

Durham County Council
Green Belt Assessment
Submitted Site Addendum Report

249912-01

Final | 18 December 2018

This report takes into account the particular instructions and requirements of our client.

It is not intended for and should not be relied upon by any third party and no responsibility is undertaken to any third party.

Job number 249912-01

Ove Arup & Partners Ltd
Admiral House Rose Wharf
78 East Street
Leeds LS9 8EE
United Kingdom
www.arup.com

ARUP

Contents

	Page	
1	Introduction	1
	1.1 Overview	1
	1.2 Submitted Site for Assessment	2
2	Summary	7
3	Next Steps	18
4	Appendices	20

1 Introduction

1.1 Overview

In June 2016, Ove Arup and Partners ('Arup') was appointed by Durham County Council ('DCC') to prepare a Green Belt Assessment.

The purpose of this Green Belt assessment was to independently and objectively assess the extent to which areas of Green Belt within Durham meet the five purposes of the Green Belt as defined within the National Planning Policy Framework (NPPF, 2018). Paragraph 136 states:

'Once established, Green Belt boundaries should only be altered where exceptional circumstances are fully evidenced and justified, through the preparation or updating of plans.' (NPPF).

To date Arup has produced:

- A Green Belt Review Stage 1 and 2 report providing a comprehensive assessment of Durham County Green Belt.
- Green Belt Assessment of 49 submitted sites, received through the Local Plan Consultation 2016.
- Following the completion of the 49 site assessments, DCC requested that two of these sites were considered further (Sniperley and Sherburn Road Estate) on the basis of providing a readily recognisable boundary which is likely to be permanent. As such, five revised boundary sites were assessed. and revised boundaries of two of the submitted sites, were considered at the request of Durham County Council and were also assessed resulting in five further site assessments.

In late 2018 Durham County Council requested that a further 35 submitted sites provided through the Local Plan be assessed through the agreed methodology. The Green Belt Submitted Site Report acts as an evidence base which considers how the submitted sites perform against the five purposes of the Green Belt. The submitted site assessments apply the same methodology as the original Green Belt Assessment. Stage 1 of the original Green Belt Assessment (Stage 1 and 2 Report) provided a comprehensive assessment of how the entire Durham County Green Belt performs against the five Green Belt purposes through the definition and assessment of 'General Areas'. The findings from the Stage 1 General Area Assessment acted as a filter for Stage 2 of the Green Belt Assessment. This report is separate to the Stage 1 and Stage 2 assessments.

This report does not provide a judgement or any recommendations as to which sites should be released from the Green Belt. This process will be undertaken by Durham County Council along with other evidence base documents as part of the site selection process.

This Report provides an assessment of all 35 submitted sites. The General Area containing the submitted site is noted in the proformas for information purposes only. The submitted site assessments provide a finer grain assessment of the

submitted site and this means that the outcomes of the assessment are likely to differ from the General Area Assessment.

1.2 Submitted Site for Assessment

The following Green Belt sites have been promoted through the Durham County Local Plan and have been assessed within this report. The proformas are contained in **Error! Reference source not found.** of this report.

Table 1: Submitted Sites for Assessment

Section Heading in Appendix	Submitted Sites	Area (ha)
1	Land off Franklands Lane CF005 (4/DU/18a)	2.6
2	Land East of Bracken Court UM006 (4/UM/10)	0.64
3	Land at Frankland Lane (4/DU/117)	6.5
4	Land East of A177 (4/HS/12)	3.32
5	Land South of High Shincliffe (4/HS/13)	1
6	Land at Whitewell Acres – Parcel 2 (4/BO/09)	3.62
7	Land South of Mill Lane (4/SC/02)	2.6
8	Seaham Grange South (5/SE/25b)	44.2
9	Land at Sidegate (4/DU/117b)	0.54
10	Land off Franklands Lane CF005 (4/DU/18b)	0.63
11	Hillcrest, Springfield Park (4/DU/158)	0.7
12	High Grange Farm (4/HS/14)	1
13	Seaham Grange North (5/SE/25a)	40
14	Land at Sniperley (4/DU/171)	4.8
15	West of Low Pittington (4/PI/02)	25
16	Land North of Haswells Homer Hill Farm Shop (4/WR/14)	0.81
17	Urpeth Villas (2/BE/08)	1.64
18	Land on South East side of Brackenbeds Lane (2/PE/12)	8.4
19	Land East of Aldridge Court (4/UM/19)	1.1
20	Land at Sidegate House (4/DU/173)	0.16
21	Skid Pan Extension Site 1 (4/DU/174)	0.08
22	Skid Pan Extension Site 2 (4/DU/175)	0.4
23	Skid Pan Extension Site 3 (4/DU/176)	0.94
24	Land at Sniperley Park East of A691 (4/DU/178)	5.43
25	4/BS/01	4.6
26	4/BS/02	16
27	4/BS/05a	47

Section Heading in Appendix	Submitted Sites	Area (ha)
28	4/DU/120	4
29	4/DU/139	2.5
30	4/DU/140	8.9
31	4/DU/159	6
32	4/BS/04	8.2
33	4/BS/05b	3.2
34	Howlands West	0.26
35	Frankland Lane	2.92

1.3 Approach to Assessment

1.3.1 Overview

The submitted sites have been assessed against the following criteria.

- Durability of the existing Green Belt boundary and the durability of the resultant Green Belt boundary.
- Relationship with an inset Green Belt Settlement.
- The impact of Category 1 Designations from the Durham County Council Strategic Housing Land Availability Assessment (SHLAA).
- The five Green Belt Purposes based on the method set out in the Durham Green Belt Assessment.

A combination of desk-based analysis and site visits has been applied in assessing the submitted sites. All submitted sites were visited and the professional judgement of the assessor was applied on the site visits following a comprehensive briefing on the application of the methodology.

1.3.2 Durable Boundaries

Submitted site boundaries have been assessed for their ability to be defined along permanent and durable features, rather than less durable features. Our assessment describes the resulting boundary and whether this is durable and considers the durability of the existing Green Belt boundary. Submitted sites are often based on land ownership boundaries, which are not necessarily along durable boundaries. This does not directly relate to the assessment against the five Green Belt purposes.

Table 2 shows how site boundaries should be categorised according to their durability. It reflects Paragraph 139 of the NPPF requiring the use of “...*physical features which are readily recognisable and likely to be permanent.*” The categorisation of boundaries requires an element of professional judgement as where features occur together, they may constitute a more durable boundary than

they would alone. For example, a private road (unmade), a non-protected hedge or a brook (non-wooded and level with surroundings) are all less durable boundaries. However, a private road (unmade) with a brook running along one side and a significant hedgerow beyond that could be considered a durable boundary when all features are considered together. The site assessor will therefore use their professional judgement on site to assess the strength of the boundary. Only existing boundaries are considered. Boundaries relating to proposed infrastructure are not included unless such schemes are committed.

Table 2 provides a grading of the boundary features by priority to show the criteria within the durable and less durable categorisations. The priorities have been set to demonstrate the order of preference for boundaries.

Table 2 Green Belt Parcel Boundary Definition

Durable Features (Readily recognisable and likely to be permanent)		
Boundary Feature	Grading Priority	Reason for Grading
Infrastructure		
Motorway	1	Identifiable boundary with strong permanence
Roads (A roads, B roads and unclassified 'made' roads)	1	Identifiable boundary with strong permanence
Railway line (in use)	2	Identifiable boundary with strong permanence
Existing development with clear established, contiguous boundaries	2	Site specific however should provide identifiable boundary with strong permanence
Natural		
Water bodies and water courses (reservoirs, lakes, meres, rivers, streams and canals)	2/3	Site specific however should provide identifiable boundary with strong permanence
Heavy woodland or hedges or ancient woodland that is contiguous	3	Designations provide statutory protection and a substantial degree of permanence
Prominent landform (e.g. ridgeline)	4	Site specific however topography should have prominent physical features
Combination of a number of the features below	4	Site specific however should provide identifiable boundary with strong permanence
Less Durable Features (Soft boundaries which are recognisable but have lesser permanence)		
Boundary Feature	Grading Priority	Reason for Grading

Infrastructure		
Private/unmade roads or tracks	1	Less durable boundary due to lack of permanence. Combination of features may increase durability
Existing development with irregular boundaries	1	Irregular, inconsistent or intermediate built form comprises imprecise or softer boundaries which may not be able to contain development
Disused railway line accompanied by other features.	2	Less durable boundary due to lack of permanence. Combination of features may increase durability
Footpath accompanied by other physical features (e.g. wall, fence, hedge)	2	Less durable boundary due to lack of permanence. Combination of features may increase durability
Natural		
Watercourses (brook, drainage ditch, culverted watercourse) accompanied by other physical features	2	Less durable boundary due to lack of permanence. Combination of features may increase durability
Field boundary accompanied by other natural features (e.g. tree line, hedge line)	3	Less durable boundary due to lack of permanence. Combination of features may increase durability

1.3.3 Designations

The Category 1 Designations from the Durham SHLAA have been used to provide an understanding of unacceptable constraints within the Green Belt. These form designations where development is not acceptable. These designations have been used within the SHLAA¹ for all proposed sites in the County and provides a consistent approach across Green Belt and non-Green Belt land in the County. The SHLAA states that the following categories of site, known as Category 1 designations, will be deemed as unsuitable sites with no housing potential for the purposes of this SHLAA.

- Special Protection Area.
- Special Area of Conservation.
- Ramsar.
- Site of Special Scientific Interest.
- National Nature Reserve.
- Scheduled Ancient Monument.

¹ Local Wildlife and Geological Sites will not be included as they are not considered to form a designation, but rather a local policy.

- Historic Parks and Gardens.
- Flood Zone 3B.
- Ancient Woodland.
- HSE Inner Zone.
- Registered Battlefields.

The designations are used to confirm the ability to define a durable Green Belt boundary and not as a Green Belt Assessment tool. They do not impact on the assessment of the five Green Belt purposes.

1.3.4 Contribution to Green Belt Purposes in Stage 1

The submitted sites have been assessed against the local interpretation of the five Green Belt purposes as set out in the Durham Green Belt Assessment, December 2017, these are:

- **Purpose 1:** to check the unrestricted sprawl of large built-up areas;
- **Purpose 2:** to prevent neighbouring towns merging into one another;
- **Purpose 3:** to assist in safeguarding the countryside from encroachment;
- **Purpose 4:** to preserve the setting and special character of historic towns; and
- **Purpose 5:** to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

2 Summary

The following table provides a high-level summary of the contribution that each submitted site makes to each Green Belt purpose. The choropleth mapping provided in Figures 1-5 below illustrate the contribution levels for each of the purposes. The mapping only includes the boundaries of the submitted sites, the revised boundary sites are not shown on the mapping given that they fall within the boundaries of a submitted site anyway.

Section Heading in Appendix	Submitted Sites	Green Belt Contribution	Summary
1	Land off Franklands Lane CF005 (4/DU/18a)	Purpose 1: No Contribution Purpose 2: No Contribution Purpose 3: Moderate Purpose 4: Strong Purpose 5: Moderate	Overall this submitted site performs strongly against purpose 4 as the submitted site is immediately adjacent to the Durham City Conservation Area and within a Green Finger.
2	Land East of Bracken Court UM006 (4/UM/10)	Purpose 1: No Contribution Purpose 2: Moderate Purpose 3: Moderate Purpose 4: Weak Purpose 5: Moderate	Overall this submitted site does not perform strongly against any of the Green Belt purposes.
3	Land at Frankland Lane (4/DU/117)	Purpose 1: Moderate Purpose 2: No Contribution Purpose 3: Strong Purpose 4: Strong Purpose 5: Moderate	Overall this submitted site performs strongly against purpose 3 and 4, as it contains no built development and due to the level of heritage assets in the submitted site, and the fact that it falls within the Durham City Conservation Area and a Green Finger.
4	Land East of A177 (4/HS/12)	Purpose 1: No Contribution Purpose 2: Weak Purpose 3: Strong Purpose 4: Weak Purpose 5: Moderate	Overall this submitted perform strongly against purpose 3 due to the lack of built development within the submitted site.
5	Land South of High Shincliffe (4/HS/13)	Purpose 1: No Contribution Purpose 2: Weak Purpose 3: Strong Purpose 4: Weak Purpose 5: Moderate	Overall this submitted perform strongly against purpose 3 due to the lack of built development within the submitted site.
6	Land at Whitewell Acres –	Purpose 1: No Contribution Purpose 2: Moderate Purpose 3: Strong	Overall this submitted site performs strongly against purpose 3 due to the lack of built form in the site.

Section Heading in Appendix	Submitted Sites	Green Belt Contribution	Summary
	Parcel 2 (4/BO/09)	Purpose 4: Moderate Purpose 5: Moderate	
7	Land South of Mill Lane (4/SC/02)	Purpose 1: No Contribution Purpose 2: Weak Purpose 3: Strong Purpose 4: Moderate Purpose 5: Moderate	Overall this submitted site performs strongly against purpose 3 due to the lack of built form in the site.
8	Seaham Grange South (5/SE/25b)	Purpose 1: No Contribution Purpose 2: Moderate Purpose 3: Strong Purpose 4: No Contribution Purpose 5: Moderate	Overall this submitted site performs strongly against purpose 3 due to the lack of built development.
9	Land at Sidegate (4/DU/117b)	Purpose 1: Moderate Purpose 2: No Contribution Purpose 3: Strong Purpose 4: Strong Purpose 5: Moderate	Overall this submitted site performs strongly against purpose 3 due to the lack of built development and purpose 4 due to the site falling within the historic core and a Green Finger, with heritage assets in close proximity to the site.
10	Land off Franklands Lane CF005 (4/DU/18b)	Purpose 1: No Contribution Purpose 2: No Contribution Purpose 3: Weak Purpose 4: Moderate Purpose 5: Moderate	Overall this submitted site does not perform strongly against the five Green Belt purposes.
11	Hillcrest, Springfield Park (4/DU/158)	Purpose 1: Moderate Purpose 2: No Contribution Purpose 3: Strong Purpose 4: Strong Purpose 5: Moderate	Overall this submitted site performs strongly against purpose 3 due to the lack of built development and purpose 4 as the site is directly adjacent to the historic core and a Green Finger, with heritage assets in close proximity to the site.
12	High Grange Farm (4/HS/14)	Purpose 1: No Contribution Purpose 2: Weak Purpose 3: Strong Purpose 4: Weak Purpose 5: Moderate	Overall this submitted site performs strongly against purpose 3 as it contains no built development
13	Seaham Grange North (5/SE/25a)	Purpose 1: No Contribution Purpose 2: Moderate Purpose 3: Strong	Overall this submitted site performs strongly against purpose 3 as it contains no built development

Section Heading in Appendix	Submitted Sites	Green Belt Contribution	Summary
		Purpose 4: No Contribution Purpose 5: Moderate	
14	Land at Sniperley (4/DU/171)	Purpose 1: No Contribution Purpose 2: Moderate Purpose 3: Strong Purpose 4: Moderate Purpose 5: Moderate	Overall this submitted perform strongly against purpose 3 due to the low levels of built development within the submitted site.
15	West of Low Pittington (4/PI/02)	Purpose 1: No Contribution Purpose 2: Moderate Purpose 3: Strong Purpose 4: Weak Purpose 5: Moderate	Overall this submitted site performs strongly against purpose 3 due to the lack of built form in the site.
16	Land North of Haswells Homer Hill Farm Shop (4/WR/14)	Purpose 1: No Contribution Purpose 2: Weak Purpose 3: Strong Purpose 4: Weak Purpose 5: Moderate	Overall this submitted site performs strongly against purpose 3 due to the lack of built form in the site.
17	Urpeth Villas (2/BE/08)	Purpose 1: No Contribution Purpose 2: No Contribution Purpose 3: Strong Purpose 4: No Contribution Purpose 5: Moderate	Overall this submitted site performs strongly against purpose 3 due to the lack of built form in the site.
18	Land on South East side of Brackenbeds Lane (2/PE/12)	Purpose 1: Moderate Purpose 2: Strong Purpose 3: Strong Purpose 4: No Contribution Purpose 5: Moderate	Overall this submitted site performs strongly against purpose 2 and 3 due to the Submitted Site merging two towns and the lack of built form in the site.
19	Land East of Aldridge Court (4/UM/19)	Purpose 1: No Contribution Purpose 2: Moderate Purpose 3: Strong Purpose 4: Weak Purpose 5: Moderate	Overall this submitted site performs strongly against 3 as due to the level of built form in the site.
20	Land at Sidegate House (4/DU/173)	Purpose 1: Strong Purpose 2: No Contribution Purpose 3: Weak	Overall this submitted site performs strongly against purpose 1 due to the risk of sprawl and purpose 4 as the historic core falls within the

Section Heading in Appendix	Submitted Sites	Green Belt Contribution	Summary
		Purpose 4: Strong Purpose 5: Moderate	submitted site and it is within a Green Finger.
21	Skid Pan Extension Site 1 (4/DU/174)	Purpose 1: No Contribution Purpose 2: No Contribution Purpose 3: Strong Purpose 4: Moderate Purpose 5: Moderate	Overall this submitted perform strongly against purpose 3 due to the low levels of built development within the submitted site.
22	Skid Pan Extension Site 2 (4/DU/175)	Purpose 1: No Contribution Purpose 2: No Contribution Purpose 3: Strong Purpose 4: Moderate Purpose 5: Moderate	Overall this submitted perform strongly against purpose 3 due to the low levels of built development within the submitted site.
23	Skid Pan Extension Site 3 (4/DU/176)	Purpose 1: Strong Purpose 2: No Contribution Purpose 3: Strong Purpose 4: Moderate Purpose 5: Moderate	Overall this submitted perform strongly against purpose 3 due to the low levels of built development within the submitted site.
24	Land at Sniperley Park East of A691 (4/DU/178)	Purpose 1: No Contribution Purpose 2: Moderate Purpose 3: Strong Purpose 4: Moderate Purpose 5: Moderate	Overall this submitted perform strongly against purpose 3 due to the low levels of built development within the submitted site.
25	4/BS/01	Purpose 1: Strong Purpose 2: Weak Purpose 3: Strong Purpose 4: Weak Purpose 5: Moderate	Overall, the submitted site performs strongly against purpose 1 and 3 due to the strength of the existing Green Belt boundary with Brasside (part of the Durham large built up area) and the risk of sprawl, as well as the lack of built development.
26	4/BS/02	Purpose 1: Strong Purpose 2: Moderate Purpose 3: Strong Purpose 4: Weak Purpose 5: Moderate	Overall this submitted perform strongly against purpose 1 and 3 due to the risk of sprawl and due to the low levels of built development within the submitted site.
27	4/BS/05a	Purpose 1: Strong Purpose 2: Moderate Purpose 3: Strong Purpose 4: Weak Purpose 5: Moderate	Overall this submitted perform strongly against purpose 1 and 3 due to the risk of sprawl and due to the low levels of built development within the submitted site.

Section Heading in Appendix	Submitted Sites	Green Belt Contribution	Summary
28	4/DU/120	Purpose 1: No Contribution Purpose 2: Moderate Purpose 3: Weak Purpose 4: Weak Purpose 5: Moderate	Overall this submitted site does not perform strongly against the five Green Belt purposes.
29	4/DU/139	Purpose 1: No Contribution Purpose 2: Moderate Purpose 3: Strong Purpose 4: Weak Purpose 5: Moderate	Overall this submitted perform strongly against purpose 3 due to the low levels of built development within the submitted site.
30	4/DU/140	Purpose 1: No Contribution Purpose 2: Moderate Purpose 3: Strong Purpose 4: Weak Purpose 5: Moderate	Overall this submitted perform strongly against purpose 3 due to the low levels of built development within the submitted site.
31	4/DU/159	Purpose 1: No Contribution Purpose 2: Moderate Purpose 3: Strong Purpose 4: Weak Purpose 5: Moderate	Overall this submitted perform strongly against purpose 3 due to the low levels of built development within the submitted site.
32	4/BS/04	Purpose 1: No Contribution Purpose 2: Weak Purpose 3: Strong Purpose 4: Weak Purpose 5: Moderate	Overall this submitted perform strongly against purpose 3 due to the low levels of built development within the submitted site.
33	4/BS/05b	Purpose 1: Strong Purpose 2: Weak Purpose 3: Strong Purpose 4: Weak Purpose 5: Moderate	Overall this submitted perform strongly against purpose 1 and 3 due to the risk of sprawl and due to the low levels of built development within the submitted site.
34	Howlands West	Purpose 1: Strong Purpose 2: Weak Purpose 3: Strong Purpose 4: Weak Purpose 5: Moderate	Overall this submitted perform strongly against purpose 1 and 3 due to the risk of sprawl and due to the low levels of built development within the submitted site.
35	Frankland Lane	Purpose 1: No Contribution Purpose 2: No Contribution	Overall this submitted site performs strongly against purpose 4 as the submitted site is immediately adjacent to the Durham City

Section Heading in Appendix	Submitted Sites	Green Belt Contribution	Summary
		Purpose 3: Moderate Purpose 4: Strong Purpose 5: Moderate	Conservation Area and within a Green Finger.

Figure 1: Purpose 1: to check the unrestricted sprawl of large built-up areas



Figure 2: Purpose 2: to prevent neighbouring towns merging into one another



Figure 3: Purpose 3: to assist in safeguarding the countryside from encroachment



Figure 4: Purpose 4: to preserve the setting and special character of historic towns

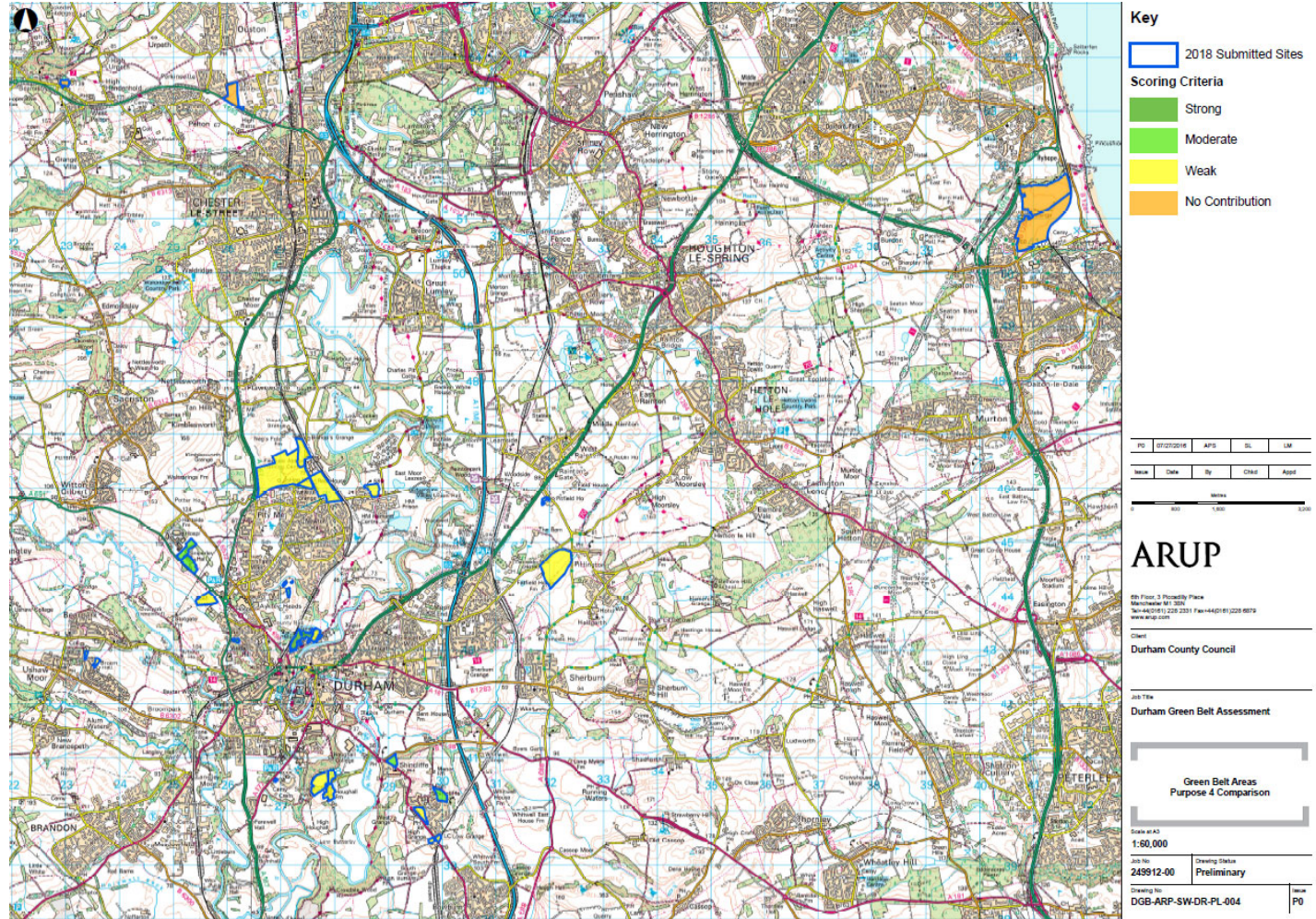


Figure 5: Purpose 5: to assist in urban regeneration, by encouraging the recycling of derelict and other urban land



3 Next Steps

This report provides a comprehensive assessment of the 35 submitted sites in the Green Belt against the five Green Belt purposes which have been defined in accordance with the local context. This report is separate to the findings of the Stage 1 and 2 Green Belt Assessment.

This report will inform Green Belt release through the Durham County Plan and any land identified for further assessment will pass through the Durham County Plan Site Selection Process alongside all non- Green Belt sites. Any Green Belt release will need to demonstrate exceptional circumstances and any case for release will be made through the County Plan process

4 Appendices

Green Belt Assessment

Appendix A - Submitted Site Proformas

249912-01

Final | 18 December 2018

This report takes into account the particular instructions and requirements of our client. It is not intended for and should not be relied upon by any third party and no responsibility is undertaken to any third party.

