

Cassop-cum-Quarrington Neighbourhood Plan 2020 - 2035



Adopted 20 October 2021

CONTENTS

Foreword and Acknowledgements	1
1. Background to the Neighbourhood Plan	3
2. A Profile of the Neighbourhood Area	8
3. The Vision and Objectives of the Neighbourhood Plan	22
4. The Rural Setting of Settlements	23
5. Environmental Assets	27
6. The Quality of the Built Environment	36
7. Monitoring and Review of the Neighbourhood Plan	44
Policies Maps	45
Appendices	70



FOREWORD AND ACKNOWLEDGEMENTS

Welcome to the Neighbourhood Plan for the Parish of Cassop-cum-Quarrington.

The Plan has been prepared to capture and respond to the aspirations and aims of the local community about the future development and conservation of the Parish, as identified through consultation and engagement. The ensuing feedback revealed a diverse range of issues, both positive and negative and encompassing planning and non-planning matters.

These issues varied greatly in their propensity to be tackled through the Neighbourhood Plan. The Plan's focus has therefore been narrowed down to topics: a) which represent the greatest priority for the Neighbourhood Plan to address, and, b) which best lend themselves to being addressed through the Neighbourhood Plan.

These are encompassed in the Plan's Vision, Objectives and Policies, which collectively set out a clear framework for these priorities, which are: to safeguard the rural settings of our rapidly growing main settlements, to identify and protect valued environmental assets and to ensure new development contributes to making our built environment more attractive, appealing and successful for those that live and work here.

These will give voice and fulfilment to the community's wishes as the Plan begins to be used in the determination of planning applications in the years to come.

In so doing, the Plan will provide a worthwhile and effective addition to the suite of national and local planning policies by bringing a locally relevant, community-led context to the management of development and land use in the Parish.

Acknowledgements

The work of preparing the Plan has involved a lot of time and effort by a small and dedicated Steering Committee of the Parish Council and it is fitting to acknowledge and thank them for their contributions:

- Parish Councillors: Mike Syer, Janet Blackburn, Dennis Morgan, Dawn Love¹, Jason Marsden¹, Alan Richardson², Jackie Richardson, Sylvia Raine; plus Richard Cowen from the Bowburn & Parkhill Community Partnership
- Officers of Durham County Council, particularly Stuart Carter, Ged Lawson and Darran Miller

¹ Due to other commitments, Cllr Dawn Love and Cllr Jason Marsden resigned from the Parish Council during the preparation of the Neighbourhood Plan.

² Regretfully, following a short illness, Cllr Alan Richardson died on 6th April 2019.

- Neighbourhood Planning Consultant Shaun Hanson of Planning Advice Plus

The Steering Committee is also grateful for the support of all other Parish Councillors and County Councillors; for the grant funding provided by Locality (UK); and for the Housing Needs Assessment report produced by AECOM.

Last, but not least, grateful thanks must also be extended to all those who took part in consultations and shared their views to help shape this Plan.

Frank Salisbury

Parish Councillor and Chairman of the Neighbourhood Plan Steering Committee

CHAPTER 1: BACKGROUND TO THE NEIGHBOURHOOD PLAN

What is the Neighbourhood Plan, how will it operate and how is it structured?

- 1.1 The Localism Act 2011 introduced new powers giving local communities the ability to shape the development and conservation of their local areas by preparing a Neighbourhood Plan. This document is the result of that process for the Parish of Cassop-cum-Quarrington. Drawing upon evidence and community feedback, it sets out a shared vision and objectives for the area, which are given effect to in planning policies. Once the Plan is operative, it will form part of the statutory planning framework and these policies will be used by Durham County Council in the determination of planning applications within the area.
- 1.2 In terms of its format, the Plan comprises a written document, together with a set of Policies Maps. The written document is arranged into chapters, starting with those which set the scene for the Plan and then moving onto the substantive topic chapters which contain its policies. The policies themselves are presented in bold type within a shaded box and identified by a specific policy number. A background to each policy is provided, along with an explanation of how it operates. For any unfamiliar planning terms used in this Plan, attention is drawn to the glossary contained in the National Planning Policy Framework³. A further useful and more comprehensive guide to terms can be found on the Planning Portal⁴.
- 1.3 The Policies Maps consist of Ordnance Survey bases, which are overlaid with the respective sites, areas or features that the Plan's policies relate to. Different scale maps are used according to the nature of what is identified and/or the level of detail required. All Policies Maps are to be found together at the end of the Plan. Other (non-policy) maps are also included in the main body of the Plan for various information, reference and illustrative purposes. Widespread use is also made of photos throughout the Plan for the same purposes.

What period of time will the Neighbourhood Plan cover?

- 1.4 The Neighbourhood Plan has been prepared to cover a 15 year period commencing in 2020 and ending in 2035. Once it becomes operative, it will be subject to regular monitoring and review to ensure that its policies continue to be relevant and effective. More details of this are in chapter 7.

³ See - <https://www.gov.uk/guidance/national-planning-policy-framework/annex-2-glossary>

⁴ See - <https://www.planningportal.co.uk/directory/4/glossary/category/7>

Why has a Neighbourhood Plan been prepared for the Parish?

- 1.5 Prior to embarking on a Neighbourhood Plan, Cassop-cum-Quarrington Parish Council had put a lot of work into preparing a Parish Plan. This was published in March 2012, and included a comprehensive action plan to tackle the various issues and concerns that had been identified through consultation with the local community. Within the action plan was a commitment to '*explore Neighbourhood Planning and investigate the appetite to develop Neighbourhood Plans across the Parish*' (paragraph 3.5, p.9).
- 1.6 Unlike the Parish Plan, it was also recognised that a Neighbourhood Plan would have the same statutory status as a Development Plan prepared by the County Council. Its policies would therefore carry real weight in assessing planning applications and help future decisions to better reflect the aspirations of local people.

What process was followed in preparing the Neighbourhood Plan?

- 1.7 As a Qualifying Body, the Parish Council firstly made an application to designate the whole Parish as a Neighbourhood Area and this was granted by Durham County Council in July 2014. A map showing the boundaries of the Neighbourhood Area is on page 8. A Neighbourhood Plan Steering Committee was also formed, consisting of Members of the Parish Council and representatives from Bowburn and Parkhill Community Partnership.
- 1.8 After undertaking some initial community consultation and information gathering⁵ in early 2015, circumstances changed significantly when the Parish became the focus for three separate large-scale housing proposals on the edges of Bowburn and Parkhill. These were all subsequently granted planning permission⁶, generating a combined total of 506 new dwellings to the housing supply in the Parish. A more detailed discussion of this is in the next chapter.
- 1.9 This created a new context for the Neighbourhood Plan, making it necessary for a fresh round of community consultation to update and 're-calibrate' its direction and focus. This was concisely summarised in the consultation questionnaire at that time, which explained -

⁵ This early information gathering included the preparation of a 'Neighbourhood Plan Housing Needs Advice' report by consultants (AECOM). However, this was completed in July 2015, so its figures, assumptions and conclusions were superseded by the subsequent planning permissions for large scale housing development at the edges of Bowburn and Parkhill.

