

The Sedgefield Plan

Shaping the future of our area

Neighbourhood development plan for Sedgefield, County Durham

Planning period 2017 to 2032

Section 1.

Introduction and Land Use Policies

(to be read in conjunction with 'Evidence Base' which can be accessed on
www.thesedgefieldplan.co.uk)

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FOREWORD

Sedgefield is a wonderful place. The ancient centre and surrounding built up area that make up the Town are attractive, with a range of housing for different individual or family needs. There are good schools, healthcare facilities and other amenities for residents, and a variety of employment opportunities. The local economy is driven by a combination of business interests, on the high street, a trading estate, a modern science park and many farms. All of this happens in a location with an established Conservation Area, numerous Listed Buildings and much cherished green spaces and parks. The beating heart of Sedgefield is its exceptionally strong community, with a huge number of active sports clubs, arts groups and other clubs and societies, all adding a richness to life in the Town.

This rich tapestry has not magically appeared overnight, but has been woven together over many centuries, in the 700+ years since Sedgefield was granted its Market Charter. The Town has changed much and that change has accelerated during the last half century. Sedgefield has welcomed development at the right level, as it has brought great benefits to the Town and its people. Sedgefield will continue to welcome appropriate development, provided that it is undertaken to a level and in a manner that preserves the essential character of the town. Sedgefield Town Council embarked on the process of developing a Neighbourhood Plan for this purpose.

The Sedgefield Plan sets out a vision, objectives, policies and statements for positive development of land within the Parish of Sedgefield. It reflects the views of the community in the areas of housing, infrastructure, community facilities, the economy and green spaces, and demonstrates how Sedgefield should grow between now and 2030. This Plan is the result of extensive partnership work within the community and residents have engaged with the process frequently and with great enthusiasm. The Sedgefield Plan provides an admirable framework that will allow our Town to continue to be a wonderful place to work, to enjoy leisure activities, to visit, and to live at any stage of life.

**Councillor Mel Carr,
Chairman of Sedgefield Town Council,
February 2017.**

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The Sedgefield Plan

1. Introduction:

1. This document is the Neighbourhood Development Plan for Sedgefield, County Durham; it is branded 'The Sedgefield Plan', and it covers the area designated and agreed with Durham County Council as the Sedgefield Parish. For the avoidance of doubt within this document, 'Sedgefield' refers to the Town of Sedgefield, or 'village' as it is affectionately known by many residents and visitors alike. Within the Parish there are a number of smaller hamlets and groups of dwellings which will be referred to individually (see Appendix 1).
2. The Sedgefield Plan is concerned with land use, its implications and impact for the planning period 2017 to 2030. Sedgefield Town Council is the Qualifying Body, and in September 2013 it appointed an Independent Steering Group to produce a Neighbourhood Plan on behalf of the community. The project to develop The Sedgefield Plan has benefitted from the enthusiastic and committed support of the community who have contributed their thoughts, opinions and many ideas to the process. This Plan is a true reflection of those thoughts and opinions.
3. A Basic Conditions Statement has been prepared which demonstrates that The Sedgefield Plan:
 - has regard to national policies and advice contained in guidance issued by the Secretary of State;
 - contributes to the achievement of sustainable development; and
 - is in general conformity with the strategic policies contained in the Development Plan for the area;
 - does not breach, and is otherwise compatible with, EU obligations; and has complied with prescribed matters.
4. In considering the Basic Conditions above, it is important to note that the current Development Plan for the area consists of the Saved Policies of the Sedgefield Borough Local Plan (SBLP) (adopted October 1996) (Policies Saved September 2007) insofar as they are consistent with the provisions of the National Planning Policy Framework (NPPF3).

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5. The community context for the growth and development of Sedgefield is important because it sets the legal framework for housing policies that are identified in this Plan and against which these policies are justified by Sedgefield Town Council has made a clear statement that it supports no more than 300 new homes on dispersed sites. The 'Community Survey' that can be accessed via www.thesedgefieldplan.co.uk and Sedgefield Town Council clearly indicated a strong reluctance for more than 300 new dwellings. Sedgefield Town Council and the community are of the opinion that that the scale and location of growth in Sedgefield is a local matter and is best dealt with through this Plan.

6. The NPPF states that "where the Council deems appropriate, new development will be required to contribute towards the provision and /or improvement of physical, social and environmental infrastructure, taking into account the nature of the proposal and identified local or strategic needs". Through the extensive community consultation employed by The Sedgefield Plan Steering Group it has become clear that the community anticipates that Community Infrastructure Levy (CIL) / Section 106 contributions will enable investment in facilities for young people, sports and recreation infrastructure. To encourage this, the Town Council will seek to work with others, as appropriate.

2. Vision:

7. Our vision for the Parish of Sedgefield is to continue to develop, and grow; thrive and prosper, while preserving its distinctive character and community cohesiveness, its rural landscape, open spaces and historical heritage. This will deliver a sustainable future for existing and future residents of all ages and will be achieved through the implementation of the objectives that follow.

3. The Objectives of 'The Sedgefield Plan':

8. The Sedgefield Plan has the following core objectives:
 - i. **Managing development and growth of the built environment:**
The community accept that the development and growth of Sedgefield is necessary, however, such development must respect

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the existing character and heritage, and preserve its ambience and green spaces for future generations.

- ii. **Preserving Sedgefield's distinctive identity:** There is a need to preserve Sedgefield's distinctiveness from the physical growth and development of neighbouring communities such as Wynyard, Stockton and Fishburn, to preserve its important identity as a modern progressive community with a historic heritage.
- iii. **Green spaces for sport and recreation:** To promote the creation of green spaces for sport and recreation that contribute to the health and wellbeing of the community now and in the future.
- iv. **Ensuring new building is compatible with the Conservation Area:** To ensure that the scale, scope and character of new developments are in keeping with the existing environmental composition and in particular the central Conservation Area.
- v. **Supporting generational continuity:** Future development must provide affordable housing for acquisition and rental in the community to enable the continuity of family development.
- vi. **Supporting young people:** To acknowledge that young people are critical to a successful future of the community and plan to provide facilities that support their development in the community.
- vii. **Infrastructure, facilities and amenities:** To ensure that the impact of new homes in Sedgefield and adjacent communities does not overwhelm existing infrastructure, facilities and amenities but instead compliments and enhances.
- viii. **The elderly and infirm:** To create housing for independent living, as well as facilities and amenities that are accessible to those who have limited mobility encouraging intergenerational integration.
- ix. **Supporting business and industry:** To strengthen links between schools and industry, through mentoring, work placement and inspiration to achieve aspirations.
- x. **Management of on street parking:** The community will work with Town and County Councils to implement a creative approach to the provision of parking spaces and the management of permitted use of bays.

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9. This Plan sets out the details of a vision, objectives, strategy and policies, that the community has discussed, debated and agreed for the development and growth of the Sedgefield for the planning period 2017 to 2030.
10. Following thorough and extensive consultation with the community, stakeholders, landowners, developers, statutory consultees and interested parties, the document sets out the community's views of the preferred options for development and growth of Sedgefield, taking into consideration the impact and implications on the character, environment, facilities and amenities of the area.
11. Community consultation and engagement underpins all of the policies and community development strategies, including young people's views and opinions, which are crucial to the success of this Plan because they will inherit its legacy.
12. The Sedgefield Plan Steering Group was formed by Sedgefield Town Council in September 2013; it consists of an independent Chairman, community volunteers and Town Councillors. The Steering Group established four specific 'topic' groups to gather intelligence and evidence to reveal issues and develop ideas on a thematic basis; they are Housing, Infrastructure, Community and Environment, and Economy. The group has strengthened input to the process by recruiting more volunteers from the community.
13. Saved Policy E4 of the SBLP (Designation and Safeguarding of Green Wedges); states that "proposals for built development will normally be refused in the following green wedges which provide the settings of Towns and villages ... South of Sedgefield Village". The reason for this policy, as set out in the SBLP, is that green wedges comprise the open areas around Towns and villages and between parts of settlements which maintain distinction between the countryside and built-up areas, prevent the coalescence of adjacent places and provide a rural setting to development. They can also provide a link between the countryside and built-up areas and can be a valuable recreation and wildlife resource. The wildlife of open space can be enhanced by modifying their management and through additional planting. The SBLP goes on to state that green wedges must be preserved and built development within them be resisted. The type of land uses that the Council will encourage

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in green wedges include: agriculture, horticulture, forestry, outdoor leisure uses, wildlife reserves and other appropriate open space uses.

14. Developer interest in Sedgefield as a location for new houses confirms the Town as a premium location. The sites on which developers have sought planning consent or have expressed an ambition to do so are listed on a map in the supporting evidence. These sites combined have revealed a potential for over 3,000 new houses around the periphery of the settlement. This has created a clear impression of a “community under siege”. Following the revelation of the extent of developers’ ambitions for Sedgefield, a Site Preference Survey was undertaken. This survey, which was distributed to each household, asked respondents to rank their preference for each of the sites identified. The resulting analysis, shown in supporting evidence demonstrates a strong preference for brownfield sites.

15. The draft County Durham Plan, now withdrawn, proposed an allocation of 470 new houses for Sedgefield to be located on a single site to the South of Eden Drive. The proposal included the re-routing of Stockton Road from its present position to a new road through the housing estate onto the A689 roundabout contrary to the Sedgefield Borough Council Saved Policy D5. Unsurprisingly the proposal met with resistance in the community. It also emerged that the draft County Durham Local Plan housing allocation was based on research that assessed housing requirement in neighbouring communities of South Durham but allocated the outcome exclusively to Sedgefield. In response to the County Durham Local Plan, Sedgefield Town Council made it clear that it would accept no more than 300 houses dispersed on sites within the community.

16. The Sedgefield Plan has developed and introduced a ‘Built-up Area Boundary’ (see Appendix 2) that will enable the delivery of housing that is sympathetic to the history, heritage and character of Sedgefield while protecting the community from urban sprawl by focussing on the development of brownfield sites before greenfield sites in accordance with NPPF. Since that time a developer has made a successful appeal to develop Eden Drive and the Built-up Area Boundary includes the Eden Drive site upon which the Planning Inspectorate on 4th October 2016 gave approval to build 300 dwellings.

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17. The Sedgefield Plan must be a key supporting component of the County Durham Local Plan when it is eventually published, and will be used to determine land use and planning decisions that have an immediate and future impact on Sedgefield.

18. In the development and writing of this Plan Sedgefield Town Council is grateful for the support and advice provided by Durham County Council's Planning Department, Planning Aid through its local representative and for a Communities Foundation grant. The Town Council is also very grateful for the support of a host of volunteers who helped with publicity distribution and actively participated in the project by offering views, ideas and suggestions as the plan developed.

4. Challenges and Principles for the Development and Growth of Sedgefield:

Challenges:

19. The critical challenge for Sedgefield is to enable growth and development while protecting the character of the community as a small town with an ancient village at its heart.

20. Growth and development must reflect the views expressed by the community in various surveys and consultations. These views have revealed the need to:
 - Preserve the rural atmosphere
 - Preserve and create green spaces
 - Consider brownfield development sites first
 - Develop green field sites sensitively
 - Balance new development with the provision of adequate and appropriate services, amenities and infrastructure.

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21. An important challenge to the future of the community is managing its attractiveness to people from outlying areas with regards to access to facilities and amenities such as health services, and to visitors who use shops, pubs and restaurants. It is important to encourage visitors, who must be able to park their vehicles, so the Plan should seek to identify creative solutions to parking.

22. New development in adjacent communities such as Wynyard and Stockton who use Sedgefield's facilities and amenities, schools and retail facilities are an important issue when considering the incremental increase that the impact of new building and population growth will have on Sedgefield. It is therefore important to phase growth so that the existing infrastructure is not overwhelmed.

Principles:

23. New developments in and around Sedgefield must be guided by principles that facilitate growth which are in character with the existing settlement in terms of design, density, efficiency and sustainability. New development must add value to the community and not diminish its desirability as a place to live, raise children and retire.

24. Development must consider the impact on existing facilities, amenities and infrastructure, and be matched by investment in the infrastructure's capacity.

25. New development must release funds for investment in the community, for example, facilities for young people, sport and recreation.

26. Development must provide affordable accommodation for young families who wish to live in Sedgefield, provide facilities for elderly who wish to be accommodated in the community close to their families, and for the disabled who have a right of access and to live independently in a community that is sympathetic to their needs.

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5. Local Context:

27. Sedgefield is a historic village set around an ancient green and bounded by a Conservation Area that features many 17th and 18th century buildings which are listed (see Conservation Area listing and map in Appendix 3). The most prominent feature is St Edmund's Church which dates from the 12th century. Surrounding the centre are a number of modern housing estates that have been added to the community since the 1960s, meeting the needs of the then growing population, attracted to the area by the burgeoning petrochemical and engineering industry on Teesside. Today the population of the Parish is 5211 (2011 census) who live in 2373 residential properties, which equates to 4846 population and 2232 residential properties within the Built Up Area Boundary. This will further increase within the Plan period, with the addition of 300 new dwellings on land South of Eden Drive.
28. Sedgefield is a community that has a strong sense of civic pride, reflected in the many groups, societies and organisations formed to enable the pursuit of interests and hobbies, to provide community services, and to promote the success and sustainability of the community. An outstanding example is 'Sedgefield in Bloom', a dedicated group of volunteers who maintain gardens and floral displays that have won the Royal Horticultural Society 'Britain in Bloom' awards on several occasions in the last few years, including gold medals. Other thriving groups include mother and toddler groups, 'Days In Days Out' which provides support for the older generation, Sedgefield Squash Club, Sedgefield Players, an award winning amateur dramatic society, and Sedgefield Civic Trust. Many of these and other organisations are based in the Parish Hall and Ceddesfeld Hall, once a Georgian vicarage that is now a community centre owned by Sedgefield Town Council and leased by Sedgefield Community Association to support activities and organisations. The annual Mediaeval Fayre is run by Sedgefield Community Association to raise funds for the maintenance of Ceddesfeld Hall.
29. Sedgefield is home to Sedgefield Harriers, an extremely successful athletics club that has won local, regional and national awards for its achievements in working with young people, and which enjoys regular success in track and field, and in road races and cross country events.