Job number 249912-01

Admiral House Rose Wharf
78 East Street
Leeds LS9 8EE

ARUP

Contents

1	Land off Franklands Lane CF005 (4/DU/18a)	2	25	4/BS/01	52
2	Land East of Bracken Court UM006	4	26	4/BS/02	54
3	Land at Frankland Lane	6	27	4/BS/05a	56
4	Land East of A177	9	28	4/DU/120	58
5	Land South of High Shincliffe	11	29	4/DU/139	60
6	Land at Whitwell Acres – Parcel 2	13	30	4/DU/140	62
7	Land South of Mill Lane	16	31	4/DU/159	64
8	Seaham Grange South	18	32	4/BS/04	66
9	Land at Sidegate	20	33	4/BS/05b	68
10	Land off Franklands Lane CF005 (4/DU/18b)	22	34	Howlands West	70
11	Hillcrest, Springfield Park	24	35	Frankland Lane	72
12	High Grange Farm	26			
13	Seaham Grange North	28			
14	Land at Sniperley	30			
15	West of Low Pittington	32			
16	Land North of Haswells, Homer Hill Farm Shop	34			
17	Urpeth Villas	36			
18	Land on South East side of Brackenbeds Lane	38			
19	Land East of Aldridge Court	40			
20	Land at Sidegate House	42			
21	Skid Pan extension site 1	44			
22	Skid Pan extension site 2	46			
23	Skid Pan extension site 3	48			
24	Land at Sniperley Park East of A691	50			

1 Land off Franklands Lane CF005 (4/DU/18a)

<p>Submitted site Reference: (4/DU/18a)</p>	<p>Boundary of Submitted site with designations mapped</p>
<p>Submitted site Name: Land off Franklands Lane</p>	
<p>Submitted site Size: 2.6ha</p>	
<p>Location of Submitted site and relationship with inset settlement: The submitted site is north of the built-up area of Durham City, however not directly adjacent. The River Wear is adjacent to the site.</p>	
<p>General Area containing Submitted site (from Stage 1 Assessment): General Area 31</p>	
<p>Source of submitted site: Submitted site has been promoted through the Durham County Plan Preferred Options Consultation, Summer 2018</p>	
<p>Impact of Designations: The submitted site is not located within any of the Category 1 designations.</p>	
<p>Does the Resultant Boundary represent a strongly Defined, Durable Green Belt Boundary?</p> <p>The resultant boundary would be defined by the extent of a woodland area to the north and north east. Frankland Lane and a woodland boundary forms the south-eastern boundary to the submitted site, with the south-western boundary defined by the built-form extent of the depot. The Resultant Boundaries for the submitted site are therefore considered to be mixed in strength: durable on the basis of the extent of woodland in the north and north west; durable along Frankland Lane in the south east; and, less durable to the south west defined by the extent of the depot.</p> <p>The Resultant Boundary would create a perforation in the Green Belt coverage, creating an ‘island’ in the designation beyond the north of the River Wear. Whilst the individual boundaries of the submitted site are therefore mixed (both ‘durable’ and ‘less durable’), the overall Resultant Boundary for the Green Belt is weak and less durable.</p>	
<p>Appraisal of Submitted site against the 5 NPPF Green Belt Purposes</p>	
<p>Purpose 1: The Submitted Site is not connected to the adjacent large-built up area of Durham City, and therefore, whilst the General Area forms part of the County Durham Green Belt it makes no contribution to protecting the ‘existing boundary with the built-up area’.</p> <p>Level of Contribution: No Contribution</p>	
<p>Purpose 2: The submitted site is almost completely enclosed by Durham City and it plays no role in maintaining a gap between settlements.</p> <p>Level of Contribution: No contribution</p>	
<p>Purpose 3: The submitted site is dominated by dense woodland with 5-10% built development in the form of a non-rural uses (a depot, commercial uses in the form of car-valeting and a taxi company); both of these features detract from visual openness of the site. The submitted site therefore predominantly contains rural land uses with 5-10% built form. There are limited views out due to surrounding dense tree line however there are views in from the raised railway line to the west of the site.</p>	

<p><u>Level of Contribution: Moderate</u></p>
<p>Purpose 4:</p> <p><i>To preserve the setting and special character of Durham City</i></p> <p>1. Perception of the Scale of the City. The Historic Core (Durham City Conservation Area) is directly adjacent to the historic core. Therefore, this submitted site makes a strong contribution to the perception of the scale of the City.</p> <p>2. Physical form of the Inner Setting (green fingers into the City). This submitted site forms part of a Green Finger that penetrates Durham City from the north-east. This Green Finger consists of ‘the valley of the Wear to the north-east of the city from Aykley Heads, Barker’s Haugh and The Sands to Franklands Farm, and between Newton Hall and Gilesgate Moor. This submitted site therefore considered to make a strong contribution to the perception to the setting of the historic City of Durham.</p> <p>3. Views in and Out towards the Countryside, including long distance views. The submitted site is located within the Inner Bowl or Setting of Durham. It does not contain any notable views from the World Heritage Site Conservation Plan and no views from the submitted site were noted on site. Taking this into account the submitted site Area is considered to make a moderate contribution to the setting and special character of the City.</p> <p>4. Key approaches to and journeys to the City. The submitted site is to the north of Franklands Lane (secondary transport route) but is not visible from this route due to development directly along the route. The submitted site is prominent and visible from the East Coast Main Line. The submitted site is therefore considered to make a moderate contribution to towards the perception of scale of the City.</p> <p>5. Historic and cultural association The submitted site contains no Listed Buildings, Scheduled Monuments or Registered Historic Park and Gardens. However, Frankland Lane, a known pilgrimage route is located along the southern boundary of the site. Three Listed Buildings are located 110 metres to the west of the Submitted site; Crook Hall (Grade I), Barn West of Crook Hall (Grade II) and Barn North of Crook Hall (Grade II). The submitted site directly adjacent to the Durham City Conservation Area. The Submitted site is considered to contain one notable pilgrimage route and abut the Durham City Conservation Area and therefore makes a moderate contribution to the setting of Durham City.</p> <p>6. Landscape character / Quality The submitted site falls within the Wear Lowlands Countryside Character Area and within the Broad Landscape Type: Incised Lowland Valley. This part of the Submitted Site is therefore considered to make a strong contribution to the historic setting of Durham. Score: Strong</p> <p><i>Durham City Historic Core</i> The Historic Core (Durham City Conservation Area) is directly adjacent the submitted site. Therefore, the submitted site makes a strong contribution to supporting the setting and special character of Durham City. Score: Strong</p> <p><u>Level of Contribution: Strong</u></p>
<p>Purpose 5: All Green Belt land in County Durham is considered to perform moderately against this purpose, as set out in the Stage 1 Green Belt Assessment.</p> <p><u>Level of Contribution: Moderate</u></p>
<p>Summary: Overall this submitted site performs strongly against purpose 4 as the submitted site is immediately adjacent to the Durham City Conservation Area and within a Green Finger.</p>

2 Land East of Bracken Court UM006

<p>Submitted site Reference: (4/UM/10)</p>	<p>Boundary of Submitted site with designations mapped</p>
<p>Submitted site Name: Land East of Bracken Court</p>	
<p>Submitted site Size: 0.64ha</p>	
<p>Location of Submitted site and relationship with inset settlement: The submitted site is located between Ushaw Moor to the West and Bearpark to the East. It is connected to these settlements.</p>	
<p>General Area containing Submitted site (from Stage 1 Assessment): General Area 23</p>	
<p>Source of submitted site: Submitted site has been promoted through the Durham County Plan Preferred Options Consultation, Summer 2018</p>	
<p>Impact of Designations: The submitted site is not located within any of the Category 1 designations.</p>	
<p>Does the Resultant Boundary represent a strongly Defined, Durable Green Belt Boundary?</p> <p>The existing Green Belt boundary is defined by Bracken Court road to the west, a sports centre to the north and Middlewood road to the south. Although individually boundary features are considered to be strongly defined, the area of Green Belt is indented and represents existing development with irregular boundary features.</p> <p>The Resultant Boundary for the Green Belt would be defined to the east by a fence and the extent of a densely-wooded area of trees, which in combination with the existing neighbouring buildings, would bring the Green Belt boundary in line with the extent of the existing built form. This would result in a durable boundary feature.</p>	
<p>Appraisal of Submitted site against the 5 NPPF Green Belt Purposes</p>	
<p>Purpose 1: The submitted site forms part of the County Durham Green Belt, but it is not connected to or close to any of the large built up areas. There is no risk of sprawl.</p> <p>Level of Contribution: No contribution</p>	
<p>Purpose 2: The submitted site forms a land gap between the settlements of Ushaw Moor and Bearpark. The land gap between Ushaw Moor and Bearpark across the submitted site is approximately 300m and contains the Durham Federation Sport Centre and College and playing pitches. Whilst there is pedestrian access between these two settlements further north, there is no direct access through the submitted site. There is no visibility between the two settlements from the submitted site as a result of the dense tree line to the east. The submitted site therefore plays some role in maintaining a gap between Ushaw Moor and Bearpark, however as a result of the dense tree line and lack of physical access between settlements at this point, loss of openness would not cause the settlements to merge but would erode the gap between them.</p> <p>Level of Contribution: Moderate</p>	

Purpose 3: The submitted site is dominated by sparse woodland and part of the Sir Bobby Robson Sports Centre in the north which accounts for 5-10% within the submitted site area. The topography of the submitted site is a gentle slope to the south, however there are limited views in and out of the site due to being surrounded by built development, detracting from the perception of openness on the site. This does not impact the score given the level of built development within the submitted site.

Level of Contribution: Moderate

Purpose 4:

To preserve the setting and special character of Durham City

1. Perception of the Scale of the City.

The Historic Core (Durham City Conservation Area) is located approximately 2.7 km east of this submitted site (from its nearest point to the Historic Core). The 2.7km gap consists of Green Belt and modern built form. The submitted site therefore makes a **weak** contribution to the perception of the scale of the City.

2. Physical form of the Inner Setting (green fingers into the City).

This submitted site does not form part of a Green Finger penetrates Durham City. This submitted site is therefore considered to make a **weak** contribution to the perception to the setting of the historic City of Durham.

3. Views in and Out towards the Countryside, including long distance views.

The submitted site falls within the Outer Setting of Durham City. It contains no notable viewpoints from World Heritage Site Management Plan and no views of the historic core were noted on site. The submitted site is considered to make a **weak** contribution to the historic setting of Durham City.

4. Key approaches to and journeys to the City.

The submitted site is not adjacent to any primary or secondary transport routes. The submitted site is considered to make a **weak** contribution to the perceived scale of the City.

5. Historic and cultural association

The submitted site contains no Listed Buildings, Conservation Areas, Scheduled Monuments or Registered Historic Park and Gardens. The submitted site is considered to contain no notable heritage assets and therefore makes a **weak** contribution to the setting of Durham City.

6. Landscape character / Quality

The submitted site falls within the West Durham Coalfield Countryside Character Area and within the Broad Landscape Type: Coalfield Valley. This submitted site is therefore considered to make a **moderate** contribution to the historic setting of Durham.

Score: Weak

Durham City Historic Core

The Historic Core (Durham City Conservation Area) is located approximately 2.7km east of this submitted site (from its nearest point to the Historic Core). The 2.7km gap consists of Green Belt and post WWII built. This submitted site is therefore makes a **weak** contribution to the setting of the historic City of Durham.

Score: Weak

Level of Contribution: Weak

Purpose 5: All Green Belt land in County Durham is considered to perform moderately against this purpose, as set out in the Stage 1 Green Belt Assessment.

Level of Contribution: Moderate

Summary: Overall this submitted site does not perform strongly against any of the Green Belt purposes.

3 Land at Frankland Lane

<p>Submitted site Reference: (4/DU/117)</p>	<p>Boundary of Submitted site with designations mapped</p>
<p>Submitted site Name: Land at Frankland Lane</p>	
<p>Submitted site Size: 6.5ha</p>	
<p>Location of Submitted site and relationship with inset settlement: The submitted site is located within Durham city.</p>	
<p>General Area containing Submitted site (from Stage 1 Assessment): General Area 31</p>	
<p>Source of Submitted site: Submitted site has been promoted through the Durham County Plan Preferred Options Consultation, Summer 2018</p>	
<p>Impact of Designations: The submitted site is not located within any of the Category 1 designations.</p>	
<p>Does the Resultant Boundary represent a strongly Defined, Durable Green Belt Boundary?</p>	
<p>The existing Green Belt boundary is defined by a car park (with heavy tree planting) to the east, a road to the south and a railway line to the south west. These are considered to be durable boundaries.</p> <p>The Resultant Green Belt boundary would be defined by the railway line to the west, which represents a durable boundary; the indented boundary of the built development to the east, which represents durable boundaries. The north boundary would be defined irregularly by a field boundary, providing a less durable boundary. The submitted site is considered to represent a weakly defined, indented and less durable boundary.</p>	
<p>Appraisal of Submitted site against the 5 NPPF Green Belt Purposes</p>	
<p>Purpose 1: The submitted site is connected to the large built up area of Durham City along the southern and part of the eastern and western boundary. This is formed by the Sidegate and the railway line which are durable boundaries. However, part of the Green Belt boundary is defined by the rear of properties and the tree planting which is less durable. The existing Green Belt boundary is therefore of mixed durability however the Green Belt has a role protecting land which is considered to be open. The submitted site is connected to the built up area along the southern, and part of eastern and western boundary. Whilst there is some potential for development to the very south of the submitted site to constitute rounding off, there is still some risk of sprawl. There is no ribbon development.</p> <p>Overall, the submitted site makes a moderate contribution to checking unrestricted sprawl</p> <p>Level of contribution: Moderate</p>	
<p>Purpose 2: The submitted site is almost completely enclosed by Durham City and it plays no role in maintaining a gap between settlements.</p> <p>Level of Contribution: No contribution</p>	

Purpose 3: The existing land use consists of open countryside and dense vegetation, with less than 5% built form. There is a steep embankment surrounding the south and west of the site, with open countryside to the north east of the submitted site. There are some views out but limited views in due to the dense tree line along the river to the south. However, there may be views in from the raised railway line to the west of the site and from the northern part towards Crook Hall which is a Grade I listed building.

Level of Contribution: Strong

Purpose 4:

To preserve the setting and special character of Durham City

1. Perception of the Scale of the City.

The Historic Core (Durham City Conservation Area) falls within this submitted site. Approximately 75% of the southern part of the submitted site is located within the Historic Core, therefore the area makes a **strong** contribution to the perception of the scale of the City.

2. Physical form of the Inner Setting (green fingers into the City).

This submitted site forms part of a Green Finger that penetrates Durham City from the north-east. This Green Finger consists of ‘the valley of the Wear to the north-east of the city from Aykley Heads, Barker’s Haugh and The Sands to Franklands Farm, and between Newton Hall and Gilesgate Moor. This submitted site therefore considered to make a **strong** contribution to the perception to the setting of the historic City of Durham.

3. Views in and Out towards the Countryside, including long distance views.

The submitted site is located within the Inner Bowl or Setting of Durham. It does not contain any notable views from the World Heritage Site Conservation Plan, however a notable view from the railway line is located immediately to the east of the submitted site and no views from the submitted site were noted on site. Taking this into account the submitted site Area is considered to make a **moderate** contribution to the setting and special character of the City.

4. Key approaches to and journeys to the City.

The submitted site is to the north of Franklands Lane (secondary transport route) but is not visible from this route due to heavy tree planting. The submitted site is visible and prominent from the East Coast Main Line. The submitted site is therefore considered to make a **moderate** contribution to towards the perception of scale of the City.

5. Historic and cultural association

The submitted site contains no Listed Buildings, Scheduled Monuments or Registered Historic Park and Gardens. However, Frankland Lane, a known pilgrimage route is located along the southern boundary of the site. Three Listed Buildings are located approximately 25 metres to the south of the Submitted site; Crook Hall (Grade I), Barn West of Crook Hall (Grade II) and Barn North of Crook Hall (Grade II). The submitted site is within the Durham City Conservation Area. The Submitted site is considered to contain one notable pilgrimage route and be within to the Durham City Conservation Area and therefore makes a **strong** contribution to the setting of Durham City.

6. Landscape character / Quality

The submitted site falls within the Northern Wear Valley Character Area and within the Broad Landscape Type: Incised Lowland Valley. This part of the General Area is therefore considered to make a **strong** contribution to the historic setting of Durham.
Score: Strong

Durham City Historic Core

The Historic Core (Durham City Conservation Area) falls within this submitted site. Approximately 75% of the southern part of the submitted site is located within the Historic Core, therefore the area makes a **strong** contribution to supporting the setting and special character of Durham City.

Score: Strong

Level of Contribution: Strong

Purpose 5: All Green Belt land in County Durham is considered to perform moderately against this purpose, as set out in the Stage 1 Green Belt Assessment.

Level of Contribution: Moderate

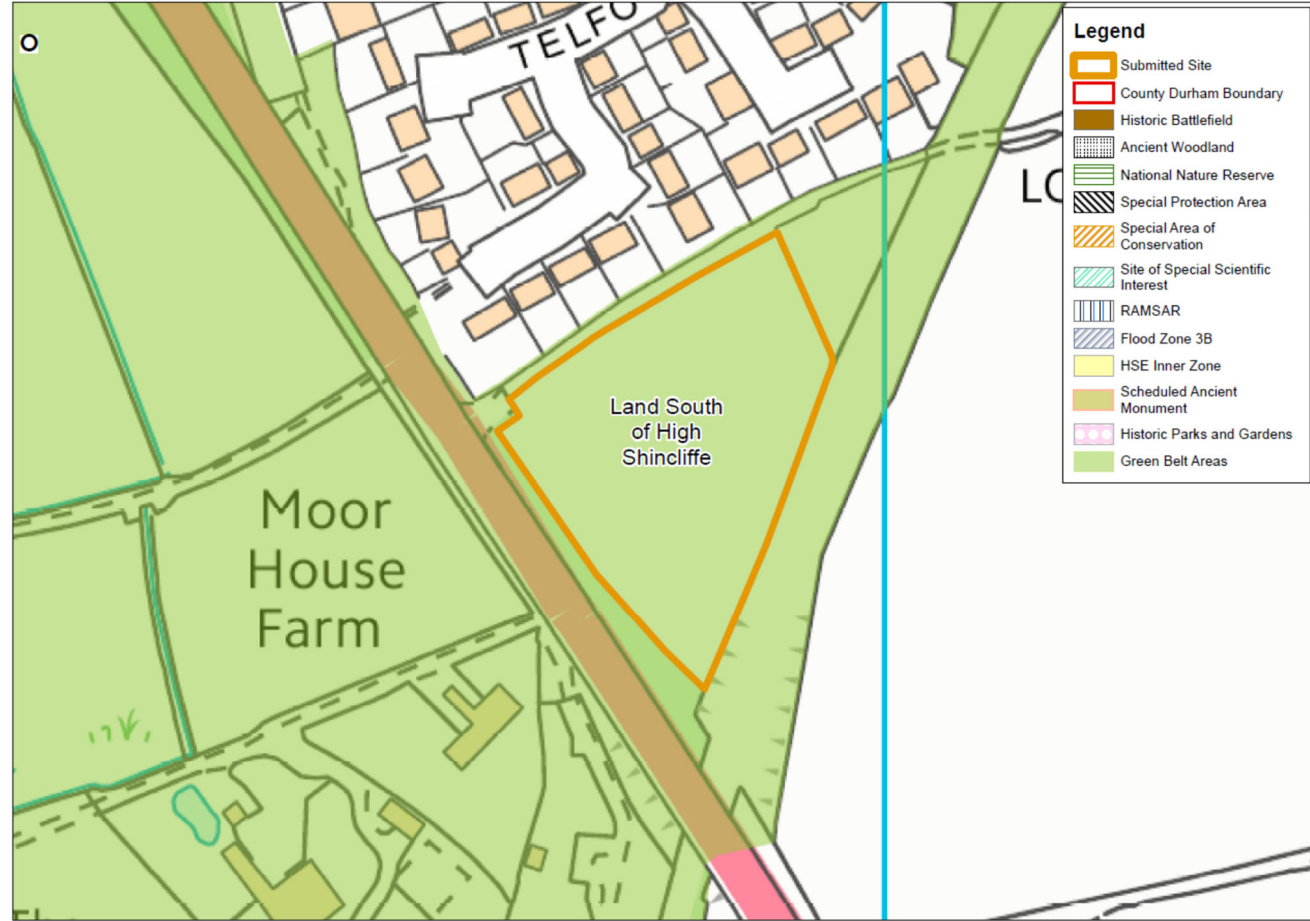
Summary: Overall this submitted site performs strongly against purpose 3 and 4, as it contains no built development and due to the level of heritage assets in the submitted site, and the fact that it falls within the Durham City Conservation Area and a Green Finger.

4 Land East of A177

<p>Submitted site Reference: (4/HS/12)</p>	<p>Boundary of Submitted site with designations mapped</p>
<p>Submitted site Name: Land East of A177</p>	
<p>Submitted site Size: 3.32ha</p>	
<p>Location of Submitted site and relationship with inset settlement: The submitted site is located in the inset settlement of High Shincliffe, with the settlement of Bowburn to the south.</p>	
<p>General Area containing Submitted site (from Stage 1 Assessment): General Area 9</p>	
<p>Source of Submitted site: Submitted site has been promoted through the Durham County Plan Preferred Options Consultation, Summer 2018</p>	
<p>Impact of Designations: The submitted site is not located within any of the Category 1 designations.</p>	
<p>Does the Resultant Boundary represent a strongly Defined, Durable Green Belt Boundary?</p> <p>The existing Green Belt boundary is defined by Avenue Street to the east of the site and the High Street to the north, providing a durable bounding.</p> <p>The resultant Green Belt boundary would be defined by the A177 road on the west boundary which is considered a durable boundary, with some planting to the south of the site, providing a less durable boundary. The submitted site is considered to provide a durable boundary.</p>	
<p>Appraisal of Submitted site against the 5 NPPF Green Belt Purposes</p>	
<p>Purpose 1: The submitted site forms part of the County Durham Green Belt, but it is not connected to or close to any of the large built up areas (as defined in the method). There is no risk of sprawl.</p> <p>Level of Contribution: No Contribution</p>	
<p>Purpose 2: The submitted site forms a land gap between the inset settlement of High Shincliffe and the settlement of Langley Moor/Meadowfield. The land gap between High Shincliffe and Langley Moor/Meadowfield across the submitted site is approximately 4km and consists of open countryside and the River Wear. There is no direct road access between these two settlements and there is no visibility between the two settlements. The submitted site plays a very limited role in maintaining a gap between the settlements as loss of openness would not reduce such a gap.</p> <p>Level of Contribution: Weak</p>	
<p>Purpose 3: The principal land use is agricultural land and there is no built development within the site. The submitted site is completely enclosed by hedges and roads. There is a raised embankment from the A177 to the west which then slopes down into the site. The topography of the submitted site is a gentle slope to the south and owing to this there are long line views towards the south out to the countryside from the north of the site. This does not impact upon the score given the lack of any built development.</p>	

<p><u>Level of Contribution: Strong</u></p>
<p>Purpose 4:</p> <p><i>To preserve the setting and special character of Durham City</i></p> <p>1. Perception of the Scale of the City. The Historic Core (Durham City Conservation Area) is located approximately 1.7 km north west of this submitted site (from its nearest point to the Historic Core). The 1.7 km gap is modern built form encompassing the settlements of Shincliffe and High Shincliffe. This submitted site therefore makes a weak contribution to the perception of the scale of the City.</p> <p>2. Physical form of the Inner Setting (green fingers into the City). This submitted site does not form part of a Green Finger penetrates Durham City. This General Area therefore considered to make a weak contribution to the perception to the setting of the historic City of Durham.</p> <p>3. Views in and Out towards the Countryside, including long distance views. The submitted site falls within the Outer Setting of Durham City. It does not contain any notable viewpoints from World Heritage Site Management Plan and no views toward the Historic Core were noted on site. The submitted site is therefore considered to make a weak contribution to the setting of the historic setting of Durham.</p> <p>4. Key approaches to and journeys to the City. The A177 (primary transport route) is located to the south-east of the submitted site however is separated by High Shincliffe. The submitted site is visible from the A177 on the approach towards High Shincliffe however it is not prominent thus the submitted site makes a moderate contribution to the perceived scale of the City.</p> <p>5. Historic and cultural association The submitted site contains no Listed Buildings, Conservation Areas, Scheduled Monuments or Registered Historic Park and Gardens. Shincliffe Conservation Area is located approximately 230 metres to the north. The General Area is considered to contain no notable heritage assets and therefore makes a weak contribution to the setting of Durham City.</p> <p>6. Landscape character / Quality The submitted site falls within the Wear Lowlands Countryside Character Area and within the Broad Landscape Type: Lowland Valley Terraces and is therefore considered to make a moderate contribution to the historic setting of Durham. Score: Weak</p> <p><i>Durham City Historic Core</i> The Historic Core (Durham City Conservation Area) is located approximately 1.7km north west of this submitted site (from its nearest point to the Historic Core). The 1.7 km gap is post WWII modern built form. This submitted site therefore makes a weak contribution to the setting of the historic City of Durham. Score: Weak</p> <p><u>Level of Contribution: Weak</u></p>
<p>Purpose 5: All Green Belt land in County Durham is considered to perform moderately against this purpose, as set out in the Stage 1 Green Belt Assessment.</p> <p><u>Level of Contribution: Moderate</u></p>
<p>Summary: Overall this submitted perform strongly against purpose 3 due to the lack of built development within the submitted site.</p>

