



## **GREAT AYCLIFFE NEIGHBOURHOOD PLAN (2016 – 2036)**

### **DECISION STATEMENT – PROCEEDING TO REFERENDUM**

[Town and Country Planning England – The Neighbourhood Planning (General)

Regulations 2012 Reg. 18 – Paragraph 2]

#### **1. Purpose**

Following the examination of the Great Aycliffe Neighbourhood Plan, this delegated report considers and makes recommendations on the modifications to the Great Aycliffe Neighbourhood Plan which have been proposed by the Independent Examiner ('Examiner') in his report, including whether to proceed to referendum and the area for the referendum.

#### **2. Background**

Regulation 18 of The Neighbourhood Planning (General) Regulations 2012 (as amended) requires the County Council to outline what action to take in response to the recommendations of an Examiner made in a report under paragraph 10 of Schedule 4A to the 1990 Act (as applied by Section 38A of the 2004 Act) in relation to a Neighbourhood Plan. The Regulations provide that where the Council disagrees with the Examiner's report re-consultation is required.

Pursuant to the Durham County Council Constitution and the Council's internal delegations the decision is to be made by the Head of Planning and Assets.

#### **2. Overview of plan preparation**

2.1. The Great Aycliffe Neighbourhood Plan (the Neighbourhood Plan) relates to the Neighbourhood Area that was designated by the County Council on 14<sup>th</sup> February 2013. This area relates to the whole of the Great Aycliffe Town Council parish area and is entirely within the Local Planning Authority Area. Great Aycliffe Town Council Parish is the designated qualifying body for the Plan.

2.2. Great Aycliffe Town Council undertook pre-submission consultation on the draft Plan in accordance with Regulation 14 between 25<sup>th</sup> April and 6<sup>th</sup> June 2016.

2.3. Following the submission of the Great Aycliffe Neighbourhood Plan and supporting documents to the County Council in July 2016, the Neighbourhood Plan was consulted upon for a six-week period starting on 27<sup>th</sup> July 2016, and representations were invited in accordance with Regulation 16. The consultation ended on 9<sup>th</sup> September 2016.

### **3. Independent examination**

3.1. The Council, with the consent of Great Aycliffe Town Council, appointed Terry Raymond Heselton BA (Hons), Dip TP, MRTPI to undertake the independent examination of the Great Aycliffe Neighbourhood Plan and to prepare a report of his findings and recommendations.

3.2. The Examiner decided to deal with the Neighbourhood Plan via written representations supported by an unaccompanied site visit of the Neighbourhood Plan Area.

3.3. The Examiner's report dated November 2016 was formally submitted on 6<sup>th</sup> December 2016. The Examiner has concluded that the Neighbourhood Plan meets all of the statutory requirements subject to a number of modifications to ensure that it meets the four 'Basic Conditions'. Subject to making these modifications he has recommended that the plan should proceed to referendum, and that the voting area should correspond with the designated Great Aycliffe Neighbourhood Area.

3.4. Having considered the findings of the Examiner's report the Town Council has accepted all of the proposed modifications to the Great Aycliffe Neighbourhood Plan.

The County Council must be satisfied that subject to those modifications as set out in Annex 1 the plan:

- meets the Basic Conditions set out in paragraph 8(2) of Schedule 4B of the Town and Country Planning Act 1990;

- is compatible with the Convention Rights; and,
- complies with the provision made by or under 61E(2), 61J and 61L of the said Act .

3.4. In light of practical issues Great Aycliffe Town Council have agreed to an extension to the date for when Durham County Council will make its formal decision on the acceptability Examiner's recommendations, in line with the Neighbourhood Planning (General) Regulations 2012.

#### **4. Acceptability of Examiners Recommendations**

4.1. Annex 1 below outlines the Plan Modifications made to the Plan under paragraph 12(6) of Schedule 4B to the 1990 Act (as applied by Section 38A of the 2004 Act) in response to each of the Examiner's recommendations. In summary along with some amendments to policies the Examiner has recommended that the Neighbourhood Plan should proceed to a referendum subject to the modifications being made, and that the referendum area should be the designated Neighbourhood Area which is Great Aycliffe Neighbourhood Area.

The Plan once modified and if accepted by the County Council must proceed to Referendum within 56 days. Arrangements can be made for the referendum to be held on Thursday 22nd June 2017.

Having considered each of the recommendations made by the Examiner in his report and the reasons for them, it is considered that the Examiner's recommendations are reasonable and should be accepted by the County Council. In such an instance the provision relating to the need for re-consultation would not be triggered.

#### **5. Recommendation**

1. That a Decision Statement is issued to Great Aycliffe Town Council as the Qualifying Body confirming that the Great Aycliffe Neighbourhood Plan as modified can proceed to a referendum which relates to the whole of the Great Aycliffe Parish area.