⁶ The permissions were for - 1) 190 dwellings on Land to NE of St Mary's Terrace Coxhoe; 2) 46 dwellings on Land to south of Crowtrees Lane, Bowburn, and, 3) 270 dwellings on Land South of Bowburn and west of the A688.

'Over the last 12 months we have seen some large-scale planning permissions for housing, most notably at Parkhill (up to 190 houses) and in Bowburn at Junction 61 of the A1M (mixed use with up to 270 houses). A Neighbourhood Plan cannot change this. Views previously expressed by the local community on future housing development in our Parish in 2015 have therefore been overtaken and superseded.

Therefore, the Plan will not seek to make specific provision for further new housing. However, the next section of the questionnaire asks whether the further outward spread of housing should be controlled in the main built-up parts of our Parish and, if so, what would be the best way of dealing with this in the Plan'.

- 1.10 This second stage of consultation took place in Autumn 2016, using an online questionnaire as well as traditional paper questionnaires. This made it easier to collate, sort and analyse the responses. Full details of the community engagement methods and findings are in the 'Consultation Statement' submitted to Durham County Council with this Neighbourhood Plan.
- 1.11 The responses provided a clear hierarchy of priorities for the Neighbourhood Plan to tackle. These were then consolidated and finally boiled down to three main topic areas – 'The Rural Setting of Settlements', 'Environmental Assets' and 'The Quality of the Built Environment'. An overall Vision for the Neighbourhood Plan was arrived at, together with Objectives for these topics (chapter 3). Background papers were then prepared for the topics, exploring what options the Plan could take to tackle them. These were finally developed and drafted to form the main substantive topic chapters of the Neighbourhood Plan (chapters 4, 5 and 6).
- 1.12 The ongoing involvement and support of the County Council has been a valued and integral part of the Plan preparation process. This has ranged from attendance at meetings, to the provision of information, advice, feedback and mapping support. The parallel preparation of the Council's County Durham Plan (adopted 21st October 2020) also helped ensure that the final drafting of the Neighbourhood Plan was consistent and complementary with it.

How does the Neighbourhood Plan fit into other planning policies or legal requirements?

- 1.13 Before a Neighbourhood Plan can be brought into legal force, it must pass a set of tests collectively known as 'Basic Conditions'. These require that the Neighbourhood Plan:
- Is prepared having regard to national policy;
 - Is in general conformity with strategic policies in the development plan;

- Contributes to the achievement of sustainable development; and
- Is compatible with European Union obligations.

1.14 How this Plan meets these requirements is set out in detail in the 'Basic Conditions Statement' submitted with this Neighbourhood Plan to Durham County Council.

1.15 However, in brief, the intent of the Neighbourhood Plan is that its policies will operate alongside and complementary to the existing framework of planning policies at a national and County level.

1.16 National planning policies are set out in the revised National Planning Policy Framework (NPPF), published in February 2019. This draws a distinction between strategic and non-strategic policies.

1.17 Generally speaking, Neighbourhood Plans provide a particularly appropriate context for non-strategic policies as they can set out more detailed and locally relevant requirements for specific areas, sites or types of development. However, these *'must be in general conformity with the strategic policies contained in any development plan that covers their area'* (NPPF footnote 16).

1.18 At the County level, the local planning policy position has been greatly simplified by the County Durham Plan (CDP) acquiring operative development plan status following its adoption on 21st October 2020. Accordingly, this now supersedes the former City of Durham Local Plan (2004).

1.19 Attention has therefore appropriately been given to the CDP, which represents a brand new, up to date policy framework for the County. The policies of this Neighbourhood Plan thus seek to provide a local amplification and focus for the Parish to the related policies of the CDP in respect of:

- Managing development in the countryside in chapter 4 (CDP Policy 10);
- Safeguarding green infrastructure and historic assets in chapter 5 (CDP Policies 26 and 44);
- Promoting development which is attractive and successful in chapter 6 (CDP Policy 29).

1.20 In terms of achieving sustainable development, the NPPF identifies the 3 components of this as being economic, social and environmental (paragraph 8). Essentially, sustainable development is about enabling development to meet the needs of current generations, without compromising those of future generations. Given the scale, nature and pace of growth in the Parish, this Neighbourhood Plan will achieve

sustainable development by -

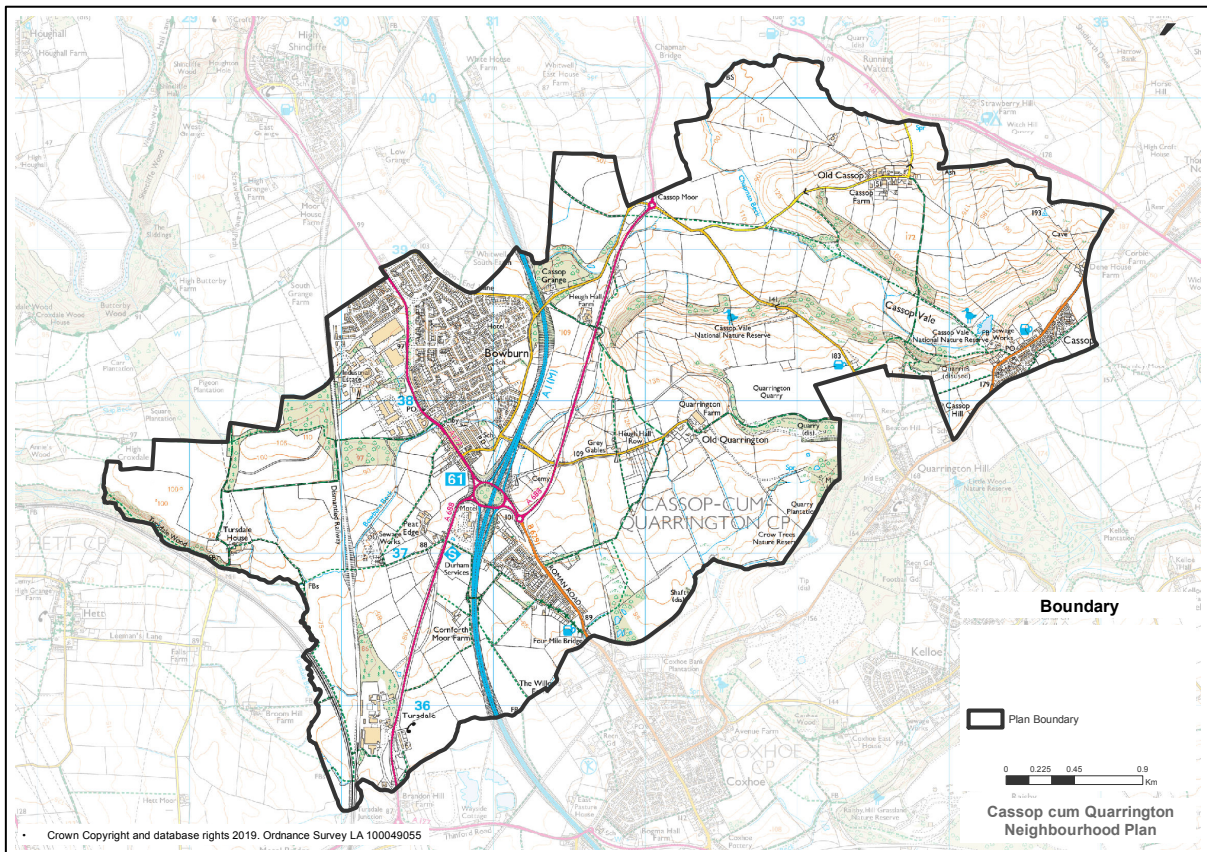
- conserving valued environments and assets to ensure that future development does not lead to a loss of the contributions they make to the quality, character, individual identity and sense of place of the area and its settlements;
- promoting up to date best practice in the design of new development by championing and requiring specific design maxims to be met.