5 Land South of High Shincliffe

<p>Submitted site Reference: (4/HS/13)</p>	<p>Boundary of Submitted site with designations mapped</p>
<p>Submitted site Name: Land South of High Shincliffe</p>	
<p>Submitted site Size: 1ha</p>	
<p>Location of Submitted site and relationship with inset settlement: The submitted site is located within the inset settlement of High Shincliffe, with the Bowburn settlement to the south.</p>	
<p>General Area containing Submitted site (from Stage 1 Assessment): General Area 9</p>	
<p>Source of Submitted site: Submitted site has been promoted through the Durham County Plan Preferred Options Consultation, Summer 2018</p>	
<p>Impact of Designations: The submitted site is not located within any of the Category 1 designations.</p>	
<p>Does the Resultant Boundary represent a strongly Defined, Durable Green Belt Boundary?</p> <p>The existing Green Belt boundary is defined by an unmade road to the south east of the boundary, providing a less durable boundary.</p> <p>The Resultant Green Belt boundary would be defined by the A177 road to the west boundary, with dense vegetation to the eastern boundary. These are both considered to provide durable boundaries and therefore the Resultant Green Belt boundary is considered to be durable.</p>	
<p>Appraisal of Submitted site against the 5 NPPF Green Belt Purposes</p>	
<p>Purpose 1: The submitted site forms part of the County Durham Green Belt, but it is not connected to or close to any of the large built up areas (as defined in the method). There is no risk of sprawl.</p> <p>Level of Contribution: No Contribution</p>	
<p>Purpose 2: The submitted site forms a land gap between the inset settlement of High Shincliffe and the settlement of Bowburn. The land gap between High Shincliffe and Bowburn across the submitted site is approximately 800m and consists of open countryside. The A177 road provides direct access between High Shincliffe and Bowburn. There is no visibility between the two settlements due to dense vegetation to the south. The submitted site plays a very limited role in maintain a gap between settlements: loss of openness would not reduce such a gap due to the presence of the disused railway to the east.</p> <p>Level of Contribution: Weak</p>	
<p>Purpose 3: The principal land use is agricultural use. There is no built development within the site. The topography of the submitted site is a gentle slope to the east. The site is completely enclosed due to the dense vegetation and tree lines surrounding the site and the raised embankment to the west, however there are views in to the site from surrounding fields due to the topography. This does not impact upon the score given the lack of any built development.</p>	

<p><u>Level of Contribution: Strong</u></p>
<p>Purpose 4:</p> <p><i>To preserve the setting and special character of Durham City</i></p> <p>1. Perception of the Scale of the City. The Historic Core (Durham City Conservation Area) is located approximately 2.3 km north west of this submitted site (from its nearest point to the Historic Core). The 2.3 km gap is modern built form encompassing the settlements of Shincliffe and High Shincliffe. This submitted site therefore makes a weak contribution to the perception of the scale of the City.</p> <p>2. Physical form of the Inner Setting (green fingers into the City). This submitted site does not form part of a Green Finger penetrates Durham City. This General Area therefore considered to make a weak contribution to the perception to the setting of the historic City of Durham.</p> <p>3. Views in and Out towards the Countryside, including long distance views. The submitted site falls within the Outer Setting of Durham City. It does not contain any notable viewpoints from World Heritage Site Management Plan and no views toward the Historic Core were noted on site. The submitted site is therefore considered to make a weak contribution to the setting of the historic setting of Durham.</p> <p>4. Key approaches to and journeys to the City. The A177 (primary transport route) is located to the south-east of the submitted site however is separated by High Shincliffe. The submitted site is visible from the A177 on the approach towards High Shincliffe however it is not prominent thus the submitted site makes a moderate contribution to the perceived scale of the City.</p> <p>5. Historic and cultural association The submitted site contains no Listed Buildings, Conservation Areas, Scheduled Monuments or Registered Historic Park and Gardens. The Shincliffe Conservation Area is located approximately 800 metres to the north submitted site. The General Area is considered to contain no notable heritage assets and therefore makes a weak contribution to the setting of Durham City.</p> <p>6. Landscape character / Quality The submitted site falls within the Wear Lowlands Countryside Character Area and within the Broad Landscape Type: Lowland Valley Terraces and is therefore considered to make a moderate contribution to the historic setting of Durham.</p> <p>Score: Weak</p> <p><i>Durham City Historic Core</i> The Historic Core (Durham City Conservation Area) is located approximately 2.3km north west of this submitted site (from its nearest point to the Historic Core). The 2.3km gap is post WWII modern built form. This submitted site therefore makes a weak contribution to the setting of the historic City of Durham.</p> <p>Score: Weak</p> <p><u>Level of Contribution: Weak</u></p>
<p>Purpose 5: All Green Belt land in County Durham is considered to perform moderately against this purpose, as set out in the Stage 1 Green Belt Assessment.</p> <p><u>Level of Contribution: Moderate</u></p>
<p>Summary: Overall this submitted perform strongly against purpose 3 due to the lack of built development within the submitted site.</p>

6 Land at Whitwell Acres – Parcel 2

<p>Submitted site Reference: (4/BO/09)</p>	<p>Boundary of Submitted site with designations mapped</p>	
<p>Submitted site Name: Land at Whitwell Acres – Parcel 2</p>		
<p>Submitted site Size: 3.62ha</p>		
<p>Location of Submitted site and relationship with inset settlement: The submitted site is located within the inset settlement of High Shincliffe, south east of Durham City.</p>		
<p>General Area containing Submitted site (from Stage 1 Assessment): General Area 9</p>		
<p>Source of submitted site: Submitted site has been promoted through the Durham County Plan Preferred Options Consultation, Summer 2016</p>		
<p>Impact of Designations: The submitted site is not located within any of the Category 1 designations.</p>		
<p>Does the Resultant Boundary represent a strongly Defined, Durable Green Belt Boundary?</p> <p>The existing Green Belt boundary is defined by Whitwell Acres road to the south, providing a durable boundary between the submitted site and development.</p> <p>The resultant Green Belt boundary would be defined by dense woodland corridor to the north, east and west; which are considered to be durable boundaries. The submitted site is considered to be formed by individually durable features, however this would result in an angular area of built form to the north of the High Shincliffe.</p>		
<p>Appraisal of Submitted site against the 5 NPPF Green Belt Purposes</p>		
<p>Purpose 1: The submitted site forms part of the County Durham Green Belt, but it is not connected to or close to any of the large built up areas (as defined in the method). There is no risk of sprawl.</p> <p>Level of Contribution: No contribution</p>		
<p>Purpose 2: The submitted site forms a land gap between the inset settlement of High Shincliffe and the large built up area of Durham City, High Shincliffe and Sherburn and High Shincliffe and Shincliffe:</p> <p>The land gap between High Shincliffe and Durham City across the submitted site is approximately 2.1km and consists of the ‘inset settlement’ of Shincliffe and mainly open countryside. The A177 provides direct road access between High Shincliffe and Durham City, and there is no visibility between the settlements. The Submitted Site plays some role in maintaining the gap between Durham City and High Shincliffe: loss of openness would not cause settlements to merge but would erode the gap between them.</p> <p>The land gap between High Shincliffe and Shincliffe is approximately 600m from the submitted site and consists mainly of open countryside and a copse of woodland. The A177 provides direct road access between High Shincliffe and Durham City. The Submitted Site provides a crucial role in maintaining a gap between settlements; loss of openness would cause them to merge, or substantially reduce the gap between them.</p> <p>The land gap between High Shincliffe and Sherburn across the submitted site is approximately 2.5km and consists of open countryside and the A1(M). There is no visibility between these settlements and no direct access. The Submitted Site plays some role in maintaining the gap between High Shincliffe and Sherburn; loss of openness would not cause settlements to merge but would erode the gap between them.</p>		

The submitted site plays some role in maintaining a gap between the three settlements as loss of openness would not cause the settlements to merge but would erode the gap between them.

Level of Contribution: Moderate

Purpose 3: The principal land use is open countryside in agricultural use. There is no built development within the submitted site. The submitted site has an undulating topography, owing to the long line views to the east, and views in and out of the site from the surrounding built development. The topography creates a sense of openness within the site, however the dense vegetation along the boundaries detracts from this somewhat. This does not impact upon the score given the lack of any built development.

Level of Contribution: Strong

Purpose 4:

To preserve the setting and special character of Durham City

1. Perception of the Scale of the City.

The Historic Core (Durham City Conservation Area) is located approximately 1.6km north west of this submitted site (from its nearest point to the Historic Core). The 2.3 km gap is modern built form encompassing the settlements of Shincliffe and High Shincliffe. This submitted site therefore makes a **weak** contribution to the perception of the scale of the City.

2. Physical form of the Inner Setting (green fingers into the City).

This submitted site does not form part of a Green Finger penetrates Durham City. This General Area therefore considered to make a **weak** contribution to the perception to the setting of the historic City of Durham.

3. Views in and Out towards the Countryside, including long distance views.

The submitted site falls half inside and half outside the Inner Setting of Durham City. It does not contain any notable viewpoints from World Heritage Site Management Plan and no views toward the Historic Core were noted on site. The submitted site is therefore considered to make a **moderate** contribution to the setting of the historic setting of Durham.

4. Key approaches to and journeys to the City.

The A177 (primary transport route) is located to the east of the submitted site however is separated by vegetation. The submitted site is not visible from the A177 on the approach towards High Shincliffe however it is not prominent thus the submitted site makes a **moderate / weak** contribution to the perceived scale of the City.

5. Historic and cultural association

The submitted site contains no Listed Buildings, Conservation Areas, Scheduled Monuments or Registered Historic Park and Gardens. The Shincliffe Conservation Area is located approximately 160 metres to the north of the submitted site. The General Area is considered to contain no notable heritage assets and therefore makes a **weak** contribution to the setting of Durham City.

6. Landscape character / Quality

The submitted site falls within the Wear Lowlands Countryside Character Area and within the Broad Landscape Type: Incised Lowland Valley and is therefore considered to make a **strong** contribution to the historic setting of Durham.

Score: Moderate

Durham City Historic Core

The Historic Core (Durham City Conservation Area) is located approximately 1.6km north west of this submitted site (from its nearest point to the Historic Core). The 1.6km gap is post WWII modern built form. This submitted site therefore makes a **weak** contribution to the setting of the historic City of Durham.

Score: Weak

Level of Contribution: Moderate

Purpose 5: All Green Belt land in County Durham is considered to perform moderately against this purpose, as set out in the Stage 1 Green Belt Assessment.

Level of Contribution: Moderate

Summary: Overall this submitted site performs strongly against purpose 3 due to the lack of built form in the site.

7 Land South of Mill Lane

<p>Submitted site Reference: (4/SC/02)</p>	<p>Boundary of Submitted site with designations mapped</p>
<p>Submitted site Name: Land South of Mill Lane</p>	
<p>Submitted site Size: 2.6ha</p>	
<p>Location of Submitted site and relationship with inset settlement: The submitted site is located within the inset settlement of Shincliffe, south east of Durham City.</p>	
<p>General Area containing Submitted site (from Stage 1 Assessment): General Area 9</p>	
<p>Source of submitted site: Submitted site has been promoted through the Durham County Plan Preferred Options Consultation, Summer 2016</p>	
<p>Impact of Designations: The submitted site is not located within any of the Category 1 designations.</p>	
<p>Does the Resultant Boundary represent a strongly Defined, Durable Green Belt Boundary?</p> <p>The existing Green Belt boundary is defined by Willow Tree Avenue road on the south west boundary, providing a durable boundary.</p> <p>The resultant Green Belt boundary would be defined by a B road to the north west of the site, considered as a durable boundary. The eastern boundary would be defined by a mixture of dense vegetation and a field boundary. This would be considered as a durable boundary as it is a combination of durable and less durable features. Whilst the features of the submitted site are considered to provide durable boundaries, the Resultant Green Belt boundary would produce an angular and pronounced area of built form to the north of Shincliffe.</p>	
<p>Appraisal of Submitted site against the 5 NPPF Green Belt Purposes</p>	<p>Purpose 1: The submitted site forms part of the County Durham Green Belt, but it is not connected to or close to any of the large built up areas (as defined in the method). There is no risk of sprawl.</p> <p>Level of Contribution: No contribution</p>
<p>Purpose 2: The submitted site forms a land gap between Shincliffe and Durham City. The land gap between Shincliffe and Durham City across the submitted site is approximately 1.24km, and consists of open land and built urban form. Whilst there is direct road access between the two settlements via the A177, there is no visibility between settlements. The submitted site plays a very limited role in maintaining a gap between Shincliffe and Durham City due to the presence of the B1198 to the north of the site, as loss of openness would not reduce the perceived gap.</p> <p>Level of Contribution: Weak</p>	<p>Purpose 3: The Submitted Site is predominantly in use for agricultural purposes. There is no built development within the site. The topography of the submitted site is a gentle slope to the north, providing long line views to the surrounding countryside. The north and west boundaries are raised embankments, limiting the views into the site and creating a degree of enclosure. This does not impact upon the score given the lack of any built development.</p> <p>Level of Contribution: Strong</p>

<p>Purpose 4:</p> <p><i>To preserve the setting and special character of Durham City</i></p> <p>1. Perception of the Scale of the City. The Historic Core (Durham City Conservation Area) is located approximately 0.6 north west of this submitted site (from its nearest point to the Historic Core). The 0.6 km gap is Green Belt and sports facilities. This submitted site therefore makes a moderate contribution to the perception of the scale of the City.</p> <p>2. Physical form of the Inner Setting (green fingers into the City). This submitted site does not form part of a Green Finger penetrates Durham City. This General Area therefore considered to make a weak contribution to the perception to the setting of the historic City of Durham.</p> <p>3. Views in and Out towards the Countryside, including long distance views. The submitted site falls within the Inner Setting of Durham City. It does not contain any notable viewpoints from World Heritage Site Management Plan and no views toward the Historic Core were noted on site. The submitted site is therefore considered to make a moderate contribution to the setting of the historic setting of Durham.</p> <p>4. Key approaches to and journeys to the City. The A177 (primary transport route) is located to the south of the submitted site. The submitted site is strongly visible from a single primary transport route and the submitted site makes a moderate contribution to the perceived scale of the City.</p> <p>5. Historic and cultural association The submitted site contains no Listed Buildings, Scheduled Monuments or Registered Historic Park and Gardens. The submitted site is within the Shincliffe Conservation Area. The Submitted Site is considered to contain one notable heritage assets and therefore makes a moderate contribution to the setting of Durham City.</p> <p>6. Landscape character / Quality The submitted site falls within the Wear Lowlands Countryside Character Area and within the Broad Landscape Type: Incised Lowland Valley and is therefore considered to make a strong contribution to the historic setting of Durham. Score: Moderate</p> <p>Durham City Historic Core The Historic Core (Durham City Conservation Area) is located approximately 0.6km north west of this submitted site (from its nearest point to the Historic Core). The 0.6km gap is Green Belt and sports facilities. This submitted site therefore makes a moderate contribution to the setting of the historic City of Durham. Score: Moderate</p> <p>Level of Contribution: Moderate</p>
<p>Purpose 5: All Green Belt land in County Durham is considered to perform moderately against this purpose, as set out in the Stage 1 Green Belt Assessment.</p> <p>Level of Contribution: Moderate</p>
<p>Summary: Overall this submitted site performs strongly against purpose 3 due to the lack of built form in the site.</p>

8 Seaham Grange South

<p>Submitted site Reference: (5/SE/25b)</p>	<p>Boundary of Submitted site with designations mapped</p>
<p>Submitted site Name: Seaham Grange South</p>	
<p>Submitted site Size: 44.2ha</p>	
<p>Location of Submitted site and relationship with inset settlement: The submitted site is located north west of the settlement Seaham, south of the neighbouring authority Sunderland.</p>	
<p>General Area containing Submitted site (from Stage 1 Assessment): General Area 2</p>	
<p>Source of submitted site: Submitted site has been promoted through the Durham County Plan Issues and Options Consultation, Summer 2016</p>	
<p>Impact of Designations: The submitted site is not located within any of the Category 1 designations.</p>	
<p>Does the Resultant Boundary represent a strongly Defined, Durable Green Belt Boundary?</p> <p>The existing Green Belt boundary is defined by the B1285 road to the west, providing a durable boundary between Seaham Grange Industrial Estate and the submitted site.</p> <p>The Resultant Green Belt boundary would be defined by a railway line to the south east and open countryside on the north and south boundaries. This provides a mix of durable and less durable boundaries. Sections of the north and west boundaries would be defined by built urban form with irregular boundaries providing less durable boundaries at those sections. The submitted site is considered to provide less durable boundaries.</p>	
<p>Appraisal of Submitted site against the 5 NPPF Green Belt Purposes</p>	
<p>Purpose 1: The submitted site forms part of the County Durham Green Belt, but it is not connected to or close to any of the large built up areas (as defined in the method). There is no risk of sprawl.</p> <p>Level of Contribution: No Contribution</p>	
<p>Purpose 2: The submitted sites forms a land gap between the settlement of Seaham and Sunderland. The land gap between Seaham and Sunderland across the submitted site is approximately 900m and consists of open countryside. The A1018 provides direct road access between the two settlements. The submitted site plays some role in maintaining a gap between the settlements; loss of openness would not cause the settlements to merge but would erode the gap between them.</p> <p>Level of Contribution: Moderate</p>	
<p>Purpose 3: The principal land use of the submitted site is open countryside, in agricultural use. There is less than 5% built development which comprises farm buildings. Across the submitted site it is separated by field boundaries in the form of fences and small sparse tree lines, however this does not detract from the openness of the site. The submitted site slopes down towards the east, owing to the long line views across the sea and long line views north to Ryhope. This does not impact upon the score given the lack of any built development.</p> <p>Level of Contribution: Strong</p>	

Purpose 4: This Submitted site is 5km from the Durham Historic Core with no direct views towards the historic core. The Submitted site is not considered to have an adverse impact on the setting of the historic City of Durham.

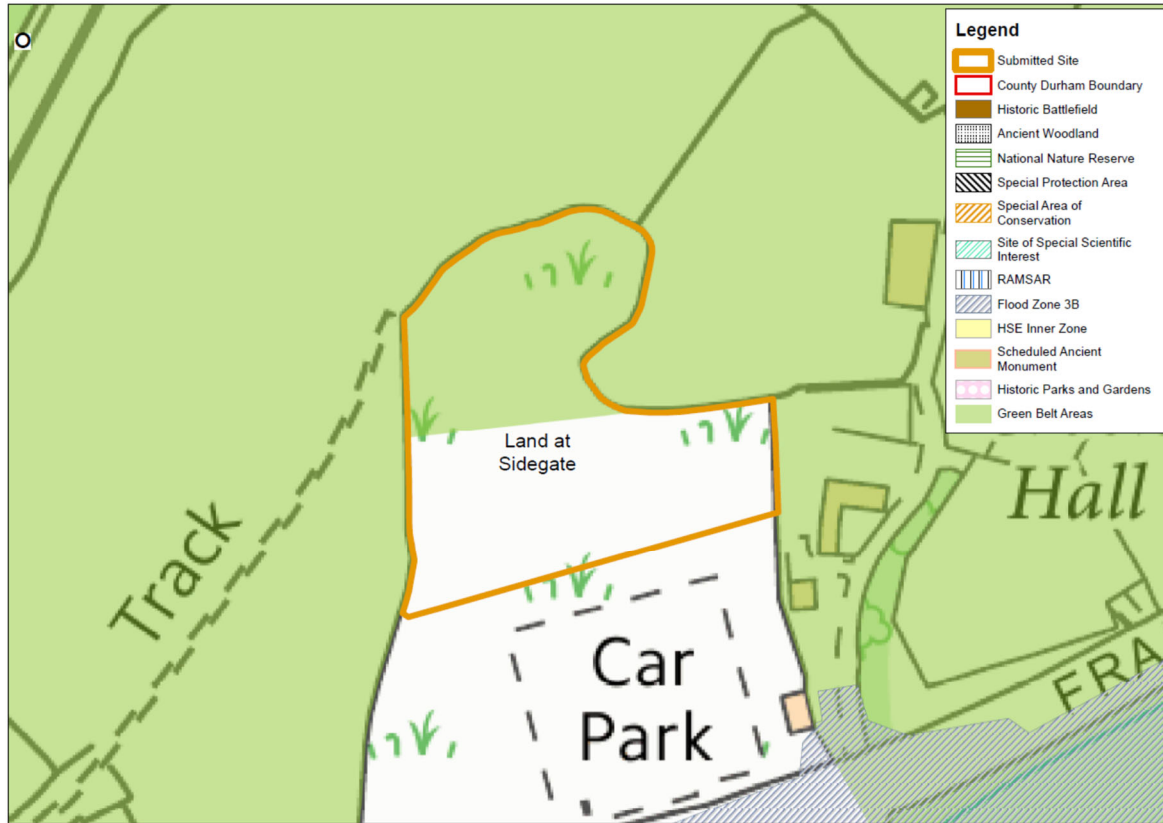
Level of Contribution: No Contribution

Purpose 5: All Green Belt land in County Durham is considered to perform moderately against this purpose, as set out in the Stage 1 Green Belt Assessment.

Level of Contribution: Moderate

Summary: Overall this submitted site performs strongly against purpose 3 due to the lack of built development.

9 Land at Sidegate

<p>Submitted site Reference: (4/DU/117b)</p>	<p>Boundary of Submitted site with designations mapped</p>
<p>Submitted site Name: Land at Sidegate</p>	
<p>Submitted site Size: 0.54ha</p>	
<p>Location of Submitted site and relationship with inset settlement: The submitted site is located north of Durham City.</p>	
<p>General Area containing Submitted site (from Stage 1 Assessment): General Area 31</p>	
<p>Source of submitted site: Submitted site has been promoted through the Durham County Plan Preferred Options Consultation, Summer 2018</p>	
<p>Impact of Designations: The submitted site is not located within any of the Category 1 designations.</p>	
<p>Does the Resultant Boundary represent a strongly Defined, Durable Green Belt Boundary?</p> <p>The existing Green Belt boundary is located through the middle of the submitted site and appears to not be recognisable on the ground, with heavy tree planting on the boundary as well as within and beyond the boundary. There is therefore not a durable boundary. The resultant Green Belt boundary would be defined by the edge of this heavy woodland, which appears to not provide a less durable boundary. The submitted site is considered to provide a less durable boundary.</p>	
<p>Appraisal of Submitted site against the 5 NPPF Green Belt Purposes</p>	
<p>Purpose 1: The submitted site is connected to the large built up area of Durham City through the centre of the site. Part of the submitted site is not located within the Green Belt. located through the middle of the submitted site and appears to not be recognisable on the ground, with heavy tree planting on the boundary as well as within and beyond the boundary. There is therefore not a durable boundary. The submitted site is connected to the built-up area along one boundary and therefore development would not constitute rounding off, creating the risk of sprawl. There is no ribbon development present. Overall, the submitted site makes a moderate contribution to checking unrestricted sprawl.</p> <p>Level of Contribution: Moderate</p>	
<p>Purpose 2: The submitted site is almost completely enclosed by Durham City and it plays no role in maintaining a gap between settlements.</p> <p>Level of Contribution: No Contribution</p>	
<p>Purpose 3: The principal land use is dense vegetation. There is no built development within the site. The topography of the submitted site is a steep slope to the south, with a raised embankment on the southern boundary. There are views in and out to the site, with long line views to the historic core of Durham City. The site is completely enclosed by an established tree line bounding the site. This does not impact upon the score given the lack of any built development.</p> <p>Level of Contribution: Strong</p>	

Purpose 4:

To preserve the setting and special character of Durham City

1. Perception of the Scale of the City.

The Historic Core (Durham City Conservation Area) falls fully within this submitted site. Therefore, the area makes a **strong** contribution to the perception of the scale of the City.

2. Physical form of the Inner Setting (green fingers into the City).

This submitted site forms part of a Green Finger that penetrates Durham City from the north-east. This Green Finger consists of ‘the valley of the Wear to the north-east of the city from Aykley Heads, Barker’s Haugh and The Sands to Franklands Farm, and between Newton Hall and Gilesgate Moor. This submitted site therefore considered to make a **strong** contribution to the perception to the setting of the historic City of Durham.

3. Views in and Out towards the Countryside, including long distance views.

The submitted site is located within the Inner Bowl or Setting of Durham. The Historic core is visible from this submitted site. It does not contain any notable views from the World Heritage Site Conservation Plan, however a notable view from the railway line is located immediately to the east of the submitted site and no views from the submitted site were noted on site. Taking this into account the submitted site Area is considered to make a **moderate** contribution to the setting and special character of the City.

4. Key approaches to and journeys to the City.

The submitted site is to the north of Franklands Lane (secondary transport route) but is not visible from this route due to heavy tree planting. The submitted site is not visible from the East Coast trainline. The submitted site is therefore considered to make a **weak** contribution to towards the perception of scale of the City.

5. Historic and cultural association

The submitted site contains no Listed Buildings, Scheduled Monuments or Registered Historic Park and Gardens. However, Frankland Lane, a known pilgrimage route is located along the southern boundary of the site. Three Listed Buildings are located approximately 25 metres to the east of the Submitted site; Crook Hall (Grade I), Barn West of Crook Hall (Grade II) and Barn North of Crook Hall (Grade II). The submitted site is within the Durham City Conservation Area. The Submitted site is considered to contain one notable pilgrimage route and be within to the Durham City Conservation Area and therefore makes a **strong** contribution to the setting of Durham City.

6. Landscape character / Quality

The submitted site falls within the Northern Wear Valley Character Area and within the Broad Landscape Type: Incised Lowland Valley. This part of the General Area is therefore considered to make a **strong** contribution to the historic setting of Durham.

Score: Strong

Durham City Historic Core

The Historic Core (Durham City Conservation Area) falls within this submitted site. Therefore, the area makes a **strong** contribution to supporting the setting and special character of Durham City.

Score: Strong

Level of Contribution: Strong

Purpose 5: All Green Belt land in County Durham is considered to perform moderately against this purpose, as set out in the Stage 1 Green Belt Assessment.

Level of Contribution: Moderate

Summary: Overall this submitted site performs strongly against purpose 3 due to the lack of built development and purpose 4 due to the site falling within the historic core and a Green Finger, with heritage assets in close proximity to the site.

