

Witton Gilbert Neighbourhood Plan

Basic Conditions Statement

November 2018

Witton Gilbert Neighbourhood Plan – Basic Conditions Statement

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1.0 Introduction

This statement sets out how the Witton Gilbert Neighbourhood Plan has been prepared in accordance with the Neighbourhood Planning (General) Regulations 2012 (as amended), hereafter referred to as ‘the Regulations’, and how the basic conditions of neighbourhood planning and other considerations have been met as prescribed by Paragraph 8 of Schedule 4B to the Town and Country Planning Act 1990 (as amended) (the 1990 Act). The statement has been prepared by Witton Gilbert Parish Council as the qualifying body for the designated neighbourhood plan area.

The SEA and Habitats Regulations Reports are submitted separately. The SEA and HRA Screening Report should be read alongside a covering note dated October 2018, which reiterates the conclusions of the original SEA and HRA Screening Report which was written in 2016. A list of Strategic Policies identified by Durham County Council is also submitted separately and should be read alongside this statement.

Below is a brief introduction to the Witton Gilbert area and why the Witton Gilbert Neighbourhood Plan has been prepared. The remaining sections of the document provide evidence as to how the Neighbourhood Plan meets the basic conditions.

1.1 Why Witton Gilbert needs a Neighbourhood Plan

The community in the Parish of Witton Gilbert want to see the right kind of development in their area, to meet their needs and those of future generations. Much work went in to the writing of the Witton Gilbert Parish Plan in 2012 which focussed on a number of issues, many of which were ‘planning’ issues. The Neighbourhood Plan takes much of the planning related aspirations from the Parish Plan and transforms them into planning policies deliverable through the Neighbourhood Plan. Non-planning matters will be managed separately through the Parish Plan.

Witton Gilbert is under some pressure for further development, and the purpose of the neighbourhood plan is to encourage some further development within the proposed settlement boundary for Witton Gilbert, with a focus on land to the rear of Front Street. This site is proposed for housing but is not an allocated housing site. A design brief has been prepared, and forms part of the Neighbourhood Plan. It seeks to ensure that development on that site is sensitive to the historic core of the village, and provides well designed, high quality new development.

The County Durham Plan is proposing significant amounts of housing within the Witton Gilbert Neighbourhood Area, and these strategic housing allocations are likely to come forward during the lifetime of the Neighbourhood Plan. As these are strategic matters, they are not covered in the Neighbourhood Plan.

The focus of this Neighbourhood Plan is to protect the setting of Witton Gilbert by adopting a settlement boundary which allows for some new housing development (and more detail is contained in the background evidence reports on housing), whilst protecting the setting of the village, and encouraging high quality development. The Plan accepts that significant strategic developments may take place in the Neighbourhood Area during

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the Plan period; however, many policies in the Plan are focused on the settlement of Witton Gilbert itself.

2.0 Legal Requirements

All the documents required by part 5, paragraph 15 of the Regulations are included in the submission for the Witton Gilbert Neighbourhood Plan. Those requirements include provision of the following:

1. A map or statement which identifies the area to which the proposed neighbourhood development plan relates

A Policies Map is contained within the main body of the neighbourhood plan, showing detail in relation to relevant policy in the neighbourhood plan. The Policies Map was produced using 'Parish Online' to which Witton Parish Council subscribe. The County Council were unable to offer assistance with provision of Policies Maps due to resource issues. It is considered that the maps included within the Neighbourhood Plan give enough clarity to give context to the policies.

The Policies Maps relate to the area covering Witton Gilbert itself, and the settlement boundary. They show the 'Historic Zone', the Settlement Boundary, Local Green Spaces and the land known as 'H2', which has a Design Brief associated with it, which is included in the Witton Gilbert Neighbourhood Plan.

2. A Consultation Statement

A Consultation Statement has been submitted with the Plan, which details the consultation that was carried out through the process, and how it informed the development of policies in the Plan. The document contains details of the persons and bodies consulted about the neighbourhood plan, it explains how they were consulted, and it summarises the main issues and concerns raised by people and organisations who were consulted. It also describes how these concerns have been considered and subsequently addressed in policies and changes to policies in the neighbourhood plan.

Following the Regulation 14 pre-submission consultation, a significant amount of further consultation was carried out with officers at Durham County Council, to ensure that the Neighbourhood Plan is consistent with emerging planning policy in the Durham Local Plan (currently at 'preferred options' stage), and that the Neighbourhood Plan policy is sufficiently clear to allow for strategic policies in the emerging Plan without presenting conflict. This has resulted in a revised Policy 1 which has changed significantly from the pre-submission version of Policy 1. This policy has been drafted in consultation with Durham County Council.

3. The proposed neighbourhood development plan

The Witton Gilbert Neighbourhood Plan (2018 – 2033) has been submitted.

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- 4. A statement explaining how the proposed neighbourhood development plan meets the requirements of paragraph 8 of Schedule 4B to the 1990 Act; (otherwise known as the Basic Conditions statement)**

This statement is known as the Basic Conditions Statement. The basic conditions are identified in part 3.0 of this statement.

- 5. An environmental report prepared in accordance with paragraphs (2) and (3) of regulation 12 of the Environmental Assessment of Plans and Programmes Regulations 2004; or where it has been determined under regulation 9(1) of those Regulations that the plan proposal is unlikely to have significant environmental effects (and, accordingly, does not require an environmental assessment), a statement of reasons for that determination.**

A screening opinion was sought by Durham County Council during the early stages of Plan preparation. The screening opinion was negative, meaning that no SEA or Habitats Regulations Assessment is required. The original screening opinion was given in 2015, and a covering note (October 2018) which re-iterates the original opinion is included with the submission documents.

2.1 The draft Plan is Being Submitted by a qualifying body

This draft Plan is submitted by Witton Gilbert Parish Council, which is the qualifying body. The Plan has been prepared by the Witton Gilbert Neighbourhood Plan Steering Group, which was given delegated authority under a clear Terms of Reference agreed by the Parish Council to prepare a neighbourhood plan. The Steering Group consists of local representatives from the Parish Council, and local residents. A copy of the Terms of Reference is on the website.

The parish of Witton Gilbert (forming the Plan area for the Witton Gilbert Neighbourhood Plan) is entirely within Durham County Council. A Neighbourhood Area application was submitted under the Neighbourhood Planning Regulations 2012 (part 2 section 6) to Durham County Council on the 12th September 2013.

Durham County Council approved the application on 18th November 2013.

Copies of the Neighbourhood Area designation documents are available on the website which can be found here: <http://witton-gilbert.org.uk/neighbourhood-plan/>

The Parish of Witton Gilbert was designated as a Neighbourhood Area for the purposes of section 61(G) of the 1990 Act.