1.21 A final legal requirement for the Neighbourhood Plan is that it must be in line with European Obligations on Strategic Environmental Assessments and Habitat Regulations. Screening of the Plan by Durham County Council has confirmed that no further assessments are required in respect of these matters.

CHAPTER 2: A PROFILE OF THE NEIGHBOURHOOD AREA

Introduction

2.1 The area covered by this Neighbourhood Plan is the same as the area covered by the civil parish of Cassop-cum-Quarrington (hereafter abbreviated to CCQ). The Neighbourhood Area boundary therefore follows the Parish boundary as defined in the map below.

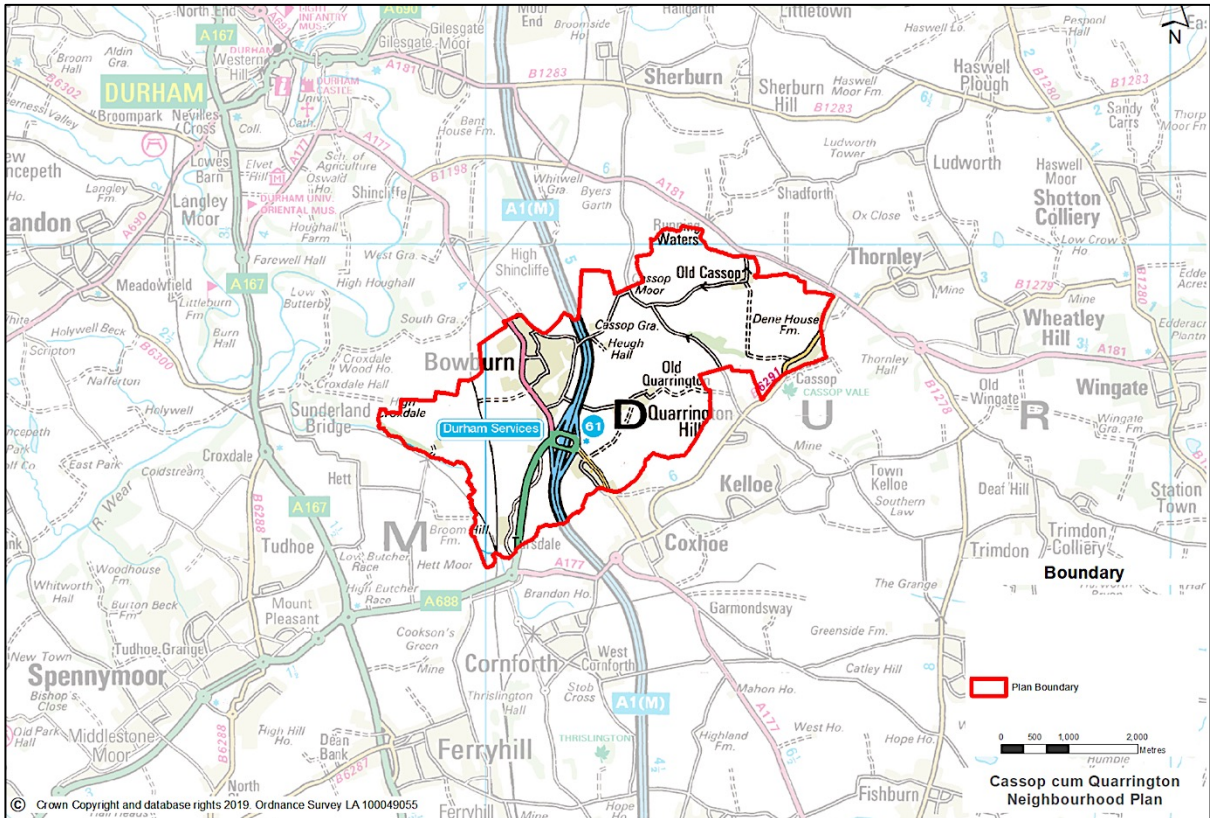


The Neighbourhood Area and Parish of Cassop-cum-Quarrington (CCQ)

- 2.2 For consistency, the Plan will hereafter simply use the term 'the Parish' when referring to the Neighbourhood Area.
- 2.3 The purpose of this chapter is to set the scene for the Neighbourhood Plan by providing a descriptive overview of the Parish and its people. This will include a brief account of its geography, history and population characteristics and some of the key land use issues and opportunities it faces looking ahead to the next 10 to 15 years. This will then provide a context for the Plan's Vision and Objectives, which are set out in Chapter 3.

Geography

2.4 The Parish of CCQ extends to 1415 hectares⁷ straddling the A1(M) motorway, approximately 3 miles to the south east of Durham City (see geographical context map below).



Showing the geographical context of the Parish

2.5 Within the area are the larger settlements of Bowburn and Parkhill to the west and east of the A1(M) respectively, plus a number of smaller settlements, villages and hamlets. These range from Tursdale in the south west corner, to Old Quarrington in the middle and Cassop and Old Cassop on the higher ground in the east. Descriptions of each of these are provided later in this chapter (beginning on page 12).

2.6 The A1(M) at junction 61 forms the hub of the road infrastructure, with the principal routes off this hub being the A688 from Spennymoor and Bishop Auckland, the A177 to Durham and the B6291 to Coxhoe. The former Leamside railway line also runs on a south-north alignment through the western part of the Parish.

2.7 Notwithstanding its built-up areas and the transport hub at junction 61, much of the Parish remains rural in character, characterised by extensive farmland and tracts of woodland, including a National Nature Reserve and SSSI at Cassop Vale. Another

⁷ Equivalent to 14.15 square kilometres or 5.46 square miles

particularly notable landscape feature is the magnesium limestone escarpment which is in the east of the Parish.



View towards Cassop Vale from A688



The limestone escarpment viewed from cycleway on A688

- 2.8 No major rivers run through the area, though there are smaller watercourses including Chapman Beck (through Cassop Vale), Bowburn Beck and Tursdale Beck, with Coxhoe Beck and Four Mile Beck marking the southern boundary of the Parish.

History

- 2.9 The civil parish of CCQ was formed in 1887 by the combination of the two ancient parishes (formerly townships) of Cassop and Quarrington.
- 2.10 Old Cassop, although now a small hamlet, was originally the main centre of the historic township of Cassop, which also included the 'sundered land' of Tursdale. However, with the growth of coal mining, by the 19th century the main settlement was New Cassop, later called Cassop Colliery and now just 'Cassop'.
- 2.11 The historic township of Quarrington was centred round Old Quarrington, known to many locally as Heugh Hall, because of the colliery once sunk there. In the middle ages, this had been the capital of a much larger district, called Quringdonshire or Quarringtonshire, which included North Sherburn, Shadforth, Cassop, Tursdale and Whitwell. The 19th century township of Quarrington included Old Quarrington, Park Hill (now Parkhill) and Bowburn, the latter being then just a small hamlet.
- 2.12 However, unlike the ecclesiastical parish of the same name (which had been formed in 1865), the civil parish of CCQ does not include the village of Quarrington Hill. Since 1986 this has been wholly within Coxhoe Parish.
- 2.13 A more recent boundary change occurred in 2014, when the new housing estate on the north-western edge of Bowburn (the former Cape Universal factory site), was transferred from Shincliffe Parish to CCQ.