10 Land off Franklands Lane CF005 (4/DU/18b)

<p>Submitted site Reference: (4/DU/18b)</p>	<p>Boundary of Submitted site with designations mapped</p>
<p>Submitted site Name: Land off Franklands Lane</p>	
<p>Submitted site Size: 0.63ha</p>	
<p>Location of Submitted site and relationship with inset settlement: The submitted site is located north of Durham City, connected by Frankland lane on the eastern boundary.</p>	
<p>General Area containing Submitted site (from Stage 1 Assessment): General Area 31</p>	
<p>Source of submitted site: Submitted site has been promoted through the Durham County Plan Preferred Options Consultation, Summer 2018</p>	
<p>Impact of Designations: The submitted site is not located within any of the Category 1 designations.</p>	
<p>Does the Resultant Boundary represent a strongly Defined, Durable Green Belt Boundary?</p> <p>The resultant Green Belt boundary would be defined by a field boundary to the north of site, which is considered to be a less durable boundary. The southern boundary would be defined by Frankland lane and the Riverside Centre development, providing a durable boundary. The eastern boundary would also be defined by Frankland Lane, which is a durable boundary. The western boundary would be formed by dense vegetation which is considered to be a durable boundary. The submitted site is considered to provide a durable boundary.</p>	
<p>Appraisal of Submitted site against the 5 NPPF Green Belt Purposes</p>	
<p>Purpose 1: The Submitted Site is not connected to the adjacent large-built up area of Durham City, and therefore, whilst the General Area forms part of the County Durham Green Belt it makes no contribution to protecting the ‘existing boundary with the built-up area’.</p> <p>Level of Contribution: No Contribution</p>	
<p>Purpose 2: The submitted site is almost completely enclosed by Durham City and it play no role in maintaining a gap between settlements.</p> <p>Level of Contribution: No contribution</p>	
<p>Purpose 3: The principal land use of the submitted site consists of dense vegetation and non-rural land uses. There is 10-25% of built development associated with farm buildings and commercial uses. The submitted site is flat with limited views in and out of the site due to built form and dense vegetation. This does not impact upon the score given the level of built development within the submitted site.</p> <p>Level of Contribution: Weak</p>	

Purpose 4:

To preserve the setting and special character of Durham City

1. Perception of the Scale of the City.

The Historic Core (Durham City Conservation Area) is 6 metres to the south of the Submitted Site. Frankland Lane creates the separation between the Historic Core and the Submitted site. Therefore, this submitted site makes a **moderate** contribution to the perception of the scale of the City.

2. Physical form of the Inner Setting (green fingers into the City).

This submitted site forms part of a Green Finger that penetrates Durham City from the north-east. This Green Finger consists of ‘the valley of the Wear to the north-east of the city from Aykley Heads, Barker’s Haugh and The Sands to Franklands Farm, and between Newton Hall and Gilesgate Moor. This submitted site therefore considered to make a **strong** contribution to the perception to the setting of the historic City of Durham.

3. Views in and Out towards the Countryside, including long distance views.

The submitted site is located within the Inner Bowl or Setting of Durham. It does not contain any notable views from the World Heritage Site Conservation Plan and no views from the submitted site were noted on site. Taking this into account the submitted site Area is considered to make a **moderate** contribution to the setting and special character of the City.

4. Key approaches to and journeys to the City.

The submitted site is to the west and north of Franklands Lane (secondary transport route) but is not visible from this route due to heavy tree planting. The submitted site is visible from the East Coast Main Line. The submitted site is therefore considered to make a **moderate** contribution to towards the perception of scale of the City.

5. Historic and cultural association

The submitted site contains no Listed Buildings, Scheduled Monuments or Registered Historic Park and Gardens. However, Frankland Lane, a known pilgrimage route is located along the eastern and southern boundary of the site. Three Listed Buildings are located 200 metres to the west of the Submitted site; Crook Hall (Grade I), Barn West of Crook Hall (Grade II) and Barn North of Crook Hall (Grade II). The submitted site is 6 metres from the Durham City Conservation Area. The Submitted site is considered to contain one notable pilgrimage route and be close to the Durham City Conservation Area and therefore makes a **moderate** contribution to the setting of Durham City.

6. Landscape character / Quality

The submitted site falls within the Urban Character Area and within the Broad Landscape Type: Incised Lowland Valley. This part of the General Area is therefore considered to make a **strong** contribution to the historic setting of Durham.

Score: Moderate

Durham City Historic Core

The Historic Core (Durham City Conservation Area) is located 6 metres to the south of the Submitted Site and is separated by Franklands Lane. Therefore, the submitted site makes a **moderate** contribution to supporting the setting and special character of Durham City

Score: Moderate


Level of Contribution: Moderate

Purpose 5: All Green Belt land in County Durham is considered to perform moderately against this purpose, as set out in the Stage 1 Green Belt Assessment.

Level of Contribution: Moderate

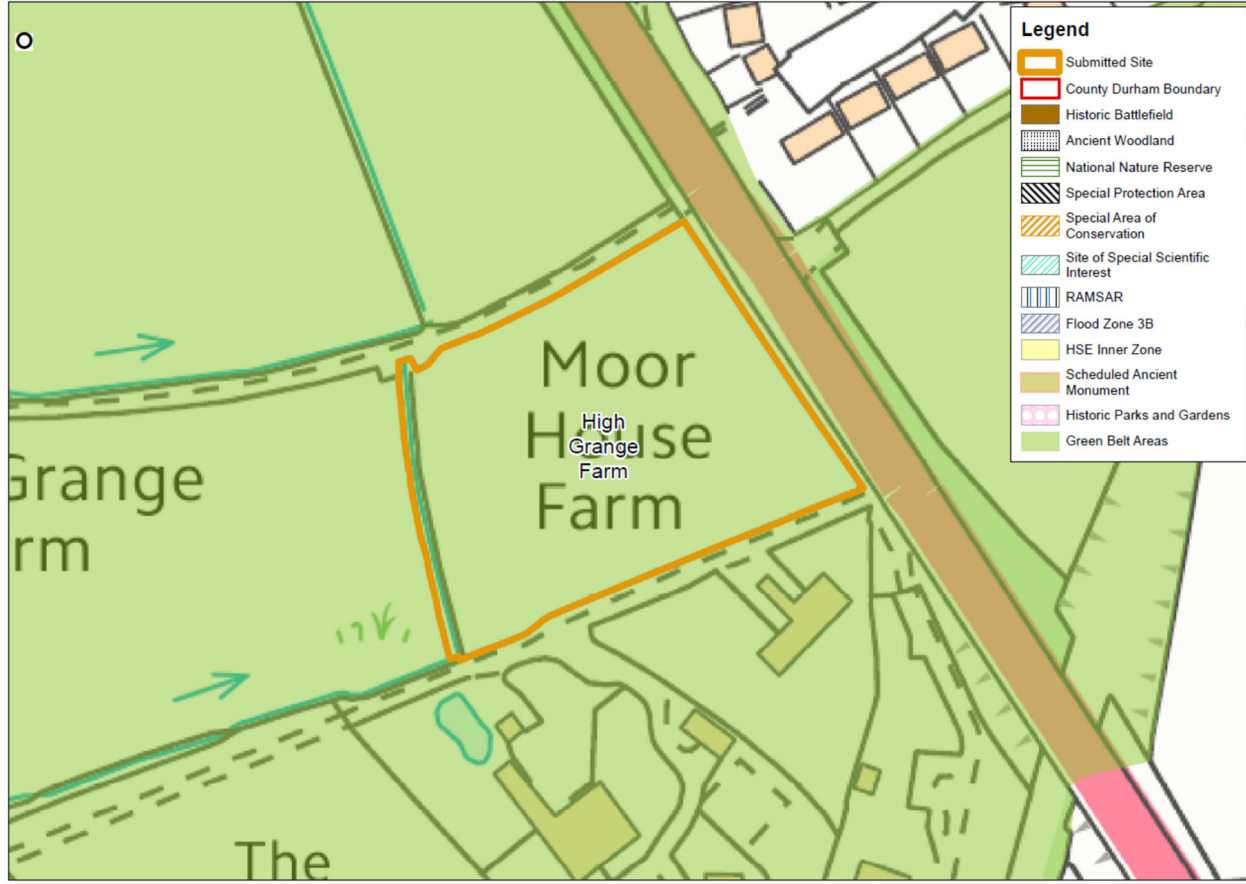
Summary: Overall this submitted site does not perform strongly against the five Green Belt purposes.

11 Hillcrest, Springfield Park

<p>Submitted site Reference: (4/DU/158)</p>	<p>Boundary of Submitted site with designations mapped</p>
<p>Submitted site Name: Hillcrest, Springfield Park</p>	
<p>Submitted site Size: 0.7ha</p>	
<p>Location of Submitted site and relationship with inset settlement: The submitted site is located within Durham City.</p>	
<p>General Area containing Submitted site (from Stage 1 Assessment): General Area 26</p>	
<p>Source of submitted site: Submitted site has been promoted through the Durham County Plan Preferred Options Consultation, Summer 2018</p>	
<p>Impact of Designations: The submitted site is not located within any of the Category 1 designations.</p>	
<p>Does the Resultant Boundary represent a strongly Defined, Durable Green Belt Boundary?</p> <p>The existing Green Belt boundary to the north is defined by built development along Springfield Park, with irregular boundaries which are considered to be a less durable boundary.</p> <p>The resultant Green Belt boundary would be defined by dense vegetation to the eastern and southern boundaries, providing a durable boundary. The western boundary would be defined by the A167 road, which represents a durable boundary. The submitted site is therefore considered to provide a durable resultant Green Belt boundary.</p>	
<p>Appraisal of Submitted site against the 5 NPPF Green Belt Purposes</p>	
<p>Purpose 1: The submitted site is connected to the north west of the large built up area of Durham City. The boundary is formed to the north by Springfield Park Road, which is considered to be a less durable boundary.</p> <p>The General Area / parcel is connected to and in close proximity to a defined large built up area and is broadly connected to the built form along two boundaries through a boundary that is lacking in durability. The development of this submitted site would result in a limited risk of sprawl and there is no ribbon development present along the A167. Overall, the submitted site makes a moderate contribution to checking unrestricted sprawl.</p> <p>Level of Contribution: Moderate</p>	
<p>Purpose 2: The submitted site is almost completely enclosed by Durham City and it plays no role in maintaining a gap between settlements.</p> <p>Level of Contribution: No Contribution</p>	
<p>Purpose 3: The principal land use of the submitted site is gardens of residential properties and non-rural land uses. There is less than 5% built development. The development consists of residential land use. The site is bounded by a hedge with a mature tree line behind it, and a dense tree line runs through the site separating the two gardens. The topography of the site slopes down to the north, however there are limited views in and out due to the built form. This does not impact upon the score given the level of built development within the submitted site.</p>	

<p><u>Level of Contribution: Strong</u></p>
<p>Purpose 4:</p> <p><i>To preserve the setting and special character of Durham City</i></p> <p>1. Perception of the Scale of the City. The Historic Core (Durham City Conservation Area) directly abuts the submitted site to the south with the northern edge of the Submitted Site is within the Historic Core. Therefore, this submitted site makes a strong contribution to the perception of the scale of the City, as the submitted site is directly adjacent to the historic core.</p> <p>2. Physical form of the Inner Setting (green fingers into the City). This submitted site forms part of a Green Finger that penetrates Durham City from the north-west. This Green Finger consists of 'Flass Vale'. The General Area therefore makes a strong contribution to the setting of Durham under this criterion.</p> <p>3. Views in and Out towards the Countryside, including long distance views. The submitted site is located within the Inner Bowl. It does not contain any notable viewpoints from World Heritage Site Management Plan and no views on the historic core were identified on site. The submitted site is therefore considered to make a moderate contribution to the setting of the historic setting of Durham.</p> <p>4. Key approaches to and journeys to the City. The A167 (primary transport route) forms the western boundary of the submitted site. However, the site is screened from the A167 by tree planting. submitted site is therefore not prominent from the primary route of the A167. The submitted site is considered to make a moderate contribution to the perceived scale of the City.</p> <p>5. Historic and cultural association The submitted site contains no Listed Buildings, Scheduled Monuments or Registered Historic Park and Gardens. The northern edge of the Submitted Site is within the Historic Core. The submitted site is considered to make a strong contribution to the historic setting and special character of the City.</p> <p>6. Landscape character / Quality The submitted site is located within broad landscape type: Lowland Valley Terraces and therefore makes a moderate contribution to the historic setting and special character of the City.</p> <p>Score: Strong</p> <p><i>Durham City Historic Core</i> The Historic Core (Durham City Conservation Area) directly abuts the submitted site to south. This submitted site therefore makes a strong contribution to the setting of the historic City of Durham as the submitted site is directly adjacent to the historic core.</p> <p>Score: Strong</p> <p><u>Level of Contribution: Strong</u></p>
<p>Purpose 5: All Green Belt land in County Durham is considered to perform moderately against this purpose, as set out in the Stage 1 Green Belt Assessment.</p> <p><u>Level of Contribution: Moderate</u></p>
<p>Summary: Overall this submitted site performs strongly against purpose 3 due to the lack of built development and purpose 4 as the site is directly adjacent to the historic core and a Green Finger, with heritage assets in close proximity to the site.</p>

12 High Grange Farm

<p>Submitted site Reference: (4/HS/14)</p>	<p>Boundary of Submitted site with constraints mapped</p>
<p>Submitted site Name: High Grange Farm</p>	
<p>Submitted site Size: 1ha</p>	
<p>Location of Submitted site: The submitted site is located within the inset settlement of High Shincliffe, with the Bowburn settlement to the south.</p>	
<p>General Area containing Submitted site (from Stage 1 Assessment): General Area 12</p>	
<p>Source of Submitted site: Submitted site has been promoted through the Durham County Plan Preferred Options Consultation, Summer 2018</p>	
<p>Impact of Designations: The submitted site is not located within any of the Category 1 designations.</p>	
<p>Does the Resultant Boundary represent a strongly Defined, Durable Green Belt Boundary?</p> <p>The resultant boundary would be defined by the A177 road to the east boundary and Moor House Farm Road to the south, providing durable boundaries. The north boundary would be defined by an unnamed road which is private, this is considered to be a less durable boundary. The west boundary would be defined by a field boundary, providing a less durable boundary. The submitted site is considered to have a mixture of durable and less durable boundaries.</p>	
<p>Re-appraisal of Submitted site against the 5 NPPF Green Belt Purposes</p>	
<p>Purpose 1: The submitted site forms part of the County Durham Green Belt, but it is not connected to or close to any of the large built up areas (as defined in the method). There is no risk of sprawl.</p> <p>Level of Contribution: No Contribution</p>	
<p>Purpose 2: The submitted site forms a land gap between High Shincliffe and Bowburn. The land gap is approximately 0.8km between High Shincliffe and Bowburn, consisting of open countryside. There is no visibility between the settlements. The A177 provides a direct road link between the settlements. The submitted site plays a very limited role in maintaining a gap between settlements as loss of openness would not reduce the perception of a gap.</p> <p>Level of Contribution: Weak</p>	
<p>Purpose 3: The principal land use is open countryside in agricultural use. The submitted site contains no built development. The topography is characterised by a slope towards the south west with minimal vegetation throughout the submitted site and dense vegetation along the boundaries, which results in reduced long views.</p> <p>Level of Contribution: Strong</p>	

Purpose 4:

To preserve the setting and special character of Durham City

1. Perception of the Scale of the City.

The Historic Core (Durham City Conservation Area) is located approximately 2.3 km north of this submitted site (from its nearest point to the Historic Core). The 2.3 km gap consists of Green Belt and modern built. This submitted site therefore makes a **weak** contribution to the perception of the scale of the City.

2. Physical form of the Inner Setting (green fingers into the City).

This submitted site does not form part of a Green Finger penetrates Durham City. This General Area therefore considered to make a **weak** contribution to the perception to the setting of the historic City of Durham.

3. Views in and Out towards the Countryside, including long distance views.

The submitted site falls within the Outer Setting of Durham City. It does not contain any notable viewpoints from World Heritage Site Management Plan and no views toward the Historic Core were noted on site. The submitted site is therefore considered to make a **weak** contribution to the setting of the historic setting of Durham.

4. Key approaches to and journeys to the City.

There A177 forms the eastern boundary of the submitted site. There is tree planting along the A177, however the submitted site is visible through this tree planting. However, any development of this site would impact on the size of High Shincliffe not Durham City. Therefore, the submitted site is considered to make a **weak** contribution to the perceived scale of the City.

5. Historic and cultural association

The submitted site contains no Listed Buildings, Conservation Areas, Registered Park and Gardens, Scheduled Monuments or Registered Historic Park and Gardens. The submitted site is considered to contain no notable heritage assets and therefore makes a **weak** contribution to the setting of Durham City.

6. Landscape character / Quality

The submitted site falls within the Wear Lowlands Countryside Character Area and within the Broad Landscape Type: Lowland Valley Terraces. This part of the General Area is therefore considered to make a **moderate** contribution to the historic setting of Durham

Score: Weak

Durham City Historic Core

The Historic Core (Durham City Conservation Area) is located approximately 2.3 km south of this submitted site (from its nearest point to the Historic Core). The 2.3km gap consists of post WWII built. This General Area therefore makes a **weak** contribution to the setting of the historic City of Durham.

Score: Weak

Level of Contribution: Weak

Purpose 5: All Green Belt land in County Durham is considered to perform Moderately against this purpose, as set out in the Stage 1 Green Belt Assessment.

Level of Contribution: Moderate

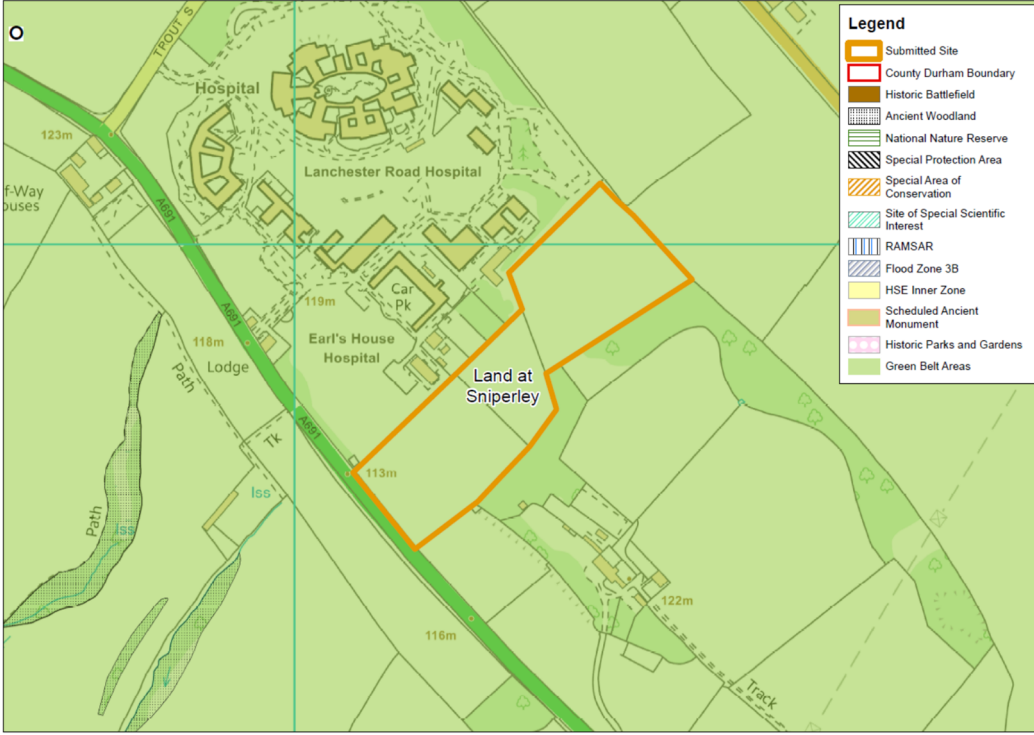
Summary: Overall this submitted site performs strongly against purpose 3 as it contains no built development

13 Seaham Grange North

<p>Submitted site Reference: (5/SE/25a)</p>	<p>Boundary of Submitted site with designations mapped</p>
<p>Submitted site Name: Seaham Grange North</p>	
<p>Submitted site Size: 40ha</p>	
<p>Location of Submitted site and relationship with inset settlement: The submitted site is located north west of the settlement Seaham, south of the neighbouring authority Sunderland.</p>	
<p>General Area containing Submitted site (from Stage 1 Assessment): General Area 2</p>	
<p>Source of submitted site: Submitted site has been promoted through the Durham County Plan Preferred Options Consultation, Summer 2018</p>	
<p>Impact of Designations: The submitted site is not located within any of the Category 1 designations.</p>	
<p>Does the Resultant Boundary represent a strongly Defined, Durable Green Belt Boundary?</p> <p>The existing Green Belt boundary is defined by dense vegetation to the north of the submitted site, this provides a durable boundary. Beyond this boundary is Sunderland Urban Area. The resultant Green Belt boundary would be defined by the A1018 road to the west and a railway line to the east, these boundaries are considered to be durable. The southern boundary would be defined by a field boundary, providing a less durable boundary. The submitted site is considered to provide a to have a mix of durable and less durable boundaries.</p>	
<p>Appraisal of Submitted site against the 5 NPPF Green Belt Purposes</p>	
<p>Purpose 1: The submitted site forms part of the County Durham Green Belt, but it is not connected to or close to any of the large built up areas (as defined in the method). There is no risk of sprawl.</p> <p>Level of Contribution: No Contribution</p>	
<p>Purpose 2: The submitted sites forms a land gap between the settlement of Seaham and Sunderland. The land gap between Seaham and Sunderland across the submitted site is approximately 900m and consists of open countryside. The A1018 provides direct road access between the two settlements. The submitted site plays some role in maintaining a gap between the settlements as loss of openness would not cause the settlements to merge but would erode the gap between them. Ryhope provides separation between the two settlements and therefore reduces the perception of eroding the gap.</p> <p>Level of Contribution: Moderate</p>	
<p>Purpose 3: The principal land use is open countryside, in agricultural use. There is less than 5% of built development within the site. The topography of the site is a slope down to the east and owing to this there are long line views towards the sea to the east. The views in to the site are limited due to the topography and dense boundary. There is vegetation on the submitted site between field boundaries, however this does not detract from the openness of the site due to the size and topography of the site. This does not impact upon the score given the lack of any built development.</p>	

<u>Level of Contribution: Strong</u>
Purpose 4: This Submitted site is 5km from the Durham Historic Core with no direct views towards the historic core. The Submitted site is not considered to have an adverse impact on the setting of the historic City of Durham. <u>Level of Contribution: No Contribution</u>
Purpose 5: All Green Belt land in County Durham is considered to perform moderately against this purpose, as set out in the Stage 1 Green Belt Assessment. <u>Level of Contribution: Moderate</u>
Summary: Overall this submitted site performs strongly against purpose 3 as it contains no built development.

14 Land at Sniperley

<p>Submitted site Reference: (4/DU/171)</p>	<p>Boundary of Submitted site with designations mapped</p>
<p>Submitted site Name: Land at Sniperley</p>	
<p>Submitted site Size: 4.8ha</p>	
<p>Location of Submitted site and relationship with inset settlement: The submitted site is located north west of Durham City.</p>	
<p>General Area containing Submitted site (from Stage 1 Assessment): General Area 27</p>	
<p>Source of submitted site: Submitted site has been promoted through the Durham County Plan Preferred Options Consultation, Summer 2018</p>	
<p>Impact of Designations: The submitted site is not located within any of the Category 1 designations.</p>	
<p>Does the Resultant Boundary represent a strongly Defined, Durable Green Belt Boundary?</p> <p>The existing Green Belt boundary with Durham City is located approximately 950 metres to the east of the submitted site. The resultant boundary would be defined by built form of Lanchester Road Hospital, some heavy woodland and a field boundary, which is considered to provide a mixture of durable and less durable boundaries. The south west boundary would be defined by A691 road, providing a durable boundary. The south and east boundaries would be defined as less durable as they are field boundaries. The submitted site is considered to provide less durable boundaries.</p>	
<p>Appraisal of Submitted site against the 5 NPPF Green Belt Purposes</p>	
<p>Purpose 1: The submitted site forms part of the County Durham Green Belt, but it is not connected to or close to any of the large built up areas (as defined in the method). There is no risk of sprawl.</p> <p>Level of Contribution: No Contribution</p>	
<p>Purpose 2: The submitted site forms a land gap between the large built up area of Durham City and the settlement of Witton Gilbert, and Durham City and Sacriston. The land gap between Durham City and Witton Gilbert across the submitted site is approximately 2.5km, consisting of mainly open countryside and Lanchester Road Hospital. The land gap between Durham City and Sacriston across the submitted site approximately 2km at its narrowest point and consists of open countryside. The A691 provides direct road access between Durham City and Witton Gilbert. The B6532 provides direct road access between Durham City and Sacriston. There is no visibility between the settlements. The submitted site plays some role in maintaining a gap between the settlements as loss of openness would not cause settlements to merge but would erode the gap between them.</p> <p>Level of Contribution: Moderate</p>	
<p>Purpose 3: The principal land use is open countryside. There is no built development within the submitted site. The topography of the submitted site is a gentle slope to the south west, owing to the long line views out to the countryside in the west. A hedge and a mature tree belt bounds the site, with hedges separating field boundaries within the submitted site. This does not impact upon the score given the lack of any built development.</p> <p>Level of Contribution: Strong</p>	

Purpose 4:

To preserve the setting and special character of Durham City

1. Perception of the Scale of the City.

The Historic Core (Durham City Conservation Area) is located approximately 1.7 km south of this submitted site (from its nearest point to the Historic Core). The 1.7 km gap consists of Green Belt and modern built form. This General Area therefore makes a **weak** contribution to the perception of the scale of the City.

2. Physical form of the Inner Setting (green fingers into the City).

This submitted site does not form part of a Green Finger penetrates Durham City. This submitted site is therefore considered to make a **weak** contribution to the perception to the setting of the historic City of Durham.