2.2 What is being proposed is a neighbourhood development plan

The Witton Gilbert Neighbourhood Plan contains policies that relate to planning matters (the use and development of land) and has been prepared in accordance with the statutory requirements and processes set out in the Town and Country Planning Act 1990 (as amended by the Localism Act 2011) and the Neighbourhood Planning Regulations 2012 (as amended).

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2.3 The proposed neighbourhood plan states the period for which it is to have effect

The draft Plan identifies a 15-year period to which it relates as 2018 to 2033.

2.4 The policies do not relate to excluded development

The neighbourhood plan does not deal with excluded development such as strategic county matters (mineral extraction and waste development), nationally significant infrastructure or any other matters set out in Section 61K of the Town and Country Planning Act 1990.

There are a number of strategic development sites in the Witton Gilbert Neighbourhood Area which are likely to come forward in the emerging Durham Local Plan. The Neighbourhood Plan makes it clear in Policy 1, part a), that future strategic sites may come forward during the Plan period. The Witton Gilbert Neighbourhood Plan does not seek to control excluded development.

2.5 The proposed neighbourhood plan does not relate to more than one neighbourhood area and there are no other neighbourhood development plans in place within the neighbourhood area.

The neighbourhood plan proposal relates to the Witton Gilbert Neighbourhood Area, which is the designated neighbourhood area consisting of the parish of Witton Gilbert. The Plan does not contain policies or proposals that relate to any other area. There are no other neighbourhood plans relating to this designated neighbourhood area.

3.0 Basic Conditions

A Neighbourhood Plan will be considered to have met the Basic Conditions if it:

- having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the neighbourhood development plan,
- the ‘making’ of the neighbourhood plan contributes to the achievement of sustainable development,
- the ‘making’ of the neighbourhood plan is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area),
- the ‘making’ of the neighbourhood plan does not breach, and is otherwise compatible with, EU obligations, and (the prescribed condition is that the ‘making’ of the neighbourhood plan is not likely to have a significant effect on a European site (as defined in the Conservation of Habitats and Species Regulations 2012) or a European offshore marine site (as defined in the Offshore Marine Conservation (Natural Habitats, &c.) Regulations 2007) (either alone or in combination with other plans or projects)).

Each of these ‘conditions’ will be dealt with in turn:

3.1 BASIC CONDITION 1: Having appropriate regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the neighbourhood development plan.

The Witton Gilbert Neighbourhood Plan has had appropriate regard to national planning policy and advice contained in guidance issued by the Secretary of State. It is therefore appropriate to submit this Plan.

National Planning Practice Guidance states (Paragraph: 070 Reference ID: 41-070-20140306): *‘A qualifying body is advised to set out in its basic conditions statement how they have had regard to national policy and considered whether a particular policy is or is not relevant. A qualifying body is encouraged to set out the particular national policies that it has considered, and how the policies in a draft neighbourhood plan or the development proposals in an Order take account of national policy and advice.’*

This section therefore briefly covers each policy in the Witton Gilbert Neighbourhood Plan, and its conformity with the NPPF. This is set out in Table 1 below.

Further information in Section 3.2 below also identifies how the Witton Gilbert Neighbourhood Plan seeks to meet objectives in the NPPF (section 2), in terms of achieving sustainable development.

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Table 2: WGNP conformity with National Planning Policy (NPPF and NPPG)

Policy Number in WGNP and reason for policy	National Planning Policy Framework reference
Policy 1: Settlement boundary for Witton Gilbert.	<p>The policy seeks to direct development to suitable locations within the settlement of Witton Gilbert. It accords with NPPF paragraph 13. It supports the delivery of strategic policies (part 1a of Policy 1) and shapes and directs development that is non-strategic (by focussing new development within the settlement of Witton Gilbert to sites that are supported by the local community). Paragraphs 28 and 29 also apply. The WGNP seeks to set a vision for Witton Gilbert but does not seek to undermine strategic priorities and policies in the area, including proposed strategic development sites, and extensions to existing settlements which may be strategic in scale and may come forward during the Plan period. This is made clear in parts a) and b) of Policy 1.</p> <p>Other parts of Policy 1 relate to development in the countryside, the rural economy and heritage assets. These comply with paragraphs 77 (rural housing) paragraph 83 (supporting a prosperous rural economy) and principles set out in chapter 16 (conserving and enhancing the historic environment).</p>
Policy 2: Housing development in the Witton Gilbert Neighbourhood Area	<p>This is a non-strategic policy, which seeks to ensure that all new housing is of high-quality design, and meets a range of criteria, all of which are justifiable in planning terms. In particular, paragraph 129 in the NPPF advocates the use of frameworks such as ‘Building for Life’ as a tool for achieving high quality development. Paragraph 34 of the NPPF relates to affordable housing provision. The level of provision is a strategic matter, and this is recognised in Policy 2.</p>
Policy 3: Older people’s homes	<p>This policy has been agreed through close working with Durham County Council on meeting, at a local level, the housing needs of older people in the neighbourhood area. Paragraph 61 of the NPPF recognises the need to cater for different types of housing depending on local need.</p>
Policy 4: Development in or adjacent to the Historic Zone and associated site H2	<p>This policy seeks to lift design standards in the historic part of Witton Gilbert. There are a number of non-designated heritage assets in this area, and this policy seeks to identify a locally significant historic area. This is compatible with paragraphs 28 and 29 of the NPPF, through seeking to establish design principles which conserve and enhance the natural and locally significant historic environment, whilst seeking high quality design.</p> <p>Chapter 12 of the NPPF is about achieving well-designed places. Paragraph 110 seeks to ensure that applications for development create places that are safe, secure and attractive</p>