Coal Mining

- 2.14 No mention of the history of the area would be complete without highlighting the importance of coal mining. Although agriculture was the principal industry within the Parish, coal mining was established in Quarrington well before the end of the 18th century. Quarrington Colliery actually consisted of a number of pits in the area now south east of the motorway junction. By 1795, an expensive Newcomen atmospheric steam engine was in place to pump water from these workings.
- 2.15 This early mining was made profitable by its close proximity to the Durham-Stockton turnpike road. However, with the coming of the railways in the 19th century, much wider markets were opened by access to the ports of Stockton, Hartlepool and Sunderland. The industry consequently grew so that by 1908 there had been at least nine significant collieries within the CCQ Parish area – four in the old Cassop township (including Tursdale) and the rest in Quarrington.
- 2.16 Bowburn Colliery began producing coal in June 1908 and went on to produce more than any other inland mine in the Durham coalfield. By 1958 the workforce had grown to 2,342, with production reaching a peak. Over the next nine years, production declined and the pit eventually closed on the 22nd July 1967, by which time the workforce numbered only 340.
- 2.17 As in other parts of County Durham, the physical legacy of the coal mining industry in CCQ is extensive. Indeed, the growth of (New) Cassop was the direct result of coal mining (see historic map extract below).



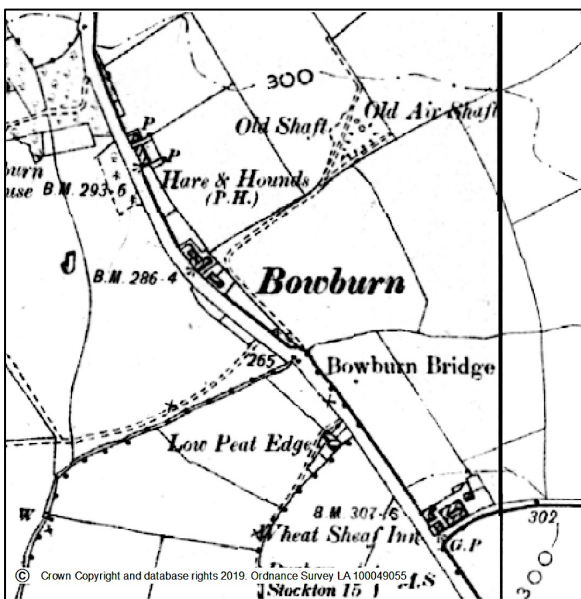
(New) Cassop as it was in 1861

- 2.18 The same is true of the hamlet of Tursdale, and of course the construction of the 'colliery rows' which now form Bowburn Conservation Area. The legacy is also evident in place names, historic sites and artefacts across the area, including at least two which have been identified in the Neighbourhood Plan as Locally Valued Heritage Assets (see Policy CCQ3 in chapter 5).

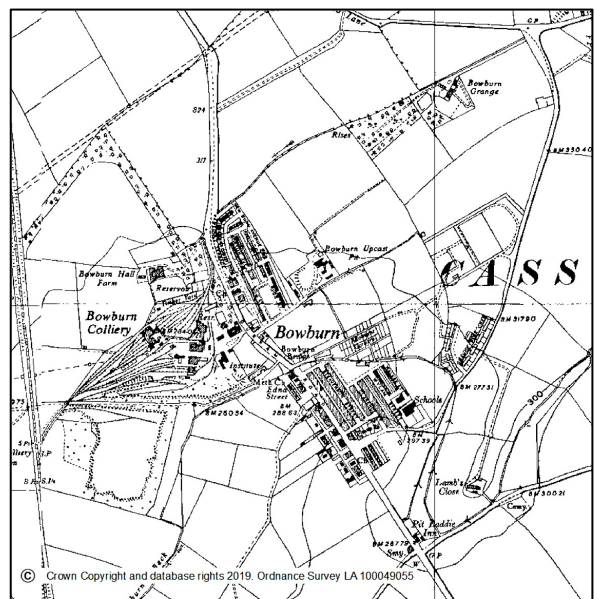
The six settlements of CCQ

1) BOWBURN

2.19 Before 1906, Bowburn was a tiny agricultural settlement. Today it is by far the largest in the Parish, benefitting from its proximity to the A1(M). It grew firstly with the erection of the first 200 colliery houses near the Durham-Stockton road (designated a Conservation Area in 1979), then with further streets being added behind the Hare & Greyhound Public House (now a carpet shop). The side by side historic maps below show the extent of growth between the end of the 19th century and middle of the twentieth, when employment in the colliery was reaching its peak.



Bowburn in 1898



Bowburn in 1952

2.20 By the 1930's, the first Council estate had started to be built at Park Hill (formerly part of Bowburn), with other estates being added either side of Crowtrees Lane. North Bowburn Council estate followed post war, together with others near Bowburn Hall Hotel, on the old Landsdowne School site in the 1970s and 1990s and on the former Cape Universal factory site from about 2010⁸.

2.21 More recently, permission has been granted for further large-scale housing, extending southwards from Bowburn. This is part of the major mixed-use development site known as Integra 61 owing to its strategic location near junction 61 of the A1(M).

⁸ This site was transferred to CCQ Parish from Shincliffe Parish in 2014

2.22 In terms of community facilities, Bowburn has a local library and, adjacent, a vibrant community centre and neighbouring youth centre accommodating many different activities and groups. There is also a large park, including children's play area, plus two well-used football pitches and allotments.



*Bowburn Community Centre
(top)*

*Bowburn Colliery Memorial
(right)*



2.23 The village has a nursery/infants' school and a Junior School. These became a single Primary school (initially split-site) in 2019. There are two churches (Anglican and Methodist), a doctor's surgery, a dental practice, a pharmacy and a funeral directors.

2.24 All the public houses in the village closed some time ago, however there remains a working men's club and a hotel. Other shops/services include two hairdressers, a variety of take-aways, three general stores and a local garage, which now also houses the post office.

2.25 On the western side of the A177, Bowburn has two major employment areas, Bowburn North and Bowburn South Industrial Estate. Together, these house a variety of small to medium size businesses. Just outside the village there is the motorway service station (Durham Services) at junction 61 of the A1(M).

2) PARKHILL

2.26 Parkhill, originally part of Bowburn, is now a separate settlement, being split from the rest of Bowburn by the A1 motorway in 1968.

2.27 It is the second largest settlement in the Parish, with about 300 houses, situated on the western side of the B6291. However, further significant growth is taking place with new housing on the opposite side of the road. This development, will eventually create a further 190 houses.

2.28 Parkhill currently has one small general shop, a public house/restaurant and a garage (service, not fuel). It also has a children's play park, and a separate playing field and recreation ground.