3. Views in and Out towards the Countryside, including long distance views.

The submitted site falls within the Outer Setting of Durham City. It contains no notable viewpoints from the World Heritage Site Management Plan and no views on the historic core were identified on site. The submitted site is considered to make a **weak** contribution to the historic setting of Durham City.

4. Key approaches to and journeys to the City.

The A691 forms part of the western boundary of the submitted site and the submitted site is visible from the A691. The submitted site considered to make a **moderate** contribution to the perceived scale of the City.

5. Historic and cultural association

The submitted site contains no Listed Buildings, Conservation Areas, Scheduled Monuments or Registered Historic Park and Gardens. Sniperley Hall a Park and Garden of local importance is located in this submitted site. The submitted site is considered to contain few notable heritage assets and therefore makes a **moderate** contribution to the setting of Durham City.

6. Landscape character / Quality

The submitted site falls within the Wear Lowlands Countryside Character Area and within the Broad Landscape Type: Lowland Valley Terrace. This part of the submitted site is therefore considered to make a **moderate** contribution to the historic setting of Durham. A small area to the north-east of the submitted site is within the Broad Landscape Type: Incised Lowland Valley. This part of the submitted site is therefore considered to make a **strong** contribution to the historic setting of Durham.

Score: Moderate

Durham City Historic Core

The Historic Core (Durham City Conservation Area) is located approximately 1.7 km south of this submitted site (from its nearest point to the Historic Core). The 1.7m gap consists of post WWII built. This submitted site therefore makes a **weak** contribution to the setting of the historic City of Durham.

Score: Weak

Level of Contribution: Moderate

Purpose 5: All Green Belt land in County Durham is considered to perform moderately against this purpose, as set out in the Stage 1 Green Belt Assessment.

Level of Contribution: Moderate

Summary: Overall this submitted perform strongly against purpose 3 due to the low levels of built development within the submitted site.

15 West of Low Pittington

<p>Submitted site Reference: (4/PI/02)</p>	<p>Boundary of Submitted site with designations mapped</p>
<p>Submitted site Name: West of Low Pittington</p>	
<p>Submitted site Size: 25ha</p>	
<p>Location of Submitted site and relationship with inset settlement: The submitted site is located east of Durham City and south of the settlement West Rainton.</p>	
<p>General Area containing Submitted site (from Stage 1 Assessment): General Area 5</p>	
<p>Source of submitted site: Submitted site has been promoted through the Durham County Plan Preferred Options Consultation, Summer 2018</p>	
<p>Impact of Designations: The submitted site is not located within any of the Category 1 designations.</p>	
<p>Does the Resultant Boundary represent a strongly Defined, Durable Green Belt Boundary?</p> <p>The existing Green Belt boundary is defined by the eastern boundary Lady's Piece Lane road, providing a durable boundary. The resultant boundary would be defined by Pittington Lane to the north, which is considered a durable boundary. The western and southern boundary would be defined by field boundaries, providing less durable boundaries. The submitted site is considered to provide a mixture of durable and less durable boundaries.</p>	
<p>Appraisal of Submitted site against the 5 NPPF Green Belt Purposes</p>	
<p>Purpose 1: The submitted site forms part of the County Durham Green Belt, but it is not connected to or close to any of the large built up areas (as defined in the method). There is no risk of sprawl.</p> <p>Level of Contribution: No Contribution</p>	
<p>Purpose 2: The submitted site forms a land gap between the settlements of Sherburn and Durham City, West Rainton. The land gap between Sherburn and West Rainton across the submitted site is approximately 3km and consists of open countryside and Ramside Golf Course. There is direct road access between the sites on the road leading to Pittington Road. The submitted site plays some role in maintaining a gap between settlements as loss of openness would not cause settlements to merge but would erode the gap between them.</p> <p>Level of Contribution: Moderate</p>	
<p>Purpose 3: The principal land use is open countryside, in agricultural use. There is no built development within the site. The submitted site has an undulating topography, which contributes to the visual openness and long line views to the west. Hedges and sparse tree lines break up the field boundaries however this does not impact the openness of the site. This does not impact upon the score given the lack of any built development.</p> <p>Level of Contribution: Strong</p>	

Purpose 4:

To preserve the setting and special character of Durham City

1. Perception of the Scale of the City.

The Historic Core (Durham City Conservation Area) is located approximately 3.5km to the west of the submitted site. The 3.5 km gap consists of Green Belt and modern built form. This General Area therefore makes a **weak** contribution to the perception of the scale of the City.

2. Physical form of the Inner Setting (green fingers into the City).

This submitted site does not form part of a Green Finger penetrates Durham City. This submitted site is therefore considered to make a **weak** contribution to the perception to the setting of the historic City of Durham.

3. Views in and Out towards the Countryside, including long distance views.

The submitted site falls within the Outer Setting of Durham City. It contains no notable viewpoints from the World Heritage Site Management Plan and no views on the historic core were identified on site. However, a notable view point at Pittington Hill is located to the east of Submitted Site, and the development of the site could affect this viewpoint (depending on scale and height). The submitted site is considered to make a **weak** contribution to the historic setting of Durham City.

4. Key approaches to and journeys to the City.

The Submitted Site is not located adjacent to any primary transport routes. However, C13 Pittington Lane, a secondary transport route forms the north west boundary of the submitted site. The submitted site is prominent and visible from Pittington Lane. The submitted site considered to make a **moderate** contribution to the perceived scale of the City.

5. Historic and cultural association

The submitted site contains no Listed Buildings, Conservation Areas, Scheduled Monuments or Registered Historic Park and Gardens. The submitted site is considered to contain no notable heritage assets and therefore makes a **weak** contribution to the setting of Durham City.

6. Landscape character / Quality

The submitted site falls within the Eastern Valley Terrace Countryside Character Area and within the Broad Landscape Type: Lowland Valley Terrace. This part of the submitted site is therefore considered to make a **moderate** contribution to the historic setting of Durham.

Score: Weak

Durham City Historic Core

The Historic Core (Durham City Conservation Area) is located approximately 3.5 km south of this submitted site (from its nearest point to the Historic Core). The 3.5m gap consists of post WWII built. This submitted site therefore makes a **weak** contribution to the setting of the historic City of Durham.

Score: Weak

Level of Contribution: Weak

Purpose 5: All Green Belt land in County Durham is considered to perform moderately against this purpose, as set out in the Stage 1 Green Belt Assessment.

Level of Contribution: Moderate

Summary: Overall this submitted site performs strongly against purpose 3 due to the lack of built form in the site.

16 Land North of Haswells, Homer Hill Farm Shop

<p>Submitted site Reference: (4/WR/14)</p>	<p>Boundary of Submitted site with designations mapped</p>	
<p>Submitted site Name: Land North of Haswells, Homer Hill Farm Shop</p>		
<p>Submitted site Size: 0.81ha</p>		
<p>Location of Submitted site and relationship with inset settlement: The submitted site is located south of the settlement West Rainton.</p>		
<p>General Area containing Submitted site (from Stage 1 Assessment): General Area 5</p>		
<p>Source of submitted site: Submitted site has been promoted through the Durham County Plan Preferred Options Consultation, Summer 2018</p>		
<p>Impact of Designations: The submitted site is not located within any of the Category 1 designations.</p>		
<p>Does the Resultant Boundary represent a strongly Defined, Durable Green Belt Boundary?</p> <p>The existing Green Belt boundary is defined by Pitlington Road to the east of the site, providing a durable boundary. The resultant Green Belt boundary would be defined by a field boundary to the west, which is considered a less durable boundary. The northern boundary would be defined by residential land use which is an irregular boundary, providing a less durable boundary. The southern boundary would be defined by the facilities of Homer Hill Farm shop, which is considered a less durable boundary. The submitted site is considered to provide a less durable boundary.</p>		
<p>Appraisal of Submitted site against the 5 NPPF Green Belt Purposes</p>		
<p>Purpose 1: The submitted site forms part of the County Durham Green Belt, but it is not connected to or close to any of the large built up areas (as defined in the method). There is no risk of sprawl.</p> <p>Level of Contribution: No Contribution</p>		
<p>Purpose 2: The submitted site forms a land gap between the settlement of West Rainton and the large built up area of Durham City. The land gap between West Rainton and Durham city across the submitted site is approximately 1.5km and consists of open countryside and Ramside Golf Course. There is no visibility between the settlements. The A690 provides direct road access between the two settlements. The submitted site plays a very limited role in maintaining the gap between the settlements as loss of openness would not reduce such a gap.</p> <p>Level of Contribution: Weak</p>		
<p>Purpose 3: The principal land use is grassland, used for horse grazing. There is no built development within the submitted site, however part of the site includes outdoor facilities for the farm shop. The submitted site is flat and is enclosed by a tree line and hedge. There are long line views north of the site to the surrounding countryside. This does not impact upon the score given the lack of any built development.</p> <p>Level of Contribution: Strong</p>		

Purpose 4:

To preserve the setting and special character of Durham City

1. Perception of the Scale of the City.

The Historic Core (Durham City Conservation Area) is located approximately 4.2km to the south west of the submitted site. The 4.2 km gap consists of Green Belt and modern built form. This General Area therefore makes a **weak** contribution to the perception of the scale of the City.

2. Physical form of the Inner Setting (green fingers into the City).

This submitted site does not form part of a Green Finger penetrates Durham City. This submitted site is therefore considered to make a **weak** contribution to the perception to the setting of the historic City of Durham.

3. Views in and Out towards the Countryside, including long distance views.

The submitted site falls within the Outer Setting of Durham City. It contains no notable viewpoints from the World Heritage Site Management Plan and no views on the historic core were identified on site. The submitted site is considered to make a **weak** contribution to the historic setting of Durham City.

4. Key approaches to and journeys to the City.

The Submitted Site is approximately 150 metres to the north west of the A690, a primary transport route. The south west of C13 Pitington Road, a secondary transport route. The submitted site is prominent and visible from Pitington Lane but is not visible but not prominent from the A690. The submitted site considered to make a **moderate** contribution to the perceived scale of the City.

5. Historic and cultural association

The submitted site contains no Listed Buildings, Conservation Areas, Scheduled Monuments or Registered Historic Park and Gardens. The submitted site is considered to contain no notable heritage assets and therefore makes a **weak** contribution to the setting of Durham City.

6. Landscape character / Quality

The submitted site falls within the Eastern Valley Terrace Countryside Character Area and within the Broad Landscape Type: Lowland Valley Terrace. This part of the submitted site is therefore considered to make a **moderate** contribution to the historic setting of Durham.

Score: Weak

Durham City Historic Core

The Historic Core (Durham City Conservation Area) is located approximately 4.2 km south west of this submitted site (from its nearest point to the Historic Core). The 4.2 m gap consists of post WWII built. This submitted site therefore makes a **weak** contribution to the setting of the historic City of Durham.

Score: Weak

Level of Contribution: Weak

Purpose 5: All Green Belt land in County Durham is considered to perform moderately against this purpose, as set out in the Stage 1 Green Belt Assessment.

Level of Contribution: Moderate

Summary: Overall this submitted site performs strongly against purpose 3 due to the lack of built form in the site.

17 Urpeth Villas

<p>Submitted site Reference: (2/BE/08)</p>	<p>Boundary of Submitted site with designations mapped</p>
<p>Submitted site Name: Urpeth Villas</p>	
<p>Submitted site Size: 1.64ha</p>	
<p>Location of Submitted site and relationship with inset settlement: The site is located west of Chester-le-Street and west of the settlement Pelton. The site is in Beamish.</p>	
<p>General Area containing Submitted site (from Stage 1 Assessment): General Area 49</p>	
<p>Source of submitted site: Submitted site has been promoted through the Durham County Plan Preferred Options Consultation, Summer 2018</p>	
<p>Impact of Designations: The submitted site is not located within any of the Category 1 designations.</p>	
<p>Does the Resultant Boundary represent a strongly Defined, Durable Green Belt Boundary?</p> <p>The existing Green Belt boundary is defined by residential land use to the west and to the south boundaries, which are considered to be less durable boundaries due to the inconsistent boundaries. The resultant Green Belt boundary would be defined by a dense tree line to the north, providing a durable boundary. The east of the boundary would be defined by Stony Lane road and dense woodland, providing a durable boundary. The submitted site is considered to provide a durable boundary.</p>	
<p>Appraisal of Submitted site against the 5 NPPF Green Belt Purposes</p>	
<p>Purpose 1: The submitted site forms part of the County Durham Green Belt, but it is not connected to or close to any of the large built up areas (as defined in the method). There is no risk of sprawl.</p> <p>Level of Contribution: <u>No Contribution</u></p>	
<p>Purpose 2: The submitted site does not form a land gap between two settlements.</p> <p>Level of Contribution: <u>No Contribution</u></p>	
<p>Purpose 3: The principal land use of the submitted site is open countryside, in agricultural use. There is 1.45% of built development within the site. The development consists of a farm building. The topography of the submitted site is a gentle slope to the north west, however views in and out of the site are limited due to surrounding dense vegetation. Fences separate field boundaries which impacts the visual openness of the site. This does not impact upon the score given the lack of any built development.</p> <p>Level of Contribution: <u>Strong</u></p>	
<p>Purpose 4: This Submitted site is 5km from the Durham Historic Core with no direct views towards the historic core. The Submitted site is not considered to have an adverse impact on the setting of the historic City of Durham.</p>	

Level of Contribution: No Contribution

Purpose 5: All Green Belt land in County Durham is considered to perform moderately against this purpose, as set out in the Stage 1 Green Belt Assessment.

Level of Contribution: Moderate

Summary: Overall this submitted site performs strongly against purpose 3 due to the lack of built form in the site.

18 Land on South East side of Brackenbeds Lane

<p>Submitted site Reference: (2/PE/12)</p>	<p>Boundary of Submitted site with designations mapped</p>
<p>Submitted site Name: Land on South East side of Brackenbeds Lane</p>	
<p>Submitted site Size: 8.4ha</p>	
<p>Location of Submitted site and relationship with inset settlement: The submitted site is located east of the settlement Pelton and north west of Chester-le-Street.</p>	
<p>General Area containing Submitted site (from Stage 1 Assessment): General Area 49</p>	
<p>Source of submitted site: Submitted site has been promoted through the Durham County Plan Preferred Options Consultation, Summer 2018</p>	
<p>Impact of Designations: The submitted site is not located within any of the Category 1 designations.</p>	
<p>Does the Resultant Boundary represent a strongly Defined, Durable Green Belt Boundary?</p> <p>The existing Green Belt boundary is defined land to the west of the Drum Industrial Estate, which has no notable boundaries except a field boundary. This is considered to be a less durable boundary.</p> <p>The resultant Green Belt boundary would be a footpath with a hedge around it, providing a less durable boundary. The submitted site is considered to provide a less durable boundary.</p>	
<p>Appraisal of Submitted site against the 5 NPPF Green Belt Purposes</p>	
<p>Purpose 1: The submitted site is connected to the large built up area of Chester-le-Street on its eastern boundary. The existing Green Belt boundary is defined land to the west of the Drum Industrial Estate, which has no notable boundaries except a field boundary. This is considered to be a less durable boundary. The submitted site is connected to the large built up area along one boundaries. Development would not constitute rounding off. There is no ribbon development present. Overall, the submitted site makes a weak contribution to checking unrestricted sprawl.</p> <p>Level of Contribution: Moderate</p>	
<p>Purpose 2: The submitted site forms a land gap between the inset settlement of Perkinsville and the large built up area of Chester-le-Street. The land gap between Perkinsville and Chester-le-Street across the submitted site is approximately 1.8 metres consisting of open countryside. The A693 provides direct road access between the two settlements. The submitted site plays a crucial role in maintaining a gap between settlements as loss of openness would cause the settlements to merge.</p> <p>Level of Contribution: Strong</p>	
<p>Purpose 3: The principal land use consists of open countryside, in agricultural use. There is less than 5% of built development within the submitted site. The development consists of farm buildings. The submitted site is flat with footpaths running through it for recreational uses. There are limited views in and out due to the dense hedge that is bounding the site. This does not impact upon the score given there is no built development within the submitted site.</p>	

<u>Level of Contribution: Strong</u>
Purpose 4: This Submitted site is 5km from the Durham Historic Core with no direct views towards the historic core. The Submitted site is not considered to have an adverse impact on the setting of the historic City of Durham. <u>Level of Contribution: No Contribution</u>
Purpose 5: All Green Belt land in County Durham is considered to perform moderately against this purpose, as set out in the Stage 1 Green Belt Assessment. <u>Level of Contribution: Moderate</u>
Summary: Overall this submitted site performs strongly against purpose 2 and 3 due to the Submitted Site merging two towns and the lack of built form in the site.

19 Land East of Aldridge Court

<p>Submitted site Reference: (4/UM/19)</p>	<p>Boundary of Submitted site with designations mapped</p>
<p>Submitted site Name: Land East of Aldridge Court</p>	
<p>Submitted site Size: 1.1ha</p>	
<p>Location of Submitted site and relationship with inset settlement: The submitted site is located between the settlements of Ushaw Moor and Bearpark, west of Durham City.</p>	
<p>General Area containing Submitted site (from Stage 1 Assessment): General Area 23</p>	
<p>Source of submitted site: Submitted site has been promoted through the Durham County Plan Preferred Options Consultation, Summer 2018</p>	
<p>Impact of Designations: The submitted site is not located within any of the Category 1 designations.</p>	
<p>Does the Resultant Boundary represent a strongly Defined, Durable Green Belt Boundary?</p> <p>The existing Green Belt boundary is defined by built development to the west and south in residential form, providing a less durable boundary as the boundary is not clear or established. The resultant Green Belt boundary would be defined by a field boundary to the north and a footpath to the east, which are considered to be less durable boundaries. The submitted site is considered to provide less durable boundaries.</p>	
<p>Appraisal of Submitted site against the 5 NPPF Green Belt Purposes</p>	
<p>Purpose 1: The submitted site forms part of the County Durham Green Belt, but it is not connected to or close to any of the large built up areas (as defined in the method). There is no risk of sprawl.</p> <p>Level of Contribution: No Contribution</p>	
<p>Purpose 2: The submitted site forms a land gap between the settlements of Ushaw Moor and Bearpark. The land gap between these settlements across the submitted site is approximately 0.4km and consists of open countryside. There is no built development within the site. The submitted site plays some role in maintaining a gap between the settlements as loss of openness would not cause the settlements to merge but would erode the gap between them.</p> <p>Level of Contribution: Moderate</p>	
<p>Purpose 3: The principal land use is open countryside. There is less than 5% of built development which are non-rural uses. The topography of the site is a gentle slope to the south, providing long line views to the south, however the vegetation along the boundaries provides an enclosed boundary. This does not impact upon the score given the lack of any built development.</p> <p>Level of Contribution: Strong</p>	

Purpose 4:

To preserve the setting and special character of Durham City

1. Perception of the Scale of the City.

The Historic Core (Durham City Conservation Area) is located approximately 2.5 km east of this submitted site (from its nearest point to the Historic Core). The 2.5km gap consists of Green Belt and modern built form residential form. The submitted site therefore makes a **weak** contribution to the perception of the scale of the City.

2. Physical form of the Inner Setting (green fingers into the City).

This submitted site does not form part of a Green Finger penetrates Durham City. This submitted site is therefore considered to make a **weak** contribution to the perception to the setting of the historic City of Durham.

3. Views in and Out towards the Countryside, including long distance views.

The submitted site falls within the Outer Setting of Durham City. It contains no notable viewpoints from World Heritage Site Management Plan and no views of the historic core were noted on site. The submitted site is considered to make a **weak** contribution to the historic setting of Durham City.

4. Key approaches to and journeys to the City.

The submitted site is not adjacent to any primary or secondary transport routes. The submitted site is considered to make a **weak** contribution to the perceived scale of the City.

5. Historic and cultural association

The submitted site contains no Listed Buildings, Conservation Areas, Scheduled Monuments or Registered Historic Park and Gardens. The submitted site is considered to contain no notable heritage assets and therefore makes a **weak** contribution to the setting of Durham City.

6. Landscape character / Quality

The submitted site falls within the West Durham Coalfield Countryside Character Area and within the Broad Landscape Type: Coalfield Valley. This submitted site is therefore considered to make a **moderate** contribution to the historic setting of Durham.

Score: Weak

Durham City Historic Core

The Historic Core (Durham City Conservation Area) is located approximately 2.5 km east of this submitted site (from its nearest point to the Historic Core). The 2.5km gap consists of Green Belt and post WWII built. This submitted site is therefore makes a **weak** contribution to the setting of the historic City of Durham.

Score: Weak

Level of Contribution: Weak

Purpose 5: All Green Belt land in County Durham is considered to perform moderately against this purpose, as set out in the Stage 1 Green Belt Assessment.

Level of Contribution: Moderate

Summary: Overall this submitted site performs strongly against 3 as due to the level of built form in the site.

20 Land at Sidegate House

<p>Submitted site Reference: (4/DU/173)</p>	<p>Boundary of Submitted site with designations mapped</p>
<p>Submitted site Name: Land at Sidegate House</p>	
<p>Submitted site Size: 0.16ha</p>	
<p>Location of Submitted site and relationship with inset settlement: The submitted site is located north of Durham City, connected by its southern boundary.</p>	
<p>General Area containing Submitted site (from Stage 1 Assessment): General Area 31</p>	
<p>Source of submitted site: Submitted site has been promoted through the Durham County Plan Preferred Options Consultation, Summer 2018</p>	
<p>Impact of Designations: The submitted site is not located within any of the Category 1 designations.</p>	
<p>Does the Resultant Boundary represent a strongly Defined, Durable Green Belt Boundary?</p> <p>The existing Green Belt boundary is defined by Sidegate road to the south and dense vegetation to the east, providing durable boundaries. The resultant Green Belt would be defined by a field boundary to the north, which is considered to be a less durable boundary. The western boundary is formed by heavy woodland, providing a durable boundary. The submitted site is considered to provide a durable boundary.</p>	
<p>Appraisal of Submitted site against the 5 NPPF Green Belt Purposes</p>	
<p>Purpose 1: The submitted site is connected to the large built up area of Durham City from its southern boundary. Sidegate road connects the site with the settlement through a durable boundary. The submitted site is connected to the built-up area along one boundary. Development of the submitted site would not constitute rounding off therefore creating the risk of sprawl. There is no ribbon development present. Overall, the submitted site makes a strong contribution to checking unrestricted sprawl.</p> <p>Level of Contribution: Strong</p>	
<p>Purpose 2: The submitted site is almost completely enclosed by Durham City and it plays no role in maintaining a gap between settlements.</p> <p>Level of Contribution: No Contribution</p>	
<p>Purpose 3: The principal land use of the site is non-rural land uses. There is between 10 and 25% of built development within the site, this is in the form of residential units. The topography of the site is a steep slope to the west, with limited views in and out due to the adjacent tree line. The built form is elevated away from the road to the south, further restricting views. This does not impact the score given the levels of built development within the submitted site.</p> <p>Level of Contribution: Weak</p>	

Purpose 4:

To preserve the setting and special character of Durham City

1. Perception of the Scale of the City.

The Historic Core (Durham City Conservation Area) falls within this submitted site. The submitted site is located within the Historic Core, therefore the area makes a **strong** contribution to supporting the setting and special character of Durham City.

2. Physical form of the Inner Setting (green fingers into the City).

This submitted site forms part of a Green Finger that penetrates Durham City from the north-east. This Green Finger consists of ‘the valley of the Wear to the north-east of the city from Aykley Heads, Barker’s Haugh and The Sands to Franklands Farm, and between Newton Hall and Gilesgate Moor. This submitted site therefore considered to make a **strong** contribution to the perception to the setting of the historic City of Durham.

3. Views in and Out towards the Countryside, including long distance views.

The submitted site is located within the Inner Bowl or Setting of Durham. It contains no notable view form the World Heritage Site Management Plan and no views of the Historic Core were noted on site. Taking this into account the submitted site Area is considered to make a **moderate** contribution to the setting and special character of the City.

4. Key approaches to and journeys to the City.

The site is not located near any primary or secondary transport routes. The submitted site is therefore considered to make a **weak** contribution to towards the perception of scale of the City.

5. Historic and cultural association

The submitted site does not contain any Scheduled Monuments or Registered Historic Park and Gardens. The submitted site is contained within the Durham City Conservation Area. The General Area is considered to notable and significant heritage assets in the form of the Durham City Conservation Area and Crook Hall therefore makes a **moderate** contribution to the setting of Durham City.

6. Landscape character / Quality

The submitted site falls within the Wear Lowlands Countryside Character Area and within the Broad Landscape Type: Incised Lowland Valley. This part of the General Area is therefore considered to make a **strong** contribution to the historic setting of Durham.

Score: Strong

Durham City Historic Core

The Historic Core (Durham City Conservation Area) falls within this submitted site. Therefore, the area makes a strong contribution to supporting the setting and special character of Durham City.

