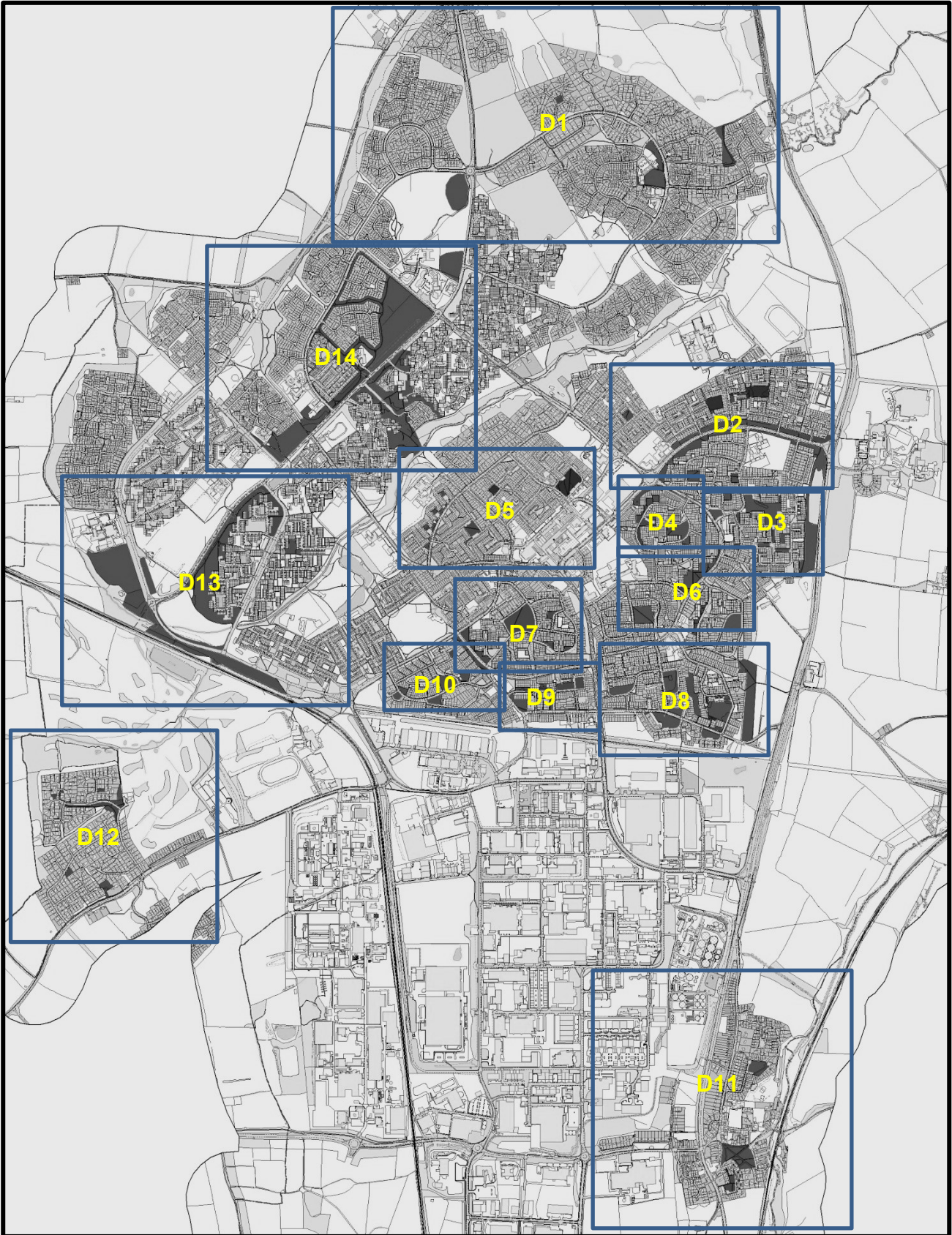
# Map Showing Local Green Spaces and Green Corridors