Children's Play Areas at Parkhill (above) and Tursdale (right)

3) TURSDALE

2.29 The hamlet of Tursdale sits in the south west corner of the Parish, just to the east of the A688. Though once larger, it now consists of one street, with 25 houses, including those in the converted school which closed in the 1960's.

2.30 There are no shops or other services. However, to the south of the hamlet is a children's play area, a five-a-side football pitch, and some allotments. To the west of the hamlet on the other side of the A688 is Tursdale Business Park, occupying the site of the former Tursdale Colliery and NCB workshops.

4) OLD QUARRINGTON

2.31 Once capital of the historic district of Quarringtonshire, Old Quarrington is today a hamlet of 23 dwellings, plus two associated with a farm. There are no shops or other services. Geographically, it is located close to the mid-point of the Parish.



View towards Old Quarrington from the south

5) OLD CASSOP

2.32 Old Cassop is the smallest settlement in the Parish, located on the higher ground above Cassop Vale to the east of the Parish.

2.33 With 12 dwellings, including two working farms, it has retained many remnants of its medieval origins and was designated a Conservation Area in 1981. There are no shops or other services.



Old Cassop Conservation Area

6) CASSOP

2.34 The village of Cassop is the third largest settlement in the Parish after Bowburn and Parkhill. It has about 180 houses, a primary school, a chapel, a post office, pub and social club.

2.35 There is also a children's play area and an active community centre. It lies the furthest east of all the settlements in CCQ, bordering its southern boundary with the Parishes of Thornley and Kelloe.



2.36 In addition to the six settlements, there are 13 farms scattered across the rural areas of the Parish.

Population

2.37 Census data from 2011 shows that the Parish had a usually resident population of 5219. This was up from 4735 in 2001, representing a rise of just over 10% over the ten-year period. The gender split was fairly even, with 49.2% male and 50.8% female (compared to 48.8% male and 51.2% female in 2001).

2.38 In 2011, 17.9% of the population was shown to be between 0 to 15 years of age, 65.1% to be between 16 and 64 and 16.9% to be 65 and over. These figures were broadly comparable to the age split for County Durham and England. The average age of residents in the Parish was 39.6 years.

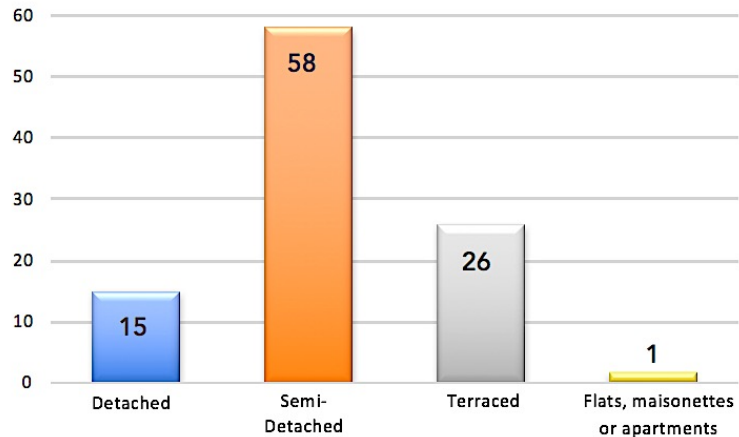
2.39 Whilst the 2021 census will yield new statistics, it is not in any doubt that the population (and number of dwellings) will show a significant rise since 2011. Not only did the Parish acquire the former Cape Universal factory site in 2014 (previously part of Shincliffe Parish and comprising 356 dwellings), but since 2011 there have also been planning permissions granted for significant numbers of new housing at Bowburn (392) and Parkhill (202). More details on the scale and nature of housing in the Parish is provided below.

Housing

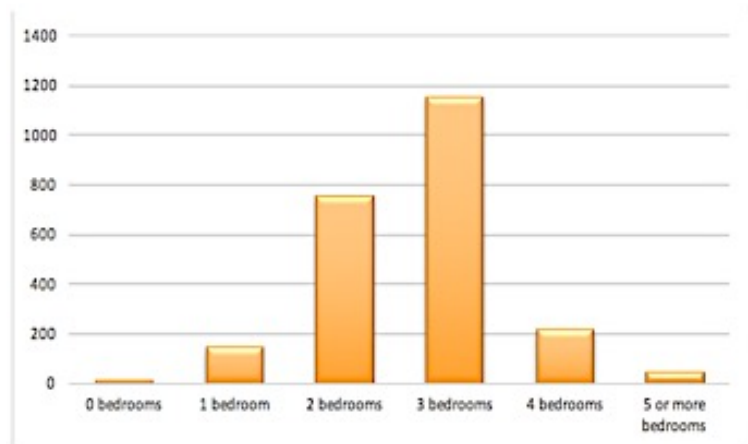
2.40 Drawing upon census data, the characteristics of the Parish's housing stock in 2011 was as follows –

- Dwelling and household numbers – the total housing stock of the Parish consisted of 2412 dwellings (up from 2159 in 2001, a rise of 253 dwellings, or almost 12% in the ten-year period). This stock contained a total of 2295 households (up from 2053 in 2001 – again, an increase of almost 12%). Most dwellings (and households) were within the largest settlement of Bowburn, followed by Parkhill.

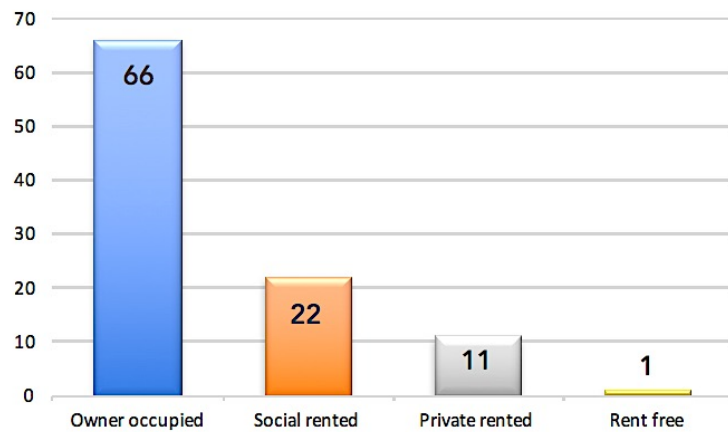
- Dwelling type – the largest proportion of dwellings were semi-detached (58%), followed by terraced (26%). Detached dwellings made up 15% of the dwelling stock, with the last 1% being flats, maisonettes or apartments.



- Dwelling size - there was a predominance of average sized family homes in 2011, with the majority having 3 bedrooms.



- Dwelling tenure - 66% of households were shown to live in homes that were owner-occupied, with 22% available for social rent, 11% private rent (including part rented/part owned) and 1% live in a rent-free dwelling.