Score: Strong

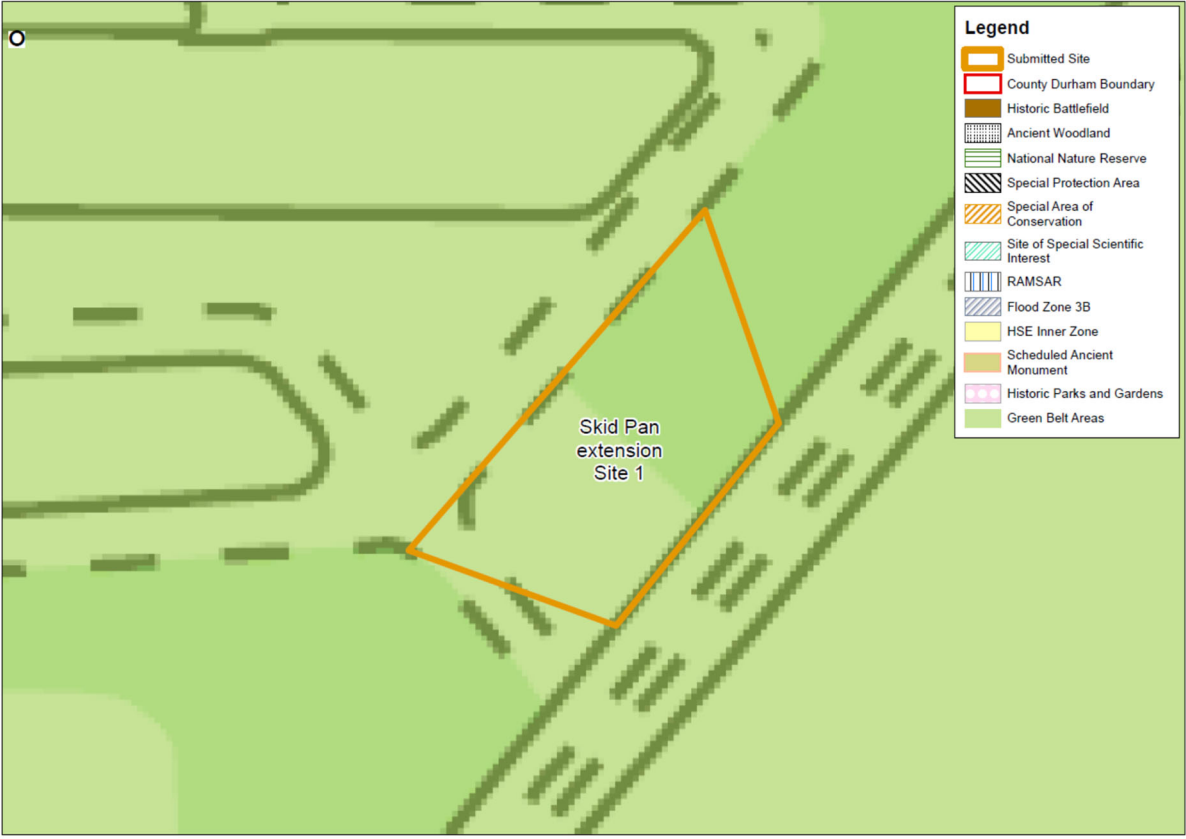
Level of Contribution: Strong

Purpose 5: All Green Belt land in County Durham is considered to perform moderately against this purpose, as set out in the Stage 1 Green Belt Assessment.

Level of Contribution: Moderate

Summary: Overall this submitted site performs strongly against purpose 1 due to the risk of sprawl and purpose 4 as the historic core falls within the submitted site and it is within a Green Finger.

21 Skid Pan extension site 1

Submitted site Reference: (4/DU/174)	Boundary of Submitted site with designations mapped
Submitted site Name: Skid Pan extension site 1	
Submitted site Size: 0.08ha	
Location of Submitted site and relationship with inset settlement: The submitted site is located within Durham City and is located in close proximity to a number of other submitted sites, however it is not contiguous with any built up areas or inset settlements.	
General Area containing Submitted site (from Stage 1 Assessment): General Area 30	
Source of submitted site: Submitted site has been promoted through the Durham County Plan Preferred Options Consultation, Summer 2018	
Impact of Designations: The submitted site is not located within any of the Category 1 designations.	
<p>Does the Resultant Boundary represent a strongly Defined, Durable Green Belt Boundary?</p> <p>The resultant Green Belt boundary would be defined by dense vegetation to the north east, providing a durable boundary. The north, west and south boundaries would be defined by a track/footpath, which is considered to be a less durable boundary. The submitted site is considered to provide a less durable boundary.</p>	
Appraisal of Submitted site against the 5 NPPF Green Belt Purposes	
<p>Purpose 1: The submitted site forms part of the County Durham Green Belt, but it is not connected to or close to any of the large built up areas due to being completely enclosed by greenbelt (as defined in the method). There is no risk of sprawl.</p> <p>Level of Contribution: No Contribution</p>	
<p>Purpose 2: The submitted site is almost completely enclosed by Durham City, but it is not physically connected to the city of Durham and therefore it does not play a role in maintaining separation between settlements.</p> <p>Level of Contribution: No Contribution</p>	
<p>Purpose 3: The existing land use is predominately dense vegetation. There is no built development on the site. The topography of the site is a gentle slope to the east owing to the long line views in and out of the site from the north. There are limited views into Durham City due to the adjacent dense vegetation. The site is bounded by hard surfacing and pathways. This does not impact upon the score given the lack of any built development within the site.</p> <p>Level of Contribution: Strong</p>	

Purpose 4:

To preserve the setting and special character of Durham City

1. Perception of the Scale of the City.

The Historic Core (Durham City Conservation Area) is located 0.8m to the south of this submitted site. The submitted site and the historic core area separated by Green Belt. Therefore, the submitted site makes a **moderate** contribution to the perception of the scale of the City.

2. Physical form of the Inner Setting (green fingers into the City).

This submitted site forms part of a Green Finger that penetrates Durham City from the north-east. This Green Finger consists of ‘the valley of the Wear to the north-east of the city from Aykley Heads, Barker’s Haugh and The Sands to Franklands Farm, and between Newton Hall and Gilesgate Moor. This submitted site therefore considered to make a **strong** contribution to the perception to the setting of the historic City of Durham.

3.Views in and Out towards the Countryside, including long distance views.

The submitted site is located within the Inner Bowl or Setting of Durham. The submitted site contains no notable viewpoint from the World Heritage Site Management Plan. The submitted site is considered to make a **moderate** contribution to the setting and special character of the City.

4. Key approaches to and journeys to the City.

The submitted site contains no primary or secondary transport route and is not visible from any routes. The submitted site is therefore considered to make a **weak** contribution to towards the perception of scale of the City.

5. Historic and cultural association

The submitted site contains no Listed Buildings, Registered Park and Gardens, Conservation Areas, Scheduled Monuments or Registered Historic Park and Gardens. The Submitted Site is considered to contain no notable heritage assets and therefore makes a **weak** contribution to the setting of Durham City.

6. Landscape character / Quality

The submitted site falls in the Wear Lowlands Countryside Character Area and within the Broad Landscape Type: Incised Lowland Valley. The submitted site is therefore considered to make a **strong** contribution to the historic setting of Durham.

Score: Moderate

Durham City Historic Core

The Historic Core (Durham City Conservation Area) is located 0.8m to the south of this submitted site. The submitted site and the historic core area separated by Green Belt and limited built form. Therefore, the area makes a **moderate** contribution to supporting the setting and special character of Durham City.

Score: Moderate

Level of Contribution: Moderate

Purpose 5: All Green Belt land in County Durham is considered to perform moderately against this purpose, as set out in the Stage 1 Green Belt Assessment.

Level of Contribution: Moderate

Summary: Overall this submitted perform strongly against purpose 3 due to the low levels of built development within the submitted site.

22 Skid Pan extension site 2

<p>Submitted site Reference: (4/DU/175)</p>	<p>Boundary of Submitted site with designations mapped</p>
<p>Submitted site Name: Skid Pan extension site 2</p>	
<p>Submitted site Size: 0.4ha</p>	
<p>Location of Submitted site and relationship with inset settlement: The site is located within Durham City and is located in close proximity to a number of other submitted sites, however it is not contiguous with any built up areas or inset settlements.</p>	
<p>General Area containing Submitted site (from Stage 1 Assessment): General Area 30</p>	
<p>Source of submitted site: Submitted site has been promoted through the Durham County Plan Preferred Options Consultation, Summer 2018</p>	
<p>Impact of Designations: The submitted site is not located within any of the Category 1 designations.</p>	
<p>Does the Resultant Boundary represent a strongly Defined, Durable Green Belt Boundary?</p> <p>The resultant Green Belt boundary would be defined by a track to the south east and a field boundary to the west and north, which are considered to be less durable boundaries. Dense vegetation forms the eastern boundary, providing a durable boundary. The submitted site is considered to provide a less durable boundary.</p>	
<p>Appraisal of Submitted site against the 5 NPPF Green Belt Purposes</p>	
<p>Purpose 1: The submitted site forms part of the County Durham Green Belt, but it is not connected to or close to any of the large built up areas due to being completely enclosed by greenbelt (as defined in the method). There is no risk of sprawl.</p> <p>Level of Contribution: No Contribution</p>	
<p>Purpose 2: The submitted site is almost completely enclosed by Durham City, but it is not physically connected to the city of Durham and therefore it does not play a role in maintaining separation between settlements.</p> <p>Level of Contribution: No Contribution</p>	
<p>Purpose 3: The principal land use is open countryside. There is no built development within the site. The submitted site is bounded by construction fencing due to adjacent development. The topography of the site is a gentle slope to the north west, with filed boundaries surrounding the site. There are long line views into north Durham City from the site. This does not impact upon the score given the lack of any built development within the site.</p> <p>Level of Contribution: Strong</p>	
<p>Purpose 4:</p>	

To preserve the setting and special character of Durham City

1. Perception of the Scale of the City.

The Historic Core (Durham City Conservation Area) is located 0.7m to the south of this submitted site. The submitted site and the historic core area separated by Green Belt and modern built form. Therefore, the submitted site makes a **weak** contribution to the perception of the scale of the City.

2. Physical form of the Inner Setting (green fingers into the City).

This submitted site forms part of a Green Finger that penetrates Durham City from the north-east. This Green Finger consists of ‘the valley of the Wear to the north-east of the city from Aykley Heads, Barker’s Haugh and The Sands to Franklands Farm, and between Newton Hall and Gilesgate Moor. This submitted site therefore considered to make a **strong** contribution to the perception to the setting of the historic City of Durham.

3.Views in and Out towards the Countryside, including long distance views.

The submitted site is located just outside the Inner Bowl or Setting of Durham. The submitted site contains no notable viewpoint from the World Heritage Site Management Plan. The submitted site is considered to make a **moderate** contribution to the setting and special character of the City.

4. Key approaches to and journeys to the City.

The submitted site contains no primary or secondary transport route and is not visible from any routes. The submitted site is therefore considered to make a **weak** contribution to towards the perception of scale of the City.

5. Historic and cultural association

The submitted site contains no Listed Buildings, Registered Park and Gardens, Conservation Areas, Scheduled Monuments or Registered Historic Park and Gardens. The Submitted Site is considered to contain no notable heritage assets and therefore makes a **weak** contribution to the setting of Durham City.

6. Landscape character / Quality

The submitted site falls in the Wear Lowlands Countryside Character Area and within the Broad Landscape Type: Lowland Valley Terraces and Incised Lowland Valley. The submitted site is therefore considered to make a **strong / moderate** contribution to the historic setting of Durham.

Score: Moderate

Durham City Historic Core

The Historic Core (Durham City Conservation Area) is located 0.7m to the south of this submitted site. The submitted site and the historic core area separated by Green Belt and modern built form. Therefore, the area makes a **weak** contribution to supporting the setting and special character of Durham City.

Score: Weak

Level of Contribution: Moderate

Purpose 5: All Green Belt land in County Durham is considered to perform moderately against this purpose, as set out in the Stage 1 Green Belt Assessment.

Level of Contribution: Moderate

Summary: Overall this submitted perform strongly against purpose 3 due to the low levels of built development within the submitted site.

23 Skid Pan extension site 3

<p>Submitted site Reference: (4/DU/176)</p>	<p>Boundary of Submitted site with designations mapped</p>
<p>Submitted site Name: Skid Pan extension site 3</p>	
<p>Submitted site Size: 0.94ha</p>	
<p>Location of Submitted site and relationship with inset settlement: The submitted site is located within Durham City</p>	
<p>General Area containing Submitted site (from Stage 1 Assessment): General Area 30</p>	
<p>Source of submitted site: Submitted site has been promoted through the Durham County Plan Preferred Options Consultation, Summer 2018</p>	
<p>Impact of Designations: The submitted site is not located within any of the Category 1 designations.</p>	
<p>Does the Resultant Boundary represent a strongly Defined, Durable Green Belt Boundary?</p> <p>The existing Green Belt boundary is defined by heavy tree planting around residential units, which provides a durable boundary. The resultant Green Belt boundary would be defined by a footpath to the east and a field boundary to the north, which are considered to be less durable boundaries. The southern boundary would be defined by dense vegetation, providing a durable boundary. The submitted site is considered to provide a mix of durable and less durable boundaries.</p>	
<p>Appraisal of Submitted site against the 5 NPPF Green Belt Purposes</p>	
<p>Purpose 1: The western boundary of the submitted site connects with the built form of Durham City. This is formed by heavy tree planting around residential units, which are considered to be a durable boundary. The submitted site is only connected to Durham City on one boundary. The development of this submitted site would not constitute rounding off therefore creating the risk of sprawl. There is no ribbon development present. Overall the submitted site makes a strong contribution to checking unrestricted sprawl.</p> <p>Level of Contribution: Strong</p>	
<p>Purpose 2: The submitted site is almost completely enclosed by Durham City and it does not play a role in maintaining separation between settlements.</p> <p>Level of Contribution: No Contribution</p>	
<p>Purpose 3: The principal land use is grassland with dense vegetation bounding the site. There is no built development within the site. The topography of the submitted site is a gentle slope to the east, however there are no views in or out of the site due to the dense mature tree line on the adjacent land. There is some vegetation present on the site, contributing to the lack of visual openness on the site. This does not impact upon the score given the lack of any built development within the site.</p> <p>Level of Contribution: Strong</p>	

Purpose 4:

To preserve the setting and special character of Durham City

1. Perception of the Scale of the City.

The Historic Core (Durham City Conservation Area) is located 0.5m to the south of this submitted site. The submitted site and the historic core area separated by Green Belt. Therefore, the submitted site makes a **moderate** contribution to the perception of the scale of the City.

2. Physical form of the Inner Setting (green fingers into the City).

This submitted site forms part of a Green Finger that penetrates Durham City from the north-east. This Green Finger consists of ‘the valley of the Wear to the north-east of the city from Aykley Heads, Barker’s Haugh and The Sands to Franklands Farm, and between Newton Hall and Gilesgate Moor. This submitted site therefore considered to make a **strong** contribution to the perception to the setting of the historic City of Durham.

3.Views in and Out towards the Countryside, including long distance views.

The submitted site is located within the Inner Bowl or Setting of Durham. The submitted site contains no notable viewpoint from the World Heritage Site Management Plan. The submitted site is considered to make a **moderate** contribution to the setting and special character of the City.

4. Key approaches to and journeys to the City.

The submitted site contains no primary or secondary transport route and is not visible from any routes. The submitted site is therefore considered to make a **weak** contribution to towards the perception of scale of the City.

5. Historic and cultural association

The submitted site contains no Listed Buildings, Registered Park and Gardens, Conservation Areas, Scheduled Monuments or Registered Historic Park and Gardens. The Submitted Site is considered to contain no notable heritage assets and therefore makes a **weak** contribution to the setting of Durham City.

6. Landscape character / Quality

The submitted site falls in the Wear Lowlands Countryside Character Area and within the Broad Landscape Type: Lowland Valley Terraces. The submitted site is therefore considered to make a **moderate** contribution to the historic setting of Durham.

Score: Moderate

Durham City Historic Core

The Historic Core (Durham City Conservation Area) is located 0.5m to the south of this submitted site. The submitted site and the historic core area separated by Green Belt and no built form. Therefore, the area makes a **moderate** contribution to supporting the setting and special character of Durham City.

Score: Moderate

Level of Contribution: Moderate

Purpose 5: All Green Belt land in County Durham is considered to perform moderately against this purpose, as set out in the Stage 1 Green Belt Assessment.

Level of Contribution: Moderate

Summary: Overall this submitted perform strongly against purpose 3 due to the low levels of built development within the submitted site.

24 Land at Sniperley Park East of A691

<p>Submitted site Reference: (4/DU/178)</p>	<p>Boundary of Submitted site with designations mapped</p>	
<p>Submitted site Name: Land at Sniperley Park East of A691</p>		
<p>Submitted site Size: 5.43ha</p>		
<p>Location of Submitted site and relationship with inset settlement: The submitted site is located north west of Durham City, south of the settlement Witton Gilbert.</p>		
<p>General Area containing Submitted site (from Stage 1 Assessment): General Area 27</p>		
<p>Source of submitted site: Submitted site has been promoted through the Durham County Plan Preferred Options Consultation, Summer 2018</p>		
<p>Impact of Designations: The submitted site is not located within any of the Category 1 designations.</p>		
<p>Does the Resultant Boundary represent a strongly Defined, Durable Green Belt Boundary?</p> <p>The existing Green Belt boundary with Durham City is located approximately 800 metres to the east of the submitted site. The resultant Green Belt boundary would be defined by the A691 to the west, providing a durable boundary. The north and south boundaries are formed by a tree line which is considered to be less durable. The eastern boundary is defined by a field boundary which is considered to be less durable. The submitted site is considered to provide a less durable boundary. The submitted site is not contiguous with any built-up areas or inset settlements and would result in an isolated Green Belt release, unless released with the other Green Belt site which are connected to Durham City.</p>		
<p>Appraisal of Submitted site against the 5 NPPF Green Belt Purposes</p>		
<p>Purpose 1: The submitted site is not connected to or close to any of the large built up areas (as defined in the method) and there is no risk of sprawl</p> <p>Level of Contribution: No contribution</p>		
<p>Purpose 2: The submitted site forms a land gap between the settlement Witton Gilbert and Durham City, and Sacriston and Durham City. The land gap between Witton Gilbert and Durham City across the submitted site is approximately 2.5km and consists of open countryside and some built development. The land gap between Sacriston and Durham City across the submitted site is approximately 2km at its narrowest section and consists of open countryside. The A691 provides direct road access between Witton Gilbert and Durham City. The B6532 provides direct road access between Sacriston and Durham City. The submitted site plays some role in maintaining the gap between the settlements as loss of openness would not cause the settlements to merge but would erode the gap between them.</p> <p>Level of Contribution: Moderate</p>		
<p>Purpose 3: The principal land use of the site is vegetation and built development. There is less than 5% of built development within the site, consisting of Sniperley Hall. There is a track running through the site to the Hall, with sparse mature trees across the site, limiting views in and out. To the south of the site the topography slopes down to the west, providing long line views out to the countryside. This does not impact upon the score given the lack of development within the site.</p>		

<p><u>Level of Contribution: Strong</u></p>
<p>Purpose 4: <i>To preserve the setting and special character of Durham City</i></p> <p>1. Perception of the Scale of the City. The Historic Core (Durham City Conservation Area) is located approximately 1.4 km south of this submitted site (from its nearest point to the Historic Core). The 1.4 km gap consists of Green Belt and modern built form. This General Area therefore makes a weak contribution to the perception of the scale of the City.</p> <p>2. Physical form of the Inner Setting (green fingers into the City). This submitted site does not form part of a Green Finger penetrates Durham City. This submitted site is therefore considered to make a weak contribution to the perception to the setting of the historic City of Durham.</p> <p>3. Views in and Out towards the Countryside, including long distance views. The submitted site falls within the Outer Setting of Durham City. It contains no notable viewpoints from the World Heritage Site Management Plan and no views on the historic core were identified on site. The submitted site is considered to make a weak contribution to the historic setting of Durham City.</p> <p>4. Key approaches to and journeys to the City. The A691 forms part of the western boundary of the submitted site and the submitted site is visible from the A691. The submitted site considered to make a moderate contribution to the perceived scale of the City.</p> <p>5. Historic and cultural association The submitted site contains no Listed Buildings, Conservation Areas, Scheduled Monuments or Registered Historic Park and Gardens. Sniperley Hall a Park and Garden of local importance is located in this submitted site. The submitted site is considered to contain few notable heritage assets and therefore makes a moderate contribution to the setting of Durham City.</p> <p>6. Landscape character / Quality The submitted site falls within the Wear Lowlands Countryside Character Area and within the Broad Landscape Type: Lowland Valley Terrace. This part of the submitted site is therefore considered to make a moderate contribution to the historic setting of Durham. A small area to the north-east of the submitted site is within the Broad Landscape Type: Incised Lowland Valley. This part of the submitted site is therefore considered to make a strong contribution to the historic setting of Durham.</p> <p>Score: Moderate</p> <p><i>Durham City Historic Core</i> The Historic Core (Durham City Conservation Area) is located approximately 1.4 km south of this submitted site (from its nearest point to the Historic Core). The 1.4km gap consists of post WWII built. This submitted site therefore makes a weak contribution to the setting of the historic City of Durham.</p> <p>Score: Weak</p> <p><u>Level of Contribution: Moderate</u></p>
<p>Purpose 5: All Green Belt land in County Durham is considered to perform moderately against this purpose, as set out in the Stage 1 Green Belt Assessment.</p> <p><u>Level of Contribution: Moderate</u></p>
<p>Summary: Overall this submitted perform strongly against purpose 3 due to the low levels of built development within the submitted site.</p>

25 4/BS/01

<p>Submitted site Reference: (4/BS/01)</p>	<p>Boundary of Submitted site with designations mapped</p>
<p>Submitted site Name: N/A</p>	
<p>Submitted site Size: 4.6ha</p>	
<p>Location of Submitted site and relationship with inset settlement: The submitted site is located to the north of the Frankland prison, which is inset from the Green Belt and inset built development in Brasside.</p>	
<p>General Area containing Submitted site (from Stage 1 Assessment): General Area 31</p>	
<p>Source of Submitted site: Submitted site has been promoted through the Durham County Plan Preferred Options Consultation, Summer 2018</p>	
<p>Impact of Designations: The submitted site is not located within any of the Category 1 designations.</p>	
<p>Does the Resultant Boundary represent a strongly Defined, Durable Green Belt Boundary?</p> <p>The existing Green Belt boundary is defined by dense tree line to the south west and Finchale Avenue to the south, which are considered to provide a strong and durable boundary. To the rear of Rowan Drive the Green Belt boundary is defined by the rear of properties along Finchale Avenue and rear of a community building, which is considered less durable. The resultant Green Belt boundary would be defined by dense tree line along the northern and eastern boundaries, which are considered to be durable boundaries.</p>	
<p>Appraisal of Submitted site against the 5 NPPF Green Belt Purposes</p>	
<p>Purpose 1: The submitted site is connected to Brasside, which is considered to be part of Durham as a large built up area. The existing Green Belt boundary is formed by dense tree line to the west of the submitted site. This is a durable boundary that is protecting open land. The submitted site is connected to the built-up area along one boundary. Development would not constitute rounding off therefore creating the risk of sprawl. There is no ribbon development present. Overall, the submitted site makes a strong contribution to checking unrestricted sprawl.</p> <p>Level of Contribution: Strong</p>	
<p>Purpose 2: The submitted site forms a land gap between the inset settlement of Brasside and Great Lumley. The land gap between Brasside and Great Lumley across the submitted site is approximately 3.03km and consists of open countryside in agricultural use. There is no direct road access between the two settlements. The submitted site plays a very limited role in maintaining a gap between settlements as loss of openness would not reduce such a gap.</p> <p>Level of Contribution: Weak</p>	
<p>Purpose 3: The principal land use is open countryside that is entirely covered in woodland with some footpaths running through. The submitted site contains no built development. The topography of the submitted site is flat and consists of dense woodland. Therefore, the long line views are limited and the site has a sense of enclosure. This does not impact upon the score given the lack of any built development on the submitted site.</p> <p>Level of Contribution: Strong</p>	

Purpose 4:

To preserve the setting and special character of Durham City

1. Perception of the Scale of the City

The Historic Core (Durham City Conservation Area) is located approximately 3 km south of this submitted site (from its nearest point to the Historic Core). The 3km gap consists of Green Belt and modern built. This submitted site therefore makes a **weak** contribution to the perception of the scale of the City.

2. Physical form of the Inner Setting (green fingers into the City).

This submitted site does not form part of a Green Finger penetrates Durham City. This General Area therefore considered to make a **weak** contribution to the perception to the setting of the historic City of Durham.

3. Views in and Out towards the Countryside, including long distance views.

The submitted site falls within the Outer Setting of Durham City. It does not contain any notable viewpoints from World Heritage Site Management Plan and no views toward the Historic Core were noted on site. The submitted site is therefore considered to make a **weak** contribution to the setting of the historic setting of Durham.

4. Key approaches to and journeys to the City.

There are no primary or secondary transport routes located near this site. The submitted site is considered to make a **weak** contribution to the perceived scale of the City as it would not be visible from a primary or secondary transport route.

5. Historic and cultural association

The submitted site contains no Listed Buildings, Conservation Areas, Registered Park and Gardens, Scheduled Monuments or Registered Historic Park and Gardens. The Submitted Site is considered to contain no notable heritage assets and therefore makes a **weak** contribution to the setting of Durham City.

6. Landscape character / Quality

The submitted site falls within the Wear Lowlands Countryside Character Area and within the Broad Landscape Type: Incised Lowland Valley and is therefore considered to make a **strong** contribution to the historic setting of Durham.

Score: Weak

Durham City Historic Core

The Historic Core (Durham City Conservation Area) is located approximately 3 km south of this submitted site (from its nearest point to the Historic Core). The 3km gap is post WWII modern built form. This submitted site therefore makes a weak contribution to the setting of the historic City of Durham.

Score: Weak

Level of Contribution: Weak

Purpose 5: All Green Belt land in County Durham is considered to perform moderately against this purpose, as set out in the Stage 1 Green Belt Assessment.

Level of Contribution: Moderate

Summary: Overall, the submitted site performs strongly against purpose 1 and 3 due to the strength of the existing Green Belt boundary with Brasside (part of the Durham large built up area) and the risk of sprawl, as well as the lack of built development.