## OVERVIEW of PARISH



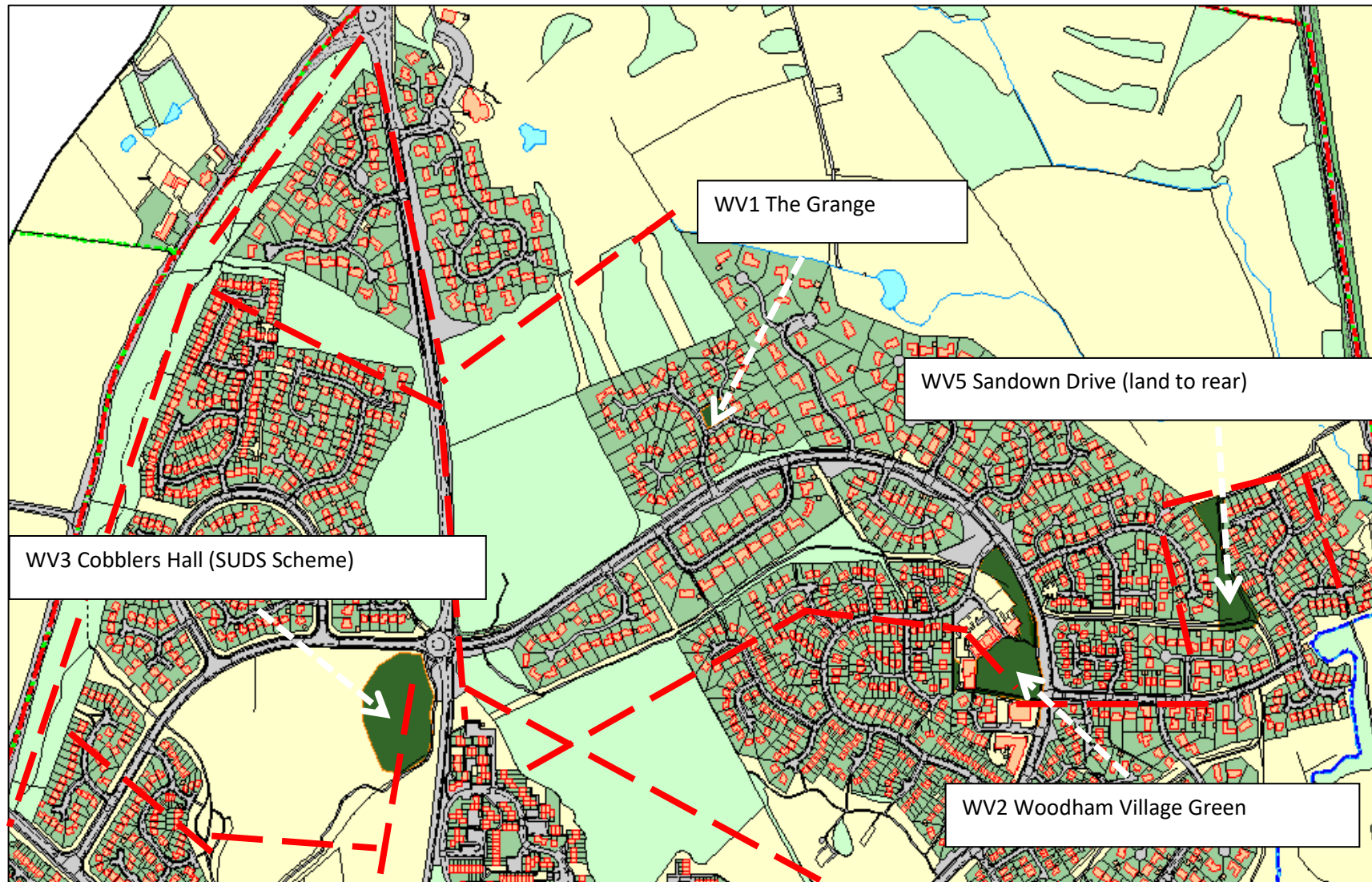


## Individual Map Identifiers





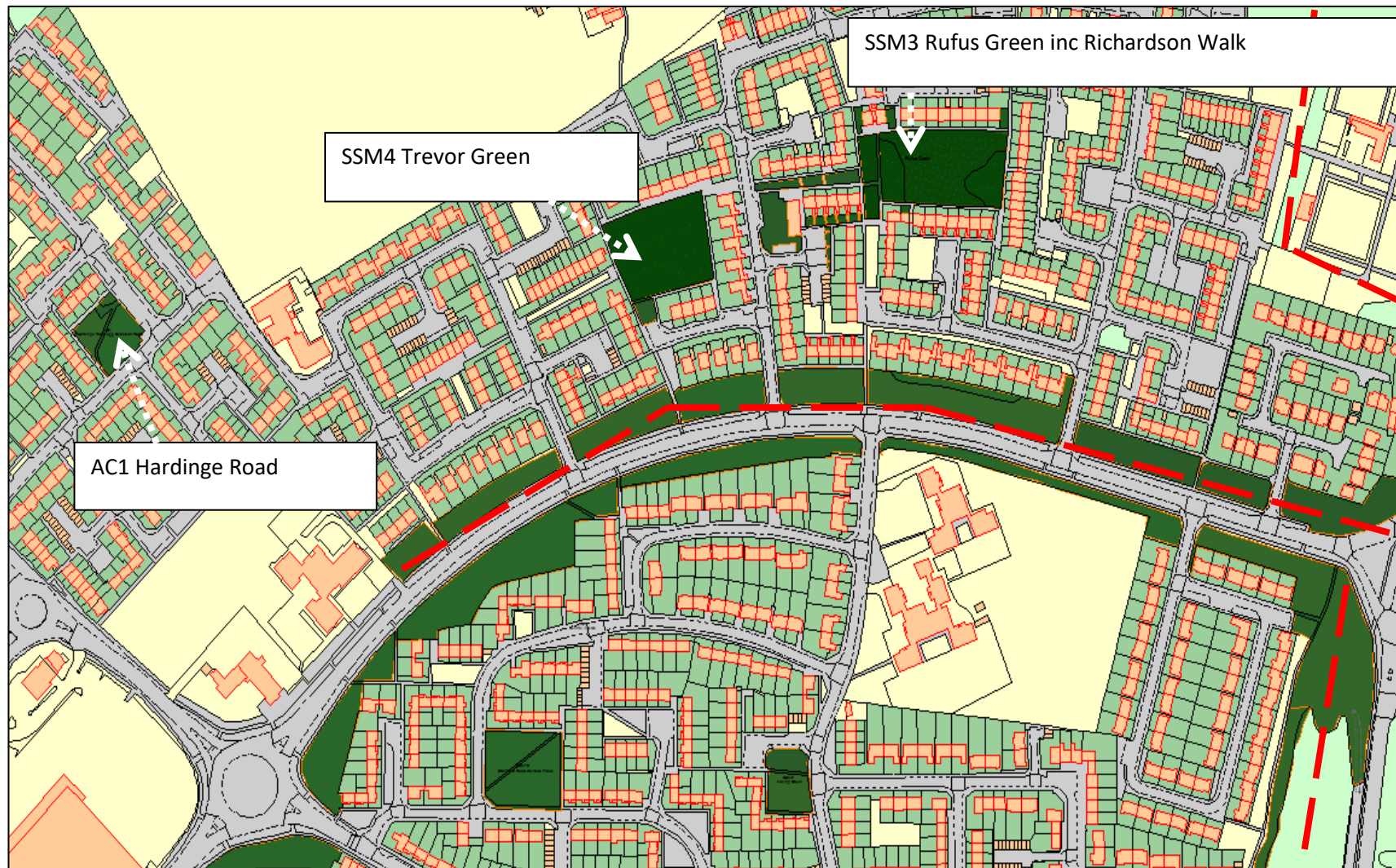
## WOODHAM / COBBLERS HALL AREA



WV4 Land at Agnew Way, was removed as development had already commenced on this site and could therefore not be protected.