**Stuart Timmiss (Head of Planning and Assets)**

**Dated 8<sup>th</sup> May 2017**

**Annex 1: Schedule of Proposed Plan Modifications and DCC decision**

**GANP** = Great Aycliffe Neighbourhood Plan (Submission Draft);

**PM** = Examiner's Plan Modification Recommendations

<b><u>PM Ref no.</u></b>	<b>Modifications Recommended by the Examiner to the Submission Draft of the Great Aycliffe Neighbourhood Plan in order to satisfy the Basic Conditions</b>	<b>Reason for modification</b>	<b>Examiners recommendation accepted</b>	<b>Further Modifications required</b>
1a	<b>At the beginning of paragraph 1 in 'What's in the Neighbourhood Plan' on page 8 delete 'The GANP is more than a document allocating new housing and new employment. It is about' and insert '<i>Although decisions regarding the scale and location of future growth will be taken by Durham County Council through the County Durham Plan the GANP provides an opportunity to identify</i>'</b>	Neighbourhood plans do not have to wait for Local Plans to be in place  The agenda for growth, including the scale and location of future housing will be established through the Local Plan.	Yes	No
1b	<b>Delete 'Although the County Durham Plan has been withdrawn' in paragraph 1 in 'What's in the Neighbourhood Plan' on page 8, and insert '<i>Following the withdrawal of the County Durham Plan the County Council has begun work on a new Plan and</i>'.</b>	The Neighbourhood Plan is intended to support the emerging Local Plan (when adopted) in delivering new housing. Its role is to manage proposals for new housing development that may come forward.	Yes	No
1c	<b>In paragraph 1 in 'Housing' on page 27 delete 'It is not the role of a neighbourhood plan to make strategic housing allocations. Until a revised Local Plan for County Durham is published the scale of housing for the town is unclear.', and insert '<i>Although it is intended to leave decisions regarding the scale and</i></b>		Yes	No

	<i>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 considering windfall proposals as well as planned development after the adoption of the Local Plan.'</i>			
1d	Incorporate Recommendation 01c) above in the introduction to the housing policies on page 44.		Yes	No
1e	In paragraph 3 in 'Aycliffe Village' on page 23 delete 'This character area would also provide a definitive boundary from which to restrict the further expansion of the settlement edge in order to preserve the integrity of the Village in terms of built form, type, scale and density.', and insert ' <i>The Plan places 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.'</i>	<p>While the GANP recognises the special character and distinctive identity of Aycliffe Village it is not appropriate to restrict the further expansion of the village as this potentially pre-empts decisions about the future scale and location of future development to be established through the emerging Local Plan.</p> <p>In these circumstances it would be more appropriate to refer to Aycliffe village as a distinctive settlement where future development should preserve the integrity of the village. This could facilitate the maintenance of an area separation with surrounding development without necessarily restricting the scope for some limited growth.</p>	Yes	No
	<b>Introduction, Neighbourhood Area, and Key Issues.</b>			

2a	Substitute ' <i>made</i> ' for 'adopted' in line 3, paragraph 4, 'Neighbourhood Plans', on page 4.	'Made' reflects the terminology used in current legislation.	Yes	No
2b	Delete 'The GANP is about growth and the things which are important to us.' in paragraph 5, 'Neighbourhood Plans', on page 4.	The reference on page 4 to the GANP being about growth ('Neighbourhood Plans' – paragraph 5) should be removed as it is expressly stated elsewhere (for example in paragraph 4 of the Foreword) that decisions regarding the allocation of future development sites will be made through the emerging Local Plan by Durham County Council.	Yes	No
2c	Clarify whether the industrial/business park is the largest or nearly the largest in the North East and amend either paragraph 1 on page 6 and paragraph 2 on page 25, or paragraph 4 on page 11 to ensure consistency.	The relative status of the existing industrial/business estate to be clarified.	Yes	No
2d	Delete paragraph 3 in 'What's in the Neighbourhood Plan' on page 8	There is an inaccurate reference to proposed national planning policy in relation to starter homes in 'What's in the Neighbourhood Plan – paragraph 3.  Also, as no evidence is provided to demonstrate whether there are any brownfield sites suitable for starter homes provision in the Plan area, and as this paragraph does not link to policies, proposals or themes covered by the Neighbourhood Plan I recommend its deletion.	Yes	No
			Yes	No