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30. Knotty Hill Golf Centre is located to the west of the community and is a great success with two challenging 18 hole courses and a par three course to encourage young people.

31. Adjacent to the golf course is a very successful quad bike and off road motor sport venue that attracts in excess of 30,000 participants per year. It has planning permission for expansion. It serves an important role in training young people to be responsible riders under supervision, and adolescents to hone their skills off road and not illegally.

32. Sedgefield's business community is an important element of the community and this includes a vibrant small industrial/retail estate, NETPark, a world class technology park located on the edge of the Town and supported by Durham County Council and Durham University. Current plans are for the site to support 10,000 jobs (see "Sedgefield a Place to do Business").

33. Sedgefield is classified as a small Town, it is represented by 2 County Councillors and has its own Town Council comprising of 15 Councillors.

6. History of Sedgefield:

34. Until recently the recorded history of Sedgefield commenced with the Romans, who built Cades Road that is thought to run to the West of the settlement, through East Park. A Romano British settlement was revealed there in 2003 following excavations by Durham University School of Archaeology and Channel 4's Time Team.

35. A recent archaeology survey on a potential development site close to Eden Drive has revealed an Iron Age enclosure bounded by a double ditch and at least one roundhouse. The survey found Iron Age pottery, Romano British pottery and a flint arrowhead, potentially taking Sedgefield's history back to at least the first or second century BC.

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36. At the heart of the Town is St Edmund's Church which dates from the 12th century. It is a very prominent building located at the highest point of the community. Views of it on entry to Sedgfield are very important to residents and visitors and it can be seen high on the skyline from the A1(M), and the East Coast Mainline. It is an important historical landmark. At one time this was one of the richest parochial 'livings' in England as evidenced by the once very large vicarage adjacent to the church that is now two substantial domestic dwellings, and a large community centre.

37. The green was once the site of the Market Cross erected following the grant of a Market Charter in 1312 by the Bishop of Durham. A modern cross was unveiled by the Princess Royal on a visit in 2012 to mark the 700th anniversary of the charter, and the market still operates as a monthly Farmers' Market. The annual Mediaeval Fayre centred on the green attracts thousands of visitors who contribute to the upkeep of the community centre, Ceddesfeld Hall.

38. On Shrove Tuesday, Sedgfield hosts the mediaeval Ball Game, first contested in 1325 between farmers and tradesmen. It is played by large groups of people who seek to score a goal in one of two 'alleys' at either end of the Town. The winner gets to keep the ball which is made especially for the occasion each year.

39. Immediately to the west of Sedgfield is Hardwick Country Park and Hardwick Hall Hotel. The recently restored Park was laid out in the 18th century as a pleasure garden for the incumbent of the Hall. Both Park and Hotel are very successful venues, the Park in particular attracts hundreds of thousands of visitors each year and is host to many events.

40. Sedgfield is essentially a rural agricultural community; the annual Sedgfield Agricultural Show had its 164th event in 2015. In the 19th century, coal was mined at Fishburn, an adjacent community, and a very large Victorian asylum was founded in Sedgfield, known as Winterton Hospital. This was home to more than 2,000 patients until 1996 when the site was closed. The hospital was demolished and new homes

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constructed on Winterton Park. The Grade 2 listed Church of St Luke's still remains.

41. In the 1960s Sedgefield began to expand with the construction of modern housing estates around the centre. These were a response to demand for houses created by the growing petrochemical and engineering sectors on Teesside some 15 miles distant.
42. Modern Sedgefield is a thriving small Town with a village at its heart; it is home to schools and many clubs, societies and groups all of which contribute to the development of a civic pride and sense of community that has built up over centuries.

7. The Sedgefield Plan Strategy:

43. Sedgefield has continued to thrive by welcoming development and integrating growth throughout its 1,000 years of recorded history. In recent times the community has accepted new homes, facilities and public amenities to accommodate the housing demands of the local and regional economy. The strategy of The Sedgefield Plan is to continue this positive response to development and growth while conserving the heritage, history, character and rural environment that is core to Sedgefield's attractive location between the now defunct South Durham coalfields and industrial Teesside.
44. Following a careful assessment of the evidence and the response analysis from extensive community consultation, The Sedgefield Plan strategy is to focus on well-designed development to meet identified needs within Sedgefield while protecting and enhancing the character of the Town at the heart of the community and the open countryside beyond. This was central to the approach taken in the Sedgefield Borough Local Plan Saved Policy E4 (adopted October 1996), that recognised its importance in preserving the character of the community, the historic entrance to the village and the views of the Grade I Listed St Edmund's Church and the village centre.

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45. As the Sedgefield Plan evolved it became increasingly clear that landowners and developers encouraged by current planning legislation and the perceived attractiveness of Sedgefield as a profitable location, have seen an opportunity to maximise their options by seeking planning permission and/or expressing aspirations to build up to 3,000 new houses. If realised, such development will more than double the size of the existing community.
46. The Sedgefield Plan strategy is positively aligned with the Core Planning Principles and Presumption in favour of sustainable development contained in the National Planning Policy Framework (NPPF). This Plan seeks to:
- empower local people to shape their surroundings and sets out a positive vision for the future of the area;
 - positively support opportunities to meet development needs of the area;
 - find ways to enhance and improve the places in which people live their lives;
 - proactively drives and support sustainable economic development to deliver the homes, businesses and industrial units, infrastructure and thriving local places that the country needs;
 - secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings;
 - take into account the different roles and character of the area, promoting the vitality of the built-up area and recognises the intrinsic character and beauty of the countryside and supporting thriving rural communities within it;
 - support the transition of a low carbon future in a changing climate, taking full account of flood risk and coastal change, and encourages the reuse of existing resources, including conversion of existing buildings, and encourages the use of renewable resources;
 - contribute to conserving and enhancing the natural environment and reducing pollution - although this Plan does not allocate any land for development, it does prefer land of lesser environmental value where consistent with other policies in the NPPF;
 - encourage the effective use of land by reusing previously developed (brownfield sites), provided that it is not of high environmental value;

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- promote mixed use developments, and encourages multiple benefits from the use of land;
- conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations;
- actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable.

8. Strategic Review Every Five Years:

47. The Sedgefield Plan is dynamic and will be reviewed by Sedgefield Town Council at five yearly intervals to 2032 to ensure that it keeps abreast of the prevailing social and economic context and to reflect the refreshed views and opinions of the community on emerging opportunities.

9. Monitoring of The Sedgefield Plan:

48. The Sedgefield Plan has set out the strategy for the development and growth of Sedgefield to 2032. Sedgefield Town Council will monitor its performance to ensure that the strategic authority is referring to it and applying its policies to decisions on the use of land, its impact and implications for the period of the plan.

10. Community Action, Green Spaces:

49. Sedgefield Town Council will seek to promote the protection of the following areas:
- The designated Village Green
 - The Eden Drive recreation area.
 - The Sedgefield Primary School playing field

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- iv. The 7SF124 three cornered field, 7SF 123 adjacent to Beacon Lane/ A689/Stockton Road.
- v. The playing field off Station Road backing Queen’s Drive and Hornby Avenue.
- vi. The Beacon Lane Cemetery and Lane (old link to A689)
- vii. The Sedgefield Community College area and playing fields including the Hardwick Primary School
- viii. There are several wooded buffer areas that should be protected;
 - (a) Wooded areas bordering Durham Road
 - (b) The area of grass in front of the Winterton Park estate and the B1278 and Salters Lane link to be retained as an amenity for that estate.
- ix. Allotments – Salters Lane adjacent to Winterton Cottages and the allotments next to the Community College on Butterwick Road.

11. Neighbourhood Plan Policies

- 50. **Policy G1 – Sustainable development within the Built-Up Area Boundary will be supported in accordance with local and national policy.**

Policy Reason:

To preserve the intrinsic character of Sedgefield.

Policy justification:

Historical Context:

Sedgefield is a historic village, set in a rural landscape, surrounded by green fields and undulating farmland. The setting enhances it’s identity and only by preserving this will its character remain distinctive.

Although over several years development has taken place in and around the Parish, there has always been protection afforded to Sedgefield by Conservation Policy and Article 4 Directive to ensure the intrinsic character of Sedgefield is retained and preserved.

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The Existing Settlement:

The Built-up Area Boundary (BUAB) for Sedgefield (Appendix 2) has been drawn up, taking into account the extent and surroundings of the current settlement. Its boundaries reflects the existing area covered by development, including the 300 dwellings recently approved, while allowing for some further development, as well as future employment needs, such as the extension of NETPark, without destroying its intrinsic character.

Further brownfield development sites exist within the Built-Up Area Boundary at the former Community Hospital (North East of the settlement), however, it is recognised that the local authority have raised concerns in relation to the locational sustainability of this site. Nevertheless the Town Council believe that this site has development potential and provides further support for the Built-Up Area Boundary and encouraging the redevelopment of brownfield sites in advance of greenfield land.

51. Policy G2 - Sustainable development outside the Built-up Area Boundary will be supported for the following in accordance with local and national policy for:-

- **Buildings for agriculture or forestry;**
- **Provision for appropriate facilities for outdoor sport, outdoor recreation and cemeteries;**
- **The extension or alteration of a building;**
- **The replacement of a building, providing the new building is in the same use and not materially larger than the one it replaces;**
- **Limited infilling and limited affordable housing for local community needs; and**
- **Limited infilling or the partial or complete redevelopment of previously developed sites.**

Policy Reason:

To protect the rural infrastructure and landscape which surrounds and enhances the setting of Sedgefield

The quintessential character of Sedgefield is greatly enhanced by the ancient landscape that surrounds the community and makes it an

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attractive place to live. It is a landscape that has been shaped for millennia by many; including prehistoric farmers, the Romans and mediaeval farmers. The 'green wedge' was established by Sedgfield Borough Council and remains of great importance to the community even though the weighting it can be given has diminished.

Policy Justification:

Landscape and heritage must be properly assessed and protected as they are an intrinsic part of the community and are important to both residents and visitors. Around Sedgfield there are sites that were inhabited, and landscapes created, in the Bronze Age and Iron Age, the Roman period and the middle ages. The Romans created Cades Road that runs through East Park along which an important Romano British settlement developed and there are the remains of abandoned mediaeval villages at Hardwick Park, Embleton and West Layton. There is clear evidence of mediaeval farming in a field at the entrance to the community that shows 'rig and furrow' ploughing. The 'green wedge' was created by Sedgfield Borough Council "to protect views of the church at the entrance to the community".

Areas within the Parish, have been excluded from the Built-Up Area Boundary because development in those areas would change the shape and physical cohesiveness of Sedgfield, and start the process of unacceptable spread into the surrounding rural countryside. The following areas were deemed unsuitable for future development as follows:

- Land to the west of Sedgfield occupied by Hardwick Park (including East Park) and land covered by the Conservation Area and historic park land;
- Land south of the natural boundary to Sedgfield that has been created by the A689;
- Land to the east of Sedgfield that Durham County Council has identified as unsuitable for housing in its most recent Strategic Housing Land Availability Assessment (SHLAA) (sites 7/SF/050, 7/SF/110, 7/SF/123).

Housing development has been approved for the South of Eden Drive site in the South East of the settlement. This will deliver 300 homes and it is expected that given average build out rates (circa 30 dwellings p/a) and the lifespan of the Neighbourhood Plan (up to 2032) that this will be sufficient for local need.

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- 52. Policy H1 Housing Density - Housing density should not exceed 25 dwellings per hectare unless a viability assessment deems it impossible.**

Policy Reason:

To preserve the rural, open and green character of the Parish and in particular Sedgefield itself. Layouts for new developments should be designed to the highest possible standard to ensure the essential and valued character of the Town and Parish.

Policy Justification:

Good design is a key aspect of sustainable development, is invisible from good planning, and should contribute positively to making places better for people (NPPF, 7, paragraphs 56-68).

Planning Policy Statement 12 Housing in Settlements, Department of Environment: PPS 7 provides that development plans may include specific policies for the control of housing development in established residential areas, particularly those which display considerable townscape character. Amongst other things, it advises that such policies should seek to ensure that the form, density and character of new housing does not detract from the environmental quality, residential amenity and established character of the wider housing area.

Appendix 4 of the Development of Guidelines for Urban and Rural Areas (SPG-ENV 4) Quality states: Fostering an imaginative and resource efficient quality of design, which respects existing rural or urban character, local tradition and human scale.

- 53. Policy H2: Aged Person Housing - To enable the needs of the ageing population to be met, at least 10% of private or intermediate housing on sites of 15 units or more shall, in relation to design and house type, increase the housing options of older people.**

Appropriate house types considered to meet this requirement include:

- **Level access flats**
- **Bungalows, particularly single storey**
- **Sheltered housing or Extra Care Scheme**

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Policy Reason:

Sedgefield has an ageing population some of whom are infirm, many of whom wish to downsize their accommodation or to live life as independently as they can. Single storey bungalows are desired to accommodate this demand.

New dwellings should make provision for the changing needs and lifestyles of an ageing population and built to the 'lifetime homes' standard in accordance with current national guidance.

Policy Justification:

The 'community survey' showed that 35% of the population of Sedgefield are retired people and that there is a strong desire for more bungalows to enable downsizing for those who wish to release their property for sale and to meet the needs of the less able or infirm to lead independent lives. This is very important as it is the policy of the Government through the NHS among other departments, to encourage the elderly and infirm to be independent, and to be released from hospital to be treated and recover at home within their communities.

- 54. Policy H3: Design and style of housing - All development proposals must demonstrate good design that responds to local character, having regard to local surrounds and materials.**

Policy Reason:

As set out in Paragraph 56 of the NPPF, good design is a key aspect of sustainable development and is indivisible from good planning. Therefore, all development proposals should contribute positively to making places better for people.

Policy Justification:

The village at the heart of Sedgefield is historic and boasts many buildings of the Georgian period and some that are much earlier, including a 12th century church. Many of these buildings are listed and all

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are within a Conservation Area. New homes in Sedgefield must be designed to be sympathetic to the historic character of the community and constructed from materials that reflect the existing village centre. For example, developers should avoid the modern tendency to build steeply pitched roofs and brightly coloured brickwork. New construction must give the visitor a prospect that enhances the special nature of this community.

55. Policy T1: Cycling and Walking Access - The improvement of existing and the development of new walking and cycling routes will be supported.