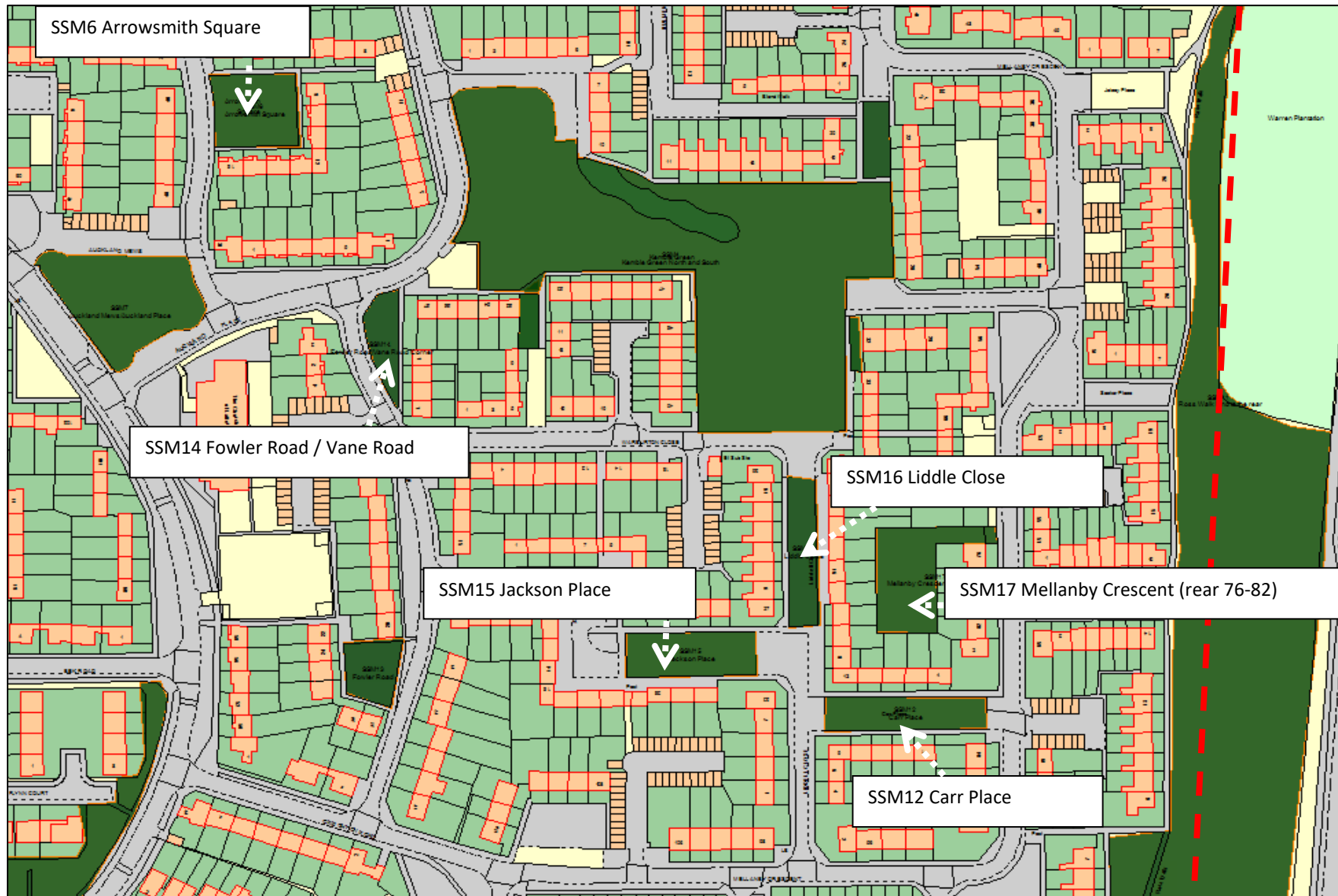
D1

## CENTRAL AVENUE



D2

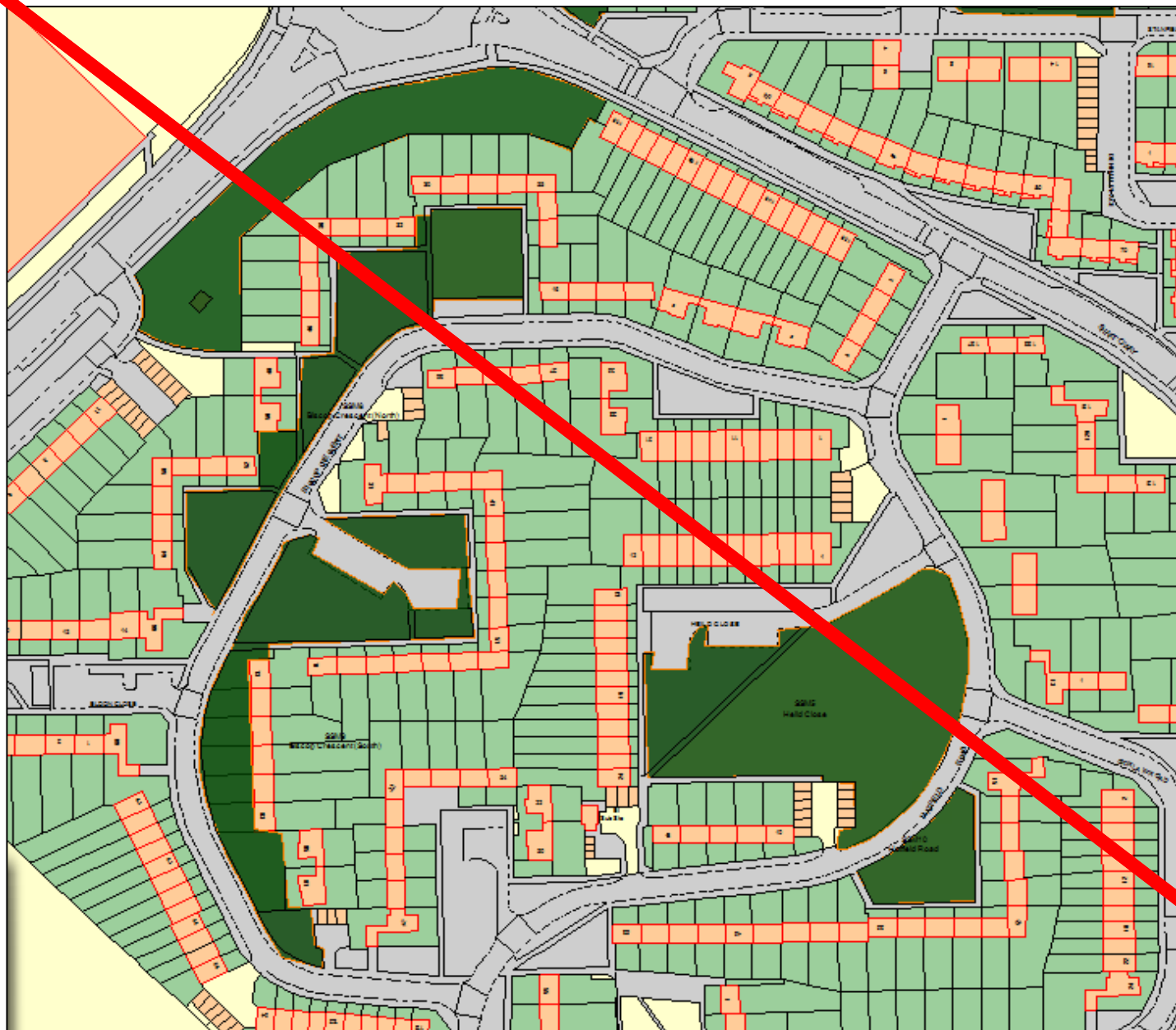
## KEMBLE GREEN AREA



D3

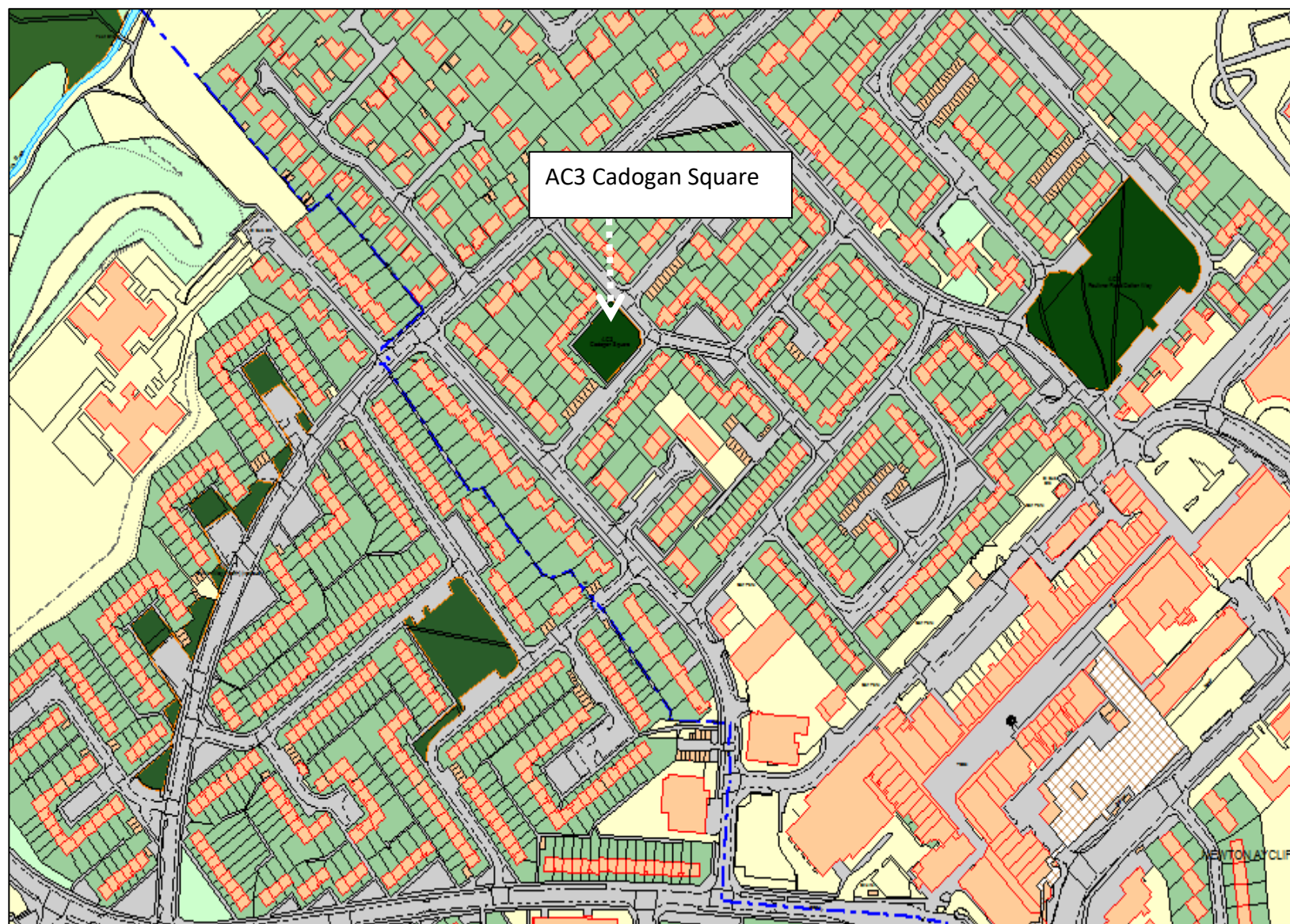


## BISCOP CRESCENT/HATFIELD ROAD



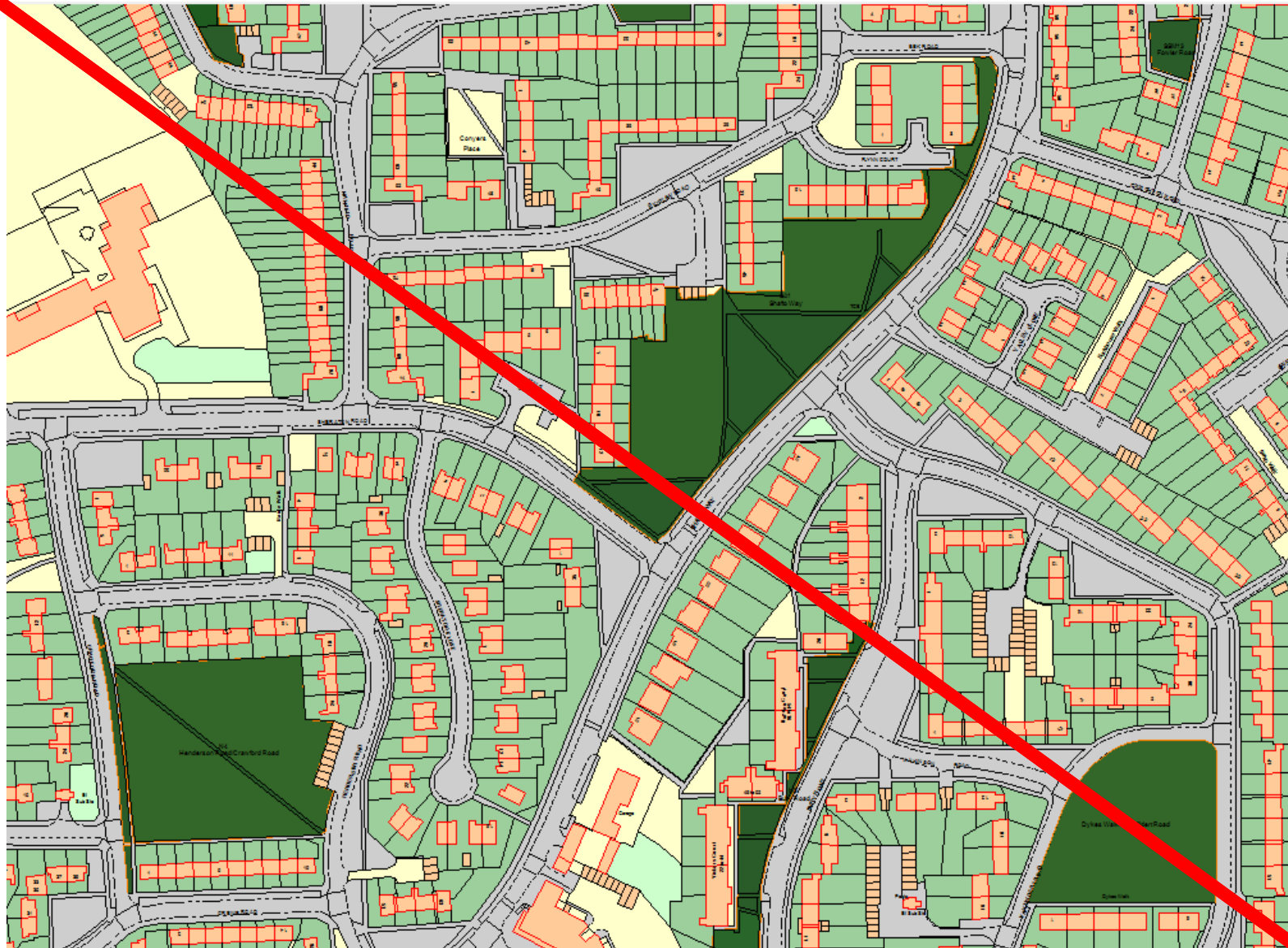
D4

## WESTMORLAND WAY / SILKIN WAY / REAR TOWN CENTRE



D5

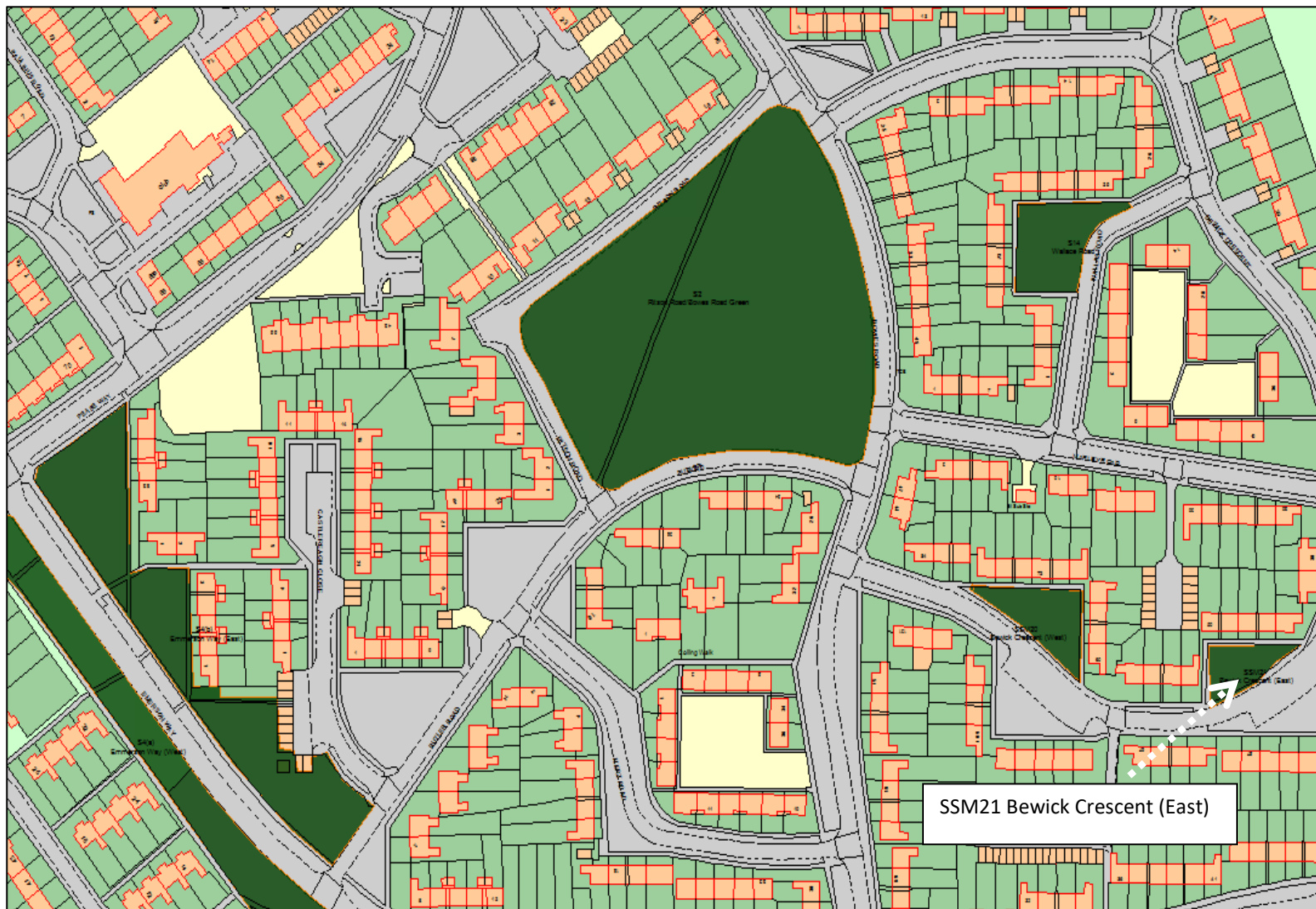
## SHAFTO WAY



D6



## EMERSON WAY / RITSON ROAD / BOWES ROAD



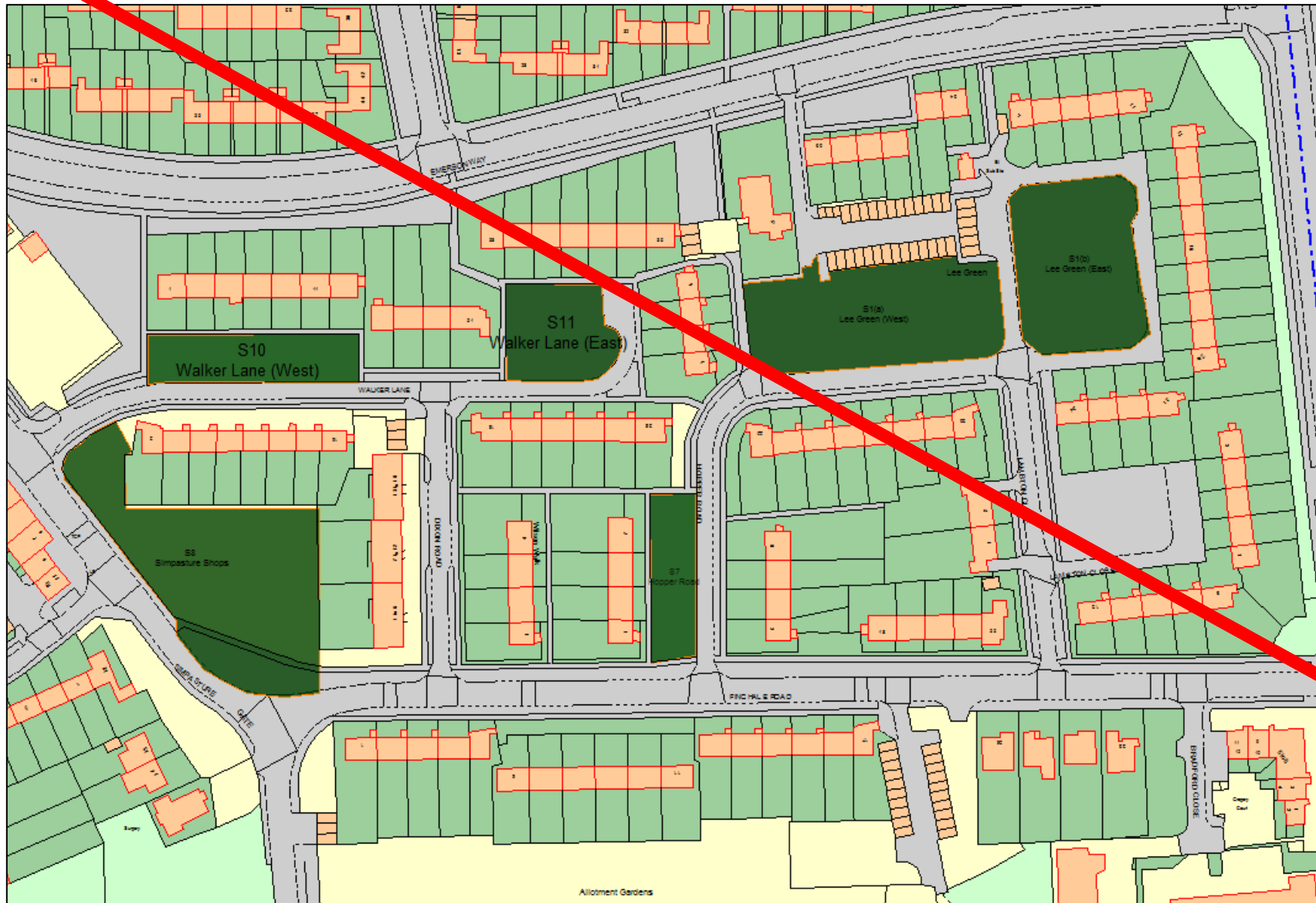
D7

## CLARENCE GREEN / TRAVELLERS GREEN



D8

## WALKER LANE



D9

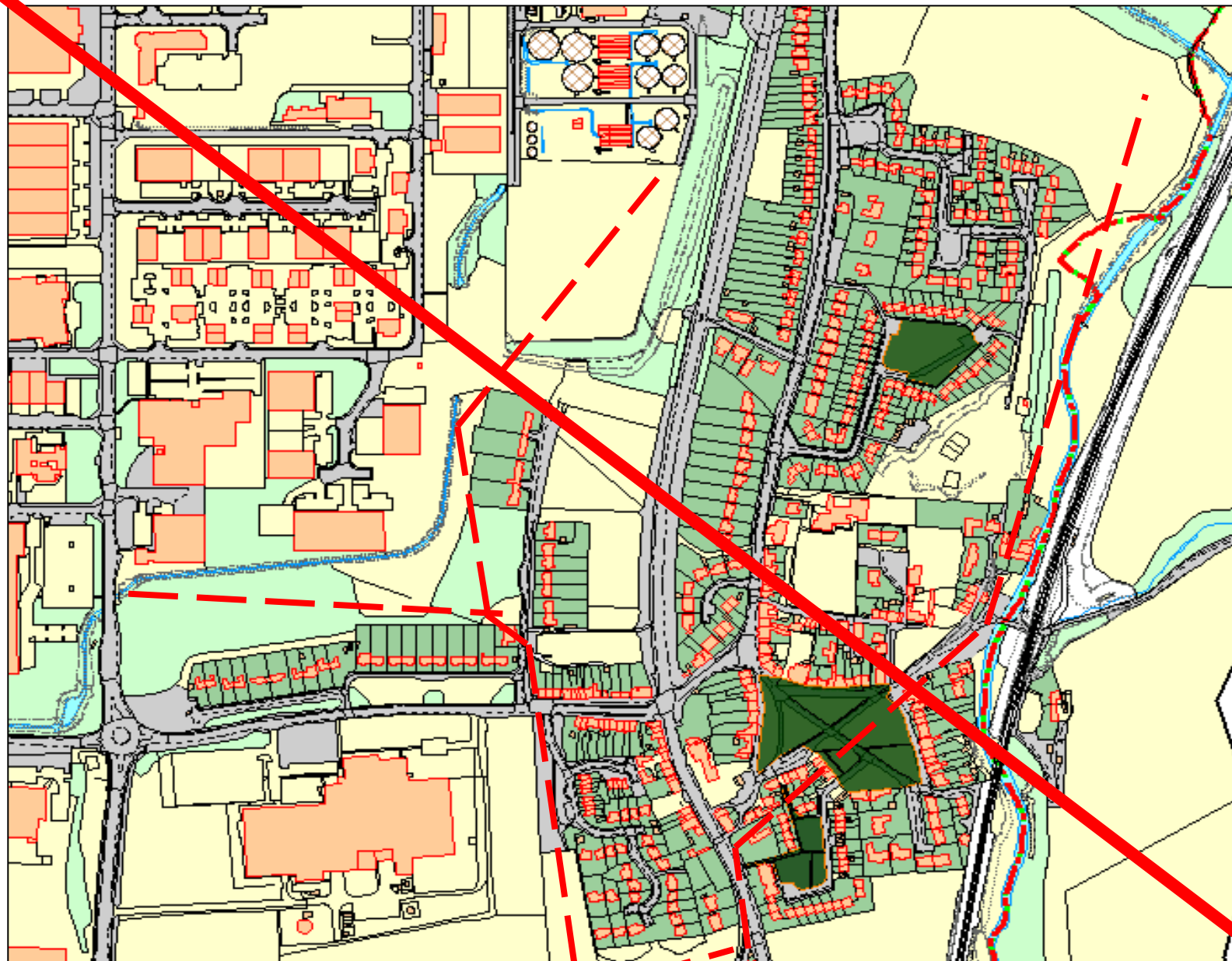
## CUMBY ROAD



D10

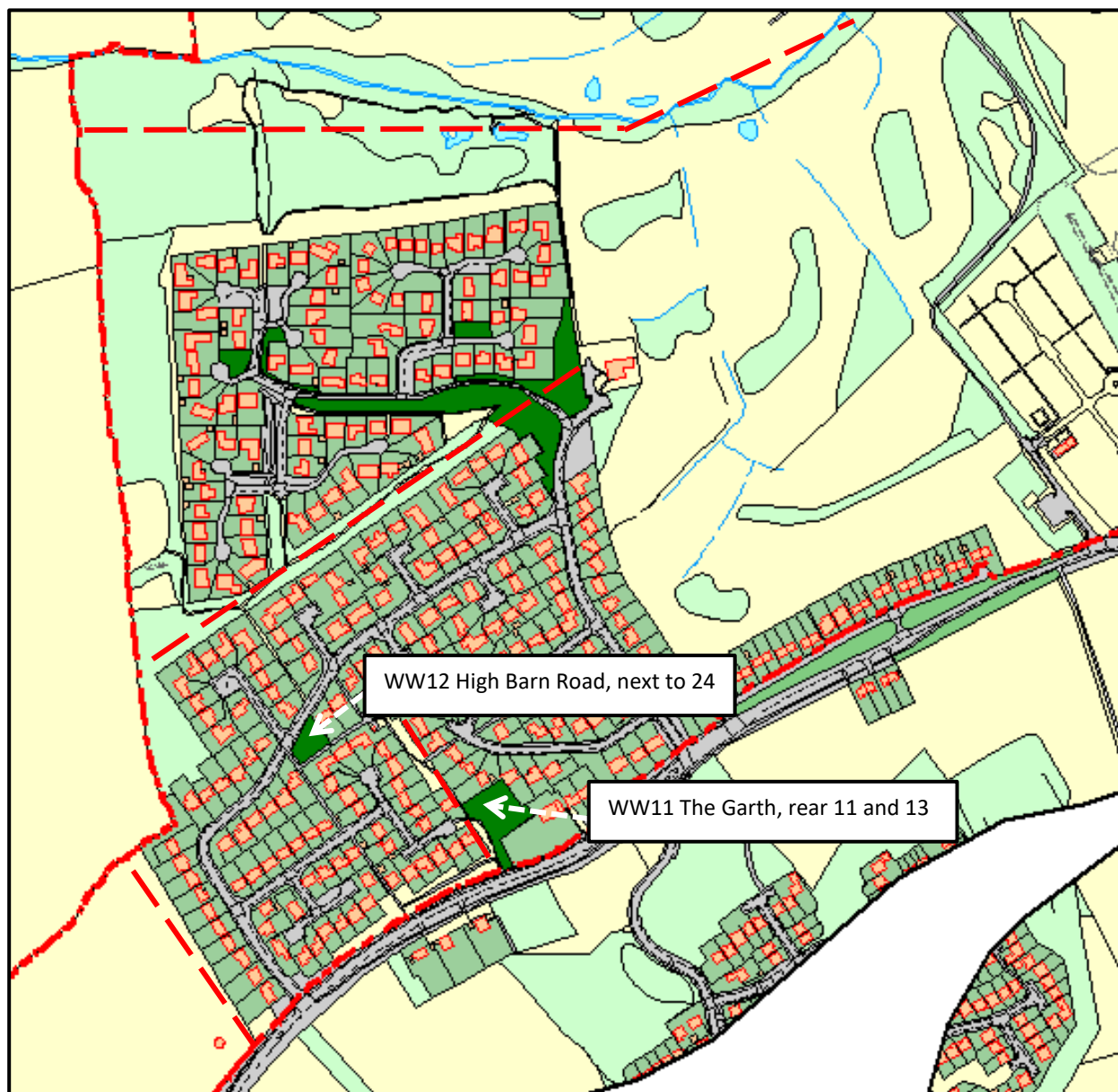


## AYCLIFFE VILLAGE



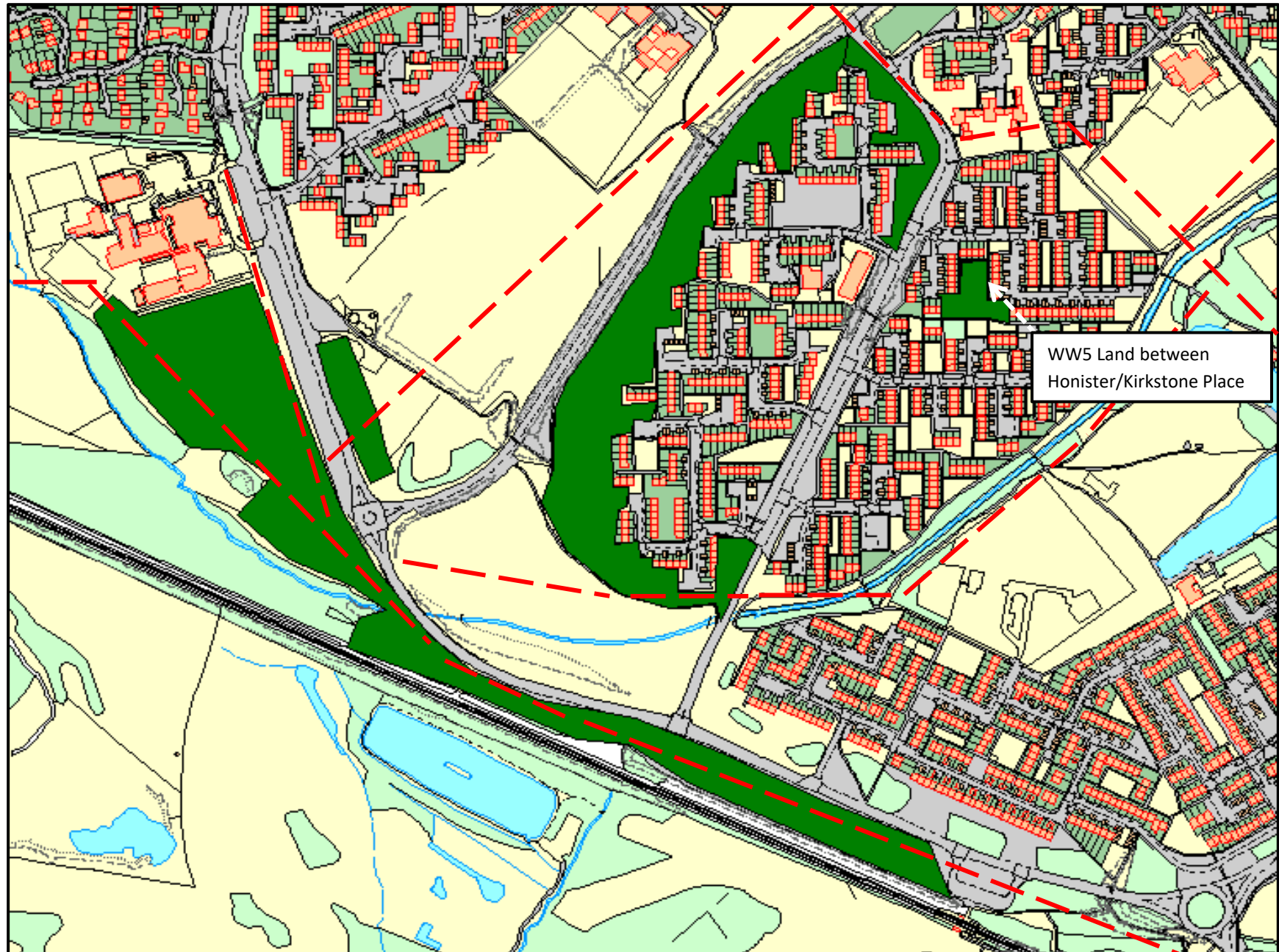
D11

## SCHOOL AYCLIFFE

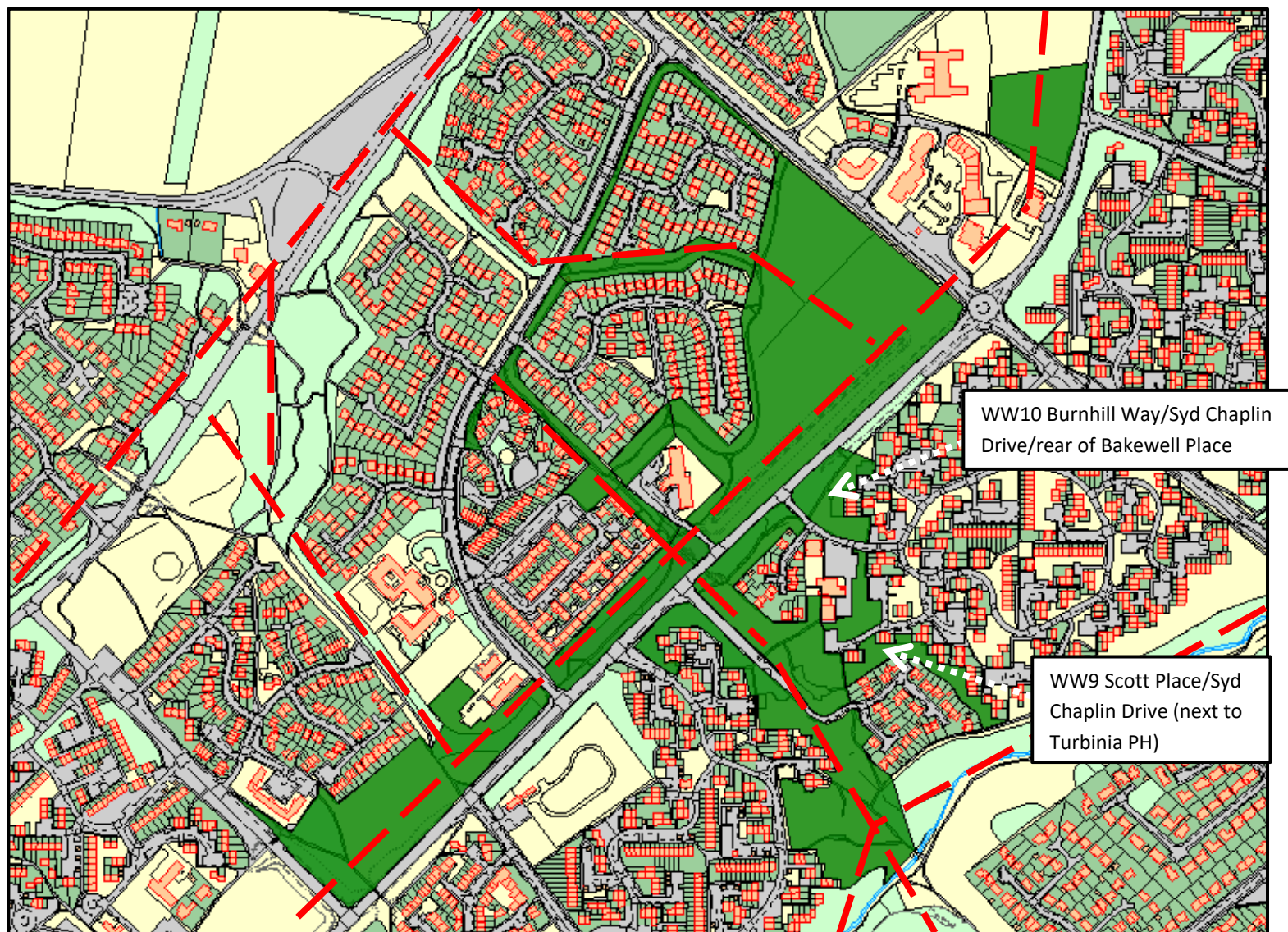




## GREENFIELD WAY AREA



## BURNHILL WAY / BLUEBELL WAY AREA



## Appendix E

### Open Spaces (Which formed part of the Evidence Base)

Priority Code Key - 1 = high priority for protection 2 = may be suitable for limited off-street parking 3 = may be suitable for some development

4 = protection not required already covered

5 = may have development potential