2e	Delete paragraph 2 in 'Community Infrastructure Levy' on page 30 and substitute the following ' <i>Previously the GANP and the County Durham Plan, including proposals to introduce a CIL, were being prepared in parallel. Following the withdrawal of the County Durham Plan 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</i> '.	The reference to CIL, progress on the Durham County Plan and the link between the County Durham Plan and CIL, on page 30 ('Community Infrastructure Levy' – paragraph 2), is inaccurate and out of date.		
2f	Reorganise Chapter 3 'Neighbourhood Area' to incorporate the 'Aycliffe Village' sub section immediately after the 'School Aycliffe' subsection and incorporate the 'Business' subsection immediately after the 'Retail' subsection.	I also question the logic of placing the 'Aycliffe Village' and 'Business' subsections at the end of Chapter 3 'Neighbourhood Area' where they are slightly out of context. I also note that these sub section headings have erroneously been assigned the same typeface size and layout as main chapter headings.	Yes	No
03	Delete or update paragraphs, 4, 5 and 6 in the executive Summary, and paragraph 1 in the Introduction, as appropriate.	Various references are made in the GANP to the consultation and other processes that have been followed during the preparation of the GANP. As some of these are already out of date or may soon become out of date I recommend that these are either deleted or updated, as appropriate, in order to future proof the document.	Yes	No
4a	Replace 'as' with 'is' in line 1 on page 7.	Typographical and syntax errors to correct.	Yes	No
			Yes	No



4b	Replace 'investigate' with ' <i>and investigated</i> ' in line 2 of 'Understanding Our Parish', paragraph 2 on page 8.	Typographical and syntax errors to correct.		
4c	In line 1 of paragraph 3 in 'The Parish of Great Aycliffe', on page 10 insert ' <i>Nearly all of</i> ' before 'The', and delete 'nearly all' in line 2.	Typographical and syntax errors to correct	Yes	No
4d	Insert a full stop after '...(McKenzie & Ross, 1834)' in line 2, paragraph 2 on page 23, and replace 'the' with ' <i>The</i> ' at the start the next sentence.	Typographical and syntax errors to correct	Yes	No
4e	Replace 'identifies' with ' <i>identified</i> ' in line 10 of paragraph 2 on page 25.	Typographical and syntax errors to correct	Yes	No
<b>Vision and Objectives</b>				
5a	Change all references to 'Proposals' in Chapter 5 (Vision and Objectives) to ' <i>Aspirations</i> ' including the tabular diagrams presenting key issues/objectives/proposals on pp 32-34.	To avoid confusing the 'proposals' identified in Chapter 5 (Vision and Objectives) with land use policies in Chapter 6 I recommend that the 'proposals' should be referred to as 'aspirations'.	Yes	No
5b	Replace the first part of Objective 5 (on pages 2 and 32) with ' <i>To ensure that future developments meet 'objectively assessed need', including the needs of residents, and are of good design, including</i> '	Reference is made in Objective 5 (on pages 2 and 32) to meeting the housing needs of residents only, whereas national planning policy makes it clear that provision for new housing should be based on 'objectively assessed housing need' across the whole housing market rather than just local housing need. (NPPG paragraph 47 refers).	Yes	No
			Yes	No

5c	Insert <i>'providing affordable housing'</i> as a new sub clause in Objective 5 (on pages 2 and 32) before sub clause a)	Reference to the provision of affordable housing has been omitted from Objective 5 even though affordable housing is an integral element in the housing policies in the GANP which address the need for different types of housing.		
5d	Delete <i>'when developments are near to services'</i> in Objective 5a) (on pages 2 and 32)	An objective aimed at securing suitable older persons accommodation only in developments close to services is overly prescriptive. And it has not been translated into a policy requirement.	Yes	No
5e	Insert <i>'possible'</i> after the highest' in Objective 5f) (on pages 2 and 33) with <i>'a high'</i> , and replace <i>'where possible'</i> with <i>'where appropriate'</i> .	Objective 5f ensuring that all developments are built to the highest energy standards could potentially affect the viability of schemes. I therefore recommend that <i>'aiming to build to the highest energy efficiency standard'</i> is replaced with the <i>'highest possible standard'</i> which enables viability considerations to be taken into account.  The reference to <i>'where possible'</i> overlooks the fact that there may be circumstances where the achievement of different elements of the objective is possible but not appropriate, for example because of viability considerations.	Yes	No
	<b>Policy GANP CH1 (Landscape Character and Townscape)</b>			
6a	Insert <i>'where appropriate'</i> after <i>'new development should'</i> in line 4 of Policy GANP CH1.	I question whether it is reasonable or even practical to require all forms of development, including changes of use,	Yes	No