Policy Reason:

To actively encourage cycling and walking, and to minimise the use of private cars, within the Sedgefield Neighbourhood Plan area and to promote healthy communities in accordance with Chapter 8 of the NPPF.

Policy Justification:

Durham County Council Planners and Highway Engineers have made it clear to the Sedgefield Plan Steering Group that they pre-suppose that people in new and existing developments will walk to use facilities and amenities. This assumption has been challenged because of a high proportion of retired elderly and infirm residents, and school runs and visitors. Cycling is an increasingly important choice for a wide range of ages and ability as a means of local travel and indeed commuting, therefore it is important that developers and house builders provide paths and kerbing that facilitates the use of bicycle and 'buggy'/wheelchair use.

56. Policy R1: Recreational Facilities - Within the Sedgefield Neighbourhood Plan area development for sports recreation and young people's facilities will be supported.

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Policy Reason:

Sedgefield is potentially well served with recreational facilities and amenities which are listed below;

- Low Hardwick Farm – recreational motorsport and shooting
- Knotty Hill golf centre- 36 hole course and facilities
- Six lane running track – Sedgefield Harriers have successfully acquired outline planning permission.
- Sedgefield Bowls Club – planning permission has been granted
- Sedgefield Cricket Club
- Sedgefield Rugby Club
- Sedgefield Squash Club

However, the community and young people's surveys revealed that there is an urgent desire for a young people's centre in Sedgefield.

Policy Justification:

There is currently no facility or indeed proper organisation of facilities for the youth of Sedgefield. There are several established institutions such as Scouts, Guides and amateur dramatics, however, there is a need for dedicated facilities for young people. Sedgefield Harriers is a very successful organisation in which membership from adults and young people has grown rapidly since it's relatively recently foundation. The Club has won national awards and its members frequently win trophies and achieve high performance standards. Sedgefield Harriers is raising funds for a new all-weather running track for which outline planning permission has been awarded at a site on Sedgefield Community College land. There is strong community support for this project. Low Hardwick Farm attracts over 30,000 visitors annually most of whom are young people and it has plans for expansion.

All recreational facilities are extremely well supported.

- 57. Policy E1 Visual Impact - Visual impact of new development when viewed from approaching main roads and the surrounding countryside should be minimised by the use of site appropriate landscaping.**

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Policy Reason:

To maintain the landscape setting of the village and to maintain the wildlife corridor and mitigate traffic noise and air pollution.

Policy Justification:

The Town of Sedgefield is approached mainly from four sides, via the A689 from the East and West and the A177 from the North and South. These four approaches present views of St Edmund's Church surrounded by trees; views of a quintessential English village the preservation of which is important to both local residents and visitors from farther afield. The incursion that the building of large scale housing estates surrounding the village would have on the visual approach to Sedgefield would permanently destroy one of the most picturesque and unique views in the North East of England.

- 58. Policy E2 - Developments which provide open spaces should connect these spaces with others in the village, where possible, and clearly define areas for public access, will be supported.**

Policy Reason:

To encourage walking and the use of public transport; and to accommodate the needs of pedestrian cyclists and include shared-use footways included in the road designs where possible, to ensure social cohesion.

Policy Justification:

To help minimise the use of private cars and promote health and well-being. Developers may provide green infrastructure on development sites by adding to or improving existing. New housing development is required to provide green infrastructure to the standards set out in the most up to date OSNA. Children's ability to play out of doors in safe, accessible play areas, where their parents or carers can provide supervision is paramount.

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59. Policy E3 - The sub-division of existing gardens in the village (back-land development) will be discouraged.

Policy Reason:

To conserve the special character of Sedgefield, in particular the 'burgage' plots which are part of its heritage, and discourage over development.

Policy Justification:

Sedgefield is a historic village set around a village green, built on land owned by the Church Commissioners. A 'burgage' was a town rental property owned by a King or Lord. The property ('burgage tenement') usually and distinctly consisted of a house on a long narrow plot of land, with a narrow street frontage.

In Sedgefield many of these plots, as well as other properties benefitting from large gardens, have already been lost to development.

Paragraph 53 of the NPPF states that "consideration should be given to setting out policies to resist inappropriate development of residential gardens, where development would cause harm to the local area".

60. Policy E4 - Sedgefield Conservation Area: Where a proposed development will lead to substantial harm to or total loss to the significance of a designated heritage asset, planning permission will be strongly discouraged.

Policy Reason:

To protect, conserve and enhance our designated heritage assets in accordance with the NPPF and the latest Conservation Area Character Appraisal.

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Policy Justification:

The Sedgefield Conservation Area is bounded by West Park Lane to the West, Ceddesfeld Hall and grounds to the South, the rear areas of High Street and Front Street to the North and East End up to Butterwick Road junction and St Edmund's Terrace to the East (see Appendix 2 Conservation Area Boundary Map).

Sedgefield's Conservation Area is given protection under the "Town and Country Planning (Conservation Areas and listed Buildings) Act 1990" (CALBA). This Act sets out the legal framework within which development that affects listed buildings and Conservation Areas must be considered.

The Sedgefield Borough Local Plan (1996) Saved Policies reinforces this in Policy E2 and E18 which restrict development proposals that would detract from the character and /or appearance of the Conservation Area or its setting and requires supporting detail of heritage assessments and drawings to indicate the impact of any proposals.

NPPF (March 2012) also reflects policy to protect "Historic Environment" including studies where assets have archaeological interest, and also their setting.

Durham County Council have recently published their comprehensively updated their Character Appraisal documentation for the Sedgefield Conservation Area.

The community considers that the Conservation Area is important to maintain the character and appearance of the village and must be protected. The Plan's statement is to maintain the Conservation Area and require any proposed development within it to have rigorous scrutiny as to the benefits or enhancements to it and to follow the statutory guidance provided in the planning regulations.

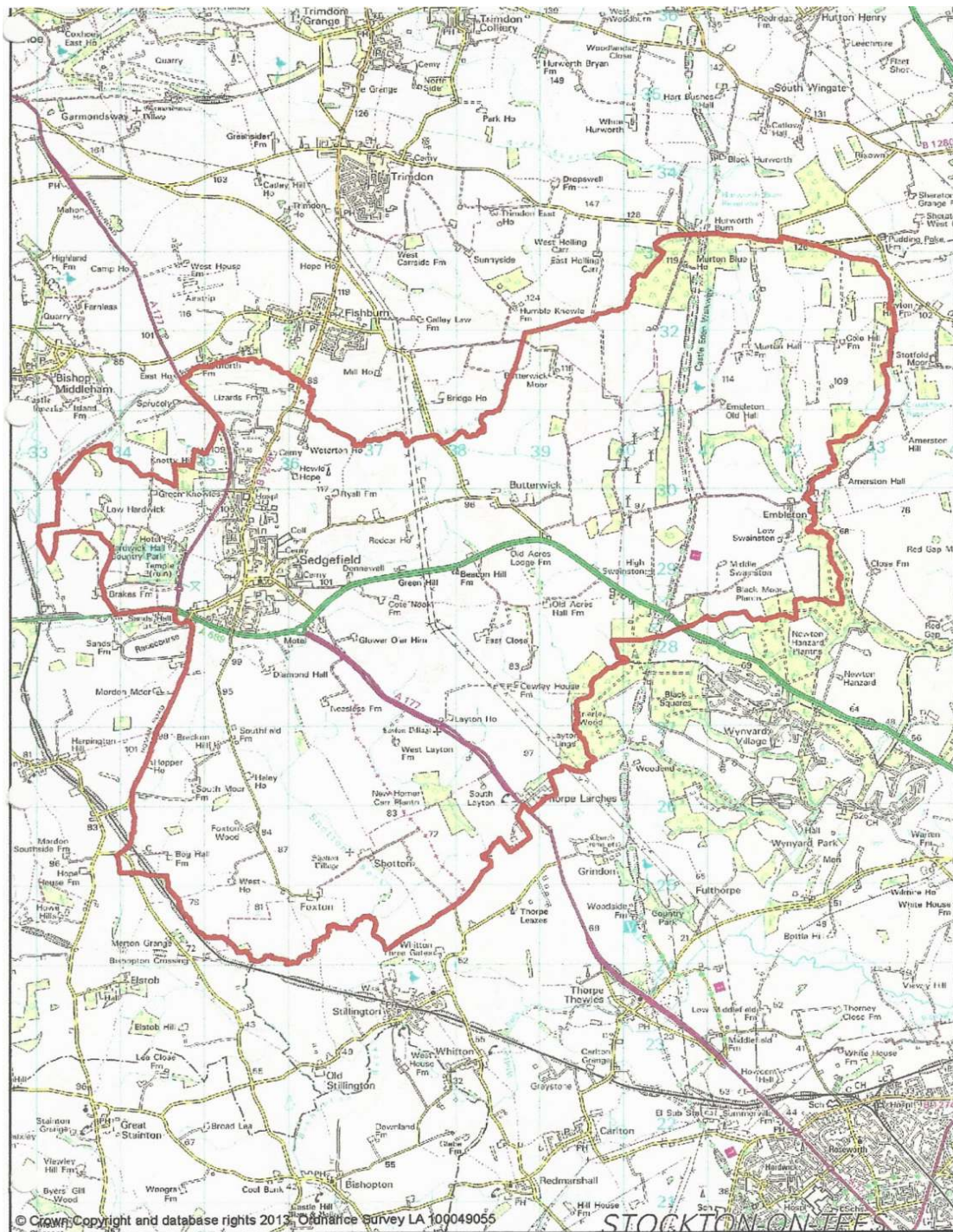
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12. Community Assets:

61. Under the Localism Act 2011, communities can nominate important local buildings and facilities as “assets of community value” (e.g. shops, public houses, cultural dwellings etc.) for inclusion on a central list held by Durham County Council. If the owner of a building on a list wishes to sell it they must then conform to the “Community Right to Bid” procedure. This means that if the community is interested in buying the asset it has six months to prepare a bid to buy it before the asset can be sold. Whilst not a Policy of this Neighbourhood Plan, Sedgefield Town Council has undertaken the process detailed above and the following have been designated as Community Assets and placed on Durham County Council’s Community Assets Register:
- i. Sedgefield Library building, Front Street
 - ii. Public Car Park bounded by the Doctors surgery, Parish Hall and Library
 - iii. Sedgefield Methodist Chapel building, Durham Road

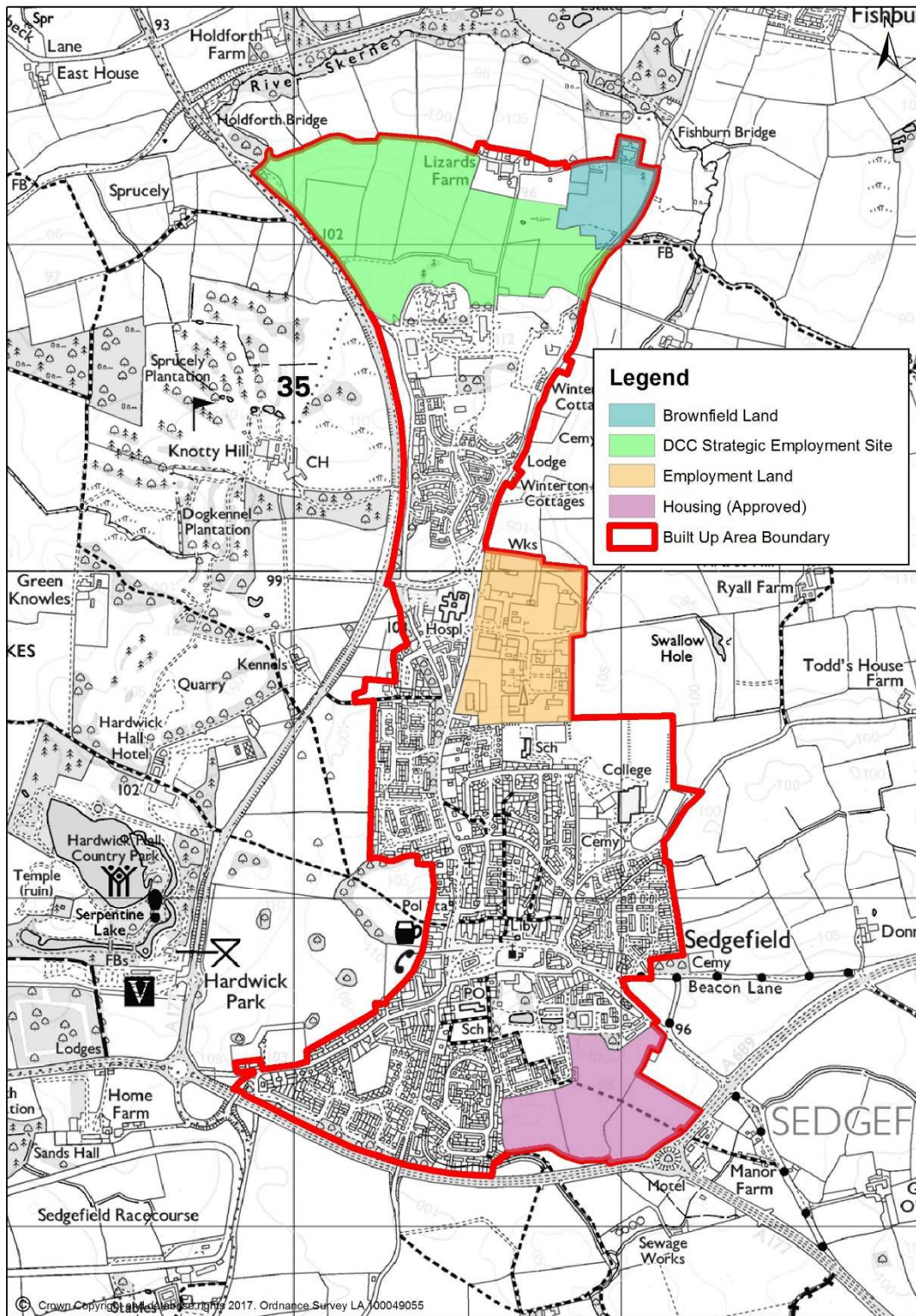
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APPENDIX 1 SEDGEFIELD DESIGNATED PARISH BOUNDARY