<p>Submitted site Reference: (4/BS/02)</p>	<p>Boundary of Submitted site with designations mapped</p>
<p>Submitted site Name: N/A</p>	
<p>Submitted site Size: 16 ha</p>	
<p>Location of Submitted site and relationship with inset settlement: The submitted site is located North of Durham City, West of the inset settlement of Brasside.</p>	
<p>General Area containing Submitted site (from Stage 1 Assessment): General Area 28</p>	
<p>Source of Submitted site: Submitted site has been promoted through the Durham County Plan Preferred Options Consultation, Summer 2018</p>	
<p>Impact of Designations: The submitted site is not located within any of the Category 1 designations.</p>	
<p>Does the Resultant Boundary represent a strongly Defined, Durable Green Belt Boundary?</p> <p>The existing Green Belt boundary is defined by Finchale Avenue to the south, providing a durable boundary. The western boundary is defined by Chester Low Road and Rotary Way providing a durable boundary. The resultant Green Belt boundary would be defined by a railway line to the east, which is considered to be a durable boundary. The northern boundary would be defined by a tree line, providing a less durable boundary. The submitted site is considered to provide a durable boundary.</p>	
<p>Appraisal of Submitted site against the 5 NPPF Green Belt Purposes</p>	
<p>Purpose 1: Finchale Avenue, Chester Low Road and Rotary Way defines the southern boundary of the submitted site representing durable boundaries between the submitted site and the built-up area. The Green Belt has a role protecting land which is considered to be open. The submitted site is connected to the built-up area along two boundaries. Development of this submitted site would not constitute rounding off therefore creating the risk of sprawl. There is no ribbon development present. Overall, the submitted site makes a strong contribution to checking unrestricted sprawl.</p> <p>Level of Contribution: Strong</p>	
<p>Purpose 2: The submitted site forms a land gap between the inset settlement of Brasside and the large built up area of Durham City. The land gap between Brasside and Durham City across the submitted site is approximately 0.6m and consists of open countryside. Finchale Road provides direct access between the settlements. There is visibility between the sites and the submitted site plays some role in maintaining a gap between the settlements as loss of openness would not cause the settlements to merge by would erode the gap between them.</p> <p>Level of Contribution: Moderate</p>	
<p>Purpose 3: The principal land use consists open countryside, in agricultural use and residential units. There is less than 5 % of built development within the site, this is in the form of residential use. The topography of the submitted site is a gentle slope to the east, providing views out and in to the site. There is a track running through the site for farming use. The site is bounded by a tree line; however, this does not impact the views. This does not impact upon the score given the level of development within the site.</p> <p>Level of Contribution: Strong</p>	

Purpose 4:

To preserve the setting and special character of Durham City

1. Perception of the Scale of the City.

The Historic Core (Durham City Conservation Area) is located approximately 2.3 km south of this submitted site (from its nearest point to the Historic Core). The 2.3km gap consists of modern built form. This submitted site therefore makes a **weak** contribution to the perception of the scale of the City.

2. Physical form of the Inner Setting (green fingers into the City).

This submitted site does not form part of a Green Finger penetrates Durham City. This General Area therefore considered to make a **weak** contribution to the perception to the setting of the historic City of Durham.

3. Views in and Out towards the Countryside, including long distance views.

The submitted site falls within the Outer Setting of Durham City. It does not contain any notable viewpoints from World Heritage Site Management Plan and no views toward the Historic Core were noted on site. The submitted site is therefore considered to make a **weak** contribution to the setting of the historic setting of Durham.

4. Key approaches to and journeys to the City.

The East Coast Main Line (primary transport route) forms the eastern boundary of the submitted site. The submitted site is visible from the East Coast Main Line. Taking into account the prominent visibility from the East Coast Mainline and the submitted site considered to make a **moderate** contribution to the perceived scale of the City.

5. Historic and cultural association

The submitted site contains no Listed Buildings, Conservation Areas, Scheduled Monuments or Registered Historic Park and Gardens. The General Area is considered to contain no notable heritage assets and therefore makes a **weak** contribution to the setting of Durham City.

6. Landscape character / Quality

The submitted site falls within the Wear Lowlands Countryside Character Area and within the Broad Landscape Type: Incised Lowland Valley and is therefore considered to make a **strong** contribution to the historic setting of Durham.

Score: Weak

Durham City Historic Core

The Historic Core (Durham City Conservation Area) is located approximately 2.3 km south of this submitted site (from its nearest point to the Historic Core). The 2.3 km gap is post WWII modern built form. This submitted site therefore makes a **weak** contribution to the setting of the historic City of Durham.

Score: Weak

Level of Contribution: Weak

Purpose 5: All Green Belt land in County Durham is considered to perform moderately against this purpose, as set out in the Stage 1 Green Belt Assessment.

Level of Contribution: Moderate

Summary: Overall this submitted perform strongly against purpose 1 and 3 due to the risk of sprawl and due to the low levels of built development within the submitted site.

27 4/BS/05a

<p>Submitted site Reference: (4/BS/05a)</p>	<p>Boundary of Submitted site with designations mapped</p>
<p>Submitted site Name: N/A</p>	
<p>Submitted site Size: 47ha</p>	
<p>Location of Submitted site and relationship with inset settlement: The submitted site is located North of Durham City.</p>	
<p>General Area containing Submitted site (from Stage 1 Assessment): General Area 28</p>	
<p>Source of Submitted site: Submitted site has been promoted through the Durham County Plan Preferred Options Consultation, Summer 2018</p>	
<p>Impact of Designations: The submitted site is not located within any of the Category 1 designations.</p>	
<p>Does the Resultant Boundary represent a strongly Defined, Durable Green Belt Boundary?</p> <p>The existing Green Belt boundary is defined by Rotary Way road to the south of the submitted site, providing a durable boundary. The resultant Green Belt boundary would be defined by the A167 to the west and Chester Low Road to the east, which are considered to be durable boundaries. The northern boundary and a section of the eastern boundary are field boundaries, providing a less durable boundary. The submitted site is considered to have a mixture of boundaries, but is less durable than the current Green Belt boundary.</p>	
<p>Appraisal of Submitted site against the 5 NPPF Green Belt Purposes</p>	
<p>Purpose 1: Rotary Way defines the southern boundary of the submitted site representing durable boundaries between the submitted site and the built-up area. The Green Belt has a role protecting land which is considered to be open. The submitted site is connected to the built-up area along two boundaries. Development of this submitted site would not constitute rounding off therefore creating the risk of sprawl. There is no ribbon development present. Overall, the submitted site makes a strong contribution to checking unrestricted sprawl.</p> <p>Level of Contribution: Strong</p>	
<p>Purpose 2: The submitted site forms a land gap between Durham City and Chester-le-Street, Durham City and Plawsworth, and Durham City and Kimblesworth. The land gap between Durham City and Chester-le-Street is approximately 4km and consists of open countryside and some inset settlements. The land gap between Durham City and Plawsworth is approximately 1.90km and consists of open countryside. The A167 forms a direct route between the settlements and there is no visibility between the settlements. The land gap between Durham City and Kimblesworth across the south western corner of the submitted site is approximately 1.2km and consists of open countryside. There is no direct route between the settlements and there is no visibility between the settlements. The submitted site plays some role in maintaining a gap between settlements as loss of openness would not cause settlements to merge but would erode the gap between them.</p> <p>Level of Contribution: Moderate</p>	
<p>Purpose 3: The principal land use consists open countryside, in agricultural use and residential units. There is less than 5% of built development within the site, this is in the form of residential use. The undulating topography of the site creates a sense of openness as there are some views in and out of the site, however the raised embankment to the south detracts from the visual openness. This does not impact upon the score given the level of development within the site.</p> <p>Level of Contribution: Strong</p>	

Purpose 4:

To preserve the setting and special character of Durham City

1. Perception of the Scale of the City.

The Historic Core (Durham City Conservation Area) is located approximately 2.6 km south of this submitted site (from its nearest point to the Historic Core). The 2.6 km gap is modern built form. This submitted site therefore makes a **weak** contribution to the perception of the scale of the City.

2. Physical form of the Inner Setting (green fingers into the City).

This submitted site does not form part of a Green Finger penetrates Durham City. This General Area therefore considered to make a **weak** contribution to the perception to the setting of the historic City of Durham.

3. Views in and Out towards the Countryside, including long distance views.

The submitted site falls within the Outer Setting of Durham City. It does not contain any notable viewpoints from World Heritage Site Management Plan and no views toward the Historic Core were noted on site. The submitted site is therefore considered to make a **weak** contribution to the setting of the historic setting of Durham.

4. Key approaches to and journeys to the City.

The A167 (primary transport route) forms the western boundary of the submitted site and the East Coast Main Line form the eastern boundary of the submitted site. There is heavy tree planting along the A167, which impedes views across the submitted site. However, through sparse vegetation there is a view of the submitted site. The submitted site is prominent and visible from the East Coast Main Line. Taking into account the limited visibility from the A167 and the visibility from the East Coast Main Line the submitted site considered to make a **moderate** contribution to the perceived scale of the City.

5. Historic and cultural association

The submitted site contains no Listed Buildings, Conservation Areas, Scheduled Monuments or Registered Historic Park and Gardens. The General Area is considered to contain no notable heritage assets and therefore makes a **weak** contribution to the setting of Durham City.

6. Landscape character / Quality

Around 20% of the submitted site falls within the Wear Lowlands Countryside Character Area and within the Broad Landscape Type: Incised Lowland Valley and is therefore considered to make a **strong** contribution to the historic setting of Durham. Around 80% of the submitted site falls within the Wear Lowlands Countryside Character Area and within the Broad Landscape Type: Lowland Valley Terraces. This part of the General Area is therefore considered to make a **moderate** contribution to the historic setting of Durham

Score: Weak

Durham City Historic Core

The Historic Core (Durham City Conservation Area) is located approximately 2.6 km south of this submitted site (from its nearest point to the Historic Core). The 2.6 km gap is post WWII modern built form. This submitted site therefore makes a **weak** contribution to the setting of the historic City of Durham.

Score: Weak

Level of Contribution: Weak

Purpose 5: All Green Belt land in County Durham is considered to perform moderately against this purpose, as set out in the Stage 1 Green Belt Assessment.

Level of Contribution: Moderate

Summary: Overall this submitted perform strongly against purpose 1 and 3 due to the risk of sprawl and due to the low levels of built development within the submitted site.

28 4/DU/120

<p>Submitted site Reference: (4/DU/120)</p>	<p>Boundary of Submitted site with designations mapped</p>
<p>Submitted site Name: N/A</p>	
<p>Submitted site Size: 4 ha</p>	
<p>Location of Submitted site and relationship with inset settlement: The submitted site is located West of the inset settlement of Shincliffe and south of Durham City.</p>	
<p>General Area containing Submitted site (from Stage 1 Assessment): General Area 14</p>	
<p>Source of Submitted site: Submitted site has been promoted through the Durham County Plan Preferred Options Consultation, Summer 2018</p>	
<p>Impact of Designations: The submitted site is not located within any of the Category 1 designations.</p>	
<p>Does the Resultant Boundary represent a strongly Defined, Durable Green Belt Boundary?</p> <p>The existing Green Belt boundary with Durham City is located approximately 0.5km to the north of the submitted site.</p> <p>The resultant Green Belt boundary would be defined by a field boundary, with the eastern boundary being defined by the equestrian centre. This provides a less durable boundary. The submitted site is considered to provide a less durable boundary. The submitted site is not contiguous with any built-up areas or inset settlements and would result in an isolated Green Belt release, unless released with the southern Green Belt site which is connected to Durham City.</p>	
<p>Appraisal of Submitted site against the 5 NPPF Green Belt Purposes</p>	
<p>Purpose 1: The submitted site forms part of the County Durham Green Belt, but it is not connected to or close to any of the large built up areas (as defined in the method). There is no risk of sprawl.</p> <p>Level of Contribution: No Contribution</p>	
<p>Purpose 2: The submitted site forms a land gap between the large built up area of Durham City and the inset settlement of Shincliffe. The land gap between Durham City and Shincliffe across the submitted site is approximately 1.65km and consists of open countryside. The submitted site plays some role in maintaining a gap between the settlements as loss of openness would not cause the settlements to merge but would erode the gap between them.</p> <p>Level of Contribution: Moderate</p>	
<p>Purpose 3: The principal land use consists of mainly non-rural uses. There is 10 - 25% of built development within the site which consists of mainly residential units and East Durham College Houghall campus buildings. The site is bounded by garden boundaries and dense vegetation, with the north east part of the site consisting of a woodland. The topography of the submitted site is mainly flat, with the woodland having a steep slope to the east. There are some ponds present within the woodland area. This does not impact upon the score given the level of development within the site.</p> <p>Level of Contribution: Weak</p>	

Purpose 4:

To preserve the setting and special character of Durham City

1. Perception of the Scale of the City

The Historic Core (Durham City Conservation Area) is located approximately 0.8 km north of this submitted site (from its nearest point to the Historic Core). The 0.8km gap consists of Green Belt and modern built form. The submitted site therefore makes a **weak** contribution to the perception of the scale of the City.

2. Physical form of the Inner Setting (green fingers into the City).

The submitted site forms part of a Green Finger that penetrates Durham City from the south-east but falls within the outer setting of Durham City. This Green Finger consists of 'the valley of the Wear to the south-east of the city from the racecourse to Shincliffe and between Gilesgate / Sherburn Road Estate and Whinney Hill. The submitted site therefore considered to make a **moderate** contribution to the perception to the setting of the historic City of Durham, as it forms a green finger located in the outer setting.

3. Views in and Out towards the Countryside, including long distance views.

The submitted site falls outside the Inner Setting of Durham City. It contains no notable viewpoints from World Heritage Site Management Plan and no views of the historic core were noted on site. The submitted site is considered to make a **weak** contribution to the historic setting of Durham City.

4. Key approaches to and journeys to the City.

There are no primary or secondary transport links located adjacent to the submitted site. Therefore, the submitted site is considered to make a **weak** contribution to the perceived scale of the City.

5. Historic and cultural association

The submitted site contains no Listed Buildings, Registered Park and Gardens, Conservation Area, Scheduled Monuments or Registered Historic Park and Gardens. The submitted site is considered to contain no notable heritage assets and therefore makes a **weak** contribution to the setting of Durham City.

6. Landscape character / Quality

The submitted site falls within the Wear Lowland Countryside Character Area and within the Broad Landscape Type: Incised Lowland Valley. This submitted site is therefore considered to make a **strong** contribution to the historic setting of Durham.

Score: Weak

Durham City Historic Core

The Historic Core (Durham City Conservation Area) is located approximately 0.8 km north of this submitted site (from its nearest point to the Historic Core). The 0.8km gap consists of Green Belt and post WWII modern built form. The submitted site therefore makes a **weak** contribution to the setting of the historic City of Durham.

Score: Weak

Level of Contribution: Weak

Purpose 5: All Green Belt land in County Durham is considered to perform moderately against this purpose, as set out in the Stage 1 Green Belt Assessment.

Level of Contribution: Moderate

Summary: Overall this submitted site does not perform strongly against the five Green Belt purposes.

<p>Submitted site Reference: (4/DU/139)</p>	<p>Boundary of Submitted site with designations mapped</p>
<p>Submitted site Name: N/A</p>	
<p>Submitted site Size: 2.5 ha</p>	
<p>Location of Submitted site and relationship with inset settlement: The submitted site is located West of the inset settlement of Shincliffe and south of Durham City.</p>	
<p>General Area containing Submitted site (from Stage 1 Assessment): General Area 14</p>	
<p>Source of Submitted site: Submitted site has been promoted through the Durham County Plan Preferred Options Consultation, Summer 2018</p>	
<p>Impact of Designations: The submitted site is not located within any of the Category 1 designations.</p>	
<p>Does the Resultant Boundary represent a strongly Defined, Durable Green Belt Boundary?</p> <p>The existing Green Belt boundary with Durham City is located approximately 0.3km to the north of the submitted site.</p> <p>The resultant Green Belt boundary would be defined by dense vegetation to the north and east of the site, providing a durable boundary. The western boundary would be defined by a field boundary, which is considered to be a less durable boundary. The resultant southern boundary would be defined by an unclassified made road, providing a less durable boundary. The submitted site is not considered to provide a durable boundary. The submitted site is not contiguous with any built-up areas or inset settlements and would result in an isolated Green Belt release, unless released with the southern Green Belt site which is connected to Durham City.</p>	
<p>Appraisal of Submitted site against the 5 NPPF Green Belt Purposes</p>	
<p>Purpose 1: The submitted site forms part of the County Durham Green Belt, but it is not connected to or close to any of the large built up areas (as defined in the method). There is no risk of sprawl.</p> <p>Level of Contribution: No Contribution</p>	
<p>Purpose 2: The submitted site forms a land gap between the large built up area of Durham City and the inset settlement of Shincliffe. The land gap between Durham City and Shincliffe across the submitted site is approximately 1.65km and consists of open countryside. The submitted site plays some role in maintaining a gap between the settlements as loss of openness would not cause the settlements to merge but would erode the gap between them.</p> <p>Level of Contribution: Moderate</p>	
<p>Purpose 3: The principal land use consists of grassland, in agricultural use. There is no built development within the submitted site. The topography of the submitted site is a gentle slope to the south however it is enclosed by dense tree lines limiting the views in and out of the site. There are some pockets of vegetation across the site. This does not impact upon the score given the lack of development within the site.</p> <p>Level of Contribution: Strong</p>	
<p>Purpose 4:</p> <p><i>To preserve the setting and special character of Durham City</i></p>	

1. Perception of the Scale of the City

The Historic Core (Durham City Conservation Area) is located approximately 0.5 km north of this submitted site (from its nearest point to the Historic Core). The 0.5km gap consists of Green Belt and modern built form. The submitted site therefore makes a **weak** contribution to the perception of the scale of the City.

2. Physical form of the Inner Setting (green fingers into the City).

The submitted site forms part of a Green Finger that penetrates Durham City from the south-east but falls within the outer setting of Durham City. This Green Finger consists of ‘the valley of the Wear to the south-east of the city from the racecourse to Shincliffe and between Gilesgate / Sherburn Road Estate and Whinney Hill. The submitted site therefore considered to make a **moderate** contribution to the perception to the setting of the historic City of Durham, as it forms a green finger located in the outer setting.

3. Views in and Out towards the Countryside, including long distance views.

The submitted site falls outside the Inner Setting of Durham City. It contains no notable viewpoints from World Heritage Site Management Plan and no views of the historic core were noted on site. The submitted site is considered to make a **weak** contribution to the historic setting of Durham City.

4. Key approaches to and journeys to the City.

There are no primary or secondary transport links located adjacent to the submitted site. Therefore, the submitted site is considered to make a **weak** contribution to the perceived scale of the City.

5. Historic and cultural association

The submitted site contains no Listed Buildings, Registered Park and Gardens, Conservation Area, Scheduled Monuments or Registered Historic Park and Gardens. The submitted site is considered to contain no notable heritage assets and therefore makes a **weak** contribution to the setting of Durham City.

6. Landscape character / Quality

The submitted site falls within the Wear Lowland Countryside Character Area and within the Broad Landscape Type: Incised Lowland Valley. This submitted site is therefore considered to make a **strong** contribution to the historic setting of Durham.

Score: Weak

Durham City Historic Core

The Historic Core (Durham City Conservation Area) is located approximately 0.5 km north of this submitted site (from its nearest point to the Historic Core). The 0.5km gap consists of Green Belt and post WWII modern built form. The submitted site therefore makes a **weak** contribution to the setting of the historic City of Durham.

Score: Weak

Level of Contribution: Weak

Purpose 5: All Green Belt land in County Durham is considered to perform moderately against this purpose, as set out in the Stage 1 Green Belt Assessment.

Level of Contribution: Moderate

Summary: Overall this submitted perform strongly against purpose 3 due to the low levels of built development within the submitted site.

<p>Submitted site Reference: (4/DU/140)</p>	<p>Boundary of Submitted site with designations mapped</p>
<p>Submitted site Name: N/A</p>	
<p>Submitted site Size: 8.9 ha</p>	
<p>Location of Submitted site and relationship with inset settlement: The submitted site is located West of the inset settlement of Shincliffe and south of Durham City.</p>	
<p>General Area containing Submitted site (from Stage 1 Assessment): General Area 14</p>	
<p>Source of Submitted site: Submitted site has been promoted through the Durham County Plan Preferred Options Consultation, Summer 2018</p>	
<p>Impact of Designations: The submitted site is not located within any of the Category 1 designations.</p>	
<p>Does the Resultant Boundary represent a strongly Defined, Durable Green Belt Boundary?</p> <p>The existing Green Belt boundary with Durham City is located approximately 0.3km to the north of the submitted site.</p> <p>The resultant Green Belt boundary would be defined by dense vegetation to the north and west boundary, providing a durable boundary. The eastern boundary is a field boundary which is considered to be less durable. The southern boundary is formed by a tree line and a private road, providing a less durable boundary. The submitted site is considered to provide a mixture of durable and less durable boundaries. The submitted site is not contiguous with any built-up areas or inset settlements and would result in an isolated Green Belt release, unless released with the southern Green Belt site which is connected to Durham City.</p>	
<p>Appraisal of Submitted site against the 5 NPPF Green Belt Purposes</p>	
<p>Purpose 1: The submitted site forms part of the County Durham Green Belt, but it is not connected to or close to any of the large built up areas (as defined in the method). There is no risk of sprawl.</p> <p>Level of Contribution: No Contribution</p>	
<p>Purpose 2: The submitted site forms a land gap between the large built up area of Durham City and the inset settlement of Shincliffe. The land gap between Durham City and Shincliffe across the submitted site is approximately 1.6km and consists of open countryside. The submitted site plays some role in maintaining a gap between the settlements as loss of openness would not cause the settlements to merge but would erode the gap between them.</p> <p>Level of Contribution: Moderate</p>	
<p>Purpose 3: The principal land use consists of grassland, in agricultural use. There is less than 5% of built development within the site. The topography of the submitted site is a gentle slope to the south however it is enclosed by dense tree lines limiting the views in and out of the site. The site is used for horse grazing and training. This does not impact upon the score given the lack of development within the site.</p> <p>Level of Contribution: Strong</p>	
<p>Purpose 4:</p> <p><i>To preserve the setting and special character of Durham City</i></p>	

1. Perception of the Scale of the City

The Historic Core (Durham City Conservation Area) is located approximately 0.5 km north of this submitted site (from its nearest point to the Historic Core). The 0.5km gap consists of Green Belt and modern built form. The submitted site therefore makes a **weak** contribution to the perception of the scale of the City.

2. Physical form of the Inner Setting (green fingers into the City).

The submitted site forms part of a Green Finger that penetrates Durham City from the south-east but falls within the outer setting of Durham City. This Green Finger consists of ‘the valley of the Wear to the south-east of the city from the racecourse to Shincliffe and between Gilesgate / Sherburn Road Estate and Whinney Hill. The submitted site therefore considered to make a **moderate** contribution to the perception to the setting of the historic City of Durham, as it forms a green finger located in the outer setting.

3. Views in and Out towards the Countryside, including long distance views.

The submitted site falls outside the Inner Setting of Durham City. It contains no notable viewpoints from World Heritage Site Management Plan and no views of the historic core were noted on site. The submitted site is considered to make a **weak** contribution to the historic setting of Durham City.

4. Key approaches to and journeys to the City.

There are no primary or secondary transport links located adjacent to the submitted site. Therefore, the submitted site is considered to make a **weak** contribution to the perceived scale of the City.

5. Historic and cultural association

The submitted site contains no Listed Buildings, Registered Park and Gardens, Conservation Area, Scheduled Monuments or Registered Historic Park and Gardens. The submitted site is considered to contain no notable heritage assets and therefore makes a **weak** contribution to the setting of Durham City.

6. Landscape character / Quality

The submitted site falls within the Wear Lowland Countryside Character Area and within the Broad Landscape Type: Incised Lowland Valley. This submitted site is therefore considered to make a **strong** contribution to the historic setting of Durham.
Score: Weak

Durham City Historic Core

The Historic Core (Durham City Conservation Area) is located approximately 0.5 km north of this submitted site (from its nearest point to the Historic Core). The 0.5km gap consists of Green Belt and post WWII modern built form. The submitted site therefore makes a **weak** contribution to the setting of the historic City of Durham.
Score: Weak

Level of Contribution: Weak

Purpose 5: All Green Belt land in County Durham is considered to perform moderately against this purpose, as set out in the Stage 1 Green Belt Assessment.

Level of Contribution: Moderate

Summary: Overall this submitted perform strongly against purpose 3 due to the low levels of built development within the submitted site.

31 4/DU/159

<p>Submitted site Reference: (4/DU/159)</p>	<p>Boundary of Submitted site with designations mapped</p>
<p>Submitted site Name: N/A</p>	
<p>Submitted site Size: 6 ha</p>	
<p>Location of Submitted site and relationship with inset settlement: The submitted site is located North West of Durham City.</p>	
<p>General Area containing Submitted site (from Stage 1 Assessment): General Area 25</p>	
<p>Source of Submitted site: Submitted site has been promoted through the Durham County Plan Preferred Options Consultation, Summer 2018</p>	
<p>Impact of Designations: The submitted site is not located within any of the Category 1 designations.</p>	
<p>Does the Resultant Boundary represent a strongly Defined, Durable Green Belt Boundary?</p> <p>The existing Green Belt boundary with Durham City is located approximately 1.3km to the east of the submitted site. The resultant Green Belt boundary would be defined by a field boundary to the east, a tree line to the west, and a track to the west and north, all providing a less durable boundary. The submitted site is considered to provide a less durable boundary. The submitted site is not contiguous with any built-up areas or inset settlements and would result in an isolated Green Belt release, unless released with the southern Green Belt site which is connected to Durham City.</p>	
<p>Appraisal of Submitted site against the 5 NPPF Green Belt Purposes</p>	
<p>Purpose 1: The submitted site forms part of the County Durham Green Belt, but it is not connected to or close to any of the large built up areas (as defined in the method). There is therefore no risk of sprawl. If the submitted site was adjoining the built form then a contribution would be made to this purpose.</p> <p>Level of Contribution: No Contribution</p>	
<p>Purpose 2: The submitted site forms a land gap between the large built up area of Durham City and the settlement of Bearpark. The land gap between Durham City and Bearpark across the submitted site is approximately 1.7km and consists of open countryside and some built development. There is no direct road access between the settlements. The submitted site plays some role in maintaining a gap between the settlements as loss of openness would not cause the settlements to merge but would erode the gap between them.</p> <p>Level of Contribution: Moderate</p>	
<p>Purpose 3: The principal land use is open countryside, in agricultural use. There is no built development within the site. The topography of the submitted site is a steep slope to the west, owing to the long line views in and out to the site from the west. A private track bounds part of the site, however this does not detract from the visual openness of the site. This does not impact upon the score given the lack of development within the site.</p> <p>Level of Contribution: Strong</p>	

Purpose 4:

To preserve the setting and special character of Durham City

1. Perception of the Scale of the City.

The Historic Core (Durham City Conservation Area) is located approximately 0.8 km south east of this submitted site (from its nearest point to the Historic Core). The 0.8 km gap consists of Green Belt and modern built form. This submitted site therefore makes a **weak** contribution to the perception of the scale of the City.