		to contribute positively to established landscape character in the manner envisaged by the policy. I therefore suggest the words 'where appropriate' should be incorporated in the first part of the policy as it would enable decision makers to take a broader range of considerations into account, including viability.		
6b	Replace 'these' in line 3 of with ' <i>local</i> '.	I recommend minor modifications to provide more precision.	Yes	No
6c	Replace 'set aside' in sub clause 3 with ' <i>provided</i> '.		Yes	No
	<b>Policy GANP CH2 (Protection of Accessible Local Green Space Designations)</b>			
7a	Delete 'there will be a general presumption against development proposals on' in line 1 of paragraph 1 in Policy GANP CH2, and insert ' <i>will be protected</i> ' after green space in line 2.	Delete reference to a 'presumption against development' in the first line of the policy since there are now no presumptions in national planning policy other than a presumption in favour of sustainable development.	Yes	No
7b	Delete paragraph 2 and incorporate the text in the accompanying justification.	As the text in paragraph 2 of the policy provides background information rather than informing the decision making process.	Yes	No
7c	Insert ' <i>local</i> ' after accessible in line 1 of paragraph 3 and substitute ' <i>special</i> ' for exceptional' in line 2.	The policy wording does not reflect national planning policy because it specifically identifies exceptions to the policy, such as the provision of off-street parking. This conflicts with the purpose of	Yes	No
			Yes	No

7d	Delete 'The policy identifies the special circumstances that are recognised as being applicable.' in paragraph 3	designating Local Green Space since national planning policy specifically rules out new development other than in 'very special circumstances', where each case would be judged on its merits, rather than identifying exceptions or appropriate forms of development.		
7e	Delete paragraph 4		Yes	No
7f	Delete 'Any other' at the beginning of paragraph 5		Yes	No
7g	Replace Appendix C with a new appendix listing the following Priority 1 sites; SSM6, SSM21, WW10, AC3, SSM12, WV3, SSM14, AC1, WW12, WW5, SSM15, SSM16, S3, SSM17, SSM3, WV5, WW9, N10, S12, WW11, WV1, SSM4, and WV2,	In order to satisfy the basic conditions I therefore recommend amending the list of sites to be protected as Local Green Space to include only those identified as Priority 1 sites in Appendix C, with the exception of Priority 1 sites AC4, WW1 N8 and SSM11 which are acknowledged as 'extensive tracts of land' and/or delineated as Green Wedge land in Sedgefield Borough Local Plan Policy E4. Remaining sites which are not considered to have the highest priority for protection would be protected by Policy GANP CH3 (Existing Amenity Open Spaces and Recreational Areas).	Yes	No
7h	In the new appendix insert a new column entitled ' <i>map reference</i> ' and provide the relevant Appendix D map number for each site, change the name of the 'mapping code' column to 'site references and delete the 'parking problems' and 'priority codes' columns.	To aid clarity	Yes	No
7i	Incorporate the existing Appendix C as a new appendix in the Plan forming part of the evidence base.	To aid clarity	Yes	No

	<b>Policy GANP CH3 (Existing Amenity Open Spaces and Recreational Areas)</b>			
<b>8a</b>	<b>Delete 'except in the following very special circumstances' in the first part of Policy GANP CH3, and substitute '<i>In all cases</i>' for 'Any exceptions' in the final paragraph of the policy.</b>	I also recommend deleting the expression 'except in the following very special circumstances' from the first part of the policy since this is superfluous to the identification of specific exceptions to the policy. Whether 'special' or 'very special circumstances' apply is a matter to be judged in relation to the individual merits of a proposal not something which can be a pre-determined exception to a policy. A consequential change to the wording of the final paragraph of the policy is required.	Yes	No
<b>8b</b>	<b>Insert '<i>provided this does not result in the loss of playing fields or sports facilities</i>' at the end of sub clause 4</b>	I agree with the concerns raised by Sport England who object to sub clause 4 of the policy which could result in the loss of playing fields to off-street car parking which is considered to be contrary to national planning guidance. While it is important to reflect local preferences and priorities in Neighbourhood Plans the loss of playing fields can only be justified where there is an existing surplus or alternative provision of at least equivalent quality/quantity. I am also mindful of the fact that reference is made in the accompanying justification to an existing shortage in supply of outdoor sports space.	Yes	No
<b>8c</b>	<b>In the accompanying justification substitute '<i>The</i></b>		Yes	No

	<b><i>policy reflects'</i> for 'As set out in' and delete 'in order' in line 1, and delete 'with an abundance of play and recreational facilities.'</b> in lines 1 and 2.	Minor modifications are required to improve the clarity of the accompanying justification.		
8d	Insert ' <i>The Durham County Council</i> ' before 'the Open Space Needs Assessment', and insert '( <i>January 2010</i> )' before 'shows there is', in line 2.		Yes	No
<b>Policy GANP CH4 (Protecting Heritage Assets)</b>				
9a	Substitute ' <i>preserve</i> ' for conserve' in line 2 of Policy GANP CH4.	Local Planning Authorities must take into account the desirability of preserving listed buildings and preserving or enhancing conservation areas when considering proposals for development there is a case for both expressions.  As 'conservation' is defined in the NPPF as the process of maintaining and managing change to a heritage asset, while Policy CH4 is concerned with 'protecting heritage assets', I consider reference to 'preserve' would be more appropriate.	Yes	No
9b	Insert ' <i>significant</i> ' after 'avoid any' in line 4.	As drafted the requirement in the policy for proposals to avoid any adverse impacts on heritage assets is unrealistic and impractical since all proposals must have some degree of adverse impact. Since the policy is intended to control the potential impacts of development on heritage assets an alternative approach could be to include a test as to whether a proposal has a 'significant effect' or an	Yes	No

