

APPLICATION COM/232618 FOR DEREGISTRATION OF PART OF COMMON LAND AT THE SANDS, DURHAM

The Deregistration and Exchange of Common Land and Greens (Procedure) (England) Regulations 2007

Index

Document	Details	Page Number
1	Statement of Case	
	Statement of Case	1 – 10
	Summary of Statement of Case	11 – 13
2	Supporting Documents	
1i	County Durham Plan Extracts	14 – 22
1ii	City of Durham Local Plan Extracts	23
1iii	Planning Permission DM/18/02369/FPA	24 – 37
1iv	Planning Permission DM/20/00702/VOC	38 – 49
1v	Application Site Boundary Pursuant to planning permissions DM/18/02369/FPA and DM/20/00702/VOC	50
1vi	Section 211 decision notice DM/19/01100/TCA	51 – 52
1vii	Open Space Needs Assessment (OSNA) Extracts	53 – 56
1viii	Plan of PN1-310 Flass Vale TPO	57
1ix	Car Park Layouts	58 – 59
2i	County Durham Landscape Character Assessment, County Durham Landscape Strategy, County Durham Landscape Value Assessment: extracts and plans and Landscape designations.	60 – 69
3i	Land at The Sands, Durham City: Geophysics and Trial-Trench Evaluation 2004. Archaeological Services Durham University, Report 1175 [ASUD 1175].	70 – 97

3ii	Archaeological Evaluation Final Report. The Sands and Durham Sixth Form Centre Car-Parks, 2018. Northern Archaeological Associates Report 18/057 [NAA 18/057].	98 – 121
4i	Definitive Map – Release Land	122
4ii	Definitive Map – Replacement Land	123
6i	Release Land Official copy of title DU312002 (3 rd July 2020).	124 – 128
6ii	12th December 1848 the Diocese leased the land to the City of Durham	129 – 140
6iii	Conveyance dated the 20th December 1860 between The Ecclesiastical Commissioners for England and the Mayor Alderman and Citizens of the City of Durham	141 – 148
6iv	Appropriated from the Town and Country Planning Act 1990 to the Local Government Act 1972.	149 – 157
6v	Agreement with the Freemen for car and coach park lands and variations to these deeds - 7 th September 1981.	158 – 167
6vi	OS Historic Maps 1860 – 1994	168 – 172
6vii	Aerial photograph – 2001.	173
6viii	Replacement Land Official copy of title DU285400	174 – 187
6ix	Schedule of easements relating to the title for the Replacement Land.	188 – 192
6x	Potential replacement sites assessment – October 2018.	193 – 204
6xi	Delegated Authority report for submission of S16 application	205 – 210
6xii	List of consultees for informal consultation exercise.	211
7i	Durham City Conservation Area Character Appraisal dated 29 July 2016;	212 – 549
7ii	Historic England's Conservation Principles, Policies and Guidance (2008)	550 – 626
3	Section 16 application	
	Section 16 application form	627 – 642
	Overview Plan	643
	CL29 commons register entries	644 – 649
	Supporting Statement and Appendices	650 – 664

i	Plan showing the Release Land (edged red) and Replacement Land (edged light green)	665
ii	Delegated report of the Head of Corporate Property and Land dated 20 August 2019	666 – 683
iii	A copy of the Common Land register for CL29 and accompanying register plan	684 – 689
iv	Letter of 18 March 1968 to the Commons Registration Authority	690
v	Agreement between the Freemen and the Council dated 18 January 1995	691 – 698
vi	Application for Registration of right of common & plan dated 29 February 1968	699 – 704
vii	Application for Registration of common land dated 8 November 1969	705 – 708
viii	Decisions 1,2 & 3 of the Commons Commissioner dated 25 July 1980	709 – 712
ix	Notice of final registration dated 1 May 1981	713 – 715
x	Decision of the Commons Commissioner dated 14 May 1986	716 – 717
xi	Deed of Indenture between the City Council and the Freemen, dated 18 September 1850	718 – 721
xii	Title to the Replacement Land	722 – 730
xiii	Cabinet Report on the Aykley Heads Strategic Employment Site and DCC HQ options dated 17 January 2018	731 – 784
xiv	Report of the Council's Head of Economic Development & Housing to the Corporate Director dated 24 April 2019	785 – 794
xv	Initial ecological assessment of the Replacement Land and other sites dated 20 August 2018 and ecological statement from the Council's Principal Ecologist, dated 19 October 2018	795 – 796
xvi	Council's Landscape Officer comments	797 – 800
xvii	Planning Officer comments	801 – 803
xviii	Public Rights of Way Officer comments	804
xix	Archaeology Officer comments	805
xx	Heritage Officer comments	806

4	Report	
	The Sands - replacement Common Land report August 2018	807 – 828
5	Objections and Responses	
	Objections and Response dated 28 October 2019	829 – 973
	Objections and Response dated 20 December 2019	974 – 1015
	Objections and Response dated 31 January 2020	1016 – 1062
	Objections and Response dated 3 March 2020	1063 – 1070
6	Proofs and Summary Proofs	
1.	Proof of Henry Jones (Planning)	1071 – 1081
1a	Summary Proof of Henry Jones (Planning)	1082 – 1085
2.	Proof of Gerard Lawson (Landscape and Visual)	1086 – 1097
2a	Summary Proof of Gerard Lawson (Landscape and Visual)	1098 – 1108
3.	Proof of David Mason (Archaeology)	1109 – 1112
4.	Proof of Mike Ogden (Rights of Way)	1113 – 1118
5.	Proof of Stuart Priestley (Ecology)	1119 – 1123
6.	Proof of Susan Robinson (Ownership/history)	1124 – 1132
6a	Summary Proof of Susan Robinson (Ownership/history)	1133 – 1138
7	Proof of David Sparkes (Heritage)	1139 – 1148
8	Proof of Stuart Timmiss (Economics)	1147 – 1155
9	Proof of Mike Allum (Economics)	1156 – 1159