



Mr Michael Lowe
Spatial Policy
Durham County Council

Direct Dial: 0191-2691232

Our Ref: PL00282482

1 March 2019

Dear Mr Lowe

**Neighbourhood Planning (General) Regulations 2012: Regulation 16
Witton Gilbert Neighbourhood Plan: Submission Draft, November 2018**

Thank you for consulting Historic England on the submission/publication draft of the above neighbourhood plan. As the public body that advises on England's historic environment, we are pleased to offer our comments.

I welcome the attention paid to the historic environment in the draft plan. It contains a positive strategy for the historic environment and the topic is tackled appropriately for the relatively low level of designated heritage assets in the plan area.

However, Historic England made a number of comments in relation to the pre-submission draft plan in February 2018. Whilst we are pleased to see the July 2018 Consultation Statement agreeing with almost all of our comments - and agreeing to make changes to the plan as a result (pp25-29) - many of the changes do not seem to have actually been made in the version now submitted (although some have been). The following are examples of those not made despite apparent agreement with our comments; there may be others:

- Policy 2 (a) does not include the word "density" despite the statement agreeing with our comment.
- Policy 5 uses the word "preserving" when "conserving" is more appropriate.
- The supporting text to Policy 5 does not include the relevant community action that the Consultation Statement agreed with.
- The supporting text to Policy 6 does not seem to include the additional text that the Consultation Statement agreed with.

Historic England is keen to ensure protection of the historic environment is appropriately taken into account in neighbourhood plans. The omissions above may be an oversight during re-drafting the plan but I am concerned that advice that we offered, and that has apparently been accepted, has not led to a change in the plan itself. This is regrettable for what is otherwise a good plan in so far as it affects our area of interest.



BESSIE SURTEES HOUSE 41-44 SANDHILL NEWCASTLE-UPON-TYNE NE1 3JF

Telephone 0191 269 1255
HistoricEngland.org.uk





Historic England

NORTH EAST OFFICE

Thank you once again for the opportunity to comment. I hope our comments will be useful. Please contact me should you require any clarification.

Yours Sincerely



Jules Brown

Historic Places Adviser

E-mail: jules.brown@historicengland.org.uk

cc: Mr L Rowland, Witton Gilbert Parish Council



BESSIE SURTEES HOUSE 41-44 SANDHILL NEWCASTLE-UPON-TYNE NE1 3JF

Telephone 0191 269 1255
HistoricEngland.org.uk



Historic England is subject to both the Freedom of Information Act (2000) and Environmental Information Regulations (2004). Any Information held by the organisation can be requested for release under this legislation.

Contact: Spatial Policy Team
Direct Tel: 03000 261 911

email: carole.dillon@durham.gov.uk
Our Ref: NP/WGNP/SUB



17 April 2019

Dear Parish Councillors,

Re: Representation to submission of Witton Gilbert Neighbourhood Plan

I refer to the current public consultation on the above document.

I recognise that the Parish Council and Neighbourhood Plan Working Group have invested a lot of time and resource and have worked closely with county council officers throughout the preparation of this neighbourhood plan. As a consequence, I am pleased to confirm the council's overall support to this plan and I have very limited comments to make at this stage in the process. These are set out in Appendix 1 attached.

Yours faithfully,

A handwritten signature in black ink, appearing to read "Stuart Timmiss".

Stuart Timmiss
Head of Development and Housing

Regeneration and Local Services
Durham County Council, County Hall, Durham, DH1 5UQ

Appendix 1: WITTON GILBERT NEIGHBOURHOOD PLAN (SUBMISSION VERSION)	
DCC Suggested Changes	Reason
Policy 1 Settlement Boundary of Witton Gilbert	
Deletion of policy wording from ' <i>...and development will not be supported....</i> '	<ul style="list-style-type: none"> The Concept of the proposed settlement boundary is fully supported by the county council. The council acknowledges that this policy has been significantly redrafted in light of discussions with the working group in order that it aligns with both the existing and emerging local plans. However, the council continues to question the need for the exceptions criteria relating to the countryside element of the policy in light of the fact that they are adequately covered by national and local policy. There is a danger that the policy could become out of date quickly should these exceptions differ from those to be set out in the most up to date NPPF or emerging County Durham Plan which in turn would put the longevity of the settlement boundary at risk. Clarity should be provided as to which Policies Map is being referred to.
Policy 12 High Speed broadband and Telecommunications	
POLICY 12: High Speed Broadband and Telecommunications	This policy title refers to telecommunications. However, there is nothing about that issue within the policy text. Therefore, the title should be amended accordingly in the interests of precision and clarity.
.....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.	Deletion recommended in the interests of being concise.
Policy 15 Community Energy Generation	
Insert: <i>'The NPPF identifies land in grades 1, 2 and 3a of the Agricultural Land Classification as 'Best and most versatile agricultural land'.</i>	The Policy Justification would benefit from being supplemented in this regard to support the text within the policy.