		'unacceptable adverse impact'.		
9c	Delete 'the' before 'Heritage Assets' and delete 'listed on page 13 and 14 of the GANP' in line 4	In order to future proof the policy I recommend removing reference to the current list of Listed Buildings which may be subject to a future review.	Yes	No
9d	Substitute ' <i>affecting</i> ' for interfering with' in line 6.	Affecting' is a more appropriate expression than 'interfering with' in line 6 of the policy	Yes	No
<b>Policy GANP E1 (Green Corridors)</b>				
10a	Insert ' <i>as defined in Appendix D</i> ' after 'tree lined avenues' in line 2 of Policy GANP E1.	To aid clarity	Yes	No
10b	Insert ' <i>interlinked</i> ' before 'pockets of open space' in line 4.	The policy should also clarify that it applies to interlinked pockets of open space in comparison with amenity open spaces and recreational areas that are protected by Policy GANP CH3.	Yes	No
10c	Change 'Wildlife' to 'Green' in the legend accompanying Appendix D	For Consistency	Yes	No
<b>Policy GANP E2 (Aycliffe Village Green Wedges)</b>				
11a	Change 'Green Wedges' to ' <i>Area of Separation</i> ' in the title of Policy GANP E2.	I recommend that the policy should focus on preventing further coalescence by safeguarding an 'area of separation' without restricting the scope for some future limited growth,	Yes	No
11b	Delete 'The' at the beginning of the policy and insert ' <i>In order to maintain the distinct identity of Aycliffe Village an Area of</i> ', and delete the remainder of		Yes	No

	paragraph 1 after 'will be maintained'.			
11c	Delete paragraph 2, incorporate the text in the accompanying justification, and change 'The green wedges' to ' <i>The Areas of Separation</i> '	The text in paragraph 2 of the policy provides background information rather than informing the decision making process it	Yes	No
11d	Delete 'There will be a presumption against any' at the beginning of paragraph 3 and insert ' <i>Proposals which would result in the further coalescence of</i> '	Modification to the policy wording is required to bring it in line with national policy by deleting reference to a 'presumption against development' in the third paragraph of the policy since there are now no presumptions in national planning policy other than a presumption in favour of sustainable development.	Yes	No
11e	Delete 'Green Wedge' at the end of paragraph 3 and insert ' <i>Area of Separation will not be permitted</i> '.			
11f	Insert ' <i>an Area of Separation will be maintained</i> ' after 'Newton Aycliffe and Aycliffe Village' in line 2 of the justification.	To reflect the recommended policy changes.	Yes	No
11g	Change 'Green Wedges' to ' <i>Area of Separation</i> ' in the title of Proposals Map E2 and incorporate a map legend.	To aid clarity.	Yes	No
<b>Policy GANP E3 (Conservation Area of Aycliffe Village)</b>				
12a	Change 'sustains' to ' <i>preserves</i> ' in line 2 of Policy GANP E3.	See comment about 'Preserves' in CH4 above.	Yes	No
12b	Change 'design statement' in lines 3 and 4 to ' <i>heritage statement</i> '.	Reference to 'design statements' should be changed to 'heritage statements'. Although both 'design and access statements' and heritage statements'	Yes	No



		may apply to development affecting conservation areas as 'design and access statements' apply to a narrower range of development types, and heritage statements are specifically required to demonstrate how development would impact on the conservation area, 'heritage statements' are more appropriate.		
	<b>Policy GANP E4 (Existing Tree Retention and Removal) and Policy GANP E5 (Protection of Existing Trees Within New Development)</b>			
13a	Replace paragraph 1 in Policy GANP E4 with paragraph 3 in Policy GANP E5, and delete the paragraph from Policy GANP E5.		Yes	No
13b	Delete 'New developments that propose a net loss of trees' at the beginning of paragraph 2 in Policy GANP E4 and insert ' <i>Where tree removal is justified proposals</i> '	I have reservations about the amount of duplication between the policies and the clarity of some of the policy intentions. For example while Policy GANP E5 is intended to safeguard trees through the design of development and use of site management techniques paragraph 1 and paragraph 3 also deal with tree retention in principle which is already addressed in Policy GANP E4.	Yes	No
13c	In paragraph 1 of Policy GANP E5 substitute ' <i>safeguard</i> ' for retain', and ' <i>appropriate, by integrating</i> ' for 'possible, and integrate', and insert ' <i>and protecting them during construction</i> ', after 'into the design'		Yes	No
13d	Delete 'and a method statement' in line 3 of paragraph 2	I therefore recommend strengthening Policy GANP E4 by replacing paragraph 1 with paragraph 3 from Policy GANP E5 which has more precise wording, and clarifying the meaning of paragraph 2.	Yes	No