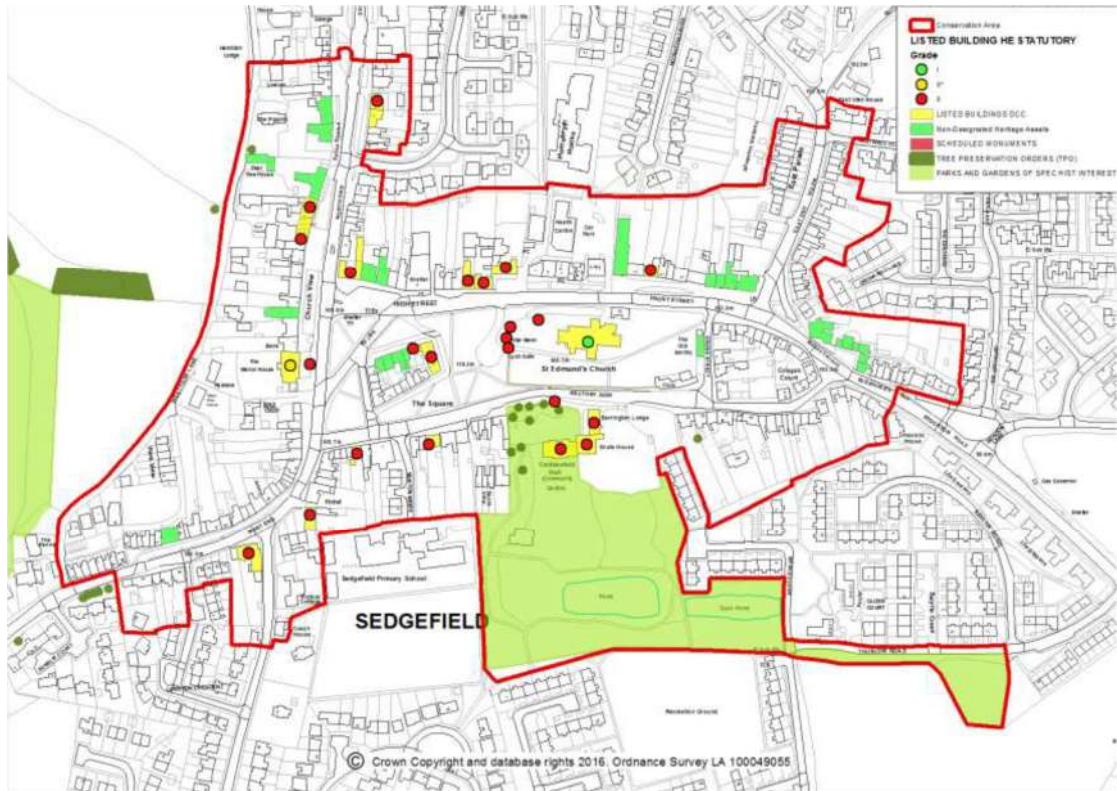
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APPENDIX 2 BUILT-UP AREA BOUNDARY MAP



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APPENDIX 3 CONSERVATION AREA BOUNDARY MAP



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The Sedgefield Plan

Shaping the future of our area

Neighbourhood development plan for Sedgefield, County Durham

Planning period 2017 to 2032

Section 2.

Basic Conditions Statement and SEA Screening

(to be read in conjunction with 'Evidence Base' which can be accessed on

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CONTROL SHEET

CLIENT: THE SEDGFIELD PLAN STEERING GROUP

PROJECT TITLE: SEDGFIELD NEIGHBOURHOOD DEVELOPMENT PLAN

REPORT TITLE: STRATEGIC ENVIRONMENTAL ASSESSMENT SCREENING STATEMENT

PROJECT REFERENCE: 104078/001

Issue and Approval Schedule:

ISSUE 1	Name	Signature	Date
Prepared by	Angela Hird	AHird	04.02.2015
Reviewed by	Dominic Waugh	D.Waugh	04.02.2015
Approved by	Dominic Waugh	D.Waugh	04.02.2015

Revision Record:

Issue	Date	Status	Description	By	Chk	App
2	30.07.2015	Final	Amendments following client changes to the Neighbourhood Plan policies			

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This report has been prepared in accordance with procedure OP/P02 of Fairhurst's Quality and Environmental Management System.

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Strategic Environmental Assessment Screening

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1.0 Introduction

- 1.1. Fairhurst have been instructed by The Sedgefield Plan (TSP) Steering Group to undertake this screening statement, which is designed to determine whether or not the contents of the Sedgefield Neighbourhood Development plan – titled ‘The Sedgefield Plan’ – requires a Strategic Environmental Assessment (SEA) in accordance with the European Directive 2001/42/EC and associated Environmental Assessment of Plans and Programmes Regulations 2004.
- 1.2. On behalf of the community, The Sedgefield Plan Steering Group has developed a Neighbourhood Development Plan for Sedgefield, known as ‘The Sedgefield Plan’.
- 1.3. The European Union Directive 200142/EC requires a Strategic Environmental Assessment (SEA) to be undertaken for certain development plans that would have a significant environmental effect. An SEA may be required for a Neighbourhood Plan, dependent on what the plan is proposing.
- 1.4. The *Environmental Assessment of Plans and Programmes Regulations 2004* require that the need for an SEA is to be determined by a screening process. This must meet the criteria of Schedule 1 of the Regulations (Appendix One).
- 1.5. For Sedgefield, it is the responsibility of Durham County Council to determine whether an SEA is required. To make this decision the County Council are required to consult with three statutory consultation bodies: Natural England, Environment Agency and English Heritage.
- 1.6. This SEA screening statement comprises of two parts: part one assesses the Neighbourhood Plan against the steps that should be taken to determine the need for SEA in accordance with the Directive and associated regulations, part two assesses the likely significant effects on the environment of the neighbourhood plan.

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2.0 Stage One: Establishing the need for a Strategic Environmental Assessment

- 2.1. 'A Practical Guidance to the Strategic Environmental Assessment Directive' (2006) by the Office of the Deputy Prime Minister sets out guidance on how to comply with the European Directive 2001/42/EC known as the Strategic Environmental Assessment (SEA) Directive. Figure 2 of this practical guidance shows the Directive's field of application in the form of a diagram (Appendix 1), which provides an outcome of whether a directive does or does not require an SEA.
- 2.2. Fairhurst have been requested by Durham County Council on 22 January 2015 to provide an assessment of the The Sedgefield Plan against the diagram provided in Appendix 1 to establish whether an SEA is required. Each stage of the diagram provides a criteria which a 'yes' or 'no' response is required to progress to the next stage.
- 2.3. The table below shows the assessment of whether the The Sedgefield Plan will require a full SEA. The questions below are drawn from the diagram in Appendix 1 which sets out how the SEA Directive should be applied and provides justification for the particular path considered suitable by Fairhurst for the The Sedgefield Plan.

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Table 1: Establishing the Need for SEA

Stage	Y/N	Reason
1. Is the PP (plan or programme) subject to preparation and/or adoption by a national, regional or local authority OR prepared by an authority for adoption through a legislative procedure by Parliament or Government? (Art. 2(a))	Yes to criterion 1	<p>The preparation of and adoption of the plan (TSP) is allowed under The Town and Country Planning Act 1990 as amended by the Localism Act 2011. The TSP is prepared by the Sedgefield Neighbourhood Planning Group (as the 'relevant body') and will be adopted by Durham County Council as the local authority. The preparation of TSP is subject to The Neighbourhood Planning (General) Regulations 2012 and The Neighbourhood Planning (referendums) Regulations 2012.</p>
2. Is the PP required by legislative, regulatory or administrative provisions? (Art. 2(a))	No	<p>Communities, such as Sedgefield which are represented by the Sedgefield Neighbourhood Planning Group, have a right to be able to produce a Neighbourhood Plan.</p> <p>The plan (TSP) is not required by legislative, regulatory or Administrative provisions. Instead, if adopted the plan would form part of the statutory development plan of Durham County Council. Therefore it is considered necessary to answer the following questions to determine further if an SEA is required.</p>

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<p>3. Is the PP prepared for agriculture, forestry, fisheries, energy, industry, transport, waste management, water management, telecommunications, tourism, town and country planning or land use, AND does it set a framework for future development consent of projects in Annexes I and II to the EIA Directive? (Art 3.2(a))</p>	<p>Yes to criterion 1 No to criterion 2</p>	<p>The TSP is prepared to set out for town and country planning purposes; the TSP set out policies which will influence future development within the town of Sedgefield, including development of housing and recreational land uses. However, the plan will be used as a tool which manages the design details of development rather than the principles of land use; the draft TSP does not allocate any sites for development.</p> <p>Furthermore the TSP will not be a tool to manage development of the scale and nature envisaged by Annex I and Annex II of the EIA Directive.</p>
<p>4. Will the PP, in view of its likely effect on sites, require an assessment for future development under Article 6 or 7 of the Habitats Directive? (Art. 3.2 (b))</p>	<p>No</p>	<p>An individual assessment, a Habitats Regulations Assessment (HRA) screening assessment, has considered the potential impacts of the TSP on sites covered by the Habitats Regulations. This was submitted separately alongside this SEA Screening Statement to Durham County Council. This HRA screening assessment concludes that a HRA is not required for the TSP.</p>
<p>5. Does the PP Determine the use of small areas at local level, OR is it a minor modification of a PP subject to Art. 3.2? (Art. 3.3)</p>	<p>Yes</p>	<p>The TSP does not determine the land uses within Sedgefield as it contains no land allocations.</p> <p>Notwithstanding this, the TSP does provide details of the community's preferential locations for residential land use of small areas at local level. In addition, the TSP determines the recreational use of small areas within Sedgefield.</p>
<p>6. Does the PP set the framework for future development consent of</p>	<p>Yes</p>	<p>Once the TSP is adopted by Durham County Council it will form</p>

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projects (not just projects in annexes to the EIA Directive)? (Art 3.4)		part of the statutory development plan against which planning applications will be determined.
7. Is the PP's sole purpose to serve the national defence or civil emergency, OR is it a financial or budget PP, OR is it co-financed by structural funds or EAGGF programmes 2000 to 2006/7? (Art 3.8, 3.9)	No	The TSP does not deal with any of these issues.
8. Is it likely to have a significant effect on the environment? (Art. 3.5)	No (see section 3 of this document)	Stage 2 of this SEA Screening Statement will consider the potential effects of the TSP on the environment. This considers the effects of TSP against the criteria referred to in Article 3.5 of SEA Directive 2001/42/EC.

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3.0 Stage Two: Likely significant effects on the environment

3.1. The table below shows the assessment of the potential significant effects of the environment, as required by Article 3.5 of the SEA Directive.

Table 2: Assessment of the likely significant effects of the environment.		
SEA Directive Criteria and Schedule 1 of Environmental Assessment of Plans and Programmes Regulations 2004	Assessment Commentary	Likely significant effect? (Y/N)
The characteristics of plans and programmes, having regard to:		
(a) the degree to which the plan or programme sets a framework for projects and other activities, either with regard to the location, nature, size and operating conditions or by allocating resources;	The TSP would form part of the Statutory Development Plan and therefore would set a framework for future development projects in Sedgefield. However, the plan sits within a wider framework set out by the National Planning Policy Framework (NPPF), the Sedgefield Borough Local Plan and the draft County Durham Plan; the policies of the TSP are in general conformity with the NPPF, the Sedgefield Borough Local Plan and the draft County Durham Plan. In addition, the projects for which the TSP contributes to setting a planning framework are very local in nature. For example, policies within the TSP will not effect land use and instead focus on design issues of future development.	No
(b) the degree to which the plan or programme influences other plans and programmes including those in a hierarchy;	The TSP has a low hierarchical position within a number of statutory development plans, therefore the TSP will respond to rather than influence other plans or programmes. Policies set out in the TSP are in conformity with the NPPF, the Sedgefield Borough Local Plan and the strategic policies of the local council within the draft County Durham Plan.	No

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<p>(c) the relevance of the plan or programme for the integration of environmental considerations in particular with a view to promoting sustainable development;</p>	<p>The TSP will work to protect and enhance the natural environment and landscape of Sedgefield. Although there are no statutory environmental designations within the TSP area, the policies of the TSP provide protection for areas of high environmental value, green spaces and the 'green wedge' (Draft TSP Policy 1).</p> <p>A number of TSP policies will contribute to the social sustainability of Sedgefield. Draft Policy 3 of the TSP requires new housing development to provide a range of housing types, particularly for the older demographic of Sedgefield. Therefore, the TSP will provide socially sustainable development as defined in the NPPF, which requires the planning system to supply housing which meets the needs of current and future generations. In addition, in accordance with paragraph 50 of the NPPF, draft Policy 3 of the TSP will contribute to delivering a wide supply of quality homes, which should meet 'the needs of different groups in the community' including older people.</p> <p>Through Community Infrastructure Levy (CIL), new residential development is seen as essential to fund important services required for socially sustainable development. A number of TSP policies require new development to contribute to community facility provision. For example, draft Policy 8 sets out the standards for green infrastructure to be provided by new housing development.</p> <p>Therefore it is considered that the TSP will have a positive impact on local environmental assets and therefore will promote sustainable development.</p>	<p>No</p>
<p>(d) environmental problems relevant to the plan or programme; and</p>	<p>There are no environmental problems directly relevant to this plan.</p>	<p>No</p>

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	<p>However the TSP will help to address wider environmental problems as highlighted in the NPPF at a local level, such as climate change, air pollution, traffic congestion, loss of biodiversity; without any negative effects.</p> <p>For example, TSP draft Policy 5 will encourage sustainable transport methods of cycle and walking within Sedgefield for local journeys and will therefore discourage travelling by private vehicles. TSP Draft Policy 6 encourages sufficient car parking provision for new residential dwellings to mitigate against traffic congestion in Sedgefield.</p> <p>The TSP does not allocate specific land uses and therefore potential environmental problems resulting from certain land uses in specific locations have not been assessed as part of this Neighbourhood Plan.</p>	
(e) the relevance of the plan or programme for the implementation of Community legislation on the environment (for example, plans and programmes linked to waste management or water protection).	The TSP is not directly relevant to the implementation of European legislation. This legislation is taken into account by the Local Plan which the Neighbourhood Plan complies.	No
Characteristics of the effects and of the area likely to be affected, having regard, in particular, to:		
(a) the probability, duration, frequency and reversibility of the effects;	<p>The TSP will result in positive environmental effects through policies that seek to protect landscape character and green spaces.</p> <p>The plan will result in positive social effects through policies which seek to address local highways issues indirectly through the</p>	No