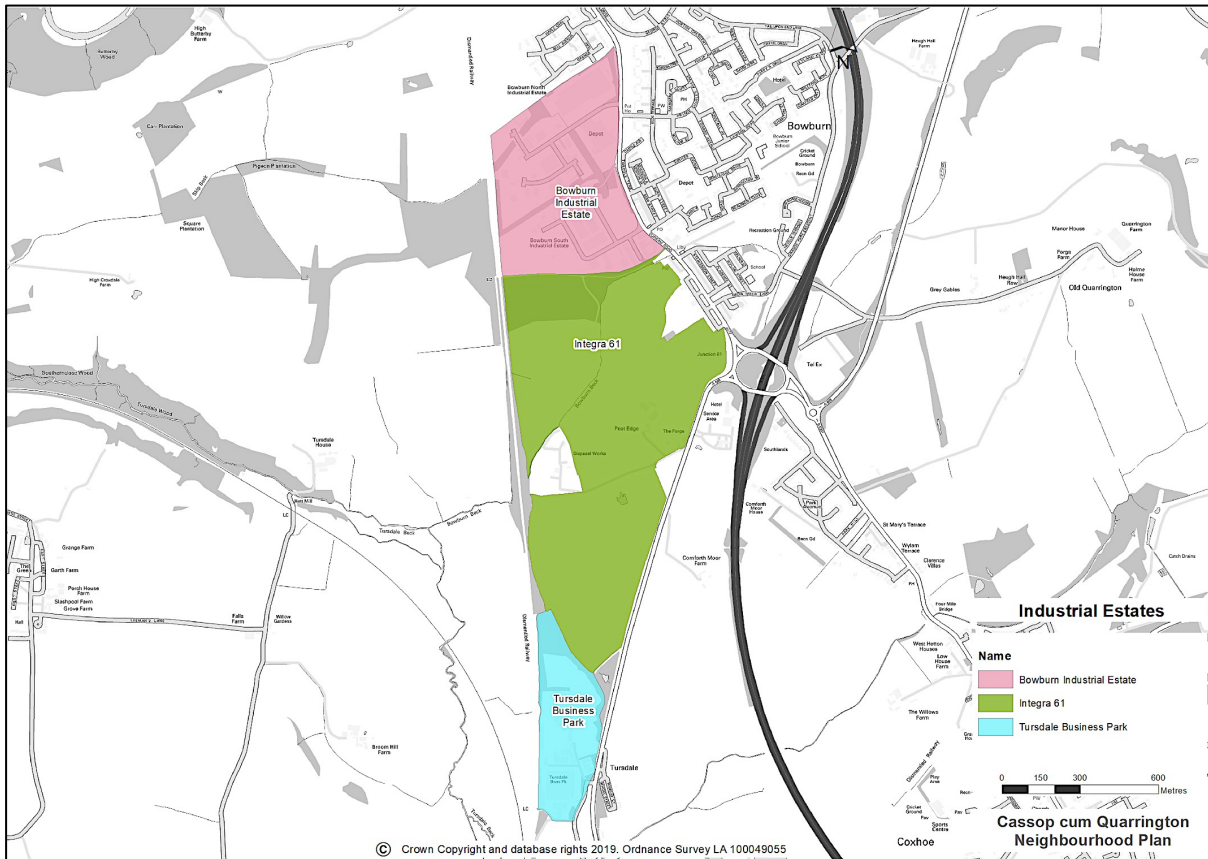
Employment

2.41 The 2011 census showed that 61% of the adult population of the Parish were in employment (16-74 year olds). Although the majority travel to work outside the Parish, there are two industrial estates at Bowburn and one at Tursdale covering a total of 45 hectares of land.

2.42 In addition, a significant new area of employment is being developed to the south of

Bowburn with the Integra 61 development which received planning permission in 2017. Some 44 hectares of this are earmarked for a mix of general industrial, storage/distribution and business uses and development is well underway (as at 2020).

2.43 For reference, the 'Industrial Estates' map below shows the location of this site, together with the existing industrial estates at Bowburn and Turdsale.



Showing the locations of existing industrial estates and the Integra 61 site

Land use issues and opportunities for the Neighbourhood Plan

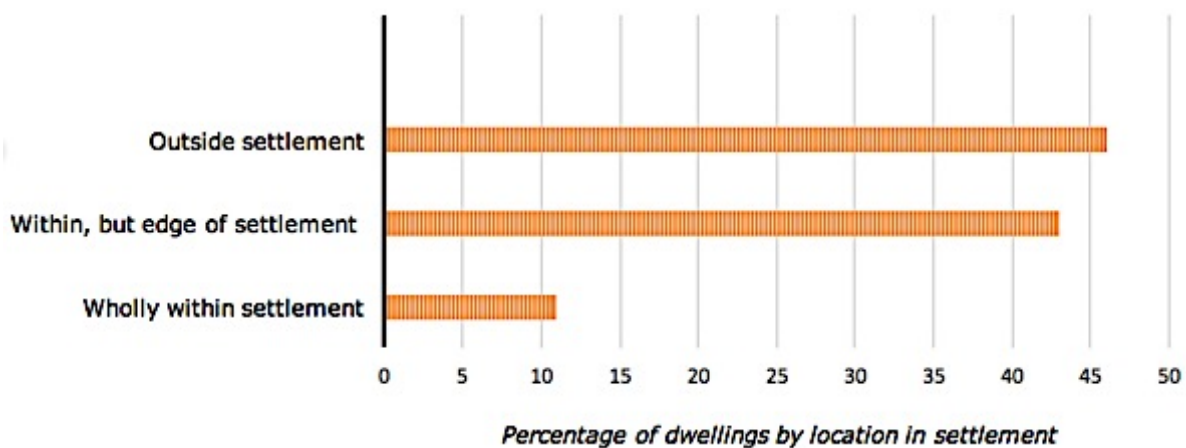
2.44 The key land use issue for the Neighbourhood Plan is the growth and expansion of the larger settlements of the Parish – Bowburn and Parkhill. This is firmly underpinned by both factual evidence and by community opinion expressed during preparation of the Neighbourhood Plan. The headline facts are as follows –

- Over the period 2006-2018, a total of 754 dwellings were granted planning permission in the Parish⁹, the largest single permissions being for 270 dwellings at Bowburn (the Integra 61 site) and 190 dwellings at Parkhill. Another large site (the

⁹ This figure only covers 'major' housing developments in the Parish (ie –10 dwellings and above)

former Cape Universal factory site north of Bowburn Industrial Estate) was transferred from Shincliffe Parish to CCQ in 2014. This has been developed in successive phases with numerous planning permissions since first obtaining permission for housing on appeal in 2007. It is now complete and comprises 356 dwellings. When added to the 754, this gives a total additional supply of 1110 dwellings for CCQ since 2006.

- In terms of their locations, a total of 125 dwellings were on sites wholly within the settlements (113 in Bowburn and 12 in Parkhill), whilst 479 were within but abutting the boundaries of these settlements.
- In contrast however, the greatest proportion of dwellings granted permission (ie - 506) were for sites outside the current built extent of the settlement. These statistics are represented in bar chart form below.



Percentage of dwellings granted permission by location relative to the settlement boundary

2.45 The 506 dwellings that were granted outside the settlements are made up of 3 sites as follows –

- SITE 1 (Bowburn) – 46 dwellings on Land south of Crowtrees Lane;
- SITE 2 (Bowburn) – 270 dwellings on land south of Bowburn and west of A688 (part of the Integra 61 development);
- SITE 3 (Parkhill) – 190 dwellings on land to north east of St Mary’s Terrace.

2.46 These developments represent significant expansions of Bowburn and Parkhill in their own right. However, there is evidence of pressure for yet further expansion of these settlements.