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	– which minimise the scope for conflicts between pedestrians, cyclists and vehicles and respond to local character and design standards.
Policy 5: Historic Zone of Witton Gilbert	As above, this policy identifies an area which is of local historic interest. Further evidence on the historic interest of the area is contained in the supporting information to Policy 5. This policy seeks to ensure high quality and locally relevant design in the identified ‘Historic Zone’.
Policy 6: Sustainable Design	This policy is supported by the NPPF and the desire to achieve ‘sustainable development’ (Part c) of paragraph 8) and move towards a low carbon economy. Paragraph 150 (part c) advocates new development being planned in ways that can help reduce greenhouse gas emissions through its location, orientation and design.
Policy 7: Biodiversity in the Parish of Witton Gilbert and Policy 8: Witton Dene Local Nature Reserve	Again, part c) of paragraph 8 applies. In addition. Paragraph 149 advocates taking a proactive approach to mitigating and adapting to climate change, including taking into account the long-term implications for biodiversity Paragraph 170 states that planning policies should contribute to and enhance the natural and local environment by protecting and enhancing sites of biodiversity value (part a), minimising impacts on, and providing net gains for biodiversity (part d). Paragraph 174 states that plans should identify locally designated sites of importance for biodiversity (part a) and promote conservation, restoration and enhancement of priority habitats, and pursue opportunities for securing measurable net gains for biodiversity.
Policy 9: Local Green Spaces	Paragraphs 99 and 100 allow communities to identify and protect green areas of particular importance to them. The WGNP identifies a number of spaces in the Neighbourhood Area that are locally important, and meet the criteria identified in paragraph 100.
Policy 10: Protecting and supporting Community Assets	This policy seeks to retain community assets in the Neighbourhood Area and supports the provision of new facilities in order to maintain a sustainable community in Witton Gilbert. Paragraph 92 in the NPPF states that planning policies should plan positively for the provision and use of shared spaces, community facilities and other local services to enhance the sustainability of communities and residential environments. Part c) states that planning policies and decisions should guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community’s ability to meet its day-to-day needs.
Policy 11: Safety improvements on the road, cycling and walking network	There is no specific paragraph relevant to this policy, which just seeks to support any safety measures and improvements to the road, cycling, and pedestrian networks in the Neighbourhood Area. Paragraph 91 does however advocate ensuring street layouts that allow for easy pedestrian and cycle connections

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	<p>within and between neighbourhoods and supports healthy lifestyles through the provision of layouts in development that encourage walking and cycling. Paragraph 110 states that applications for development should create places that are safe, secure and attractive – which minimise the scope for conflicts between pedestrians, cyclists and vehicles.</p>
<p>Policy 12: Broadband and Telecommunications</p>	<p>Paragraph 112 states that ‘advanced, high-quality and reliable communications infrastructure is essential for economic growth and social well-being. Planning policies should support the expansion of electronic communications networks.</p>
<p>Policy 13: New and expanding business development and farm diversification</p>	<p>Paragraphs 83 and 84 are about supporting a prosperous rural economy. This includes supporting the ‘development and diversification of agricultural and other land-based rural businesses’. It also supports the sustainable growth and expansion of all types of business in rural areas, through the conversion of existing buildings and well-designed new buildings.</p>
<p>Policy 14: Home working</p>	<p>There is no specific policy in the NPPF regarding home working. However, the support for this type of activity is implicit in the support for the economy.</p>
<p>Policy 15: Community energy regeneration projects</p>	<p>Paragraph 148 supports the transition to a low carbon future. This includes supporting renewable and low carbon energy and associated infrastructure.</p>

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3.2 BASIC CONDITION 2: The ‘making’ of the neighbourhood plan contributes to the achievement of Sustainable Development

The purpose of the planning system is to contribute to the achievement of sustainable development. The objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs.

Achieving sustainable development means the planning system has three interdependent objectives, related to the economy, society and the environment. These are identified in paragraph 8 of the NPPF as economic objectives, social objectives and environmental objectives.

The Witton Gilbert neighbourhood plan clearly focuses on each of these objectives.

Economic Objectives

‘to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure’ [para 8 NPPF]

Witton Gilbert Neighbourhood Plan has a number of policies to support the rural economy and the economy generally in the Neighbourhood Area. Policy 13 supports new and expanding business development and farm diversification, Policy 12 supports the provision of broadband and telecommunications development. This policy was developed by a need identified by local businesses, for improved broadband and telecommunications. Policy 14 supports the development of homeworking. These policies seek to support different types of rural business, and therefore the local economy.

Social Objectives

‘to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities’ health, social and cultural well-being’ [para 8 NPPF]

Witton Gilbert Neighbourhood Plan supports the provision of new development including new housing development in the Neighbourhood Area (Policy 2). It supports new housing development on land within the settlement boundary for Witton Gilbert, which has been extended to include land to the rear of Front Street. A Design Guide seeks to ensure a well-designed and safe scheme, which will improve the local community’s social well-being. Policy 3 supports the provision of ‘older people’s homes’, reflecting the need in the area. Policy 9 identifies local green spaces in and adjacent to Witton Gilbert village that are valued in the community, the designation of which contributes to the well-being and health of the community. Policy 10 supports the provision of community facilities and seeks to protect existing facilities identified in the policy.

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In combination, these policies deliver social objectives related to sustainable development.

Environmental Objectives

To contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land; helping to improve biodiversity, using natural resources prudently, minimising waste and pollution and mitigating and adapting to climate change including moving to a low carbon economy.

The Witton Gilbert Neighbourhood Plan has a number of policies that support the environmental objectives for sustainable development. The definition of a settlement boundary focuses development on brownfield sites within Witton Gilbert and to the most sustainable locations.

Policy 2 which relates to housing development, supports use of high quality and sustainable design that reflects Building for Life principles, some of which are related to low carbon technologies. Policy 15 supports community regeneration projects. Policy 6 relates specifically to ‘sustainable design’ and further seeks to maximise renewables and promote biodiversity gains in new development. Policies 7 and 8 are related to biodiversity with Policy 7 seeking a ‘net gain’, and Policy 8 relating specifically to Witton Dene Nature Reserve. Policy 9 seeks to protect valued local green spaces, many of which are valued for their diversity of biodiversity.

Policy 5 relates to the historic environment, and the value it has within the village of Witton Gilbert.

In combination, these policies deliver on locally relevant environmental objectives in relation to sustainable development.

In addition, the Witton Gilbert Vision Statement, which comprises a series of objectives, in combination, clearly demonstrate that the Plan is promoting sustainable development.

It is therefore considered that this Plan will contribute to the achievement of sustainable development as defined in the NPPF and therefore meets the second Basic Condition.

3.3 BASIC CONDITION 3: Be in General Conformity with Strategic Local Policy

The Witton Gilbert Neighbourhood Plan area lies entirely within Durham County Council. On 1st April 2009, Durham County Council became a unitary authority, and therefore the Local Planning Authority for the area. Prior to this, the Neighbourhood Area was in within the Durham City Local Planning Authority area.

Durham County Council has yet to produce a Local Plan for the County, and so the current Development Plan for the area is the Durham City Local Plan (2004) (saved policies).

Durham County Council has provided the Parish Council with a list of policies they consider to be ‘strategic’ for the purposes of meeting this basic condition. Appendix A contains the identified strategic (saved) Policies from the Durham City Council Local Plan (2004).