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	<p>provision of adequate off-street car parking and support the development of community recreational facilities.</p> <p>The plan will result in positive economic effects through policies which seek to support improvements to the High Street, the central hub of Sedgefield for services and local businesses.</p> <p>The duration of the positive effects outlined above are likely to be long term. However, due to the small scale and nature of the issues considered in the TSP, it is considered that any effects will be low in frequency and reversible.</p>	
(b) the cumulative nature of the effects;	<p>A combination of this neighbourhood plan which seeks to protect and enhance the character, environment and landscape of Sedgefield, and wider environmental policy of the Sedgefield Borough Local Plan and Draft County Durham Plan, is likely to have cumulative positive environmental effects will have cumulative positive benefits for the area of Sedgefield.</p> <p>Notwithstanding this, as the TSP deals with issues which are of a small scale and nature, it is considered that the impact of the neighbourhood plan will be limited.</p>	No
(c) the trans boundary nature of the effects;	All effects will be very local in impact, having negligible impacts on neighbouring areas.	No
(d) the risks to human health or the environment (for example, due to	There are no significant risks to human health or the environment. Instead the plan aims to enhance the environment and to provide the infrastructure required to meet the social needs of Sedgefield residents.	No

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accidents);		
(e) the magnitude and spatial extent of the effects (geographical area and size of the population likely to be affected);	The Neighbourhood Plan relates to an area of approximately 4500ha. However only a small proportion of the Neighbourhood Plan area will be affected by the plans policies, as they are focused on the small town of Sedgefield, approximately 150ha with a population of approximately 4,500 which sits in wider rural hinterland. Therefore the magnitude and spatial extent of the plan is small.	No
(f) the value and vulnerability of the area likely to be affected due to: - special natural characteristics or cultural heritage; - exceeded environmental quality standards or limit values; or - intensive land-use	<p>The TSP has no areas designated for their natural importance. Notwithstanding this, draft Policy 1 of the TSP provides protection to the Green Wedge which surrounds Sedgefield from detrimental new development.</p> <p>Present within the plan area are numerous grade 1, 2 and 2* listed buildings, and a scheduled ancient monument. TSP Policy 2 (once adopted) will provide protection to heritage assets within Sedgefield. In addition, these heritage assets will also be protected by higher tier documents, such as the NPPF, Sedgefield Borough Local Plan and the Durham County Plan (once adopted).</p> <p>A negligible amount of the Neighbourhood Plan area is within Flood Zone 3, as a result of the River Skerne. However the Neighbourhood Plan doesn't propose any new development in this area, therefore having a no impact on flood risk.</p> <p>No intensive land-use will result from the TSP as the plan does not provide allocations for any land use.</p>	No

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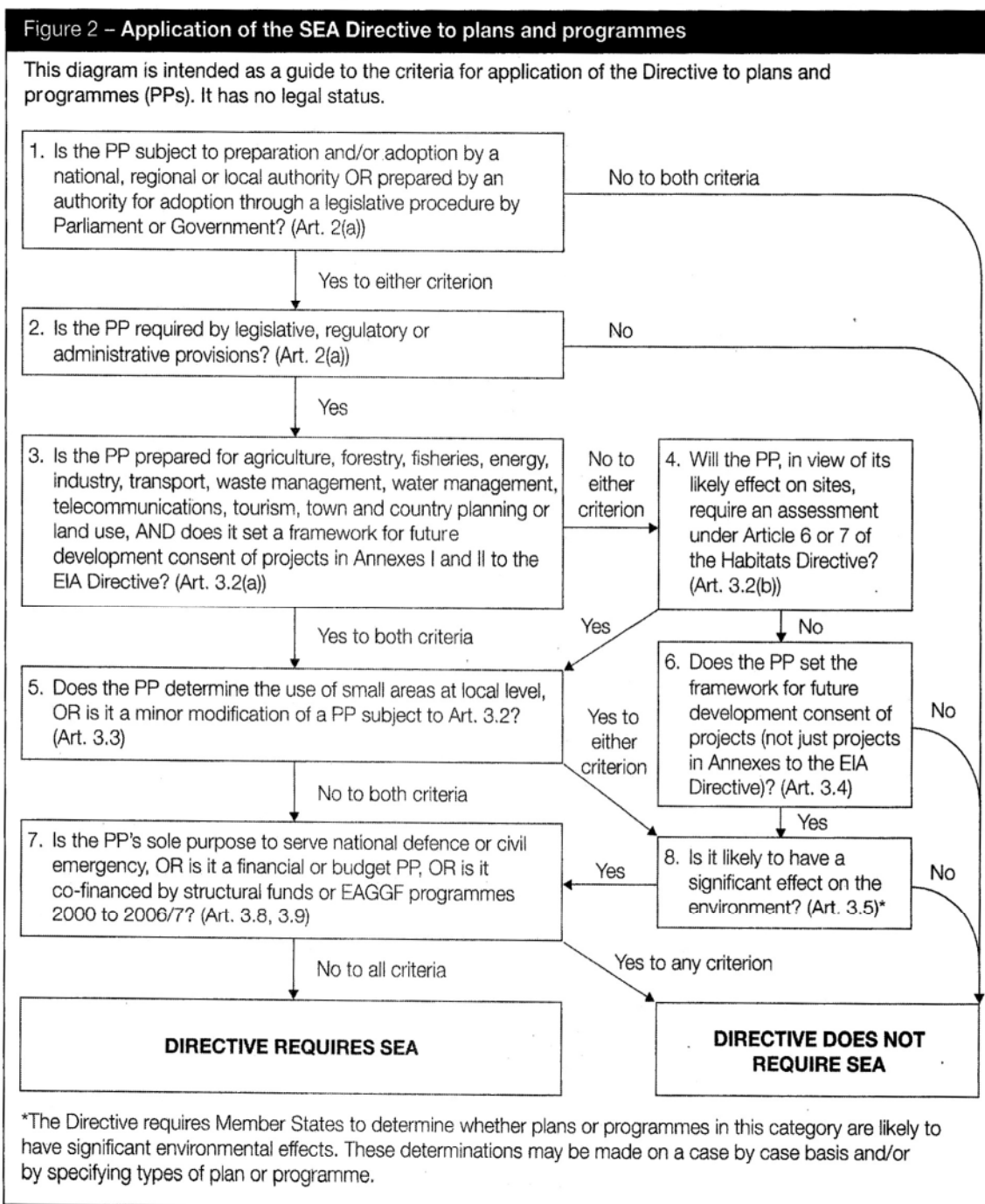
(g) the effects on areas or landscapes which have a recognized national, Community or international protection status	There are no areas or landscapes with national, community or international protection within or near the Neighbourhood Plan area, therefore the TSP will have no impact on designated landscapes.	
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4.0 Conclusion

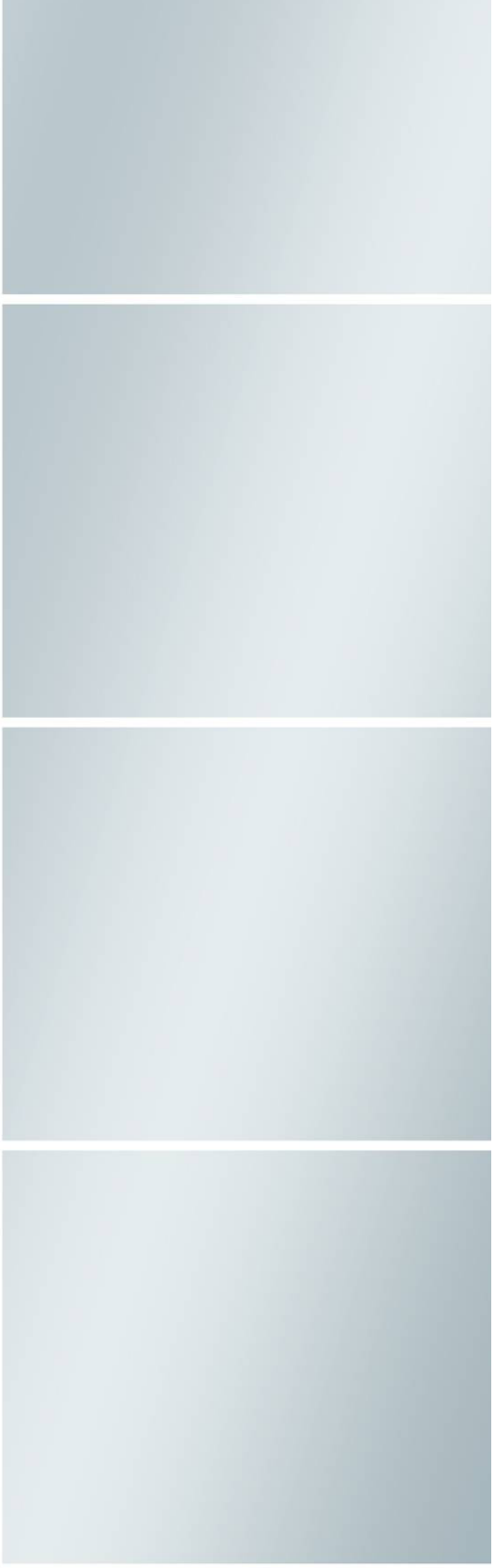
4.1. As a result of the assessment in section 3, based on Article 3.5 of the SEA Directive, Fairhurst consider that there will be no significant environmental effects arising from the The Sedgefield Plan. As such, The Sedgefield Plan does not require a full SEA to be undertaken.

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Appendix One: Diagram of the SEA Directive to plans and programmes



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Bristol	London
Dundee	Manchester
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Elgin	Sheffield
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The Sedgefield Plan

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Section 3.

Statement of Consultation and Community Engagement

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1. Community Engagement

1. At its first meeting 'The Sedgefield Plan' Steering Group decided that the policies and aspirations it espoused would be based on the views and opinions of the community that the Plan would serve. Therefore a detailed survey was commissioned to establish a baseline of opinion and it is the outcome of this that forms the basis of the evidence used to justify the policies and assertions of the Plan. It was also agreed that the project had to reach all of the community in the Designated Parish Area many of whom rarely get involved with the issues and concerns that from time to time impact on the lives of residents. It was also agreed that the success of the project's ability to articulate policies that will be supported by the community would be underpinned by capturing views and opinions in a 'broadly based' approach.
2. At the inaugural meeting of the Steering Group it was agreed that a website would underpin our communications strategy. Its purpose is to provide a platform for informing the community; therefore its sections have been routinely updated with relevant information, meeting dates, agendas and minutes. It hosts press articles, documents and correspondence. The website address is: www.thesedgefieldplan.co.uk.

2. Community Survey

3. The first major project was a community survey to gather opinion, views, and concerns, and to establish a baseline demographic profile of the community. The survey was designed and developed in partnership with Public Knowledge (a subsidiary of Dipsticks Ltd) an established research business based in Hexham, who have a successful track record of public surveys in the sector. Public Knowledge were appointed following a detailed procurement process involving members of the Steering Group and the Chair of Sedgefield Town Council's Policy and Resources Committee. Details of the company can be accessed at www.publicknowledge.eu. Design of the questionnaire went through several iterations and scrutiny by the Steering Group; it was printed and distributed to every household in the designated area in early January 2014. It was also made available for completion online via the website, www.thesedgefieldplan.co.uk . Residents were requested to complete the

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questionnaire online or in print format and return it to one of four well known locations where boxes were placed to receive them.

4. There was an excellent response, 665 surveys were completed representing 24% of households, 11.6% of residents and 10.5% of registered voters. The resulting analysis underpins all policy decisions, the survey results are available on the website, the community survey questionnaire and its data analysis can be accessed in the Plan’s evidence base. The key findings of the community survey are shown below and can be accessed in the evidence base. The full analysis of the survey can be accessed on the home page of The Sedgfield Plan website.

- The most important physical characteristics of Sedgfield are the green spaces around the community, the ‘village’ centre, the Conservation Area and the rural atmosphere.
- More than 50% of residents feel that Sedgfield has the right amount of housing, slightly less think there are too many houses in the area, a small proportion think Sedgfield requires additional housing.
- Perceptions of current housing stock are mixed but it is clear that respondents feel there is a lack of affordable starter homes, bungalows, and eco/energy efficient homes.
- There was a high awareness (86%) of Durham County Council’s allocation of 470 new houses in Sedgfield, and of the Council’s preferred site ‘Eden Drive’.
- The majority of respondents would like no more than 50 new houses to be built.
- Respondents cited energy efficient well designed homes as important and that ‘design for security’ is important.
- Facilities that are key to the character and infrastructure of Sedgfield such as the high street shops, and the doctor’s surgery are of greatest importance.
- Respondents are concerned that community expansion will put pressure on existing facilities and amenities and the infrastructures ability to cope with increased traffic and parking.
- 55% of respondents prefer no more than 50 new houses, 12% up to 99, 13% up to 149 and 10% up to 299.
- Style/type of housing; 60% bungalows, 55% small starter homes, 35% semi-detached, 33% detached, 19% executive homes, 17% flats and apartments, 13% terraced houses, and 12% large homes.

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- Development priorities; 90 % energy efficiency is important, 89% building design is important, 84% security is important, 69% access to green spaces important.
 - Sedgefield is a true community; it enjoys its green spaces and rural atmosphere, it is willing to accept development but no more than 300 houses, and it has strong preferences for the types and design of new homes.
5. Sedgefield Development Trust publishes a monthly newsletter 'Sedgefield News' to which the Steering Group contributes a column. It is used to inform and update residents on the latest information and intelligence, and to request their engagement in various meetings and activities as they are planned. Sedgefield News has also been used to publicise policy brainstorming events and to encourage feedback via emails and phone calls.
 6. It became clear that as intelligence was gathered and a clearer knowledge and understanding of the project developed, that Sedgefield was a 'community under siege' from a wide range of developers who saw opportunities around the fringes of the central settlement. It was important to publicise the extent of this interest and to gauge community opinion on its desirability and suitability for the future growth and development of Sedgefield. A questionnaire and map identifying potential development sites was distributed door to door to all households and the results which form the basis for policy in this document and can be accessed in the evidence base.
 7. In addition to the initial community wide survey the project surveyed young people through a specifically designed questionnaire that was predominantly distributed via local schools. The questionnaire was distributed to the upper classes of the two primary schools, all of the Sedgefield students at the community college and to Sedgefield students at two faith schools and a public school. The response rate was very good, over 50%, and the results are available on the website. It is interesting to note that the schools used the exercise as part of the maths curriculum. The results can found in the evidence base.
 8. The project has engaged with a large company of community volunteers who have distributed leaflets and surveys from door to door. The Steering Group also organised policy planning sessions and a policy seminar with Planning Aid that was helpful in identifying and constructing policy.