13e	Delete 'the constraints' in lines 3/4 of paragraph 2	I further recommend clarifying the meaning of paragraph 1 of Policy GANP E5 and simplifying paragraph 2.	Yes	No
13f	Delete 'and those influencing from neighbouring sites, including the highway. Therefore the trees identified' in lines 4/5 of paragraph 2.		Yes	No
	<b>Policy GANP H1 (In-fill Developments and Small Sites)</b>	No modifications required	Yes	No
	<b>Policy GANP H2 (Dwellings Appropriate to the Needs of Residents)</b>			
14	Delete Policy GANP H2 and widen the scope of Policy GANP H7 by incorporating reference to older persons accommodation as well as bungalow provision, and make consequential changes to the Justification (See Recommendation 17 below).	As increasing the housing options for older people overlaps with the provisions of Policy GANP H7 (Bungalow Provision) I recommend that Policy GANP H2 be deleted and the scope of Policy GANP H7 be expanded to cover all types of older persons accommodation.	Yes	No
	<b>Policy GANP H3 (Parking Standards for New Residential Development)</b>	No modifications required	Yes	No
	<b>Policy GANP H4 (Parking Mitigation)</b>			
15	Incorporate an additional paragraph in Policy GANP H4 as follows ' <i>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's satisfaction that this is the case</i> '.	Increasing garage sizes may affect the viability of sites.  However, developers to produce evidence to that effect.	Yes	No

	<b>Policy GANP H5 (Provision of In-Curtilage Parking and Storage)</b>	No modifications required	Yes	No
	<b>Policy GANP H6 (Securing Energy Efficient Homes)</b>			
16a	<b>Replace the first sentence in paragraph 1 of Policy GANP H6 with '<i>Developments should be designed to achieve the highest possible energy efficiency standard</i>'.</b>	The reference to the Code for Sustainable Homes is out of date as this has been withdrawn by Government. Reliance is now placed on the Building Regulations to ensure a satisfactory standard of energy conservation and incorporation of renewable energy measures.	Yes	No
16b	<b>Insert '<i>where this is required</i>' after 'Design and Access Statement' in line 2.</b>	The reference to Design and Access Statements should also be qualified with the phrase ' <i>where this is required</i> ' as Design and Access Statements are only required for major developments and certain types of development in conservation areas.	Yes	No
	<b>Policy GANP H7 (Bungalow Provision)</b>			
17a	<b>Change the title of Policy GANP H7 to '<i>Housing for Older People</i>'</b>	As referred to in my previous Recommendation 14 in relation to Policy GANP H2, widening the scope of the policy will facilitate the provision of a wider range of accommodation types for older people.	Yes	No
17b	<b>Delete '<i>seek 10% bungalow provision on all housing sites of 10 or more dwellings</i>' in paragraph 1 and insert '<i>require 10% of new dwellings on sites of 10 or more dwellings to meet the needs of older people, including bungalows</i>'.</b>		Yes	No
			Yes	No

17c	<b>Make consequential changes to the accompanying Justification</b>	Given changes to policy.		
17d	<b>Delete ‘was updated in 2016 and’ in paragraph 3 of the Justification.</b>	The policy could also be future proofed by removing the date reference to the Housing Market Assessment in paragraph 3 of the Justification.	Yes	No
<b>Policy GANP H8 (Affordable Housing)</b>				
18a	<b>Replace the first sentence of Policy GANP H8 with ‘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’.</b>	I recommend strengthening the policy wording to require proposals to take account of identified affordable housing need.  A further change is required to bring the threshold used in the policy in line with current government policy, as set out in the Planning Practice Guidance, which precludes affordable housing contributions being sought from residential schemes of 10 dwellings or less	Yes	No
18b	<b>Replace ‘justify’ with ‘demonstrate’ and replace ‘would not be needed’ with ‘is not justified’ in the final sentence.</b>	The reference to demonstrating whether a scheme is needed or not is not relevant to viability considerations. A reference to whether it is justified in viability terms would be more appropriate.	Yes	No
<b>Policy GANP H9 (Provision of Facilities and Services)</b>				
19	<b>Replace ‘All’ at the beginning of Policy GANP H9 with ‘Where appropriate’.</b>	However as it may not always be necessary or practical for schemes to contribute toward infrastructure and service provision the policy should be	Yes	No