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The neighbourhood plan must be in ‘general conformity’ with strategic local policy. Paragraph 074¹ of the National Planning Practice Guidance gives an explanation of what is meant by ‘general conformity’:

‘When considering whether a policy is in general conformity a qualifying body, independent examiner, or local planning authority, should consider the following:

- *whether the neighbourhood plan policy or development proposal supports and upholds the general principle that the strategic policy is concerned with.*
- *the degree, if any, of conflict between the draft neighbourhood plan policy or development proposal and the strategic policy.*
- *whether the draft neighbourhood plan policy or development proposal provides an additional level of detail and/or a distinct local approach to that set out in the strategic policy without undermining that policy.*
- *the rationale for the approach taken in the draft neighbourhood plan and the evidence to justify that approach.’*

Each policy in the plan has been tested against the relevant strategic policies. This section will summarise the relevant strategic policies in relation to each policy in the Witton Gilbert Neighbourhood Plan and assess whether the policy is in conformity.

Strategic policies in the Durham City Local Plan are set out below. These are the strategic policies identified by Durham County Council for the purposes of Neighbourhood Planning. The cells which are dark grey are policies which either do not apply to the Witton Gilbert Neighbourhood Area, or which are not covered in the Neighbourhood Plan, and therefore no test of conformity is required:

Table 2: WGNP conformity with strategic policies in the Durham City Local Plan (2004) [parts of the table shown in grey are policies which are not relevant to Witton Gilbert, or are not covered in the WGNP]

Policy No.	Policy summary (Durham City Local Plan (2004))	WGNP conformity
E1	Green Belt	There are no policies in the WGNP in relation to green belt, which is a strategic matter.
E2	Major Developed Sites in the Green Belt - Infilling	There are no policies in the WGNP in relation to green belt. There is one ‘major developed site in the green belt’ which is identified in the Witton Gilbert Neighbourhood Area, but there are no policies in the NP in relation to this site, as
E2A	Major Developed Sites in the Green Belt – Redevelopment	

¹ (Reference ID: 41-074- 20140306)

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Policy No.	Policy summary (Durham City Local Plan (2004))	WGNP conformity
		it is considered to be a strategic matter. There is also no conflict.
E3	World Heritage Site – Protection	The World Heritage Site is not in the Neighbourhood Area.
E6	Durham City Centre Conservation Area	Durham City Centre Conservation Area is not in the Neighbourhood Area
E7	<p>Development Outside of Settlement Boundaries: <i>Planning permission for development in the countryside, outside the settlement boundaries defined on the proposals map will only be permitted where it accords with policies E8, H4 (Villages with no settlement boundary), H5 (New housing in the countryside), H6 (Replacement dwellings outside settlement boundaries), H15 (Sites for Travellers), EMP7 (Prestige Industrial Development), EMP16 (Employment in the Countryside – General), EMP17 (Farm Diversification), EMP17A (Agriculture and Forestry Development), R10 (New development for Recreation or Leisure in the Countryside), R16 (Equestrian Facilities), R17(Stables), R18 (Golf Courses and Golf Driving Ranges), V7 (Tourist Facilities in the Countryside) , C3 (Education, University of Durham), U8 (Sewage Treatment Works) or U15 (Energy Conservation – Renewable Resources) of the Plan.</i></p> <p><i>[NB: All of those policies listed are saved, but not all are strategic]</i></p>	<p>Policy E7 is not fully NPPF aligned. However, the Witton Gilbert Neighbourhood Plan Policy 1 seeks to re-define the settlement boundary to allow for further development within the settlement. Policy 1 covers types of development to be allowed in the countryside and is in accordance with the NPPF. Policy 1 allows for development in the countryside which is allowed in the Development Plan (including the NPPF). This means that Policy 1 is more up to date and NPPF compliant than Policy E7 of the Durham City Local Plan. The exceptions listed in Policy E7 are either covered or omitted in Policy 1 of the Witton Gilbert Neighbourhood Plan. There are no conflicts identified.</p>
E10	Areas of Landscape Value	Some southern parts of the Neighbourhood Area are within the Area of Landscape Value as identified on the Proposals Map for the Durham City Local Plan. There are no policies in the Neighbourhood Plan that conflict with this designation.

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Policy No.	Policy summary (Durham City Local Plan (2004))	WGNP conformity
E16	Nature Conservation – the natural environment	The WGNP does not conflict with policy E16 and complements it with its own policies on biodiversity. Policy 7 ‘Biodiversity in the Parish of Witton Gilbert’ and Policy 8 ‘Witton Dene Nature Reserve’ add local specificity to existing policy in the Durham City Local Plan.
E17	Sites of Special Scientific Interest	There are no SSSIs in the Neighbourhood Area
E18	Sites of Nature Conservation Importance	There is one SNCI in the Neighbourhood Area, and this surfaces in a number of locations to the west and south of Witton Gilbert. It is a geological feature and goes through part of the settlement. The SEA recommended that the SNCI site should remain undeveloped (within Witton Gilbert Settlement Boundary). However, since that time, a planning application has been approved on this site (reference DM/15/03779/FPA). As the application was approved, the Neighbourhood Plan has included this land within the settlement boundary, and as part of the design brief for the area to the rear of Front Street. The approval of the planning application has happened outside the NP planning process and presents no conflict in terms of planning policy.
E20	Local Nature Reserves	There are no LNRs identified in the Neighbourhood Area
E21	Historic environment	The Witton Gilbert Neighbourhood Plan Policy 5 refers to a ‘Historic Zone’ in Witton Gilbert. There is no conservation area, but the Parish Council, in consultation with the local community, identified a need to ensure that development in the historic part of the village reflects the local vernacular. Policy 5 and Policy 4 both seek to ensure that the non-designated heritage assets in the ‘historic zone’ are considered in new development. This approach is consistent with policy E21 in the Durham City Local Plan.
E23	Listed Buildings	There are no specific policies in relation to listed buildings. This is covered in

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Policy No.	Policy summary (Durham City Local Plan (2004))	WGPN conformity
		National Planning Policy and the relevant Legislation.
E24	Ancient Monuments and Archaeological Remains	There are no specific policies in relation to ancient monuments and archaeological remains. This is covered in National Planning Policy and other Legislation.
E25	Nevilles Cross Battlefield	Not in the Neighbourhood Area
E26	Historic Parks and Gardens	There are no designated Parks and Gardens in the Neighbourhood Area
H2	New Housing in Durham City	Not relevant to the Neighbourhood Area
H3	New Housing Development in the Villages	Policy H3 of the Durham City Local Plan identifies Witton Gilbert as a 'larger village' where windfall development of previously developed land and conversions will be permitted. Policy 1 in the WGPN seeks to allow development (which will comprise windfall development as no sites are specifically allocated) within the re-defined settlement boundary for Witton Gilbert. This is therefore consistent with Policy H3. Other policies in the Neighbourhood Plan about design reflect the aspirations of Policy H3. The Neighbourhood Plan is therefore not in conflict with Policy H3.
H4	Villages with no Settlement Boundary, Ribbon Development, Sporadic Groups of Houses	Witton Gilbert has a settlement boundary. This policy would therefore apply in areas without a settlement boundary. There are no other small settlements within the Parish without a settlement boundary, although there are potential strategic sites that either have planning permission or could come forward with planning permission.
H5	New Housing in the Countryside	This policy is not compliant with new policy in the NPPF. Paragraph 79 provides a different set of criteria to those drafted at the time.
H9	Multiple Occupation/Student Households	There are no specific policies on this matter which is not relevant to Witton Gilbert
H12	Affordable Housing: Ensuring a Range of House Types	This policy is no longer NPPF compliant following the Ministerial Statement requiring affordable contributions on sites of 10 or more houses. There have also been a range of other new matters with regard to affordable housing