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3. Young People's Survey

9. The young people of Sedgefield have a long term stake in the growth and development of the community and so it is important to understand their views and opinions. The Steering Group designed, developed and distributed 750 questionnaires to the upper classes of Sedgefield Primary School and Hardwick Primary School, and to Sedgefield students at Sedgefield Community College. We also distributed it to two external faith schools and a public school attended by some young people from Sedgefield.
10. Some of the schools used the questionnaire as an exercise in statistics, 352 (50%) completed questionnaires were returned. The complete analysis is available on the website, the key findings follow below:
- 195 boys and 157 girls responded, of those 318 were at school in Sedgefield and 34 went to an external school.
 - The majority enjoyed the green spaces, surrounding farms, parks and countryside.
 - Facilities and amenities such as the doctor's surgery, the high street shops, dentist and banks are a high priority.
 - 28% thought there are enough houses in Sedgefield, 57% thought there are too many houses
 - 28% were aware of Durham County Council's allocation of houses in Sedgefield
 - 37% would accept up to 300 new homes, 16% thought there should be more starter homes
 - A high number of respondents want investment in facilities for them such as youth facilities, and they rate organisations such as scouts, cubs and brownies as very important.
11. On 12th June 2014, members of the Steering Group met with Durham County Council's Head of Planning and Assets to discuss emergent issues that required clarification. Durham County Council and the Sedgefield community have a shared interest in the success of both the County Durham Local Plan and The Sedgefield Plan so regular meetings to update shared knowledge and to exchange advice have been helpful. The meeting was recorded with minutes available in the evidence base.

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12. A second meeting at this level took place on 5th December 2014 when the proposed housing allocation was discussed against the background of multiple planning applications from aspirant developers that if successful could result in an additional 3000 houses. Assurances were given that this was unlikely to happen and officers helpfully produced an infrastructure review to advise the development of the Sedgefield Plan. A minute of this meeting can be accessed in the evidence base.
13. It has been a guiding principle of the process that there should be a culture of no surprises in the relationship with the strategic authority so on 21st October 2014 members of the Steering Group met with the planning department of Durham County Council for a 'peer review' exercise on the emerging strategy and policies of The Sedgefield Plan. The event was very helpful and the notes can be found in the evidence base.
14. On 4th December 2014 the Steering Group met with Durham County Council Planners, Planning Aid and planning advisors for a technical review of The Sedgefield Plan. It was a constructive event that identified issues such as the SEA and HRA requirement. The advice and guidance received has been incorporated into The Sedgefield Plan.

4. Public Meetings

15. As the Plan has evolved it has been necessary to engage and inform the community of progress and issues emerging from the process. As a result of the work of the thematic groups, meetings with developers and landowners, utility companies, the schools and Durham County Council the community had gathered a great deal of intelligence and information on the aspirations of developers, the constraints of existing infrastructure and the potential impact on the community, so the Steering Group decided that it needed to 'share its accumulated knowledge' with residents.
16. Public meetings were held on 10th and 11th March 2014 to share intelligence with the community and to seek input and suggestions to the on-going process. The meetings were advertised by leaflet drop to every house and took place in Sedgefield Parish Hall which was filled to capacity on each evening with a total of 240 people attending over the two days. Following presentations the community was invited to use 'post it notes' to express opinion, make suggestions or offer advice. The report is available in the evidence base.

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17. A second round of public meetings were held on 11th and 12th August 2014 to enable the Steering Group to 'present emerging draft policies' and to seek suggestions and issues. The meetings were advertised by leaflet drop to every house in the community and were held in Sedgefield Parish Hall, with 180 residents attending over two nights. A1 posters of draft policies including the concept of a 'Built-up Area Boundary' were mounted on the walls of the hall. At the end of each presentation there was discussion and debate followed by a show of hands to gauge support for the draft policies and general direction of the Plan, support was unanimous on both evenings.

18. A third round of public meetings took place on 3rd and 4th November 2014 (ref; 17004) to enable the Steering Group to present the first draft of The Sedgefield Plan to the community. Copies of the plan were distributed in the surgery, Ceddesfeld Hall and No 4 Café for people to read and it was posted on the website. Visitors to the website trebled in the period prior to the meetings. The leaflet publicising the meetings was distributed door to door and indicated where people could read the Plan. 120 residents attended over both evenings, there was a good discussion and debate raising a number of ideas and suggestions, resulting in a unanimous vote in favour of the draft Plan and its policies.

19. A fourth round of public meetings took place on 29th and 30th June 2015 to inform residents of the current status of The Sedgefield Plan, to update them on the status of the County Durham Local Plan following the critical interim report by HMIP on Stage 1 of the examination in public, and to update on a number of planning applications by developers for sites outside the 'Built-up Area Boundary'. There was a good attendance (approximately 120) over both evenings of the events, delegates heard presentations followed by debate and discussion on the emergent issues.

5. Consultation with Schools

20. Within the designated parish Sedgefield has three schools that have a significant role in the future development of the community. The Sedgefield Plan Steering Group held meetings with the head teachers and some governors to better understand the issues that concern them in the planning period and to gauge the potential impact of new homes in the community.

21. Sedgefield Community College is relatively new replacing a building constructed in the 1960's that had become inadequate. Along with the other

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schools serving Sedgefield it is very successful and a considerable asset to the community. The College currently has an intake of over 850 which is forecast to rise to over 975 by 2017, 19% of which come from Sedgefield. The school draws its students from a wide area including Sedgefield, Coxhoe, Ferryhill, Fishburn, Trimdon, North Stockton and Gilesgate in Durham City. Sedgefield Community College aspires to include a sixth form but needs to expand soon to accommodate its anticipated roll in 2017. It proposes the sale of two acres of land for housing that would fund class room expansion.

22. Hardwick Primary School is also very successful and has a pupil roll of 240, this school's intake has doubled in two years and forecasts an annual intake of 30 new pupils.
23. Sedgefield Primary School is also very successful and has a current roll of 202 pupils against a capacity for 238; its annual intake is 34.
24. St William's RC School is located in Trimdon and has a roll of 104, 40 of whom come from Sedgefield. The school is successful and has no capacity problems but is concerned at the cost of transport for parents to get their children there.
25. All of the primary schools reported concerns about the lack of nursery provision especially for two year olds.

6. Consultation with Landowners, Developers, Utilities and Institutions

26. During the course of the research period of The Sedgefield Plan's development the Steering Group has met with a number of landowners, developers, utilities and institutions.
27. **Durham Diocesan Board of Finance (DDBF)** is the landowner of the 'Eden Drive site' that lies to the south of the settlement. DDBF are represented by Smiths Gore.
28. **Story Homes**; represented locally by Nathaniel Litchfield and Partners, is a Carlisle based developer that has acquired a portion of the DDBF land. Planning approval was given by the Planning Inspectorate in late 2016 for a planning application to build 300 dwellings on the Eden Drive site.

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29. **ESRG/Gradon;** ESRG is a London based financier/developer who are represented locally by Gradon Architects. Together they have submitted an application to build 460 homes on separate sites known as Beacon Lane and Salters Lane. The company has also revealed its ambition to build 2000 homes in the longer term on adjacent farmland, on which it has options.
30. **Kildrummy;** is a property consortium which has a freehold interest in 4.8 acres of land at Salters Lane on the edge of the village. The site currently lies within Salters Lane Industrial Estate and Kildrummy lease their site to Pactiv, a plastics manufacturer, who themselves own a freehold interest in adjoining land. Together the two land ownerships compromise around 7 acres. It is currently unclear whether Pactiv will seek to renew their current lease when it ends in 2019, and against this background, Kildrummy have made representations to Durham County Council seeking changes to the site's planning designation which would enable the site to be brought forward for a range of potential alternative uses in the future, including housing. Should the site be vacated by Pactiv, there is considerable support from within the local community for this site to be redeveloped for residential purposes, particularly given its prominent gateway location and brownfield status.
31. **Strutt and Parker;** are the agents for the old community hospital site on the Fishburn Road; it is a potential brownfield site for new homes.
32. **North Yorkshire & South Durham Properties/ Youngs RPS;** this company has submitted an application to build 42 homes on a site known locally as the triangular field, adjacent to Stockton Road. The site is of historical importance to the community and it is located in the 'green wedge'.
33. **Northumbria Water Ltd (NWL)** meetings with NWL have focussed on the capacity of the existing sewage processing plant to the south of the A689, and the overflow provision that is currently a small stream adjacent to houses in The Leas which has been a serious cause for concern. NWL has informed the Steering Group that the current capacity of the sewage works can accommodate a maximum of an additional 300 homes in Sedgefield, and that they have no plans to upgrade the processing plant until the next planning round in 2018/2020. This indicates that work, if agreed, is unlikely to start until 2020 which was confirmed by letter following a meeting on 11th November 2014. NWL informed the Steering Group that the processing requirement of the 330 caravans to be located on a 'park living' site on Brakes Farm (date of opening unknown), has been accounted for; the site will store sewage and pump overnight to the main sewer in Station Road. The Hardwick Hall Hotel currently uses the same procedure. The Steering Group has drawn the attention of NWL to the long term flooding with sewage that occurs on the

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sports field to the east of Station Road that may be exacerbated by additional pumping from the caravan park. Winterton Park and locations to the north of Sedgefield are served by a processing plant adjacent to Fishburn.

34. It is the view of the community that no further pumping should commence until thorough investigation of the flooding has taken place and measures to ameliorate the situation have been agreed and actioned.
35. **The Council for the Protection of Rural England (CPRE)** ; Has challenged the population statistics published by the Office of National Statistics (ONS) that were used to justify the housing allocation by Durham County Council, and have supported the existence, under the saved policy E4 of Sedgefield Borough Council, of the 'green wedge' to the east of the community that included Durham County Council's preferred site of Eden Drive.
36. **Durham County Council**; the Steering Group agreed from the start of the project that liaison with Durham County Council was important and that there should be a culture of no surprises. Durham County Council assigned a member of planning staff to attend Steering Group meetings and provide advice and guidance as the project developed and this has proved to be very helpful. Members of the Steering Group have also had 2 meetings with Durham County Council's Head of Planning and Assets to seek clarification on issues emerging from the core strategy. This resulted in agreement to engage in a 'peer review' of The Sedgefield Plan prior to production of the plan for formal adoption by Sedgefield Town Council, the Qualifying Body, and statutory consultation in accordance with Regulation 14 before formal submission to Durham County Council for Regulation 16 consultation and subsequent inspection by Independent Examiner.
37. **Planning Aid**; the Steering Group has worked with the local representative of Planning Aid who has advised on technical issues, provided advice and guidance on the structure and completion of the Plan and has organised a policy seminar to educate.

7. The Neighbourhood Planning Process

38. As an integral part of developing a Neighbourhood Plan, The Sedgefield Plan Steering Group embraced the 'good practice in public engagement and consultation' as its template for the consultation process.

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39. The NPPF contains basic requirements that must be followed to ensure The Sedgefield Plan meets the requirement for approval pre- inspection. The Plan must include:-
- A map of the defined parish area that the plan relates to.
 - A Consultation Statement
 - The proposed Neighbourhood Plan
 - A Statement explaining how the plan meets the 'Basic Conditions'
40. The following indicates the process that Sedgefield Town Council and The Sedgefield Plan Steering Group followed from inception to the completion of The Sedgefield Plan prior to submission to Durham County Council Planning Department for its scrutiny and subsequent inspection.
41. **Pre-plan Stages A and B** – Sedgefield Town Council, as the Qualifying Body, called a meeting to set up an independent Neighbourhood plan Steering Group to carry out the activities required to produce a plan for Sedgefield that would represent the aspirations of the residents of the Town and outlying areas (refer to the evidence base to view a letter referring to meetings held on 7th and 22nd Oct 2013). A discussion document entitled “ A Neighbourhood Plan for Sedgefield “ was introduced and used by the newly formed Steering Group to formulate its ideas at meetings on 13th and 26th November 2013 (evidence for which can all be found in the evidence base underpinning this Plan).
42. The first meeting with Mr Stuart Carter, a Durham County Council Planning representative, was held on 17th October 2013 where he outlined the proposals expressed by Durham County Council in their draft Local Plan and a further meeting was arranged for 21st November 2013.
43. The defined parish boundary for Sedgefield was agreed with Sedgefield Town Council and Durham County Council under section 61G of the Town and Country Planning Act 1990

Stage C – Plan Preparation

44. On appointment by Sedgefield Town Council, the Sedgefield Plan Steering Group defined the specific topic sections required to gather intelligence and information and established methods to encourage public participation and involvement in the development of the Plan.
45. Specific topic groups were formed under the following general headings:-
- Communications – web site etc

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- Housing
- Local Economy
- Community and Environment
- Infrastructure.