		qualified by reference to 'where appropriate'. This particularly applies to smaller schemes where viability considerations may need to be taken into account		
	<b>Policy GANP AV1 (Enhanced Bungalow Provision) and Policy GANP AV2 (Garden Provision)</b>			
<b>20a</b>	<b>Substitute 'A minimum of 10%' for '20%' in line 1 of Policy GANP AV1, and make consequential changes to the Justification.</b>	No justification is provided for 20% target for bungalow provision. I consider that a minimum target of 10% represents a reasonable balance between risk and need in this untested market and is the most realistic way of achieving some bungalow provision on the site.	Yes	No
<b>20b</b>	<b>Insert '<i>and Sustainable Urban Drainage Systems incorporated as appropriate</i>' after 'need to be undertaken' in line 2.</b>	In view of the previously identified risk of surface water flooding the incorporation of a Sustainable Urban Drainage System would be appropriate. This may also contribute toward the objective of providing a buffer between the development and Woodham Burn to help safeguard nature conservation resources.	Yes	No
	<b>Policy GANP DB1 (Large Scale Development Requirements)</b>			
<b>21a</b>	<b>Delete paragraph 1 of Policy GANP DB1 and incorporate the text in the accompanying Justification.</b>	The first paragraph in the policy should be removed from the policy and incorporated in the Justification as this comprises explanatory text which does not inform the decision making process.	Yes	No

21b	Replace the first sentence of paragraph 1 with the following <i>'Proposals for 30 dwelling or more should be in keeping with the character of the local area'</i> .	As no explanation is provided as to what is meant by the expression 'to achieve a village feel which characterises the remainder of the Parish' in sub clause 1, I suggest that this is replaced with a straightforward reference to ensuring development respects the character of the local area.	Yes	No
21c	Delete sub clauses 3, 4, 5 and 7 and insert a new sub clause <i>'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'</i> .	It is important that the precise wording of individual sub clauses, which repeats other policies, is consistent with those policies. This applies to sub clause 4 and sub clause 7. In order to simplify the policy and reduce the amount of repetition I recommend that sub clauses 3, 4, 5, and 7, are replaced with a single sub clause indicating that proposals also need to meet the requirements of other policies.	Yes	No
	<b>Policy GANP R1 (Economic Retail Viability for Betting Offices and Pay Loan Shops)</b>			
22	Delete Policy GANP R1.	While I understand the Town Councils desire to restrict the number of non-retail uses in order to maintain a diverse range of shops, as drafted the policy is impractical and potentially discriminatory, and is inadequately justified. I therefore have no option but to recommend its deletion.	Yes	No
	<b>Policy GANP R2 (Safeguarding the Retail Function and Character of the Local Centres)</b>			

23a	In sub clause 2 replace 'adversely impact the' with ' <i>have an unacceptable adverse impact on</i> ', and replace 'harm' with ' <i>have an unacceptable adverse impact on</i> '	My only reservation concerns the practicability of the proposed tests in sub clause 2 as to whether a proposal is harmful to local amenity or adversely impacts on traffic flow, since arguably any proposal will have some degree of adverse impact. A more realistic approach would be for decision makers to assess whether a proposal has a 'significant effect' or an 'unacceptable adverse impact'. This would be consistent with the approach taken in sub clause 3 in considering the impact on parking availability.	Yes	No
23b	Delete sub clause 4.	GANP R1 is deleted	Yes	No
	<b>Policy GANP R3 (Supporting Local Job Opportunities)</b>	No modifications required	Yes	No
	<b>Policy GANP T1 (Parking Impacts on Existing Infrastructure)</b>			
24	Replace 'adversely impact on' with ' <i>have an unacceptable adverse impact on</i> ' in line 2 of Policy GANP T1.	My only reservation concerns the practicability of the proposed test in line 2 as to whether a proposal has an adverse impact on the character of an area, since arguably any proposal will have some degree of adverse impact. A more realistic approach would be for decision makers to assess whether a proposal has a 'significant effect' or an 'unacceptable adverse impact'. This would be consistent with my recommended change to Policy GANP	Yes	No