2.47 Reference to the County Council's most up to date (2019) SHLAA (Strategic Housing Land Availability Assessment) identifies a number of sites at the edges of Bowburn and Parkhill which amply demonstrate the level of development interest in their expansion. Briefly, these include -

- 3 sites immediately adjoining the northern edge of Bowburn, totalling some 21.8 hectares with a potential capacity of 1057 dwellings (2 of these are outside the Parish boundary, but to all intents and purposes would constitute an extension of Bowburn and reduction of the rural gap between it and High Shincliffe);
- 2 sites immediately adjoining the western edge of Parkhill, totalling some 9.7 hectares with a potential capacity of 290 dwellings;
- A further site west of Parkhill between the A1(M) and A688 (south of Durham Services), totalling some 19 hectares with a potential capacity of 570 dwellings;
- 4 sites to the east of Parkhill, totalling some 34.7 hectares, with a potential capacity of 1015 dwellings;
- For completeness, it is noted that the 2019 SHLAA also includes a vast area of land to the north-east of Bowburn. Described in the SHLAA as a 'Garden Village', the land area extends to 503.7 hectares, with a potential capacity of 15112 dwellings.

2.48 Even putting aside the extensive garden village, the other sites' total capacity is 2932 dwellings which, for reference is considerably more than the entire housing stock of the whole Parish as at the 2011 census (2412). There are also SHLAA sites adjoining the north of Coxhoe and the south of High Shincliffe, which show yet more potential for diminution of the gaps between Parkhill and Bowburn respectively.

2.49 During preparation of the Neighbourhood Plan, the scale, pace and nature of development in the Parish emerged as one of the top concerns of local people. The following are some of the concerns expressed, which provide a flavour of community sentiment in this regard:

- Loss of village identity
- Need to know where villages begin & end
- Risk of Parkhill & Bowburn, Parkhill & Coxhoe or Parkhill, Bowburn & Coxhoe merging to become one town/conurbation
- Fields are vanishing
- Open space around village is one of its best features

2.50 Chapter 4 of the Plan sets out a robust response to this issue, which seeks to give a locally specific planning context to the rural settings of Bowburn and Parkhill,

identifying their vital role in preventing coalescence with each other and with neighbouring settlements and putting a strong 'Protected Rural Setting' policy in place to safeguard them from being eroded.

- 2.51 In terms of housing in the smaller settlements (Cassop, Old Cassop, Turdale and Old Quarrington), most respondents favoured it being limited to conversions and small infill sites. This is provided for in the existing framework of planning policies in operation at the County level.
- 2.52 Another key area that the Plan has tackled is the opportunity to identify and protect attributes of the Parish which are valued. Specifically, these include the varied green spaces within and at the edges of its settlements, along with historic sites, features and buildings which are worthy of identification and protection.
- 2.53 These are set out in Chapter 5, under the umbrella heading of 'Environmental Assets'. The chapter explains the process followed to assess and shortlist these assets, together with policies to safeguard them from loss or damaging development.
- 2.54 The last topic chapter of the Plan (Chapter 6) deals with 'The Quality of the Built Environment'. This sets out a policy to promote the achievement of beautiful and successful development with reference to a set of maxims drawing upon the Government's National Design Guide.

CHAPTER 3: THE VISION AND OBJECTIVES OF THE NEIGHBOURHOOD PLAN

- 3.1 The issues, aims and aspirations of the community were fully explored through public engagement and analysis of feedback undertaken in the preparation of the Neighbourhood Plan.
- 3.2 The key findings were brought together to arrive at an overarching vision for the Parish and specific objectives for the three respective topic chapters. These are set out below, together with the policies of the Plan which seek to implement them.

Overall Vision:

'Our vision is to tangibly improve the Parish as a place to live and work. The rural setting around and between our settlements will be protected and enhanced, together with the local green spaces and valued assets within the Parish'

Topic Chapters, Objectives and Policies

TOPIC CHAPTER	OBJECTIVE	POLICY/POLICIES
<u>Chapter 4:</u> The Rural Setting of Settlements	<i>'To carefully manage new development to ensure that the rural setting around and between settlements is protected and enhanced'</i>	CCQ1: Protected Rural Settings
<u>Chapter 5:</u> Environmental Assets	<i>'To identify, protect and enhance the local green spaces and other valued features of the Parish for the various roles they fulfil'</i>	CCQ2: Local Green Spaces CCQ3: Locally Valued Heritage Assets
<u>Chapter 6:</u> The Quality of the Built Environment	<i>'To ensure that any new development in the Parish is carefully designed to enhance the quality of the environment'</i>	CCQ4: Achieving Beautiful and Successful Development

- 3.3 The Vision and Objectives were publicised with the opportunity for feedback in order to ensure that they accurately captured the aspirations of the community. The policies of the Neighbourhood Plan are designed to give effect to each objective.

CHAPTER 4: THE RURAL SETTING OF SETTLEMENTS

- 4.1 The purpose of this chapter is to provide a policy to protect the settings between and around Bowburn and Parkhill for their rural character and for the role they play in maintaining their separateness from each other and neighbouring settlements. This is an appropriate and meaningful way for the Plan to give effect to its specific Objective for this topic area which is *'to carefully manage new development to ensure that the rural setting around and between settlements is protected and enhanced.'*
- 4.2 Bowburn and Parkhill form part of a chain of 4 settlements which lie on a NW-SE axis, intersected by the main A1(M) motorway at junction 61. The settlements comprise High Shincliffe, Bowburn, Parkhill and Coxhoe. The rural gaps separating these settlements are relatively small and there becomes progressively less separation between Bowburn/Parkhill and Parkhill/Coxhoe.
- 4.3 In addition to this NW-SE axis, a further important rural gap lies between Parkhill and Tursdale in the south west of the Parish. Large scale development is already well underway¹⁰ for the finger of land between the disused railway and the A688. This will effectively infill the gap between junction 61 of the motorway and Tursdale. However, the corresponding land to the east of the A688 remains as countryside all the way to Parkhill. Although this is bisected by the A1(M), it nevertheless forms an important gap maintaining the separateness of Parkhill and Tursdale and providing an attractive rural setting to each.
- 4.4 In developing the Neighbourhood Plan, it became clear, through research into the quantity and location of recent development, that by far the greatest focus of growth has been in Bowburn and Parkhill. Significantly, the majority of this growth has been on land outside, but at the edge of the settlements (ie – within their 'rural setting'). More explanation of this is given in Chapter 2 (paragraphs 2.44-2.46).
- 4.5 In addition, the continued level of developer interest at the edges of these settlements is further evidenced in the number and physical extent of sites which feature in the County Council's Strategic Housing Land Availability Assessment (SHLAA) 2019. This is also explained in Chapter 2 (paragraphs 2.47 and 2.48).
- 4.6 In terms of public opinion, urban sprawl and the need for protection of the rural settings of settlements featured as a significant issue during the preparation of the Neighbourhood Plan. 82% of respondents supported the Plan including measures to

¹⁰ Namely, the Integra 61 development, comprising a mixed-use residential and business park

control further outward expansion of housing at Bowburn and Parkhill, with typical comments referring to concerns about diminishing gaps between the settlements, intrusion into the countryside and needing to know where villages begin and end.