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Policy No.	Policy summary (Durham City Local Plan (2004))	WGPN conformity
		introduced in planning policy. The WGPN is in line with these new provisions.
H16	Residential Institutions and Student Halls of Residence	There are no specific policies on this matter which is not relevant to Witton Gilbert
EMP4 EMP5 EMP6 EMP7 EMP8 EMP9	None of these policies apply to the Neighbourhood Area	N/A
EMP16	Employment in the countryside	This is a general policy about employment development in the countryside. New planning policy in the NPPF party supercedes this policy. Notwithstanding this, policies 13 (New and expanding business development and farm diversification) and 14 (home working) are supportive of employment development and are not incompatible with Policy EMP16.
T1	General Transport	The Witton Gilbert Neighbourhood Plan has a policy to support safety improvements but does not have a policy on transport generally. There is therefore no conflict with this policy.
T2 T3 T4 T6 T7 T8 T9	Road Proposals Land that Should be safeguarded for new road schemes Public Transport Transport Interchange Park and Ride Traffic Management Movemement of Freight	None of these policies applies to the Neighbourhood Area apart from potentially policy T6 (Park and Ride). However, the Neighbourhood Plan remains silent on Park and Ride, and this is left to strategic policy.
T19 T21	Cycle Routes Walkers Needs	T19 cycle route is shown on the Proposals Map of the Durham City Local Plan, part of which goes through the Witton Gilbert Neighbourhood Area. The WGPN supports provision of networks for cyclists and walkers, and is therefore compatible with this policy, and with national policy on encouraging sustainable modes of transport.
S1a S1 S4	<i>All these retail policies are related to other areas of County Durham, not in the NP area</i>	No conflict – none of these policies apply to the Witton Gilbert Neighbourhood Area.

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Policy No.	Policy summary (Durham City Local Plan (2004))	WGNP conformity
S9a S9b		
R1	Provision of Open Space	This is a strategic policy about open space provision, and does not apply to the Witton Gilbert Neighbourhood Plan
R2	Recreational and Amenity Space in New Residential Developments	Policy 6 (part d) of the WGNP states that any development proposals should provide open space in accordance with the most up to date standards in the Local Plan (Development Plan). This policy is therefore compatible with Policy R2.
R3	Protection of Open Space Used for Recreation	The Neighbourhood Plan identifies a number of 'Local Green Spaces'. The policy seeks to retain these green spaces for the local community, and their designation has been based on local consultation. The designation of Local Green Spaces is compatible with national policy in the NPPF (para 100) and with Policy R3 of the Durham City Local Plan.
R10	New development for recreation or leisure in the Countryside	Policy 1 in the WGNP supports provision of recreation/leisure development in the countryside and this is compatible with NPPF policy. This is compatible with Policy R10 of the Durham City Local Plan and no conflict arises.
R11	Public Rights of Way and other Paths	Policy 11, and criteria in other policies in the WGNP in relation to cycle/pedestrian provision as part of new development are all compatible with this policy.
C1 C2 C3	Re-development of Dryburn Hospital Health Centres, Surgeries and Clinics Education: University of Durham	These policies are not relevant to the Witton Gilbert Neighbourhood Area and are not covered in the Plan.
C8 C9	Provision of New Community Facilities Loss of an Existing Community Facility	Policy 10 in the WGNP identifies community facilities that are valued in the village. It seeks to retain these, as well as support the provision of new community facilities. Policy 10 gives a local context to strategic policy on this matter. Policy 10 is compatible with both Policy C8 and C9 in the Durham City Local Plan.
CC1	Vitality and Viability (Durham City)	Not in the WGNP Area
Q5	Landscaping – General Provision	Policy 2 includes a criterion on landscaping, and advocates the Building for Life principles, which include

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Policy No.	Policy summary (Durham City Local Plan (2004))	WGNP conformity
		landscaping. The WGNP does not therefore conflict with Policy Q5
Q6	Landscaping – Structural Landscaping	This issue is not addressed in the WGNP
Q7	Layout and Design – Industrial and Business Development	This issue is not addressed in the WGNP
U1	Telecommunications	Policy 12 supports the provision of high-speed broadband. Despite its title, it does not go into detail of telecommunications masts. Policy 12 is not incompatible with Policy U1.
U3	Transmission Lines Undergrounding of services	This issue is not addressed in the WGNP
U8 U8B U9 U10	Sewage Treatment Works Sewage Treatment Works in Green Belt Watercourses Natural Flood Plains	These issues are not addressed in the WGNP
U14 U15	Energy Conservation – General Energy Conservation – Renewable Resources	Policy 15 support community energy generation projects, and Policy 6 supports sustainable design, which includes renewables and low carbon energy generation. These policies are compatible with Policies U14 and U15 of the Durham City Local Plan.

Conflicts with Local Strategic Policy:

This section has identified **no conflicts with local strategic policy** contained in the Durham City Local Plan (2004). There are no conflicts with national planning policy, or national planning practice guidance.

There have been a number of meetings and consultations with planning officers at Durham County Council to ensure that the Witton Gilbert Neighbourhood Plan is in accordance with emerging policy in the County Durham Local Plan. This has involved a number of drafts of Policy 1 of the WGNP to ensure that it complies with policies in the emerging Durham Local Plan, and in particular, with Policy 11, which applies to development in the countryside.

Strategic housing sites are proposed in the Neighbourhood Area, and the Witton Gilbert Neighbourhood Plan (Policy 1) recognises that these allocations and proposals may come forward over the neighbourhood plan period. It does not seek to undermine these strategic objectives.

The emerging Durham Local Plan is due to go out to the next stage of consultation in Spring 2019.

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3.4 BASIC CONDITION 4: The ‘making’ of the neighbourhood plan does not breach, and is otherwise compatible with EU obligations

Strategic Environmental Assessment

The European Directive 2001/42/EC “on the assessment of the effects of certain plans and programmes on the environment” is known as the Strategic Environmental Assessment (SEA) Directive. SEA is required for all plans that may have a significant effect on the environment. A screening exercise was undertaken by Durham County Council in 2015 which concluded ‘no significant effects’. A covering note dated October 2018 confirms the original SEA view.