Sent: 04 March 2019 15:29

To: Spatial Policy <SpatialPolicy@durham.gov.uk>

Subject: Fwd: Witton Gilbert neighbourhood plan

We would like the comment below to be considered in Witton Gilbert Neighbourhood plan. We sent it in to the previous consultation but no notice was taken of it.

Sheila Williams

----- Forwarded message -----

From: **SHEILA WILLIAMS**

Date: Tue, Feb 27, 2018, 12:29

Subject: Witton Gilbert neighbourhood plan

To:

Witton Gilbert Neighbourhood Plan

As residents of Kimblesworth Grange, we would like the Witton Gilbert neighbourhood plan to reflect the fact that there is an historic area and small hamlet of 13 houses here. This is currently within the greenbelt and it is vitally important that we protect our environment from any developments that would have an adverse impact on the rural nature of the settlement. We believe that a specific reference to Kimblesworth Grange would be a welcome addition to the plan.

Sheila Williams

Elaine Denby

Alan Gibb

Pete Winstanley

Spatial Policy,
Durham County Council

4th March 2019

Dear Sirs,

Consultation Response to Submission Draft of the Witton Gilbert Neighbourhood Plan

Thank you for the opportunity to provide a consultation response to the Witton Gilbert Parish Neighbourhood Plan Submission Draft Consultation.

We are pleased to note that the Witton Gilbert Parish Council and Neighbourhood Plan Group have reached this detailed stage in the preparation of the Neighbourhood Plan and are using this opportunity to influence development in the neighbourhood plan area through developing local policies and community actions.

We have reviewed the Submission Consultation Draft, and we set out below comments which we feel are of relevance or have an impact on us, as the statutory water and sewerage undertaker.

We support the vision identified for the Neighbourhood Plan, and we further welcome that a sustainable framework has been used to develop the plan, which reflects the principles contained within the National Planning Policy Framework.

In addition, we welcome reference made to use of sustainable drainage systems (SUDS) within section 7.1.3 - *Environmental Sustainability*. Such systems can provide multiple benefits in addition to their primary role in flood risk management. Additional benefits include the potential for improvements to water quality, amenity and biodiversity in the local area. We welcome that the Neighbourhood Plan encourages the use of SuDS on all new developments and consider that this will promote sustainable water management in the neighbourhood plan area.

We would also like to raise awareness to our assets that are present within the boundary of site H2. We can inform you that public sewers and two trunk mains cross the site and may be affected by the proposed development. Northumbrian Water do not permit a building over or close to our apparatus. We recommend early consultation with the developer to establish the exact location of our assets and ensure any necessary diversion, relocation or protection measures required prior to the commencement of the development. This may impact on the indicative site layout included within Appendix A of the neighbourhood plan. However, we recognise the neighbourhood plan does not intend to "*impose or require a specific or rigid form*" with regards to the design brief of site H2 (Page 55). We therefore include these comments for information only.

To conclude, we congratulate the Parish Council and Neighbourhood Plan Group on the production of policies that aims to promote sustainable development in the Witton Gilbert Neighbourhood Plan area. We look forward to the progression of the Neighbourhood Plan towards submission and adoption.

Yours faithfully,

Developer Services Planning Team

Northumbrian Water



The Coal
Authority

Resolving the impacts of mining

Coal Authority
200 Lichfield Lane
Mansfield
Nottinghamshire
NG18 4RG

T 0345 762 6848
T +44(0)1623 637000
www.gov.uk/coalauthority

Spatial Policy Team
Durham County Council

BY EMAIL ONLY: spatialpolicy@durham.gov.uk

25 January 2019

Dear Sir/Madam

Witton Gilbert Neighbourhood Plan – Submission Draft

Thank you for the notification of the 17 January 2019 consulting The Coal Authority on the above NDP.