		R2 above.		
	<b>Policy GANP T2 (Design Finish for Off-Street Parking in Visually Sensitive Areas)</b>			
25	<b>Insert an additional sentence in Policy GANP T2 ‘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’.</b>	Although the intention is to allow natural on site drainage to continue, in view of the possibility of future water logging and other problems occurring in connection with the use of the site for car parking, I agree it would be prudent to ensure that proposals are subject to a flood risk assessment and SuDS incorporated in the design if appropriate.	Yes	No
	<b>Policy GANP T3 (Cycle Provision and Walking Routes)</b>			
26a	<b>Delete ‘and significant’ in line 1 of Policy GANP T3, and incorporate an explanation of the definition of ‘major development’ in the accompanying Justification.</b>	Given there is no explanation as to what is meant by ‘major and significant development’ the policy may be unworkable.	Yes	No
26b	<b>Insert ‘where appropriate’ after ‘proposals must’, in line 1</b>	In Policy GANP DB1 proposals for 30 or more dwellings which are described as large scale proposals. However, using that threshold would mean non-residential forms of development such as employment related or retail would not be expected to contribute toward provision of footpaths and cycleways.	Yes	No
26c	<b>Insert ‘or contribute toward’ after ‘provide’ in line 1.</b>		Yes	No
26e	<b>Delete the remainder of the first sentence in Policy GANP T3 from ‘through the site’ onwards and insert ‘New routes may be provided within the site and/or off site depending on local circumstances and should</b>	As the statutory definition of major development includes a 1,000 square metres floorspace threshold for non-residential forms of development (and also specifies minimum site areas for	Yes	No



	<b><i>wherever appropriate connect to local schools and shops, and maintain or improve access to the countryside</i></b> .	both residential and non-residential forms) I suggest that is the most appropriate definition to use, subject to providing an explanation in the accompanying Justification.		
26f	Insert ' <b><i>Alternatively</i></b> ' at the beginning of the second sentence.	However, I would question whether this is appropriate or even practical in the case of schemes as small as 10 dwellings. In such circumstances a financial contribution may be more appropriate although in considering planning applications decision makers may also need to address viability issues. I therefore suggest the words 'where appropriate' should be incorporated in the first part of the policy.	Yes	No
26d	Substitute ' <b><i>and</i></b> ' for 'or' in line 2	The policy should be strengthened by seeking the provision of both pedestrians and cyclists.		
	<b>GANP EE1 (Promoting Domestic Scale Renewables) GANP EE2 (Promoting Community-Led Energy Efficiency Projects) GANP EE3 (Promoting Business Energy Efficiency Projects)</b>			
27a	In Policies GANP EE1, GANP EE2 and GANP EE3 change the reference to the ' <b><i>Character and Heritage Assessment</i></b> ' to the ' <b><i>principles established in the Great Aycliffe Character and Heritage Assessment 2015 and with the</i></b> ', and incorporate an explanation about the purpose of the Assessment in the accompanying Justification.	For greater clarity and consistency with previous recommendations the policies should refer to the 'principles established in the Great Aycliffe Character and Heritage Assessment 2015', and incorporate an explanation in the Justification about the purpose of the Assessment.	Yes	No

27b	In Policy GANP EE3 insert ' <i>There are no unacceptable impacts on</i> ' at the beginning of sub clause 2 and delete 'has been considered'.	My only reservation concerns the requirement in Policy GANP EE3 to consider the impact of development on the scale, character and amenity of the immediate area without explanation as to how these considerations should be taken into account. As referred to previously policies which are intended to control the impacts of development should be judged in relation to whether there would be unacceptable impacts or not.	Yes	No
	<b>Policy GANP CIL1 (Developer Contributions)</b>			
28a	Delete 'the Town Council is consulted in advance at the pre-consultation development proposal stage and to set' in paragraph 3 in the preamble to Policy GANP CIL 1, insert ' <i>are taken into account particularly the four priorities identified in Policy GANP CIL 1</i> ', after 'said monies', and make a consequential change to paragraph 3 of the accompanying Justification.	The reference to 'ensuring the Town Council is consulted on applications at pre application stage' should be removed from the preamble to the policy as there is no requirement for Local Planning Authorities to involve other parties in pre application discussions which are currently treated in confidence and there are no plans to change this procedure.	Yes	No
28b	Delete the first sentence of paragraph 2 in Policy GANP CIL 1 and incorporate reference to maintaining or improving access to the countryside in Policy GANP T3.	See Policy GANP T3	Yes	No
28c	Insert ' <i>if</i> ' after 'Community Infrastructure Levy (CIL)' in line 5 of paragraph 2, and insert ' <i>in the future</i> ' after 'Durham County Council'.	As there is also an element of uncertainty over when/if Durham County Council may have a CIL in place this should be clarified in paragraph 2 of the policy.	Yes	No

28d	<b>Delete 'Funds collected under the provisions of the Community Infrastructure Levy will be targeted in the following ways' at the beginning of paragraph 3.</b>	he first sentence of paragraph 3 duplicates, and partly contradicts paragraph 2 of the policy and the accompanying Justification (by only referring CIL) and should therefore be deleted.	Yes	No