46. The topic groups gathered and assembled intelligence and information to underpin the basis of the Plan, and the Steering Group engaged with 'Planning Aid' through the regional representative who provided advice, guidance and documentation to assist in the process.
47. It was determined early in the process that the Steering Group needed to create a baseline study of community opinion and preferences to underpin the development of the Plan. It was agreed to appoint an independent research company to carry out the work and as a result enquiries were made and bids were invited and submitted. Following a procurement process Public Knowledge Ltd were appointed to develop a questionnaire in partnership with Steering Group and this was completed on 22nd December 2013 ready for distribution on 13th January 2014.
48. Questionnaires were distributed throughout Sedgefield and the defined parish, by hand to each household and by post to residents in outlying areas. Completed questionnaires were requested to be returned to the Town Council Offices, No4 Café, Ceddesfeld Hall and the GP Surgery. These were returned to Public Knowledge for analysis and report.
49. In parallel with the development of the questionnaire, the specific topic groups gathered and assembled information for each topic. Topic group meetings were held to analyse data and make recommendations to the Steering Group. 2011 Census information specific to Sedgefield was obtained to assist with demographic profiling and at this stage proposals by developers to build in excess of a 1000 homes on seven sites comprised of green spaces at the perimeter of the town.
50. In October 2013 Durham County Council's draft Local Plan was made available for public consultation prior to being submitted for public examination in public. The Local Plan allocated 470 new homes for Sedgefield to be built on land designated on the perimeter of Sedgefield. These proposals were rejected by the community after the Durham County Council consultation and this has impacted on the development of The Sedgefield Plan in the matter of its general compliance with Durham County Council's core strategy.

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8. Statement of Community Engagement and Statutory Consultation

51. In compliance with Section 15(2) of Part 5 Neighbourhood Planning Regulations, this statement contains details of:

- The process of engagement with residents, land owners and developers within the defined Plan area.
- Summary of community engagement.
- The individuals and organisations that were consulted about the proposed Neighbourhood Plan and the methods employed for this.
- Summary of Public consultation- the main responses and concerns raised by individuals and organisations consulted.

52. The process of community engagement and public consultation are viewed as two separate issues:-

- **1a and 1b Community Engagement** are concerned with the process by which the residents and those owning land or businesses within the neighbourhood plan area were informed about and consulted on the development of the Plan.
- **2a and 2b Statutory Consultations** are concerned with the Statutory process of consultation with all interested bodies once the draft neighbourhood plan is produced.

1a Community Engagement

53. As detailed above Sedgefield Town Council called a meeting of those interested in helping develop a Neighbourhood Plan for Sedgefield.

54. An independent Steering Group was formed and specific topic groups defined (Communication, Housing, Infrastructure, Local Economy, Community and Environment). Residents were invited to help with the particular topic that held their interest. These meetings were advertised via the parish notice boards and at meetings held in various venues including the Parish Hall, to encourage volunteers to help or to learn more about the process of producing a neighbourhood plan for Sedgefield.

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55. From the outset it was recognised that it was essential that the creation of the Plan should be inclusive and systematic and a variety of methods and formats would be used to achieve this.
56. As stated above, the Steering Group has worked closely with Sedgefield Town Council and with Durham County Council's Planning Department throughout the process of the development of this Plan.
57. An extensive consultation process was undertaken to ensure that everyone living, working or owning land within the defined plan area had the opportunity to express their views and opinions. Meetings were held with all landowners, builders and developers with options on the land they wished to develop. The consultation process also included six separate public open consultation meetings held in Sedgefield Parish Hall and access to the information made available in the Town Council Offices, the library, Ceddesfeld Hall and the Sedgefield Plan website. As stated above a comprehensive household survey, young people's survey and business survey were commissioned and completed. The analysis for this surveys underpins all of the assertions and policies of the Sedgefield Plan.
58. At all stages the views, opinions and suggestions of residents were welcomed and collated through question and answer sessions and in writing e.g. by post it notes during or after public presentations and discussions. 21500 leaflets were printed and distributed to all households to advertise specific public meetings, events and surveys. Information about the neighbourhood planning process was made widely available to all residents. Leaflets were delivered door to door by volunteers to invite residents to participate in surveys, events and public meetings, on every occasion return dates were indicated and as some areas did not receive their copies until later than planned, the specific consultation period was extended to give all the opportunity to complete and return.
59. Completed community survey questionnaires were returned to the Steering Group and subsequently delivered to Public Knowledge Ltd for analysis and report in late January / early February 2014. The analysis indicated that of the total of 2438 households 665 surveys were completed - representing 24% of households and 11.6 % of the population, this is an excellent robust response. A subsequent young people survey was distributed to the upper classes of the Secondary and Primary schools and of 750 questionnaires distributed, 352 were returned (50%). Findings can be found in the evidence base.

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60. A survey of the businesses in the Sedgefield area, comprising the High Street, Industrial Estate and NETPark was undertaken with a limited response. This was carried out by drop notice and followed up by telephone. We discovered that many of the businesses although they engage with the community are not prepared to provide information on their businesses.
61. The initial findings from the community survey questionnaire was presented to the residents at Public meetings held in the Parish Hall on 10th and 11th March 2014. These meetings were well attended by a total of 240 residents over the two evenings. The Sedgefield Plan was presented to the residents on the 11th and 12th August 2014 in the Parish Hall and as always attendance was recorded by signature on both evenings. The assertions and draft policies of the Plan were presented by PowerPoint. Presentation included the introduction of a 'Built-up Area Boundary'. The meetings were well attended by 180 residents over the two evenings. A question and answer session after the presentation enabled residents to suggest additional material to be incorporated into the plan. A show of hands indicated a 98% approval for the draft policies presented.
62. Members of the Steering Group together with some Town Councillors and volunteers attended as follows;
David Bowles , Morton Spalding, Sarah Guest, Tony Guest, Julie Archer, Liz Mitchell, Kieran Meighan, David Walker, Chris Lines, Alan Blakemore, Gloria Wills, Rachael Lumsdon

9. (1b) Summary of Community engagement

Activity	Date	Comment
Parish Council meetings to agree to produce Neighbourhood Plan	7 th & 22 nd Oct 2013	Meeting held in Town Council Offices with members of public & councillors
1 st Meeting SDP to discuss Plan Hardwick Hall	29 th Oct 2013	Consult on Durham County Council involvement and Community
Development of questionnaire	13 th Nov 2013	Consulted on what it should contain
The Sedgefield News Public notice on meeting	20 th Nov 2013	The Sedgefield news public notice of meeting

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Dipstick basis of Questionnaire	22 nd Nov 2013	Meeting on proposals
Steering Group Meeting	26 th Nov 2013	All Steering Group meetings open to public
Aycliffe TC meeting on Proposed Neighbourhood plans	28 th Nov 2013	Town Council Meeting to discuss plan formats – Planning Aid
Meeting on draft Questionnaire	13 th Dec 2013	Check pre- printing
Distribution of Questionnaires	10 th Jan 2013	Steering Group members and public assistance
Meeting Business Section	21 st Jan 2014	Meeting open to public
Community & Environment Topic Group report	21 st Jan 2014	Notes for Steering Group & public discussion
Complete Questionnaire Distribution	24 th Jan 2014	Steering Group and public assistance
Aycliffe TC presentation on requirement of Neighbourhood plans	30 th Jan 2014	Town Council Meeting to discuss plan formats – Planning Aid
Steering Group Meeting	26 th Feb 2014	Discussion on plan survey comments
Public meeting posters and Flyers	26 th Feb-5 th Mar 2014	Posters and flyers distributed by helpers to each household and places in prominent places
Public Meetings Parish Hall to discuss findings of Questionnaire	11 th / 12 th March 2014	Public participation on findings of questionnaire and its use in Plan for Sedgfield
Consultants interviews	19 th / 21 st March 2014	Several consultants interviewed as advice required to develop Plan
Steering Group Meeting to discuss consultants	24 th Mar 2014	Fairhurst quote and review of scope Town Council open to public
Consultant Fairhurst meeting	1 st Apr 2014 15 th May 2014	1 st Meeting to consolidate representation for Durham County Council Local Plan and our Neighbourhood plan
Meeting Town Council Offices re locality and original Town Council proposals to Durham County Council	21 st July	Meeting to discuss original proposal for only 300 houses- open to public
The Sedgfield News Progress report on	3 rd July 2014	Report in Sedgfield News and

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Plan		invitation to read website info
Steering Group notification documents for Public meeting on Draft Plan to be held on 11 th 12 th Aug 2013		Flyers posted around village to all resident giving notice of meeting and where hard copies can be inspected
Steering Group meeting pre public meeting to discuss the Sedgefield Draft Plan	7 th Aug 2014	Meeting to discuss presentation to public on 11 th 12 Aug 2014
Presentation to Public on the Sedgefield Draft Neighbourhood Plan	11 th & 12 th Aug 2014	Full public participation on each night and a full list of questions addressed during meetings
Steering Group Meeting	15 th Sept 2014	Minutes and agenda for October meetings open to public
Steering Group Meeting	21 st Oct 2014	Discussion on amendments to plan pre discussion with Durham County Council
Finalisation of Draft Sedgefield plan before presentation to Community on 16 th Dec 2014 and the Town Council 5 th Jan 2015	12 th Dec 2014	Documentation for public presentation of near final draft plan
Various meetings to discuss and make changes to the Sedgefield Plan due to the critical interim report by HMIP at stage 1 of County Durham Local Plan	April 15 to June 15	Council and public meetings on the basis of saved policies of Sedgefield Borough Council
Public meetings to update the community on current situation of Sedgefield plan	29 th and 30 th June 2015	Presentation and discussion on Durham County Council's decision to opt for a judicial review of the Local Plan and the planning vacuum that has been created for Sedgefield
Durham County Council Planning Committee meeting to consider the planning applications made for Eden Drive site	21 st July 2015	Group attended meeting at County Hall where the planning committee unanimously rejected the applications

2a) Statutory Consultation: The persons and bodies consulted on the Neighbourhood Plan and methods used for this

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63. The Steering Committee considered the most effective ways by which the consultation process could be carried out with the residents in relation to The Sedgefield Plan. The Steering Group decided to use as many ways as possible to reach the wider public and stakeholders. For example use of hand flyers through doors, e-mail, website, post and the Sedgefield Newsletter as well as hard copy documents, notice boards, the Library, Town Council Office and Ceddesfeld Hall (home of Sedgefield Community Association).
64. The Sedgefield Plan Group encouraged the public to respond to the consultation exercise and made it clear it was keen to hear the views, opinions and suggestions of residents and stakeholders so that the Plan would reflect the views of the community. It was agreed that the consultation should be progressive with as wide a range of respondents as possible leading up to the publication of the first draft of The Sedgefield Plan. This first draft Plan was introduced to the community at the public meetings on 11th and 12th August 2014 where the residents' views and suggestions were expressed and incorporated. The views of Durham County Council Planners were sought and considered and incorporated. This was followed by a number of meetings of the Steering Group, with planners, planning reviews, technical reviews and meetings to refine the draft plan prior to it being reviewed by Sedgefield Town Council on 5th January 2015 with a further review on 8th May 2015 to go to statutory consultation on 29th May 2015. At this stage the Town Council's chairman's foreword and basic conditions statement were completed.
65. The Steering Group believe that it has done all possible to involve and engage with the local community and those who might be impacted by the Plan and have sought the views of the relevant statutory Bodies and stakeholders. The consultees' views have been taken into account when considering how to achieve the outcome that will meet the resident's aspirations and to achieve a successful inspection outcome.

10. (2b) Summary of Statutory Consultation: consultees, timing and methodology and the results of the consultation

Activity	Date	Comment
Landowner Durham Diocesan Board of Finance letter	8 th Jul 2011	Outlines proposal to Durham County Council on large Development in Sedgefield

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1 st Meeting Stuart Carter Durham County Council Planning Representative	21 st Nov 2013	Introduction meeting re-Durham County Council involvement
North Yorkshire/South Durham Properties / Young RPS alternative but on green wedge	8 th Dec 13	Previously proposed under Sedgfield Borough Council
2 nd Meeting Stuart Carter	17 th Dec 2013	Background info on the Durham County Council plan and impact on our plan
Meeting Durham County Council Planners Durham County Hall	26 th Feb 2014	Express public concern on proposals for the amount of development proposed for Sedgfield
Meeting with Principals of all schools serving Sedgfield	24 th Jan 2014	Open discussion on the requirements and concerns regarding schools capacity
Story Homes Developer H57 Eden Drive site	23 rd Jan 2014	Meeting held to discuss development proposal
Smith Gore representing Durham Diocesan	23 rd Jan 2014	Developing scheme for outline planning to be sold on Both these schemes represent 470 new houses
ESRG / Gradon Developer for Beacon Lane / Salters Lane – alternative to H57 Eden Drive site	4 th Jun 2014	This group were putting forward these sites as an option to Eden Drive
Kildrummy / Pactiv site currently industrial proposal for removal 2019 for housing	28 th Apr 2014	A possible brownfield site, public advised
The Old Winterton Hospital (brown field) site	April 2014 to Date	This site has been available for 11 years and is now seeking a change of us to housing rather than secure hospital
Durham County Council Planners Meeting Spennymoor with Mr Stuart Timmiss	12th June 2014	discussion on our proposal as against Durham County Council draft Plan
Workshop Meeting	12 th Jun 2014	Plan Development
Meetings Sedgfield Community College	3 rd Jul 2014	To discuss school extension

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head Teacher Mr David Davis		requirement and removal of old farm area for 36 houses
Town Council meeting re Durham County Council Draft Plan public inspection	18 th Aug 2014	Meeting discussed how Town Council would be represented at Durham County Council public inspection.
Durham County Council Plan Public Inspection at Chester Le St	25 th Aug 2014	Steering Group and Town Council representation at Durham County Council draft Plan inspection that impacts on the Sedgefield Plan
Nothumbrian Water Limited various meetings to address sewage disposal – 300 houses max until 2025	24 th Oct 2013 to 13 th Oct 2014 11 th Nov 2014	Various meeting held with NWL to establish capacity of current sewage Disposal and Water capacity – public informed during public meetings
Meetings with Electrical suppliers, Telecoms and Gas	16 th Dec 2013 To Jan 2015	With the exception of the sewage disposal and water pressure requirements all could meet the supply requirements for further development
Durham County Council Plan meetings	20 th Sept 7 th 28 th Oct 2014	Public Meetings on the Durham County Council Draft plan and Town Council, The Sedgefield Plan Steering Group objections
Durham County Council Planners Meeting to review the Sedgefield Plan Draft Document with amendments Peer review	21 st Oct 2014 4 th Dec 2014	Peer review carried out by Stuart Carter and team with comment on The Sedgefield Plan content
5 th Durham County Council meeting Mr Stuart Timmis at County Hall to outline plan policies and proposal for next stage	5 th Dec 2014	Open meeting to discuss the elements of our Sedgefield Plan and our proposals.
Present the updated Draft Sedgefield Plan for Town Council comments	5 th Jan 2015	The Town Council were given hard copy and electronic copies of the Plan to review prior to 5 th Jan meeting – comments by 9 th Jan 2015 for