Mapping code	Green/name of road Description of area	Size ha	Is it in reasonably close proximity to the community it serves	demonstrably special to a local community and holds a particular local significance, beauty, historic significance, recreational value, tranquillity or richness of its wildlife	The green area concerned is local in character	Is the green an extensive tract of land?	Land ownership	Parking Problems	Priority Code
XX00	extensive tract of land								
	nature area or similar								
	Agnew Plantation		Yes	Woodland, environmental importance & habitat,	Yes	Yes	GATC	n	4
S2	Anne Swyft Road/Bede Crescent	0.33	Yes	part of garden city concept for original town, historic, character	Yes	No	DCC	y	2
SSM6	Arrowsmith Square	0.08	Yes	Lord Beveridge Vision, Houses grouped around a green. Garden City, recreational	Yes	No	DCC	y	1
AV2	Atkinson Gardens	0.36	Yes	Historic Significance. Houses grouped around a green. Garden City.	Yes	No	DCC	y	2
SSM7	Auckland Mews/Auckland Place corner Shafto Way	0.16	Yes	Houses grouped around greens, children play	Yes	No	DCC	y	2
	Aycliffe Nature Park		Yes	Environmental and Recreational, nature reserve	Yes	No	GATC	n	4
AV3	Aycliffe Village, Village Green	1.11	Yes	Historic, Conservation Area,	Yes	No	GATC	y	4



N1	Baliol Green	0.54	Yes	Historic Significance. Lord Beveridge Vision, Houses grouped around a green. Garden City.	Yes	No	DCC	y	2