The Coal Authority is a non-departmental public body which works to protect the public and the environment in coal mining areas. Our statutory role in the planning system is to provide advice about new development in the coalfield areas and also protect coal resources from unnecessary sterilisation by encouraging their extraction, where practical, prior to the permanent surface development commencing.

As you will be aware the Neighbourhood Plan area lies within the current defined coalfield.

According to the Coal Authority Development High Risk Area Plans, there are recorded risks from past coal mining activity, including approximately 70 mine entries, recorded and likely unrecorded coal workings at shallow depth and areas where coal has been removed by surface mining methods.

However it is noted that as the Neighbourhood Plan does not propose to allocate any sites for future development and therefore we have no specific comments to make.

Yours sincerely

Melanie Lindsley

Melanie Lindsley *BA (Hons), DipEH, DipURP, MA, PGCertUD, PGCertSP, MRTPI*
Development Team Leader

T 01623 637 164

E planningconsultation@coal.gov.uk

Date: 08 February 2019
Our ref: 270960
Your ref: Witton Gilbert Neighbourhood Plan (Nov18)



Mr M. Lowe
Planning & Assets
54 High Street
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Bishop Auckland
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DL13 4DP
spatialpolicy@durham.gov.uk

Hornbeam House
Crewe Business Park
Electra Way
Crewe
Cheshire
CW1 6GJ

T 0300 060 3900

BY EMAIL ONLY

Dear Mr Lowe

Planning consultation: Witton Gilbert Neighbourhood Plan (Submission Draft) (Nov18)
Location: County Durham

Thank you for your consultation on the above dated 17 January 2019.

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

Natural England is a statutory consultee in neighbourhood planning and must be consulted on draft neighbourhood development plans by the Parish/Town Councils or Neighbourhood Forums where they consider our interests would be affected by the proposals made.

Natural England does not have any specific comments on this draft neighbourhood plan.

However, we note that Witton Dene woodland within the neighbourhood plan boundary is ancient semi-natural woodland. There is no reference to ancient woodland within the draft plan. For standing advice on identifying ancient woodland and other relevant guidance we refer you to the attached annex which covers the issues and opportunities that should be considered when preparing a Neighbourhood Plan.

For clarification of any points in this letter, please contact Carolyn Simpson on 020 80265319. For any further consultations on your plan, please contact: consultations@naturalengland.org.uk.

Yours sincerely

Carolyn Simpson
Northumbria Area Team

Annex 1 - Neighbourhood planning and the natural environment: information, issues and opportunities

Natural environment information sources

The [Magic](#)¹ website will provide you with much of the nationally held natural environment data for your plan area. The most relevant layers for you to consider are: **Agricultural Land Classification, Ancient Woodland, Areas of Outstanding Natural Beauty, Local Nature Reserves, National Parks (England), National Trails, Priority Habitat Inventory, public rights of way (on the Ordnance Survey base map) and Sites of Special Scientific Interest (including their impact risk zones)**. Local environmental record centres may hold a range of additional information on the natural environment. A list of local record centres is available [here](#)².

Priority habitats are those habitats of particular importance for nature conservation, and the list of them can be found [here](#)³. Most of these will be mapped either as **Sites of Special Scientific Interest**, on the Magic website or as **Local Wildlife Sites**. Your local planning authority should be able to supply you with the locations of Local Wildlife Sites.

National Character Areas (NCAs) divide England into 159 distinct natural areas. Each character area is defined by a unique combination of landscape, biodiversity, geodiversity and cultural and economic activity. NCA profiles contain descriptions of the area and statements of environmental opportunity, which may be useful to inform proposals in your plan. NCA information can be found [here](#)⁴.

There may also be a local **landscape character assessment** covering your area. This is a tool to help understand the character and local distinctiveness of the landscape and identify the features that give it a sense of place. It can help to inform, plan and manage change in the area. Your local planning authority should be able to help you access these if you can't find them online.

If your neighbourhood planning area is within or adjacent to a **National Park** or **Area of Outstanding Natural Beauty** (AONB), the relevant National Park/AONB Management Plan for the area will set out useful information about the protected landscape. You can access the plans on from the relevant National Park Authority or Area of Outstanding Natural Beauty website.

General mapped information on **soil types** and **Agricultural Land Classification** is available (under 'landscape') on the [Magic](#)⁵ website and also from the [LandIS website](#)⁶, which contains more information about obtaining soil data.