2. Physical form of the Inner Setting (green fingers into the City).

This submitted site does not form part of a Green Finger penetrates Durham City. This submitted site is therefore considered to make a **weak** contribution to the perception to the setting of the historic City of Durham

3. Views in and Out towards the Countryside, including long distance views.

The submitted site falls within the Outer Setting of Durham City. It contains no notable viewpoints from the World Heritage Site Management Plan and no views on the historic core were identified on site. The submitted site is considered to make a **weak** contribution to the historic setting of Durham City.

4. Key approaches to and journeys to the City.

The A691 (primary transport route) is located to the east of the submitted site. The views from the A691 are open and the submitted site is visible from the A691. The submitted site considered to make a **moderate** contribution to the perceived scale of the City.

5. Historic and cultural association

The submitted site contains no Listed Buildings, Conservation Areas, Scheduled Monuments or Registered Historic Park and Gardens. The submitted site is considered to contain few notable heritage assets and therefore makes a **weak** contribution to the setting of Durham City.

6. Landscape character / Quality

The submitted site falls within the Wear Lowlands Countryside Character Area and within the Broad Landscape Type: Lowland Valley Terrace. This part of the submitted site is therefore considered to make a **moderate** contribution to the historic setting of Durham. A small area to the north-east of the submitted site is within the Broad Landscape Type: Incised Lowland Valley. This part of the submitted site is therefore considered to make a **strong** contribution to the historic setting of Durham.

Score: Weak

Durham City Historic Core

The Historic Core (Durham City Conservation Area) is located approximately 0.8 km south of this submitted site (from its nearest point to the Historic Core). The 0.8km gap consists of post WWII built. This submitted site therefore makes a weak contribution to the setting of the historic City of Durham.

Score: Weak

Level of Contribution: Weak

Purpose 5: All Green Belt land in County Durham is considered to perform moderately against this purpose, as set out in the Stage 1 Green Belt Assessment.

Level of Contribution: Moderate

Summary: Overall this submitted perform strongly against purpose 3 due to the low levels of built development within the submitted site.

<p>Submitted site Reference: (4/BS/04)</p>	<p>Boundary of Submitted site with designations mapped</p>
<p>Submitted site Name: N/A</p>	
<p>Submitted site Size: 8.2 ha</p>	
<p>Location of Submitted site and relationship with inset settlement: The submitted site is located North of Durham City, however it is not contiguous with any built-up areas or inset settlements.</p>	
<p>General Area containing Submitted site (from Stage 1 Assessment): General Area 28</p>	
<p>Source of Submitted site: Submitted site has been promoted through the Durham County Plan Preferred Options Consultation, Summer 2018</p>	
<p>Impact of Designations: The submitted site is not located within any of the Category 1 designations.</p>	
<p>Does the Resultant Boundary represent a strongly Defined, Durable Green Belt Boundary?</p> <p>The existing Green Belt boundary with Durham City is located approximately 360 metres to the south of the submitted site. The north boundary would be defined by an unmade road, which is considered to be a less durable boundary. The western and southern boundaries are formed by field boundaries, providing a less durable boundary. The submitted site is considered to provide a less durable boundary. The submitted site is not contiguous with any built-up areas or inset settlements and would result in an isolated Green Belt release, unless released with the southern Green Belt site which is connected to Durham City.</p>	
<p>Appraisal of Submitted site against the 5 NPPF Green Belt Purposes</p>	
<p>Purpose 1: The submitted site forms part of the County Durham Green Belt, but it is not connected to or close to any of the large built up areas (as defined in the method). There is no risk of sprawl.</p> <p>Level of Contribution: No Contribution</p>	
<p>Purpose 2: The submitted site forms a land gap between the large built up areas of Durham City and Chester-le-Street. The land gap between Durham City and Chester-le-Street across the submitted site is approximately 4km and consists of open countryside. The A167 provides direct access between the two settlements. The submitted site plays a very limited role in maintaining a gap between the settlements as loss of openness would not reduce such a gap, due to the large distance between the settlements.</p> <p>Level of Contribution: Weak</p>	
<p>Purpose 3: The principal land use is open countryside, with Chester Low Road running through the submitted site. There is no built development within the site. The eastern part of the site is overgrown shrub land, with the western part of the site used for agricultural land with a gentle slope to the south. This does not impact upon the score given the lack of development within the site.</p> <p>Level of Contribution: Strong</p>	
<p>Purpose 4:</p> <p><i>To preserve the setting and special character of Durham City</i></p>	

1. Perception of the Scale of the City.

The Historic Core (Durham City Conservation Area) is located approximately 2.9 km south of this submitted site (from its nearest point to the Historic Core). The 2.9 km gap is Green Belt and modern built form. This submitted site therefore makes a **weak** contribution to the perception of the scale of the City.

2. Physical form of the Inner Setting (green fingers into the City).

This submitted site does not form part of a Green Finger penetrates Durham City. This General Area therefore considered to make a **weak** contribution to the perception to the setting of the historic City of Durham.

3. Views in and Out towards the Countryside, including long distance views.

The submitted site falls within the Outer Setting of Durham City. It does not contain any notable viewpoints from World Heritage Site Management Plan and no views toward the Historic Core were noted on site. The submitted site is therefore considered to make a **weak** contribution to the setting of the historic setting of Durham.

4. Key approaches to and journeys to the City.

The East Coast Main Line (primary transport route) forms the eastern boundary of the submitted site. The submitted site is visible and prominent from the East Coast Main Line. Taking into account the visibility from the East Coast Main Line the submitted site considered to make a **moderate** contribution to the perceived scale of the City.

5. Historic and cultural association

The submitted site contains no Listed Buildings, Conservation Areas, Scheduled Monuments or Registered Historic Park and Gardens. The General Area is considered to contain no notable heritage assets and therefore makes a **weak** contribution to the setting of Durham City.

6. Landscape character / Quality

Around 20% of the submitted site falls within the Wear Lowlands Countryside Character Area and within the Broad Landscape Type: Incised Lowland Valley and is therefore considered to make a **strong** contribution to the historic setting of Durham. Around 80% of the submitted site falls within the Wear Lowlands Countryside Character Area and within the Broad Landscape Type: Lowland Valley Terraces. This part of the General Area is therefore considered to make a **moderate** contribution to the historic setting of Durham

Score: Weak

Durham City Historic Core

The Historic Core (Durham City Conservation Area) is located approximately 2.9 km south of this submitted site (from its nearest point to the Historic Core). The 2.9 km gap is post WWII modern built form. This submitted site therefore makes a **weak** contribution to the setting of the historic City of Durham.

Score: Weak

Level of Contribution: Weak

Purpose 5: All Green Belt land in County Durham is considered to perform moderately against this purpose, as set out in the Stage 1 Green Belt Assessment.

Level of Contribution: Moderate

Summary: Overall this submitted perform strongly against purpose 3 due to the low levels of built development within the submitted site.

33 4/BS/05b

<p>Submitted site Reference: (4/BS/04)</p>	<p>Boundary of Submitted site with designations mapped</p>
<p>Submitted site Name: N/A</p>	
<p>Submitted site Size: 3.2 ha</p>	
<p>Location of Submitted site and relationship with inset settlement: The submitted site is located North of Durham City, connected by Rotary Way to the south.</p>	
<p>General Area containing Submitted site (from Stage 1 Assessment): General Area 28</p>	
<p>Source of Submitted site: Submitted site has been promoted through the Durham County Plan Preferred Options Consultation, Summer 2018</p>	
<p>Impact of Designations: The submitted site is not located within any of the Category 1 designations.</p>	
<p>Does the Resultant Boundary represent a strongly Defined, Durable Green Belt Boundary?</p> <p>The existing Green Belt boundary is defined by Rotary Way to the south, providing a durable boundary. The resultant Green Belt boundary would be defined by a field boundary to the north, which is considered a less durable boundary. The east boundary is formed by Chester Low Road, which is a durable boundary. The submitted site is not considered to provide a durable boundary to the north.</p>	
<p>Appraisal of Submitted site against the 5 NPPF Green Belt Purposes</p>	
<p>Purpose 1: Rotary way defines the southern boundary of the submitted site representing a durable boundary between the submitted site and the built-up area of Durham City. The Green Belt has a role protecting land which is considered to be open. The submitted site is connected to the built-up area along one boundary. Development of this submitted site would not constitute rounding off therefore creating the risk of sprawl. There is no ribbon development present. Overall, the submitted site makes a strong contribution to checking unrestricted sprawl.</p> <p>Level of Contribution: Strong</p>	
<p>Purpose 2: The submitted site forms a land gap between the large built up areas of Durham City and Chester-le-Street. The land gap between Durham City and Chester-le-Street across the submitted site is approximately 4km and consists of open countryside. The A167 provides direct access between the two settlements. The submitted site plays a very limited role in maintaining a gap between the settlements as loss of openness would not reduce such a gap, due to the large distance between the settlements.</p> <p>Level of Contribution: Weak</p>	
<p>Purpose 3: The principal land use is open countryside in agricultural use. There is no built development present within the site. There are some pockets of vegetation within the site, with hedges separating field boundaries. The topography of the site to the north is a gentle slope to the east, providing views in to the site. However, there is limited views into the site due to the raised embankment on the south west boundary, detracting from the visual openness of the site. This does not impact upon the score given the lack of development within the site.</p>	

<p><u>Level of Contribution: Strong</u></p>
<p>Purpose 4: <i>To preserve the setting and special character of Durham City</i></p> <p>1. Perception of the Scale of the City. The Historic Core (Durham City Conservation Area) is located approximately 2.6 km south of this submitted site (from its nearest point to the Historic Core). The 2.6 km gap is modern built form. This submitted site therefore makes a weak contribution to the perception of the scale of the City.</p> <p>2. Physical form of the Inner Setting (green fingers into the City). This submitted site does not form part of a Green Finger penetrates Durham City. This General Area therefore considered to make a weak contribution to the perception to the setting of the historic City of Durham.</p> <p>3. Views in and Out towards the Countryside, including long distance views. The submitted site falls within the Outer Setting of Durham City. It does not contain any notable viewpoints from World Heritage Site Management Plan and no views toward the Historic Core were noted on site. The submitted site is therefore considered to make a weak contribution to the setting of the historic setting of Durham.</p> <p>4. Key approaches to and journeys to the City. The East Coast Main Line (primary transport route) is located to the east of the submitted site, but is not visible from East Coast Main Line. The submitted site considered to make a weak contribution to the perceived scale of the City.</p> <p>5. Historic and cultural association The submitted site contains no Listed Buildings, Conservation Areas, Scheduled Monuments or Registered Historic Park and Gardens. The General Area is considered to contain no notable heritage assets and therefore makes a weak contribution to the setting of Durham City.</p> <p>6. Landscape character / Quality The submitted site falls within the Wear Lowlands Countryside Character Area and within the Broad Landscape Type: Incised Lowland Valley and is therefore considered to make a strong contribution to the historic setting of Durham.</p> <p>Score: Weak</p> <p><i>Durham City Historic Core</i> The Historic Core (Durham City Conservation Area) is located approximately 2.6 km south of this submitted site (from its nearest point to the Historic Core). The 2.6 km gap is post WWII modern built form. This submitted site therefore makes a weak contribution to the setting of the historic City of Durham.</p> <p>Score: Weak</p> <p><u>Level of Contribution: Weak</u></p>
<p>Purpose 5: All Green Belt land in County Durham is considered to perform moderately against this purpose, as set out in the Stage 1 Green Belt Assessment.</p> <p><u>Level of Contribution: Moderate</u></p>
<p>Summary: Overall this submitted perform strongly against purpose 1 and 3 due to the risk of sprawl and due to the low levels of built development within the submitted site.</p>

34 Howlands West

<p>Submitted site Reference: N/A</p>	<p>Boundary of Submitted site with designations mapped</p>
<p>Submitted site Name: Howlands West</p>	
<p>Submitted site Size: 0.26 ha</p>	
<p>Location of Submitted site and relationship with inset settlement: The submitted site is located West of the inset settlement of Shincliffe and south of Durham City.</p>	
<p>General Area containing Submitted site (from Stage 1 Assessment): General Area 14</p>	
<p>Source of Submitted site: Submitted site has been promoted through the Durham County Plan Preferred Options Consultation, Summer 2018</p>	
<p>Impact of Designations: The submitted site is not located within any of the Category 1 designations.</p>	
<p>Does the Resultant Boundary represent a strongly Defined, Durable Green Belt Boundary?</p> <p>The existing Green Belt boundary is defined by the A177 road to the west, and is considered to provide a durable boundary. The resultant boundary would be defined by a tree line along the north, east and south boundaries which is considered to create a less durable boundary. The submitted site is considered to provide a less durable boundary.</p>	
<p>Appraisal of Submitted site against the 5 NPPF Green Belt Purposes</p>	
<p>Purpose 1: The submitted site is connected to the large built up area of Durham City along the western boundary. The existing Green Belt boundary is formed by the A177 road, which forms a durable boundary between the Green Belt and Durham City. The Green Belt has a role in protecting land which is considered to be open. The submitted site is connected to the built-up area along one of its four boundaries. The development of the submitted site does constitute rounding off. There is no ribbon development present. Overall, the submitted site makes a strong contribution to checking unrestricted sprawl.</p> <p>Level of Contribution: Strong</p>	
<p>Purpose 2: The submitted site forms a land gap between the large built up area of Durham City and the inset settlement of Shincliffe. The land gap between Durham City and Shincliffe across the submitted site is approximately 1.46km and consists of open countryside. The submitted site plays a very limited role in maintaining a gap between settlements as loss of openness would not reduce such a gap.</p> <p>Level of Contribution: Weak</p>	
<p>Purpose 3: The principal land use consists of grassland. There is no built development within the site. The topography of the submitted site is flat and this does not impact upon the score given the level of development within the site. The vegetation and tree planting along the boundaries detract from the visual openness of the site, however this does not impact upon the score given the lack of any built development.</p> <p>Level of Contribution: Strong</p>	

Purpose 4:

To preserve the setting and special character of Durham City

1. Perception of the Scale of the City

The Historic Core (Durham City Conservation Area) is located approximately 0.7 km north of this submitted site (from its nearest point to the Historic Core). The 0.6km gap consists of Green Belt and modern built form. The submitted site therefore makes a **weak** contribution to the perception of the scale of the City.

2. Physical form of the Inner Setting (green fingers into the City).

The submitted site forms part of a Green Finger that penetrates Durham City from the south-east, but falls within the outer setting of Durham City. This Green Finger consists of 'the valley of the Wear to the south-east of the city from the racecourse to Shincliffe and between Gilesgate / Sherburn Road Estate and Whinney Hill. The submitted site therefore considered to make a **moderate** contribution to the perception to the setting of the historic City of Durham, as it forms a green finger located in the outer setting.

3. Views In and Out towards the Countryside, including long distance views.

The submitted site falls outside the Inner Setting of Durham City. It contains no notable viewpoints from World Heritage Site Management Plan and no views of the historic core were noted on site. The submitted site is considered to make a **weak** contribution to the historic setting of Durham City.

4. Key approaches to and journeys to the City.

The A177 South Road (primary transport route) forms the eastern boundary of the submitted site. There is tree planting along the A177, but the existing build form on this site is visible through from the road. However given development has already occurred on this site there would be a weak impact on the scale of the city. Therefore, the submitted site is considered to make a **weak** contribution to the perceived scale of the City.

5. Historic and cultural association

The submitted site contains no Listed Buildings, Registered Park and Gardens, Conservation Area, Scheduled Monuments or Registered Historic Park and Gardens. The submitted site is considered to contain no notable heritage assets and therefore makes a **weak** contribution to the setting of Durham City.

6. Landscape character / Quality

The submitted site falls within the Wear Lowland Countryside Character Area and within the Broad Landscape Type: Incised Lowland Valley. This submitted site is therefore considered to make a **strong** contribution to the historic setting of Durham.
Score: Weak

Durham City Historic Core

The Historic Core (Durham City Conservation Area) is located approximately 0.7 km north of this submitted site (from its nearest point to the Historic Core). The 0.6km gap consists of Green Belt and post WWII modern built form. The submitted site therefore makes a **weak** contribution to the setting of the historic City of Durham.

Score: Weak

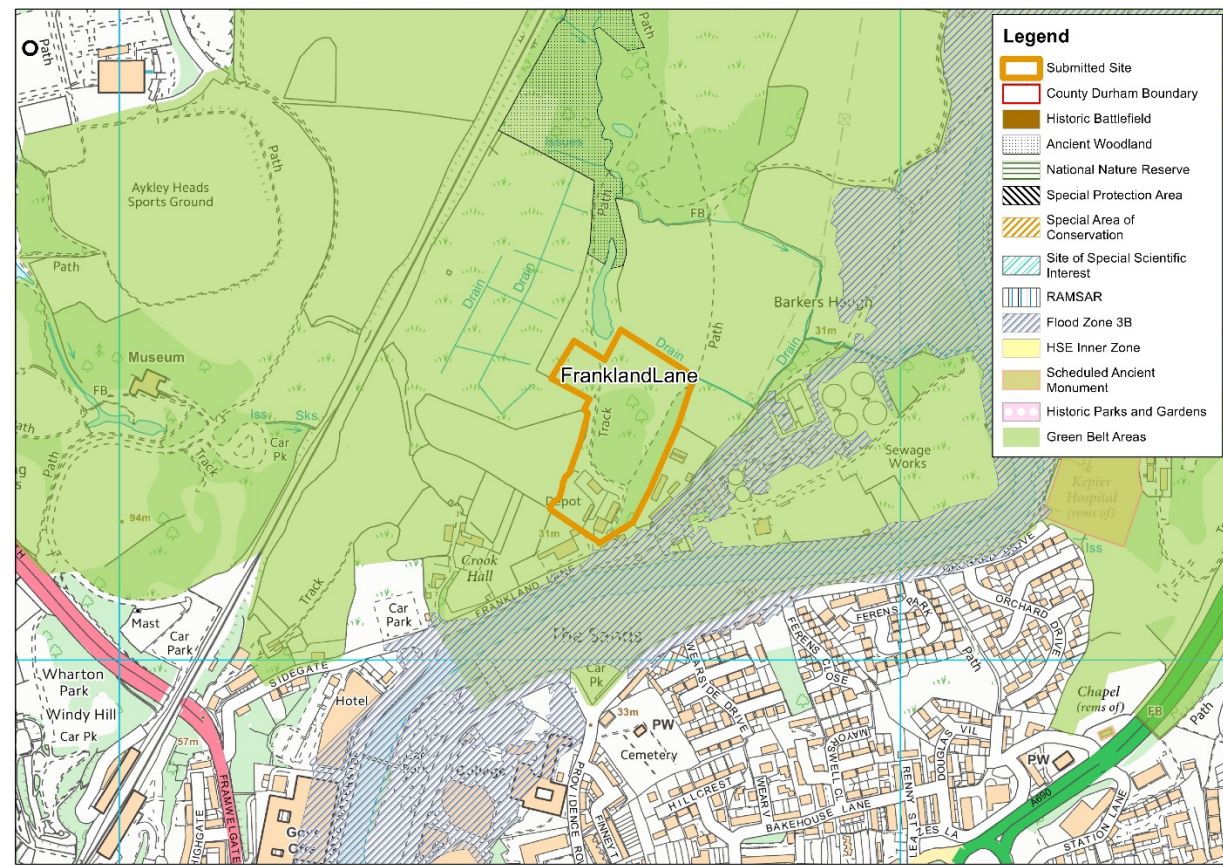
Level of Contribution: Weak

Purpose 5: All Green Belt land in County Durham is considered to perform moderately against this purpose, as set out in the Stage 1 Green Belt Assessment.

Level of Contribution: Moderate

Summary: Overall this submitted perform strongly against purpose 1 and 3 due to the risk of sprawl and due to the low levels of built development within the submitted site.

35 Frankland Lane

<p>Submitted site Reference: N/A</p>	<p>Boundary of Submitted site with designations mapped</p>
<p>Submitted site Name: Frankland Lane</p>	
<p>Submitted site Size: 2.92 ha</p>	
<p>Location of Submitted site and relationship with inset settlement: The submitted site is located north of the built-up area of Durham City, however not directly adjacent.</p>	
<p>General Area containing Submitted site (from Stage 1 Assessment): General Area 31</p>	
<p>Source of Submitted site: Submitted site has been promoted through the Durham County Plan Preferred Options Consultation, Summer 2018</p>	
<p>Impact of Designations: The submitted site is not located within any of the Category 1 designations.</p>	
<p>Does the Resultant Boundary represent a strongly Defined, Durable Green Belt Boundary?</p> <p>The resultant boundary would be defined by the extent of a woodland area to the north and north east. Frankland Lane and a woodland boundary forms the south-eastern boundary to the submitted site, with the south-western boundary defined by the built-form extent of the depot. The Resultant Boundaries for the submitted site are therefore considered to be mixed in strength: durable on the basis of the extent of woodland in the north and north west; durable along Frankland Lane in the south east; and, less durable to the south west defined by the extent of the depot.</p> <p>The Resultant Boundary would create a perforation in the Green Belt coverage, creating an ‘island’ in the designation beyond the north of the River Wear. Whilst the individual boundaries of the submitted site are therefore mixed (both ‘durable’ and ‘less durable’), the overall Resultant Boundary for the Green Belt is weak and less durable.</p>	
<p>Appraisal of Submitted site against the 5 NPPF Green Belt Purposes</p>	
<p>Purpose 1: The Submitted Site is not connected to the adjacent large-built up area of Durham City, and therefore, whilst the General Area forms part of the County Durham Green Belt it makes no contribution to protecting the ‘existing boundary with the built-up area’.</p> <p>Level of Contribution: No Contribution</p>	
<p>Purpose 2: The submitted site is almost completely enclosed by Durham City and it plays no role in maintaining a gap between settlements.</p> <p>Level of Contribution: No contribution</p>	
<p>Purpose 3: The submitted site is dominated by dense woodland with 5-10% built development in the form of a non-rural uses (a depot, commercial uses in the form of car-valeting and a taxi company); both of these features detract from visual openness of the site. The submitted site therefore predominantly contains rural land uses with 5-10% built form. There are limited views out due to surrounding dense tree line however there are views in from the raised railway line to the west of the site.</p> <p>Level of Contribution: Moderate</p>	

<p>Purpose 4:</p> <p><i>To preserve the setting and special character of Durham City</i></p> <p>1. Perception of the Scale of the City. The Historic Core (Durham City Conservation Area) is directly adjacent to the historic core. Therefore, this submitted site makes a strong contribution to the perception of the scale of the City.</p> <p>2. Physical form of the Inner Setting (green fingers into the City). This submitted site forms part of a Green Finger that penetrates Durham City from the north-east. This Green Finger consists of ‘the valley of the Wear to the north-east of the city from Aykley Heads, Barker’s Haugh and The Sands to Franklands Farm, and between Newton Hall and Gilesgate Moor. This submitted site therefore considered to make a strong contribution to the perception to the setting of the historic City of Durham.</p> <p>3. Views in and Out towards the Countryside, including long distance views. The submitted site is located within the Inner Bowl or Setting of Durham. It does not contain any notable views from the World Heritage Site Conservation Plan and no views from the submitted site were noted on site. Taking this into account the submitted site Area is considered to make a moderate contribution to the setting and special character of the City.</p> <p>4. Key approaches to and journeys to the City. The submitted site is to the north of Franklands Lane (secondary transport route) but is not visible from this route due to development directly along the route. The submitted site is prominent and visible from the East Coast Main Line. The submitted site is therefore considered to make a moderate contribution to towards the perception of scale of the City.</p> <p>5. Historic and cultural association The submitted site contains no Listed Buildings, Scheduled Monuments or Registered Historic Park and Gardens. However, Frankland Lane, a known pilgrimage route is located along the southern boundary of the site. Three Listed Buildings are located 110 metres to the west of the Submitted site; Crook Hall (Grade I), Barn West of Crook Hall (Grade II) and Barn North of Crook Hall (Grade II). The submitted site directly adjacent to the Durham City Conservation Area. The Submitted site is considered to contain one notable pilgrimage route and abut the Durham City Conservation Area and therefore makes a moderate contribution to the setting of Durham City.</p> <p>6. Landscape character / Quality The submitted site falls within the Wear Lowlands Countryside Character Area and within the Broad Landscape Type: Incised Lowland Valley. This part of the Submitted Site is therefore considered to make a strong contribution to the historic setting of Durham. Score: Strong</p> <p>Durham City Historic Core The Historic Core (Durham City Conservation Area) is directly adjacent the submitted site. Therefore, the submitted site makes a strong contribution to supporting the setting and special character of Durham City. Score: Strong</p> <p>Level of Contribution: Strong</p>
<p>Purpose 5: All Green Belt land in County Durham is considered to perform moderately against this purpose, as set out in the Stage 1 Green Belt Assessment.</p> <p>Level of Contribution: Moderate</p>
<p>Summary: Overall this submitted site performs strongly against purpose 4 as the submitted site is immediately adjacent to the Durham City Conservation Area and within a Green Finger.</p>