Conservation of Habitats and Species Regulations 2010

The European Directive (92/43/EEC) on the Conservation of Natural Habitats and Wild Flora and Fauna protects habitats and species of European nature conservation importance. It is a requirement that a Habitats Regulations Assessment (HRA) is undertaken in line with the provision set by the Conservation of Habitats and Species Regulations (2010) to assess the effects of the Plan on European Sites. A screening opinion was sought from Durham County Council, and it was concluded that a HRA would not be required.

European Convention on Human Rights (ECHR)

The Witton Gilbert Neighbourhood Plan is fully compliant with European Convention on Human Rights. There is no discrimination stated or implied, or threat to the fundamental rights and freedoms guaranteed under the Convention.

Regulations 32 and 33 of the Neighbourhood Planning (General) Regulations 2012 (as amended) adds a basic condition for neighbourhood plans in addition to those set out in the primary legislation: the making of the neighbourhood plan is not likely to have a significant effect on a European site (as defined in the Conservation of Habitats and Species Regulations 2012) (see section 3.4)

4.0 Conclusion

The evidence provided in this Basic Conditions Statement concludes that the Witton Gilbert Neighbourhood Plan meets the Basic Conditions as set out in the Neighbourhood Planning Regulations (2012) (as amended).

Witton Gilbert Neighbourhood Plan – Basic Conditions Statement

APPENDIX A: LIST OF STRATEGIC POLICIES IN THE DEVELOPMENT PLAN (includes policies in emerging Durham Local Plan for information)

Durham County Council

Strategic Policies for the Purposes of Neighbourhood Planning

1. Introduction

Neighbourhood Plans must comply with the basic conditions set out in paragraph 8 of Schedule 4B of the Town and Country Planning Act 1990 (as amended) before they can proceed to referendum. These state that the plan must:

- Have regard to national policies and advice, such as the National Planning Policy Framework
- Contribute to the achievement of sustainable development
- **Be in general conformity with the strategic policies in the development plan for the area (our Core Strategy and our other development plan documents)**
- Be compatible with European obligations and human rights requirements

National Planning Policy Framework July 2018 (Paragraphs 29 and 13) is clear that Neighbourhood plans should support the delivery of strategic policies contained in local plans or spatial development strategies and should shape, and direct, development that is outside of these strategic policies.

2. What are Strategic Policies

National guidance advises that strategic policies will be different in each local planning authority area and will depend on the following considerations:

- whether the policy sets out an overarching direction or objective
- whether the policy seeks to shape the broad characteristics of development
- the scale at which the policy is intended to operate
- whether the policy sets a framework for decisions on how competing priorities should be balanced
- whether the policy sets a standard or other requirement that is essential to achieving the wider vision and aspirations in the Local Plan
- in the case of site allocations, whether bringing the site forward is central to achieving the vision and aspirations of the Local Plan
- whether the Local Plan identifies the policy as being strategic

Strategic policies should set out an overall strategy for the pattern, scale and quality of development, and make sufficient provision for:

- housing (including affordable housing), employment, retail, leisure and other commercial development;
- infrastructure for transport, telecommunications, security, waste management, water supply, wastewater, flood risk and coastal change management, and the provision of minerals and energy (including heat);
- community facilities (such as health, education and cultural infrastructure); and

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- conservation and enhancement of the natural, built and historic environment, including landscapes and green infrastructure, and planning measures to address climate change mitigation and adaptation.

They should not:

- promote less development than set out in the strategic policies for the area, or undermine those strategic policies;
- extend to detailed matters that are more appropriately dealt with through neighbourhood plans or other non-strategic policies; and
- extend beyond those necessary to address the strategic priorities of the area (and any relevant cross-boundary issues), to provide a clear starting point for any non-strategic policies that are needed.

3. What are Non-Strategic Policies

Non-strategic policies should:

- be used by local planning authorities and communities to set out more detailed policies for specific areas, neighbourhoods or types of development. This can include allocating sites, the provision of infrastructure and community facilities at a local level, establishing design principles, conserving and enhancing the natural and historic environment and setting out other development management policies.

4. Strategic Policies in the City of Durham Local Plan (2004)

A number of policies were saved in 2007 under paragraph 1(3) of schedule 8 to the Planning and Compulsory Purchase Act 2004 in respect of policies in the City of Durham Local Plan (2004).

These saved policies have been assessed in the context of the revised National Planning Policy Framework July 2018 (NPPF) and the national Planning Practice Guidance (PPG) (set out above) to determine which policies are considered to be strategic (Appendix A below).

Whilst a draft neighbourhood plan is not tested against the policies in the emerging County Durham Plan (Local Plan), the reasoning and evidence informing the local plan process is likely to be relevant to the consideration of the basic conditions against which a neighbourhood plan is tested. With this in mind a list of strategic policies from the County Durham Plan Preferred Options 2018 is attached (Appendix B).

APPENDIX A.

CITY OF DURHAM LOCAL PLAN - LIST OF STRATEGIC POLICIES (October 2018)

Environment

STRATEGIC

- **E1 Green Belt SAVED**
- **E2 Major Developed Sites in the Green Belt - Infilling SAVED**
- **E2A Major developed Sites in the Green Belt - Redevelopment SAVED**
- **E3 World Heritage Site - Protection SAVED**

Non-Strategic

E4 World Heritage Site - Extension SAVED

E5 Open Spaces within Durham City SAVED

E5A Open Spaces within Settlement Boundaries SAVED

STRATEGIC

- **E6 Durham City Centre Conservation Area SAVED**
- **E7 Development Outside of Settlement Boundaries SAVED**

Non-Strategic

E8 Change of Use SAVED

~~Agricultural E9 Land EXPIRED~~

STRATEGIC

- **E10 Areas of Landscape Value (includes Areas of High Landscape Value) SAVED**

~~E11 Environmental Improvements to Transport Corridors EXPIRED~~

~~E12 Derelict Land EXPIRED~~

~~E13 There is No Policy E13~~

Non-strategic

E14 Existing Trees and Hedgerows SAVED

E15 New Trees and Hedgerows SAVED

STRATEGIC

- **E16 Nature Conservation – the natural Environment SAVED**
- **E17 Sites of Special Scientific Interest SAVED**
- **E18 Sites of Nature Conservation Importance SAVED**
- **E19 Wildlife Corridors SAVED**
- **E20 Local Nature Reserves SAVED**
- **E21 Historic Environment SAVED**
- **E22 Conservation Areas SAVED**
- **E23 Listed Buildings SAVED**
- **E24 Ancient Monuments and Archaeological Remains SAVED**
- **E25 Nevilles Cross Battlefield SAVED**
- **E26 Historic Parks and Gardens SAVED**