Natural environment issues to consider

The [National Planning Policy Framework](#)⁷ sets out national planning policy on protecting and enhancing the natural environment. [Planning Practice Guidance](#)⁸ sets out supporting guidance.

Your local planning authority should be able to provide you with further advice on the potential impacts of your plan or order on the natural environment and the need for any environmental assessments.

Landscape

Your plans or orders may present opportunities to protect and enhance locally valued landscapes. You may want to consider identifying distinctive local landscape features or characteristics such as ponds,

¹ <http://magic.defra.gov.uk/>

² <http://www.nbn-nfbr.org.uk/nfbr.php>

³ <http://webarchive.nationalarchives.gov.uk/20140711133551/http://www.naturalengland.org.uk/ourwork/conservation/biodiversity/protectandmanage/habsandspeciesimportance.aspx>

⁴ <https://www.gov.uk/government/publications/national-character-area-profiles-data-for-local-decision-making>

⁵ <http://magic.defra.gov.uk/>

⁶ <http://www.landis.org.uk/index.cfm>

⁷ <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

⁸ <http://planningguidance.planningportal.gov.uk/blog/guidance/natural-environment/>

woodland or dry stone walls and think about how any new development proposals can respect and enhance local landscape character and distinctiveness.

Wildlife habitats

Some proposals can have adverse impacts on designated wildlife sites or other priority habitats (listed [here](#)⁹), such as Sites of Special Scientific Interest or [Ancient woodland](#)¹⁰. If there are likely to be any adverse impacts you'll need to think about how such impacts can be avoided, mitigated or, as a last resort, compensated for.

Priority and protected species

You'll also want to consider whether any proposals might affect priority species (listed [here](#)¹¹) or protected species. To help you do this, Natural England has produced advice [here](#)¹² to help understand the impact of particular developments on protected species.

Best and Most Versatile Agricultural Land

Soil is a finite resource that fulfils many important functions and services for society. It is a growing medium for food, timber and other crops, a store for carbon and water, a reservoir of biodiversity and a buffer against pollution. If you are proposing development, you should seek to use areas of poorer quality agricultural land in preference to that of a higher quality in line with National Planning Policy Framework para 112. For more information, see our publication [Agricultural Land Classification: protecting the best and most versatile agricultural land](#)¹³.

Improving your natural environment

Your plan or order can offer exciting opportunities to enhance your local environment. If you are setting out policies on new development or proposing sites for development, you may wish to consider identifying what environmental features you want to be retained or enhanced or new features you would like to see created as part of any new development. Examples might include:

- Providing a new footpath through the new development to link into existing rights of way.
- Restoring a neglected hedgerow.
- Creating a new pond as an attractive feature on the site.
- Planting trees characteristic to the local area to make a positive contribution to the local landscape.
- Using native plants in landscaping schemes for better nectar and seed sources for bees and birds.
- Incorporating swift boxes or bat boxes into the design of new buildings.
- Think about how lighting can be best managed to encourage wildlife.
- Adding a green roof to new buildings.

You may also want to consider enhancing your local area in other ways, for example by:

- Setting out in your plan how you would like to implement elements of a wider Green Infrastructure Strategy (if one exists) in your community.
- Assessing needs for accessible greenspace and setting out proposals to address any deficiencies or enhance provision.

⁹<http://webarchive.nationalarchives.gov.uk/20140711133551/http://www.naturalengland.org.uk/ourwork/conservation/biodiversity/protectandmanage/habsandspeciesimportance.aspx>

¹⁰ <https://www.gov.uk/guidance/ancient-woodland-and-veteran-trees-protection-surveys-licences>

¹¹ <http://webarchive.nationalarchives.gov.uk/20140711133551/http://www.naturalengland.org.uk/ourwork/conservation/biodiversity/protectandmanage/habsandspeciesimportance.aspx>

¹² <https://www.gov.uk/protected-species-and-sites-how-to-review-planning-proposals>

¹³ <http://publications.naturalengland.org.uk/publication/35012>

- Identifying green areas of particular importance for special protection through Local Green Space designation (see [Planning Practice Guidance on this](#) ¹⁴).
- Managing existing (and new) public spaces to be more wildlife friendly (e.g. by sowing wild flower strips in less used parts of parks, changing hedge cutting timings and frequency).
- Planting additional street trees.
- Identifying any improvements to the existing public right of way network, e.g. cutting back hedges, improving the surface, clearing litter or installing kissing gates) or extending the network to create missing links.
- Restoring neglected environmental features (e.g. coppicing a prominent hedge that is in poor condition, or clearing away an eyesore).