SSM21	Bewick Crescent (East)	0.04	Yes	Beveridge, Verge, character, environment	Yes	No	DCC/Livin	y	1
SSM20	Bewick Crescent (West)	0.06	Yes	Beveridge, Verge, character, environment	Yes	No	DCC/Livin	y	2
SSM8	Biscop Crescent (North)	0.25	Yes	Part of Garden City concept for original town, Historic, Beveridge Vision, Part Highway verge, recreational	Yes	No	DCC	y	2
SSM9	Biscop Crescent (South)	0.28	Yes	Part of Garden City concept for original town, Historic, Beveridge Vision, Part Highway verge, recreational	Yes	No	DCC	y	2
WW3	Burnhill Way (South)/Williamfield Way (west)	5.24	Yes	main route, highway verge, recreational, environmental	Yes	Yes	DCC	n	4
BPHC3	Burnhill Way (North) /Burn Lane, including land read of Avon Court	7.58	Yes	Wildlife Corridor, Recreation and dog walking, main route, highway verge, character	Yes	Yes	DCC/GATC	n	4
BPCH2	Burnhill Way/Meadowfield Way	1.44	yes	Wildlife Corridor, Recreation and dog walking, main route, highway verge, character	Yes	No	DCC	n	4
WW10	Burnhill Way/Syd Chaplin Drive/rear Bakewell Place	0.45	Yes	houses around greens, environment, character, recreational, highway verge	Yes	No	DCC/Livin	n	1