Housing

Non-Strategic

H1 New Housing Allocations (Finchale View, West Rainton) **SAVED**

STRATEGIC

- **H2 New Housing in Durham City **SAVED****
- **H3 New Housing Development in the Villages **SAVED****
- **H4 Villages with No Settlement Boundary, Ribbon Development Sporadic Groups of Houses **SAVED****
- **H5 New Housing in the Countryside **SAVED****

Non-Strategic

H6 Replacement Dwellings Outside Settlement Boundaries **SAVED**

~~H7 City Centre Housing **EXPIRED**~~

Non-Strategic

H8 Residential Use of Upper Floors **SAVED**

STRATEGIC

- **H9 Multiple Occupation/Student Households **SAVED****

Non-Strategic

H10 Backland and Tandem Development **SAVED**

~~H11 Mobility/Access within new housing and Housing Regeneration schemes **EXPIRED**~~

STRATEGIC

- **H12 Affordable Housing: Ensuring a Range of House Types **SAVED****

Non-Strategic

H12a The Type and Size of Housing **SAVED**

H13 The Character of Residential Areas **SAVED**

H14 Improving and Creating More Attractive Residential Areas **SAVED**

H15 Site for Travellers **SAVED**

STRATEGIC

- **H16 Residential Institutions and Student Halls of Residence **SAVED****

Non-Strategic

H17 Renewal of Planning Permission for Housing Development **SAVED**

Employment

~~There is No Policy EMP1~~

Non-Strategic

EMP2 Durham Science Park **SAVED**

EMP3 Mount Oswald **SAVED**

STRATEGIC

- **EMP4 Business Parks** (Abbeywoods, Bemont & Aykley Heads) **SAVED**
- **EMP5 Prestige Industrial Sites** (Belmont & Bowburn North) - **General SAVED**
- **EMP6 Prestige Industrial Development at Belmont SAVED**
- **EMP7 Prestige Industrial Development/Rail Freight Terminal, Thursdale SAVED**
- **EMP8 General Industrial Sites** (Dragonville, Langley Moor/Littleburn, Meadowfield, Bowburn South & Abbey Road, Pity Me) **SAVED**
- **EMP9 Local Industrial Sites** (Bearpark, Coxhoe, Quarrington Hill, Sherburn Village & Sherburn Hill) **SAVED**

Non-Strategic

EMP10 Bad Neighbour Activities **SAVED**

EMP11 Employment within Settlement Boundaries but Outside Designated Sites **SAVED**

EMP12 General Locational Criteria (*Office development*) **SAVED**

EMP13 Office Development Sites (Redhills & land adjacent to Durham station car park) **SAVED**

EMP14 Office Development Elsewhere **SAVED**

EMP15 Taxi Booking Offices **SAVED**

STRATEGIC

- **EMP16 Employment in the Countryside - General SAVED**

Non-Strategic

EMP17 Farm Diversification **SAVED**

EMP17a Agriculture and Forestry Development **SAVED**

EMP18 Home Based Business **SAVED**

EMP19 Notifiable Installations **SAVED**

EMP20 Notifiable Installations **SAVED**

Transport

STRATEGIC

- **T1 General SAVED**
- **T2 Road Proposals SAVED**
- **T3 Land That Should Be Safeguarded From New Road Schemes** (A691 Durham northern by-pass, stage 2, B6300 Browney Lane improvement & A182 Hetton by-pass) **SAVED**

Non-Strategic

T4 Assessing the Route and Design of New Road Proposals **SAVED**

STRATEGIC

- **T5 Public Transport SAVED**
- **T6 Transport Interchange** (provision of a multi-modal transport interchange on 4 hectares of land at Carville) **SAVED**
- **T7 Park and Ride** (Carrville, Sniperley & South Road) **SAVED**
- **T8 Traffic Management SAVED**

- **T9 Movement of Freight SAVED**

Non-Strategic

T10 Parking SAVED

T11 Parking in the City Centre SAVED

T12 Management of Off-Street Car Parking (City Centre) SAVED

T13 Additional New Public Car Parks (*for Durham City Centre*) SAVED

~~T14 Non Residential Parking At Weekends EXPIRED~~

~~T15 Parking in Residential Areas EXPIRED~~

~~T16 Coach Parking EXPIRED~~

Non-Strategic

T17 Storage of Caravans and Boats SAVED

T18 Taxi Ranks SAVED

STRATEGIC

- **T19 Cycle Routes SAVED**

Non-Strategic

T20 Cycle Facilities SAVED

STRATEGIC

- **T21 Walkers Needs SAVED**

Shopping

STRATEGIC

- **S1a Retail Hierarchy** (Durham City Centre, Dragon Lane/Sherburn Road, Arnison Centre, Newton Hall, Framwellgate Moor, Gilesgate, Belmont, Brandon, Coxhoe, Ushaw Moor, Esh Winning, Langley Moor & Sherburn) **SAVED**
- **S1 City Centre Shopping Area SAVED**
- **S4 Sherburn Road/Dragon Land District Centre SAVED**
- **S5 Local Centres** (Newton Hall, Framwellgate Moor, Gilesgate, Belmont, Brandon, Coxhoe, Ushaw Moor, Esh Winning, Langley Moor & Sherburn) **SAVED**

Non-Strategic

S6 Village Shops (*including Witton Gilbert*) SAVED

S7 Individual Shops SAVED

S8 Retail Warehousing Outlets SAVED

STRATEGIC

- **S9A The Arnison/Mercia Centre SAVED**
- **S9B Major Out of Centre Proposals SAVED**

Non-Strategic

S10 Food and Drink SAVED

S11 Miscellaneous Sales SAVED

S12 Occasional Markets SAVED

S13 Factory and Farm Shops SAVED

S14 Amusement S14 Centres **SAVED**
S15 Garden Centres **SAVED**
S16 Petrol Filling Stations **SAVED**

Recreation & Leisure

STRATEGIC

- **R1 Provision of Open Space **SAVED****
- **R2 Recreational and Amenity Space in New Residential Developments **SAVED****
- **R3 Protection of Open Space Used for Recreation **SAVED****

Non-Strategic

R4 Land Surplus to Educational Requirements **SAVED**
R5 Protection of Allotments **SAVED**
R6 District Sport and Leisure Centres **SAVED**
R7 New Swimming Pool **SAVED**
R8 New Recreational Facilities **SAVED**
R9 Public Parks and Recreation Grounds **SAVED**

STRATEGIC

- **R10 New Development for Recreation or Leisure in The Countryside **SAVED****
- **R11 Public Rights of Way and Other Paths **SAVED****