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		inclusion in final draft.
Meeting Mr Alf Walton regarding Recreation and Golf - recreational	7 th Jan 2015	A meeting was held to consolidate the information regarding the Quadbikes and the approved land usage for reference in the Plan
Meeting with the Sedgefield Bowls club	6 th Jan 2015	A meeting was held to update the information from the Bowls Club for reference in the Plan
Sedgefield Town Council final review of The Sedgefield Plan	19 th Jan 15	Review prior to preparation to go forward to Durham County Council for inspection
Following the meeting at the end of January 15 the list of consultation bodies was reviewed and the Town Council agreed to send out copies to the following for their comments within 6weeks	29 th Jan 15	After review of the Regulation 14 and the Town Council comments and alterations to the Draft Document consultation doc was issued on the 8 th May 2015 and on website 19 th June 15
Hartlepool Borough Council	Sent 8 th May 15	– No reply
Stockton on Tees Borough Council	Sent 8 th May 15	No reply
Bradbury and the Isles Parish Meeting	Sent 8 th May 15	No reply
Mordon Parish Meeting	Sent 8 th May 15	No reply
Bishop Middleham Parish Council	Sent 8 th May 15	No reply
Fishburn Parish Council	Sent 8 th May 15	No reply
Trimdon Parish Council	Sent 8 th May 15	No reply
Wingate Parish Council	Sent 8 th May 15	No reply
Sheraton and Halam Parish Council	Sent 8 th May 15	No reply
Coal Authority	Sent 8 th May 15	Letter confirms Sedgefield not in coal measures area
Homes and Communities Agency	Sent 8 th May 15	No reply
Historic England	Sent 8 th May 15	Letter sent outlining their

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		proposals to be considered
The Environment Agency		Previous comments
English Heritage		Previous comments
Network Rail		Not within Sedgefield boundary
The Highways Agency	Sent 8 th May 15	See letter
BT Openreach	Sent 8 th May 15	No reply
Durham Dales, Easington, Sedgefield Clinical Commissioning	Sent 8 th May 15	No reply
Gas - Transco	Sent 8 th May 15	No reply
Electricity – Northern Power Grid	Sent 8 th May 15	No reply
Northumbrian Water	5 th June 15	Comments received we conform to NWL documentation
Civic Trust	Sent 8 th May 15	No reply
Residents Forum		No reply
Harriers Running Club	Sent 8 th May 15	Reply – No Comment other than reference involvement with young people
Churches – All denominations – C of E, Methodist, John Fisher Catholic, New Generation Church	Sent 8 th May 15	No reply
Durham County Council	Sent 8 th May 15	Extension for comment given but outside 6 week period allowed, to be considered when received
Sedgefield Squash Club, Sedgefield Bowling, Sedgefield Rugby Club, Sedgefield cricket, Allotment sowers and growers	Sent 8 th May 15	No Reply from these groups
Sedgefield Community Association	Sent 8 th May 15	No reply
Durham Constabulary	Sent 8 th May 15	No Reply
Durham & Darlington Fire & rescue service	Sent 8 th May 15	No Reply

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Ambulance NHS Foundation Trust	Sent 8 th May 15	No reply
Ray Craggs East Close Farm	Sent 8 th May 15	No reply
National Farmers Union	Sent 8 th May 15	Referred to Sedgefield agricultural heritage and the Sedgefield Show in its 162 nd year
Hardwick Hall	Sent 8 th May 15	No reply
Hardwick Park Visitors Centre	Sent 8 th May 15	No reply
Livin Housing Association	Sent 8 th May 15	Letter in support but thought we should increase the % of affordable houses to between 15% & 35%
NETPark	Sent 8 th May 15	No reply
Donnewell Caravan	Sent 8 th May 15	No reply
EON	Sent 8 th May 15	No Reply
George Bolam Foods	Sent 8 th May 15	No Reply
Sainsbury Superstore	Sent 8 th May 15	No Reply
UPS Sedgefield	Sent 8 th May 15	No reply
TC Harrison Sedgefield	Sent 8 th May 15	No reply
Andrew Sykes Sedgefield	Sent 8 th May 15	No reply
Jewson Ltd Sedgefield	Sent 8 th May 15	No reply
Alfred Walton Hardwick Moto X	Sent 8 th May 15	Reply letter is covered by

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		reference in Plan and in documentation in evidence base
Signet Planning seeking to develop site 7/SF/123	19 th June 15 letter received	Stating the Sedgefield Plan not relevant to their proposals for development
Kildrummy	Sent 8 th May 15	Reply 16 th June 15 in general support and advice on wording to establish principle to require Brownfield development before greenfield. Comments to be considered
Durham County Council Mr Stuart Timmis letter regarding their comments on the Sedgefield Plan. A report was prepared for the Town Council on 30 th June 15 to consider all the replies from the Statutory Consultation completed 19 th June 15 (see report document in evidence base)	Dated 15 th June 15 but received 29 th June 15	This was contrary to previous proposals but a meeting on 14 th July 15 arranged to resolve rebuttal document to be presented based on The Sedgefield Plan archive info
Meeting held with Durham County Council planners to resolve the issues raised in Mr Stuart Timmis' letter	14 th July 2015	Agreed to incorporate amendments and agreed to disagree on some key issues that are important to the Sedgefield Plan
After consultation with Durham County Council the Town Council agreed to do a Further Statutory consultation from 18 th November 15 to complete on the 6 th January 16. Further comment letter from Mr Stuart Carter from the original consultation 3 rd Feb 16 Addressed in Town Council report 30 th June 15	Sent 18 th Nov15	A further list of interested parties was provided by DCC and additional opportunities for further comment given. Additional comment on previous consultation addressed 4 th Feb 16

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Walker Morris –Story Homes & Durham Diocesan Board of Finance	Sent 18 th Nov15	Reply 16 th December 15 with comments on SEA, Sedgefield BUAB, NPPF Copy of letter and reply in attached documents
NLP –Story Homes & Durham Diocesan Board of Finance	Sent 18 th Nov15	Reply 11 th December 15 with comments on FOAN, and sustainability. Copy of letter and reply in attached documents
NLP Christopher Smith–Story Homes & Durham Diocesan Board of Finance	Sent 18 th Nov15	Reply 11 th December 15 with comments on pre sub draft, basic conditions. Copy of letter and reply in attached documents
Signet Planning seeking to develop site 7/SF/123 2 letters Hannah Rowan 6 th January 16	Sent 18 th Nov15	Letter on planning application 10 th December 15. Further letters and updates dated 6 th January 16. Copy of letter and reply in attached documents
ESRG / Gradon Developer for Beacon Lane / Salters Lane – alternative to H57 Eden Drive site represented by Colin Haylock planning and design	Sent 18 th Nov15	Reply 5 ^h January 16 with comments on pre sub draft, basic conditions and policies Copy of letter and reply in attached documents
After the Sedgefield Plan had completed its consultation the Durham County Council then proceeded to carry out their 6 week Stat consultation period from End Jan 16 and the appointment of an inspector	Returns due mid to end of March 16	Meeting Town Council re appointing inspector 11 th April 16 5 th May 16 Town Council & Durham County Council agreed appointment of an inspector
During the Period writing of the Sedgefield Plan and it going through the various consultations, developers have lodged applications for planning with the Durham County Council. Several have	From Sept 13 to present May 16 applications have been lodged, some	Within the consultation file 37007 a record of the applications and refusals and appeals is kept for information. It is noted that some are

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been through the process but have been rejected , however several have gone to appeal	are still awaiting to be heard.	additional applications for the same sites around Sedgfield
14 th March 16 ID Planning presented proposals for the Development of the brownfield site situated at the Old Sedgfield Community Hospital site for the construction of 125 dwellings.	Presented to Sedgfield Town Council 14 th March 16. The Planning application was lodged with Durham County Council duly considered but despite Town Council and community support refused.	This scheme is within The Sedgfield Plan's Built-up Area Boundary and has received considerable support from the Community. An appeal has been lodged with the Planning Inspectorate.
Objections were submitted by Sedgfield Town Council to the Planning Inspectorate as part of the public inquiry to consider the Story Homes planning application to build 300 dwellings at Eden Drive, Sedgfield.	28 th June 2016	Sedgfield Town Council asked to speak at the public inquiry. The Sedgfield Village Action Group applied for, and were granted, Rule 6 Status to participate in this inquiry.
Sedgfield Town Council and the Sedgfield Village Action Group participated in the Eden Drive public inquiry held by the Planning Inspectorate.	August 2016	The Planning Inspectorate granted permission for 300 dwellings at Eden Drive, Sedgfield.
Following receipt of the Independent Examiner's Findings Report relating to The Sedgfield Plan a series of meetings took place between Sedgfield Town Council, the Plan's Steering Group and Durham County Council Officers to modify The Sedgfield Plan accordingly. Throughout this timescale information articles for the public were put onto the Plan's dedicated website, the Town Council's website, in the Sedgfield News and in the Sedgfield Extra.	19 th October 2016 23 rd November 2016 28 th November 2016 23 rd January 2017 30 th January 2017	The modified Sedgfield Plan was formally adopted by Sedgfield Town Council on 13 th February 2017 and submitted to Durham County Council in March 2017 with a request they undertake their statutory consultation in accordance with Regulation 16.

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The Sedgefield Plan

Shaping the future of our area

‘A place to do business’

Planning period 2017 to 2032

Section 4.

Business Support Strategy

(To be read in conjunction with ‘Evidence Base’ CD which can be accessed on
www.thesedgefieldplan.co.uk)

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Sedgefield a place to do business

1. Sedgefield hosts a strong business sector that generates wealth, investment and employment that contributes to the gross value added (GVA) of the local economy. The sector provides employment in a wide range of activities and industrial sectors, ranging from high technology science based companies, through general engineering, to services, mass merchandise and traditional retail businesses. Operational support for these businesses is successfully provided by Durham County Council, which is the conduit for advice and guidance, and funding sources from government and the EU. The community of Sedgefield wishes to do its part in supporting its business and industry. For example, the town council is actively engaged in on-going dialogue and initiatives with the management team at NETPark. Other ways in which the links between local industry and the community can be strengthened are captured in the policies in this section.
2. The business community of Sedgefield is broadly distributed in three locations;
 - The High Street
 - Trading Estate
 - NetPark
3. **The High Street** is at the centre of the community and its shops and offices are an intrinsic part of the character of the community, providing vital amenities including a pharmacy, dentist, undertaker, opticians and nursery. There is office accommodation for a range of businesses and a wide variety of retail premises serving the community and the many visitors that are attracted to Sedgefield. In total, the High Street and its immediate environs supports about 60 businesses, which employ a large number of permanent and part time staff, and provide work for young people and those who wish to work shorter hours.
4. The High Street is a busy location where car parking is a major issue for retailers because the lack of spaces and adequate controls, that restrict access to their premises. Local residents, especially the elderly and infirm who rely on their vehicles to access amenities such as health, pharmacy and dentistry (as well as to do their shopping) have difficulty finding parking spaces.

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5. Sustaining the vitality of the commercial centre of Sedgefield is critical to its future and to the community that it serves, so it is important that the community, led by the Town Council, has a business support strategy.

High Street - business support strategy (BSS);

6. **BSS 1; identify an area at both ends of the High Street where bicycle racks can be erected with the aim of encouraging the use of sustainable transport.**
7. **BSS 2; identify an area at both ends of the High Street where disability buggies/scooters can be safely parked.**
8. **BSS 3; extend the area of marked parking bays, introduce enforceable disc parking scheme and restrict parking.**
9. **BSS 4; enact a local ordinance to encourage responsible traders to discourage unsightly littering and drinking on the street with the aim of reducing broken glass and bad behaviour that discourages residents and visitors.**
10. **The Trading Estate** is located to the north of the community and supports a wide range of businesses that include service and distribution, manufacturing, mass merchandise retailing, equipment hire and builders merchants. A large number of people are employed on the estate, a significant proportion of whom are resident in the designated parish of Sedgefield.
11. The trading estate is an important commercial centre that contributes to the long term economic sustainability of Sedgefield. The creation and success of two major retail businesses there has improved the estate's vitality but has caused traffic flow and access problems. There is also a considerable flooding problem on the estate at times of high rainfall. The community, led by the Town Council, will adopt the following business support strategy.
12. **BSS 5; Work with Durham County Council Highways Department to permanently restrict parking on the roads at the entrance to the estate adjacent to the major retail premises.**
13. **BSS 6; Work with NWL to implement a long term action plan to reduce flooding.**

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14. **NETPark – the North East Technology Park** – is a world class location for science and technology companies in the UK providing a dynamic and supportive environment to accelerate the growth of ambitious, innovative, high tech companies into global markets. NETPark encourages collaborative multidisciplinary links, driving innovation, enterprise and economic prosperity. It focuses on supporting companies in materials integration that are developing technology and products, particularly printable electronics, microelectronics, photonics and nanotechnology, and their application in the fields of energy, defence, and medical-related technologies.
15. NETPark is the driving force that will underpin the economy of Sedgefield and its place in the global economy. Businesses there are already making an impact nationally and internationally with breakthrough technical and scientific innovations that are serving customers around the world. Durham County Council has approved plans to expand the site to provide premises that could employ up to 10,000 people working in high value jobs. The companies that locate to NETPark will generate wealth and international investment. They will provide jobs for graduates who are currently at Sedgefield’s schools, on a ‘campus’ populated by globally networked companies.
16. Young people face increasing competition for jobs in the evolving economy and industry needs to be able to recruit suitably qualified and motivated people. Therefore, it is sensible to promote stronger and more active links between companies and potential employees through local mechanisms such as those described in the policy above.
17. **BSS 7; work with the Governors and Faculty of Sedgefield Community College, Sedgefield Primary School and Hardwick Primary School to provide direct links with industry and to encourage the provision of work placements, mentoring, open days and talks to inspire potential recruits.**
18. **BSS 8; maintain an on-going dialogue with the management team at NETPark, to ensure that information about developments on the site is shared with the community in a timely manner.**
19. **BSS 9; collaborate with the management team at NETPark to ensure that, as the park grows, it also contributes to the wider community that it is physically located next to.**

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