N9	Bury Road	0.15	Yes	Highway Verge, Character	Yes	No	DCC	y	2
AC3	Cadogan Square	0.10	Yes	Historic Significance. Lord Beveridge Vision, Houses grouped around a green. Garden City.	Yes	No	DCC	n	1
SSM12	Carr Place	0.07	Yes	Houses grouped around greens, children play	Yes	No	DCC	n	1
AC4	Central Avenue (various)	2.95	Yes	Main route into town with 36 flower beds. Key impression of the Town highway verge	Yes	Yes	DCC	n	1
WW4	Christopher Walk/Lightfoot Road/Marshall Road	0.26	Yes	Historic Significance. Lord Beveridge Vision, Houses grouped around a green. Garden City.	Yes	No	DCC	y	5
N5	Clarence Corner	0.14	Yes	Historic Significance. Lord Beveridge Vision, Houses grouped around a green. Garden City.	Yes	No	DCC	y	2
N6	Clarence Green	0.52	Yes	Historic Significance. Lord Beveridge Vision, Houses grouped around a green. Garden City.	Yes	No	DCC	y	2
WV3	Cobblers Hall SUDS area	1.15	Yes	Nature area, recreational SUDS scheme	Yes	No	DCC	n	1
S5	Cumby Road	0.15	Yes	Recreation, Beveridge	Yes	No	DCC	y	2
S6	Cumby Road / Watson Road	0.16	Yes	Beveridge, historic, character, environment	Yes	No	DCC	y	5
N3	Dykes Walk/Van Mildert Road/Greathead Crescent	0.41	Yes	Beveridge Vision, character, children, environment, houses round greens, Historic significance	Yes	No	DCC	y	2