Non-Strategic

R12 River Wear (*for water based recreation*) **SAVED**
R13 River Wear Walkway **SAVED**
R14 Browney Valley **SAVED**
R15 Picnic Sites **SAVED**
R16 Equestrian Facilities **SAVED**
R17 Stables **SAVED**
R18 Golf Courses and Golf Driving Ranges **SAVED**
R19 Off Road Motor Sports **SAVED**

Tourism

Non-Strategic

V1 Tourist Facilities and Attractions (North Claypath) **SAVED**
V2 New Tourist Attractions (Beaurepaire, Coxhoe hall and wood, Old Durham Gardens, Ludworth Tower & Brandon Hill) **SAVED**
V3 Development of Tourist Attractions **SAVED**
V4 New and Extended Tourist Attractions in the Countryside **SAVED**

~~V5 Visitor Accommodation: Hotel Development at Framwellgate Waterside~~
~~EXPIRED~~

Non-Strategic

V6 Within Settlement Boundaries **SAVED**
V7 In the Countryside **SAVED**
V8 Camping, Caravan and Chalets **SAVED**
V9 Occupancy **SAVED**

Community Facilities

STRATEGIC

- **C1 Re-development of the Dryburn Hospital C1 Site SAVED**
- **C2 Health Centres, Surgeries and Clinics SAVED**
- **C3 Education: University of Durham SAVED**

~~C4 New College Durham – Framwellgate Moor Site EXPIRED~~

Non-Strategic

C5 New College Durham – Nevilles Cross Site SAVED

C6 Durham Johnston Comprehensive School: Crossgate Moor Site SAVED

C7 Durham Johnston Comprehensive School: Whinney Hill Site SAVED

STRATEGIC

- **C8 Provision of New Community Facilities SAVED**
- **C9 Loss of an Existing Community Facility SAVED**

City Centre

STRATEGIC

CC1 Vitality and Viability (Durham City) SAVED

Non-Strategic

CC2 Development Opportunities (Durham City) SAVED

CC3 Development Opportunities (Durham City) SAVED

Quality of Development

Non-Strategic

Q1 General Principles – Designing for People SAVED

Q2 General Principles – Designing for Accessibility SAVED

Q3 External Parking Areas SAVED

Q4 Pedestrian Areas SAVED

STRATEGIC

- **Q5 Landscaping – General Provision SAVED**
- **Q6 Landscaping – Structural Landscaping SAVED**
- **Q7 Layout and Design – Industrial and Business Development SAVED**

Non-Strategic

Q8 Layout and Design – Residential Development SAVED

Q9 Alterations and Extensions to Residential Property SAVED

Q10 Dormer Windows SAVED

Q11 Shopfronts – Provision of New SAVED

Q12 Shopfronts – Retention of Existing SAVED

Q13 Satellite Dishes SAVED

Q14 Security Shutters SAVED

Q15 Art in Design SAVED

Q16 Advertisements – General Criteria SAVED

Q17 Advertisements – Hoardings and Panels SAVED

Utilities and Infrastructure

STRATEGIC

U1 Telecommunications - General SAVED

Non-Strategic

U2 Telecommunications – Impact on World heritage Site SAVED

STRATEGIC

U3 Transmission Lines SAVED

U4 Under-Grounding of Services SAVED

Non-Strategic

U5 Pollution Prevention - General SAVED

U6 Pollution Prevention – Anti-Pollution Development SAVED

STRATEGIC

- **U8 Sewage Treatment Works SAVED**
- **U8B Sewage Treatment Works in Green Belt SAVED**
- **U9 Watercourses SAVED**
- **U10 Natural Flood Plains SAVED**

Non-Strategic

U11 Development on Contaminated Land SAVED

U12 Development Near Contaminated Land SAVED

U13 Development on Unstable Land SAVED

STRATEGIC

- **U14 Energy Conservation - General SAVED**
- **U15 Energy Conservation – Renewable Resources SAVED**

~~U16 There is No Policy U16~~

STRATEGIC

- **U17 Recycling SAVED**

County Durham Plan Preferred Options 2018

Strategic Policies

The National Planning Policy Framework (NPPF) states that local plans should make explicit which policies are 'strategic policies'. These should be limited to those necessary to address the strategic priorities of the area (and any relevant cross-boundary issues), to provide a clear starting point for any local policies that may be needed. Those local policies may come forward either as part of a single local plan or as part of a subsequent local plan or neighbourhood plan. Durham County

Council consider the following policies in the County Durham Plan to be Strategic:

- Policy 1 - General Development Principles
- Policy 2 - Quantity of Development
- Policy 3 - Employment Land
- Policy 4 - Aykley Heads
- Policy 5 - Housing Allocations
- Policy 6 - Durham City's Sustainable Urban Extensions
- Policy 7 - Development on Unallocated Sites in the Built Up Area
- Policy 10 - Retail Hierarchy and Town Centre Development
- Policy 11 - Development in the Countryside
- Policy 12 - Rural Housing and Employment Exception Sites
- Policy 13 - Permanent Rural Workers' Dwellings
- Policy 16 - Addressing Housing Need
- Policy 17 - Durham University Development, Purpose Built Student Accommodation and Houses in Multiple Occupation
- Policy 18 - Sites for Travellers
- Policy 21 - Green Belt
- Policy 22 - Non-Strategic Green Belt Amendments
- Policy 24 - Durham City Sustainable Transport
- Policy 25 - Allocating and Safeguarding Transport Routes and Facilities
- Policy 27 - Developer Contributions
- Policy 28 - Green Infrastructure
- Policy 29 - Utilities, Telecommunications and Other Broadcast Infrastructure
- Policy 31 - Sustainable Design in the Built Environment
- Policy 36 - Wind Turbine Development
- Policy 37 - Water Management
- Policy 38 - Water Infrastructure
- Policy 39 - Durham Coast and Heritage Coast
- Policy 40 - North Pennines Area of Outstanding Natural Beauty
- Policy 41 - Landscape Character
- Policy 43 - Biodiversity and Geodiversity
- Policy 44 - Internationally Designated Sites
- Policy 45 - Protected Species and Nationally and Locally Protected Sites
- Policy 46 - Historic Environment
- Policy 47 - Durham Cathedral and Castle World Heritage Site
- Policy 48 - Stockton and Darlington Railway
- Policy 49 - Sustainable Minerals and Waste Resource Management
- Policy 51 - Meeting the Need for Primary Aggregates
- Policy 53 - Surface Mined Coal and Fireclay
- Policy 54 - Natural Building and Roofing Stone
- Policy 56 - Safeguarding Mineral Resources

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Policy 58 - Preferred Area for Future Carboniferous Limestone Working

Policy 59 - Strategic Area of Search to the South of Todhills Brickworks

Policy 60 - Waste Management Provision