¹⁴ <http://planningguidance.planningportal.gov.uk/blog/guidance/open-space-sports-and-recreation-facilities-public-rights-of-way-and-local-green-space/local-green-space-designation/>

FREEPOST SPATIAL POLICY

Lucy Bartley
Consultant Town PlannerTel: 01926 439116
n.grid@woodplc.comSent by email to:
spatialpolicy@durham.gov.uk

06 February 2019

Dear Sir / Madam

**Witton Gilbert Neighbourhood Plan Consultation
SUBMISSION ON BEHALF OF NATIONAL GRID**

National Grid has appointed Wood to review and respond to development plan consultations on its behalf. We are instructed by our client to submit the following representation with regards to the above Neighbourhood Plan consultation.

About National Grid

National Grid owns and operates the high voltage electricity transmission system in England and Wales and operate the Scottish high voltage transmission system. National Grid also owns and operates the gas transmission system. In the UK, gas leaves the transmission system and enters the distribution networks at high pressure. It is then transported through a number of reducing pressure tiers until it is finally delivered to our customers. National Grid own four of the UK's gas distribution networks and transport gas to 11 million homes, schools and businesses through 81,000 miles of gas pipelines within North West, East of England, West Midlands and North London.

To help ensure the continued safe operation of existing sites and equipment and to facilitate future infrastructure investment, National Grid wishes to be involved in the preparation, alteration and review of plans and strategies which may affect our assets.

Specific Comments

An assessment has been carried out with respect to National Grid's electricity and gas transmission apparatus which includes high voltage electricity assets and high-pressure gas pipelines, and also National Grid Gas Distribution's Intermediate and High-Pressure apparatus.

National Grid has identified that it has no record of such apparatus within the Neighbourhood Plan area.

Key resources / contacts

National Grid has provided information in relation to electricity and transmission assets via the following internet link:

<http://www2.nationalgrid.com/uk/services/land-and-development/planning-authority/shape-files/>



Electricity distribution

The electricity distribution operator in Durham County Council is Northern Powergrid. Information regarding the transmission and distribution network can be found at: www.energynetworks.org.uk

Please remember to consult National Grid on any Neighbourhood Plan Documents or site-specific proposals that could affect our infrastructure. We would be grateful if you could add our details shown below to your consultation database:

Lucy Bartley
Consultant Town Planner

n.grid@woodplc.com

Wood E&I Solutions UK Ltd
Gables House
Kenilworth Road
Leamington Spa
Warwickshire
CV32 6JX

Spencer Jefferies
Development Liaison Officer, National Grid

box.landandacquisitions@nationalgrid.com

National Grid House
Warwick Technology Park
Gallows Hill
Warwick
CV34 6DA

I hope the above information is useful. If you require any further information, please do not hesitate to contact me.

Yours faithfully

[via email]

Lucy Bartley
Consultant Town Planner

cc. Spencer Jefferies, National Grid

Witton Station is clearly part of Witton Gilbert but is ignored by the plan.

The development around the station and Wallnook Lane has all been in keeping with the existing buildings.

The walking, riding and cycle access from the village to the Lanchester Way, part of the National Cycle network is a key asset. The Lanchester Way and the adjoining bridle paths and footpaths provide a network throughout the parish as required by clause 4.4. Attempts were made to close the pedestrian access across Wallnook Bridge, the maintenance of this connection to the village should be a stated aim.

Historic England have not commented on the significance of the railway station, railway cottages, bridges and embankments to the history of the area.

Natural England has not commented on the woodlands and wildlife corridors formed by the Lanchester Way and the connections to Witton Dene. Witton Dene does not stand alone.

It is acknowledged that Theakston Estates was given outline planning permission, in June 2012, on land in Witton Gilbert, east of the natural boundary of Langley Park. However to access this land it was proposed to destroy part of the railway embankment, the drainage system it forms (which protects Wallnook Lane) and the associated woodlands. Currently there is no access.

The residents of Witton Station and Wallnook Lane together with the users of the cycle track and bridleways are unrepresented by this plan.