S4 (b)	Emerson Way junct Pease Way (east)	0.36	Yes	Highway Verge, Character,	Yes	No	DCC	y	2
S4 (a)	Emerson Way junct Pease Way (west)	0.31	Yes	Highway Verge, Character,	Yes	No	DCC	y	2
AC2	Faulkner Road/Dalton Way	0.64	Yes	Historic Significance. Lord Beveridge Vision, Houses grouped around a green. Garden City.	Yes	No	DCC	y	2
SSM13	Fowler Road	0.04	Yes	Recreational, character, verge	Yes	No	DCC	y	2
SSM14	Fowler Road/Vane Road corner	0.04	Yes	Verge, character, historic	Yes	No	DCC	y	1
N7	Gilpin Road/rear Clanny Road/Pudsey Walk	0.75	Yes	Beveridge Vision, character, garden city	Yes	No	DCC	y	2
BPCH1	Greenfield Way (East)	0.41	Yes	Wildlife Corridor, Recreation and dog walking, main route, highway verge, character	Yes	No	DCC/GATC	y	2
WW1	Greenfield Way (South West)	6.10	Yes	Wildlife Corridor, Recreation and dog walking, main route, highway verge, character	Yes	Yes	DCC	y	1
N8	Gunn Lane to Clarence Chare (behind sports club and Gilpin Road)	1.60	Yes	wooded area including Great Aycliffe Way nature walk	Yes	No	DCC	n	1
AC1	Hardinge Road opp. Chandler Road	0.12	Yes	Historic Significance. Lord Beveridge Vision, Houses grouped around a green. Garden City.	Yes	No	DCC	n	1
SSM10	Hatfield Road	0.07	Yes	Part of Garden City concept for original town, verge	Yes	No	DCC	y	2
SSM5	Heild Close	0.43	Yes	Historic Significance. Lord Beveridge Vision, Houses grouped around a green. Garden City.	Yes	No	DCC	y	3



N4	Henderson Road/Crawford Road	0.57	Yes	Historic Significance. Lord Beveridge Vision, Houses grouped around a green. Garden City.	Yes	No	DCC	y	3
WW12	High Barn Road, next to 24	0.07	Yes	Houses adjacent to green, environment	Yes	No	DCC	n	1
WW5	Honister Place/Kirstone Place, land between	0.24	Yes	Historic Significance. Lord Beveridge Vision, Houses grouped around a green. Garden City.	Yes	No	DCC/Livin	n	1
S7	Hopper Road	0.06	Yes	Beveridge, historic, character, environment	Yes	No	DCC	y	2
SSM15	Jackson Place	0.07	Yes	Recreational	Yes	No	DCC	n	1
SSM1	Kemble Green North & South	0.97	Yes	Historic Significance. Lord Beveridge Vision, Houses grouped around a green. Garden City.	Yes	No	DCC	y	2
WW6	Kestrel Court, land to rear and side	1.53	Yes	Greens, Recreational, environmental, character, part of the Great Aycliffe Way, The Burn	Yes	Yes	DCC	y	3
S1 (b)	Lee Green (East)	0.17	Yes	Historic Significance. Lord Beveridge Vision, Houses grouped around a green. Garden City.	Yes	No	DCC	y	2
S1 (a)	Lee Green (West)	0.20	Yes	Historic Significance. Lord Beveridge Vision, Houses grouped around a green. Garden City.	Yes	No	DCC	y	2
SSM16	Liddell Close	0.06	Yes	Houses grouped around greens, children play, tree lined, environmental	Yes	No	DCC	n	1
WW14	Lord Neville Drive (South)	0.43	Yes	recreational (playground adjacent), environmental, character	Yes	No	DCC	n	2
WW13	Lord Neville Drive near Community Centre	0.24	Yes	Recreational - (children playground opposite), environmental	Yes	No	DCC	n	2

S3	Lowery Road/Cumby Road	0.35	Yes	Historic Significance. Lord Beveridge Vision, Houses grouped around a green. Garden City.	Yes	No	DCC	y	1
WW8	Malham Crescent (various)	2.07	Yes	houses around greens, recreation, character	Yes	Yes	DCC/Livin	y	2
SSM2	Maling Green	0.11	Yes	Historic Significance. Lord Beveridge Vision, Houses grouped around a green. Garden City.	Yes	No	DCC	y	4
SSM17	Mellanby Crescent (rear 76-82)	0.10	Yes	Recreational, tucked at the rear of properties	Yes	No	Livin	n	1
WW15	Menville Close	0.04	Yes	Houses grouped around and main walk to wetland	Yes	No	DCC	y	2
S13	Mills Close	0.07	Yes	Beveridge, houses grouped around greens, character, historic	Yes	No	DCC	y	2
	Moore Lane Park		Yes	Recreational, environmental, character	Yes	Yes	GATC	n	4
	Next to Agnew Plantation		Yes	Environmental Corridor	Yes	Yes	GATC	n	4
	North West of Greenfield School rear of Byerley Park estate(part of GAW)		Yes	Wooded Area. Nature reserve, character, environmental,	Yes	Yes	DCC / GATC	n	1
WV4	Cobblers Hall land near garage	0.93	Yes	Environmental Corridor	Yes	No	DCC	n	5
S2	Ritson Road / Bowes Road Green	1.08	Yes	Historic Significance. Lord Beveridge Vision, Houses grouped around a green. Garden City.	Yes	No	DCC	y	3
SSM11	Ross Walk, land to the rear	1.31	Yes	Scenic Area adjacent to Woodland. Part of Great Aycliffe Way, also southern part is banked up sound barrier to A167.	Yes	Yes	DCC	n	1
SSM3	Rufus Green inc. Richardson Walk	0.41	Yes	Historic Significance. Lord Beveridge Vision, Houses grouped around a green. Garden City.	Yes	No	DCC	n	1

WV5	Sandown Drive, land to rear	0.51	Yes	Environmental Corridor	Yes	No	DCC	n	1
WW9	Scott Place/Syd Chaplin Drive (next to Turbinia PH)	0.22	Yes	environment, character, recreational,	Yes	No	Livin	n	1
N10	Seven Hills	0.45	Yes	Environmental/Woodland	Yes	No	GATC	n	1
S1	Shafto Way	0.80	Yes	Recreational, Beveridge vision, Character, houses grouped around greens	Yes	No	DCC	y	3
WW16	Shephards Croft	0.05	Yes	Houses grouped around and main walk to wetland	Yes	No	DCC	y	2
WW7	Silkin Way (North) (various)	0.23	Yes	houses around greens	Yes	No	Livin	n	2
	Simpasture Rail Line		Yes	Recreation, Walk (GAW)	Yes	Yes	DCC/GATC	n	1
S8	Simpasture Shops	0.28	Yes	Verge, part recreational	Yes	No	DCC	y	2
AV1	St Andrews, Aycliffe Village	0.25	Yes	Historic Significance, Houses grouped around a green. Garden City.	Yes	No	DCC	y	2
	St Cuthberts Way		Yes	Highway Verge	Yes	Yes	DCC	y	4
S12	St Godricks Road/Lowery Road/Cumby Road	0.15	Yes	Recreation, Beveridge, environment, character, historic	Yes	No	DCC	y	1
SSM18	Stanfield Road/Kellawe Place	0.23	Yes	Recreational, Beveridge vision	Yes	No	DCC	y	2
WW11	The Garth, land to the rear 11 & 13, School Aycliffe	0.17	Yes	Green space - houses around and for children playing	Yes	No	DCC	n	1

WV1	The Grange, Woodham	0.08	Yes	Lord Beveridge Vision, Houses grouped around a green. Garden City.	Yes	No	DCC	n	1
N2	Travellers Green	0.22	Yes	Historic Significance. Lord Beveridge Vision, Houses grouped around a green. Garden City.	Yes	No	DCC	y	2
SSM4	Trevor Green	0.33	Yes	Historic Significance. Lord Beveridge Vision, Houses grouped around a green. Garden City.	Yes	No	DCC	y	1
S11	Walker Lane (east)	0.08	Yes	Beveridge, character, environment	Yes	No	DCC	y	2
S10	Walker Lane (west)	0.08	Yes	Beveridge, character, environment	Yes	No	DCC	y	2
S14	Wallas Road	0.08	Yes	Recreation, Beveridge, character	Yes	No	DCC	y	2
	Wetlands & Oakleaf		Yes	Recreation Environmental	Yes	Yes	GATC	n	4
WW2	Wilbercroft	0.03	Yes	Houses grouped around and main walk to wetland	Yes	No	DCC	y	2
	Woodham Burn		Yes	Recreational and environmental - part of Great Aycliffe Way walk	Yes	No	GATC/DCC	n	4
WV2	Woodham Village Green inc adjacent Woodham Way/St Elizabeth's Close	0.90	Yes	Lord Beveridge Vision, Houses grouped around a green. Garden City.	Yes	No	DCC	n	1

The following area was removed from the Local Green Spaces Map as development on this site commenced during the preparation of the GANP therefore no protection was possible

WV6	Woodham Way land adjacent to Agnew Community Centre	0.97	Yes	Highway verge, Recreation, environment	Yes	No	DCC	y	2
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## GLOSSARY OF TERMS