Michael J Meadowcroft BSc.CEng,MICE

Hi Michael,

Thanks for contacting me today. Apologies after checking my emails I hadn't responded back to you. However I can advise that having assessed the draft consultation that the Environment Agency have no further comments to make.

Please feel free to contact me if you would like to discuss this letter with me further.

Kind Regards,

James

James Hudson
Senior Planning Advisor

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From: Michael Lowe [mailto:Michael.Lowe@durham.gov.uk]
Sent: 18 January 2019 13:42
To: Hudson, James <james.hudson@environment-agency.gov.uk>
Subject: FW: Witton Gilbert Neighbourhood Plan Submission Draft Consultation

For information

James Hudson
Senior Planning Advisor

Kind Regards

From: Michael Lowe
Sent: 17 January 2019 18:05
To: 'planning.nane@environment-agency.gov.uk' <planning.nane@environment-agency.gov.uk>
Subject: Witton Gilbert Neighbourhood Plan Submission Draft Consultation

Contact: Spatial Policy
Direct Tel: 03000 261911
email: spatialpolicy@durham.gov.uk
Your ref:
Our ref: WGNP_Reg.16



For the attention of:

Environment Agency
Tyneside House, Skinnerburn Road, Newcastle Business Park, Newcastle upon Tyne, NE4 7AR.
Click **here** to delete unwanted rows from the table above.

January 2019

Dear, Planning Consultations,

RE: Submission Draft of the Witton Gilbert Neighbourhood Plan proposal under Regulation 16 of the Neighbourhood Planning (General) Regulations 2012 and the Town and Country Planning Act 1990.

I write to advise you that Witton Gilbert Parish Council has formally submitted the Witton Gilbert Neighbourhood Plan to Durham County Council and invite your comments on this matter.

I confirm that the neighbourhood plan proposed in question covers the whole area falling within the jurisdiction of Witton Gilbert Parish Council and it can be viewed on the county council's website at: <http://www.durham.gov.uk/neighbourhoodplans> (see 'Neighbourhood planning – what's happening?')

This neighbourhood plan has been the subject of previous consultations undertaken by the Parish Council. It is important as it sets out the Parish Council's vision and objectives for the future of the area. It also includes a number of planning related policies which would be used by the county council alongside their own policies to make decisions on any planning applications that may be submitted in the future within the plan area.

Any representations received as a result of this consultation will be forwarded to an independent Examiner who will shortly be appointed to consider whether this neighbourhood plan as submitted meets the specific tests set down by central government known as 'Basic Conditions'. The neighbourhood plan will be finalised having regard to the Examiner's findings and will then be the subject of a public referendum which will ultimately determine whether the plan should be accepted.

Representations regarding the proposed neighbourhood plan can be made via email to: spatialpolicy@durham.gov.uk or alternatively by letter to FREEPOST SPATIAL POLICY (no other information needed) and should be received **no later than 5pm on Monday 4th March 2019**.

Any representations may include a request to be notified about the final outcome of this plan making process.

Any queries regarding this matter should be directed to the contact details above.

Yours faithfully,
Stuart Timmiss
Head of Planning & Assets

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Durham Constabulary Crime Prevention Unit

Designing out Crime, Creating Safer Places



Design out Crime comments for the Witton Gilbert Local Plan

We note that the plan does not mention concerns in relation to crime or anti-social behaviour which is encouraging as they are clearly not perceived to be an issue however we suggest the following amendments to Policy 2 and Policy 6 would be helpful in the long-term.

Policy 2

a) results in high quality sustainable design that reflects Building for Life principles **and those of the Police crime prevention initiative of Secured by Design.**

An additional paragraph: **Developers will be encouraged to adopt Requirement Q1 of Schedule 1 of Building Regulations 2010 and the security measures outlined in Approved Document Q.**

Policy 6

b) demonstrate a commitment to sustainable design and achieve high levels of energy efficiency by incorporating passive design measures to improve the efficiency of heating, cooling, ventilation, lighting and **security.**

(the standards for windows and doors outlined in "Approved Document Q" relate to air and water tightness as well security).

We would be happy to discuss these suggestions further if that is thought necessary.

Steven Drabik

Architectural Liaison Officer
Durham Constabulary

E-mail steven.drabik@durham.pnn.police.uk

Tel. 0191 3752175

Mobile 07802539363