Acronym	Subject	Explanation
	Affordable Housing	Social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices. Affordable housing should include provisions to remain at an affordable price for future eligible households or for the subsidy to be recycled for alternative affordable housing provision. Affordable housing does not include low cost market housing.
	Code for Sustainable Homes	The Code for Sustainable Homes is the national standard for the sustainable design and construction of new homes. It is an environmental assessment method for rating and certifying the performance of new homes.
	Community Facilities	Community facilities provide for the health and wellbeing, social, education, spiritual, recreational, leisure and cultural needs of the community.
CIL	Community Infrastructure Levy	A levy allowing local authorities to raise funds from owners or developers of land undertaking new building projects in their area in order to fund necessary improvement to services; systems; or facilities (e.g. roads, footpath improvements etc.) needed by the development.
CNEO	Community Neighbourhood Engagement Officer	The person employed by Great Aycliffe Town Council to undertake the consultation and research
	Conservation Area	An area designated by the County Council under Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as an area of special architectural or historical interest, the character or appearance of which it is desirable to preserve or enhance. There are additional controls over demolition, minor developments and the felling of trees.
	Consultation Statement	A document accompanying the Great Aycliffe Neighbourhood Plan that is required by the Localism Act. The Consultation Statement must set out what consultation was undertaken and how it informed the Great Aycliffe Neighbourhood Plan.
CDP	County Durham Plan	The strategic planning document for County Durham which has since been withdrawn.
	Curtilage	The area of land, usually enclosed, immediately surrounding a home.
	Design and Access Statement	A report accompanying and supporting a planning application. Required for many types of planning application – both full and outline – but there are some exemptions. They are not required for householder

Acronym	Subject	Explanation
		applications. Design and access statements are documents that explain the design thinking behind a planning application.
	Development Plan	A plan comprising the Development Plan Documents contained within the Local Development Framework. This includes adopted Local Plans and Neighbourhood Plans, as defined in section 38 of the Planning and Compulsory Purchase Act 2004.
DCC	Durham County Council	The Local Planning Authority and public body responsible for a range of matters in County Durham.
	Evidence Base	The researched, documented, analysed and verified basis for preparing the Great Aycliffe Neighbourhood Plan
	Examination	An independent review of the Great Aycliffe Neighbourhood Plan carried out in public by an Independent Examiner.
	Geo-grid	A flexible synthetic mesh, designed to provide stability. Geo-grids can be filled with grass or gravel to improve appearance on site and to withstand harsh conditions and to lessen flooding problems.
GANP	Great Aycliffe Neighbourhood Plan	The development plan (planning document) for the Parish of Great Aycliffe.
GATC	Great Aycliffe Town Council	Great Aycliffe Town Council is the parish authority for Newton Aycliffe, Aycliffe Village and part of School Aycliffe. The Town Council is a service provider for the Great Aycliffe community.
	Green Corridors	Green spaces that provide avenues for wildlife movement, often along hedgerows, streams, rivers or other natural features. They connect green spaces together and often provide pleasant walks for the public away from main roads.
	Habitats Regulations	The European Union Habitats Directive aims to protect the wild plants, animals and habitats that make up our diverse natural environment. A Habitats Regulation Assessment would be needed if a plan was likely to impact on wildlife habitats of European importance.
	Historic Environment	All aspects of the environment resulting from the interaction between people and places through time including surviving physical remains of past human activity, whether visible or not, and landscaped and planned or managed flora.
	Independent Examiner	Anyone with appropriate qualifications and skills who meet certain requirements set out in the Localism act. This could be a planning consultant or other planning professional, an employee of another local authority or a planning inspector.

Acronym	Subject	Explanation
	In-curtilage	Within an area of land immediately surrounding a home.
	Infill Development	Building on a relatively small site between existing buildings.
	Infrastructure	All the ancillary works and services which are necessary to support human activities, including roads, sewers, schools etc.
	Issues and Proposals	A consultation document published by Great Aycliffe Town Council in October 2015.
	Lifetime Homes	The Lifetime Home standard is a set of 16 design criteria that provide a model for building accessible and adaptable homes. Each design feature adds to the comfort and convenience of the home and supports the changing needs of individuals and families at different stages of life.
	Listed Buildings	A building of special architectural or historic interest whose protection and maintenance are the subject of special legislation. Listed building consent is required before any works are carried out on a listed building.
	The Localism Act	The Act introduces new planning rights and tools to empower communities to shape and manage development in their local area.
	Local Authority / Local Planning Authority	For the purposes of the Great Aycliffe Neighbourhood Plan this is Durham County Council. The Local Planning Authority determines planning applications and carry out specific planning functions for the area within their boundary.
	Local Motion	A government funded initiative to encourage and improve sustainable transport
	Local Plan	The planning document for the future development of an area which set out the strategic planning policies and guidance for that area. It would also include any saved policies from former district Local Plans. As the County Durham Plan has been withdrawn the Local Plan for the GANP is the Sedgfield Borough Local Plan.
	Mixed Use	Provision of a mix of complementary uses, such as residential, community and leisure on a site or within a particular area.
NPPF	National Planning Policy Framework	The National Planning Policy Framework was published by the Government in March 2012. It sets out the Government's planning policies, in general terms, for England and how these are expected to be applied.
NP	Neighbourhood Plan / Development Plan	The full title in the Localism Act is 'Neighbourhood Development Plan' but this is commonly shortened to 'Neighbourhood Plan' or 'Development Plan'. It is a planning document for a defined area and is subject to approval by referendum. It should be in general

Acronym	Subject	Explanation
		conformity with Local Plans and will be used during the determination of planning applications for that area.
	Older Person	People over retirement age, including the active, newly-retired through to the very frail elderly, whose housing needs can encompass accessible, adaptable general needs housing for those looking to downsize from family housing and the full range of retirement and specialised housing for those with support or care needs.
	Open Space	All open space of public value which offer important opportunities for sport and recreation and can act as a visual amenity.
	Planning Condition	A condition imposed on the approval of planning permission (in accordance with the Town and County Planning Act 1990).
	Planning Document	A document which sits within the Local Plan setting out planning policies and/or guidance for an area.
	Plan Period	The period for which the Great Aycliffe Neighbourhood Plan will set policy for the Parish of Great Aycliffe. This will be from the adoption of the Plan (anticipated September 2016) until 2036.
	Referendum	A general vote by the electorate on a single political question that has been referred to them for a direct decision. In the case of the Great Aycliffe Neighbourhood Plan, the referendum will decide whether or not to adopt the Plan/
	Saved Policies / Saved Plan	Policies within Local Plans that are saved for a time period during the production of replacement Local Development Plans and documents.
S106	Section 106	A legally binding agreement entered into by persons with an interest in a piece of land (often a developer) secured by a legal agreement or deed. They are designed to mitigate for a particular impact that would arise from a development.
	Sequential Test	A planning principle that seeks to identify, allocate or develop certain types of locations of land before the consideration of others. For example, town centre retail sites before out-of-centre sites.
	Soft Market Testing of Retailers	A desk top consultation exercise to investigate the potential for additional retail investment in Newton Aycliffe.
SHLAA	Strategic Housing Land Availability Assessment	A document identifying sites with potential for housing, identifying any issues affecting the development of the sites such as access problems and estimate when they are likely to come forward for development which may be affected by issues such as policy constraints or site conditions. The SHLAA is key in being able to demonstrate

Acronym	Subject	Explanation
		that sufficient developable sites are available to deliver the Local Plan.
SHMA	Strategic Housing Market Assessment	A housing market assessment key to informing an area's level of future housing provision and establishing the mix of housing required.
	Strategic Environmental Assessment	Assessments made compulsory by a European Directive (the SEA Directive). Which require the formal environmental assessment of certain plans and programmes which are likely to have significant effect on the environment. To be implemented in planning through Sustainability Appraisal of Development Plan documents and neighbourhood plans were required.
	Strategic Sites	Local Plans may allocate strategic sites for development but these should be restricted to those sites considered central to the achievement of the strategy. Neighbourhood Plans should not allocate strategic sites.
SUDS	Sustainable Urban Drainage System	A drainage system that controls the rate and quantity of run-off of surface water from developments. It replaces the conventional practice of routing run-off through a pipe to a watercourse, which can cause problems with flooding. SUDS minimises run-off by putting surface water back into the ground on site through a range of measures such as underground infiltration blankets, ponds and reed beds.
	Supplementary Planning Documents	Documents which add further detail to the policies in the Local Plan. They can be used to provide further guidance for development on specific sites, or on particular issues, such as design. Supplementary planning documents are capable of being a material consideration in planning decisions but are not part of the development plan.
	Sustainable Development	There are three dimensions to sustainable development and that these dimensions give rise to the need for planning to perform a number of roles: <b>an economic role</b> – contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure; <b>a social role</b> – supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being; and



Acronym	Subject	Explanation
		<b>an environmental role</b> – contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.
	Sustainability Appraisal (including Environmental Appraisal)	The process of weighting and assessing all the policies in a development plan document for its global, national and local implications.
	Sustrans	A charity whose aim is to enable people to travel by foot, bike or public transport for more of the journeys made every day. Sustrans are responsible for the National Cycle Network.
	Thematic Group	A group of people working on a specific theme (or topic such as housing) which included Town Councillors, residents, Livin Housing Association, County Councillors, Area Action Partnership Representatives, community groups and businesses that informed the work on the Great Aycliffe Neighbourhood Plan.
	Town Centre	An area defined on the local authority's proposals map, including the primary shopping area and areas predominantly occupied by main town centre uses within or adjacent to the primary shopping area. This excludes local centres and small parades of shops of purely neighbourhood significance.
	Viable	A plan/policy or proposal that is capable of success or continuing effectiveness.
	Wildlife Corridor	Areas of habitat connecting wildlife populations.