4.7 In summary, the close spatial relationships between Bowburn, Parkhill and neighbouring settlements, their settings and the weight of developer interest all provide a strong evidential basis for the specific policy approach which has been developed. It also provides an appropriate and proportionate response to views that were expressed during preparation of the Neighbourhood Plan. These provided a clear and unequivocal mandate for measures to safeguard the rural settings between these settlements from encroachment by development.

How does the Plan achieve this 'rural setting' protection?

4.8 The approach that the Plan has taken is to identify specific areas around Bowburn and Parkhill to which a 'Protected Rural Setting' (PRS) status applies. The PRS is shown on Policies Map 1.



View towards Coxhoe showing part of the Protected Rural Setting of Parkhill in the foreground

POLICY CCQ1 - PROTECTED RURAL SETTINGS:

Countryside adjoining Bowburn and Parkhill is defined as a 'Protected Rural Setting' (PRS) on Policies Map 1. Development proposals within or encroaching into the PRS will not be supported where they will lead to a reduction in the rural character of the PRS or diminish the role it plays in maintaining the separateness of settlements.

Development which maintains and, where possible, enhances the rural character of PRS land will be supported. Development within the PRS will be assessed according to its impacts upon the rural character and essential roles which the PRS land plays.

Policy Explanation

- 4.9 The countryside adjacent to Bowburn and Parkhill plays a vital role in providing a rural setting to those settlements, maintaining their separate individual identities and preventing their coalescence with each other and with neighbouring settlements. The areas of land in question are identified on Policies Map 1 as PRS's.
- 4.10 In addition, the PRS's provide a backdrop to the built-up environment which is intrinsically valuable in visual and landscape terms, as well as framing longer distance views of important landscape features such as the magnesium limestone escarpment in the east of the Parish, which is identified as an Area of Higher Landscape Value (AHLV) in the County Durham Plan¹¹. In the case of PRS land east of Parkhill, it plays a further role in providing a rural buffer to the protected Local Wildlife Site at Coxhoe Ponds, which is also identified in the Neighbourhood Plan as a Local Green Space (LGS12).
- 4.11 Policy CCQ1 consequently seeks to protect the PRS land from built development which would diminish its rural character or its role in maintaining the separateness of settlements. The PRS's are particularly vulnerable to being encroached into by the 'tacking on' of development to the edges of the settlements. The policy therefore makes specific reference to this as well as to development elsewhere within the PRS.
- 4.12 The policy conversely expresses support for uses which will help maintain and, where possible, enhance the PRS land. Such uses could include agriculture, horticulture, forestry, outdoor leisure uses, wildlife reserves and other appropriate open space

¹¹ The Neighbourhood Plan has not proposed any specific policies in respect of the escarpment as it is considered that it is adequately recognised and protected by the policies of the County Durham Plan in respect of protecting valued landscapes (Policy 39). It is also noted that Policy 50a of that Plan seeks to safeguard the prominent slopes of the magnesium limestone escarpment from mineral working to avoid unacceptable landscape and visual effects.

uses. Essential built development associated with such uses will be considered in terms of their impacts upon the open qualities and essential roles of the PRS land.



Above photo shows the narrowing gap from Clarence Villas to the new housing development currently underway at Parkhill.

Photo to right shows the gap between the other end of Clarence Villas and the edge of Coxhoe.



CHAPTER 5: ENVIRONMENTAL ASSETS

- 5.1 The purpose of this chapter is to identify the sites and features within the environment of the Parish which are locally valued and to provide policies which apply to any development proposals affecting them. The policies seek to conserve and where possible enhance the assets by requiring that development does not lead to the loss of the asset or diminution of its qualities. This gives effect to the Plan's objective for this topic which is *'To identify, protect and enhance the local green spaces and other valued features of the Parish for the various roles they fulfil'*.
- 5.2 In the Neighbourhood Plan, the umbrella term 'environmental assets' is used to collectively cover the various sites and features in question. However, they fall into two categories, each of which has its own specific policy –
- Local Green Spaces – Policy CCQ2
 - Locally Valued Heritage Assets – Policy CCQ3
- 5.3 The chapter deals with these environmental assets in turn, setting out a background context and rationale for each, followed by the respective policy and an accompanying policy explanation.

Local Green Spaces

- 5.4 At the local planning level, the County Durham Plan relies on a generic approach to protecting open spaces of all kinds as part of its 'Green Infrastructure' policy (Policy 26). In other words, the open spaces which are to be protected are not specifically identified in a list or on a map.
- 5.5 However, at the national policy level, the NPPF recognises that *'The designation of land as Local Green Space through local and neighbourhood plans allows communities to identify and protect green areas of particular importance to them'* (paragraph 99). The County Durham Plan similarly notes that *'Neighbourhood Plans can identify any buildings and spaces that are considered worthy of local designation'* (paragraph 5.450).
- 5.6 The importance of a green space can derive from attributes such as its visual amenity, wildlife or recreational value or indeed a combination of these.
- 5.7 It is widely acknowledged that green spaces contribute to the quality of the built environment, helping make places more attractive to live, work in and visit. They

are a key measure of the quality of an area, and play a large part in community wellbeing. This was clearly evidenced in feedback received from the community during preparation of the Neighbourhood Plan, with almost 98% of respondents wanting to see local green spaces identified for protection in the Neighbourhood Plan.

5.8 A large number of potential spaces were suggested by respondents. These provided the focus for further assessment in accordance with criteria set out in paragraph 100 of the NPPF. This resulted in a shortlist of sites which met the criteria and were therefore justified in being identified and designated in the Plan as Local Green Spaces. A summary table of the assessment outcomes for these sites is included in Appendix 1 and each site is individually identified in Policies Map 2 (parts 1 to 17).

5.9 The shortlisted sites are wide and varied, ranging from roadside grass verges to parks, play areas and allotments and sites of recognised nature and wildlife value.



Doorstep Green, Bowburn (LGS5)

5.10 Policy CCQ2 consequently brings together and gives effect to the element of the Environmental Assets objective which seeks *'To identify, protect and enhance the local green spaces of the Parish for the various roles they fulfil'*.

POLICY CCQ2 – LOCAL GREEN SPACES:

The sites listed below and identified in parts 1 to 17 of Policies Map 2 are designated as areas of Local Green Space. The management of development within areas of Local Green Space will be consistent with that for development within Green Belts.

- LGS1: Bowburn - Mary Terrace
- LGS2: Bowburn - Cavell Drive
- LGS3: Bowburn - Junction of Tail-upon-End Lane and Sherburn Road
- LGS4: Bowburn - John Hare's Wood
- LGS5: Bowburn - Doorstep Green
- LGS6: Bowburn - Allotments (Burn Street)
- LGS7: Bowburn - Allotments (opp. Community Centre)
- LGS8: Bowburn - Allotments (adj. to Bowburn Park)
- LGS9: Bowburn – Bowburn Park
- LGS10: Parkhill - Park Avenue Island
- LGS11: Parkhill – Parkhill (West Hetton Lodge) Woods
- LGS12: Parkhill - Coxhoe Ponds Local Wildlife Site
- LGS13: Parkhill - Play Area
- LGS14: Crow Trees Local Nature Reserve
- LGS15: Cassop - Allotments
- LGS16: Cassop - Play Area
- LGS17: TurSDale - Play Area & Allotments

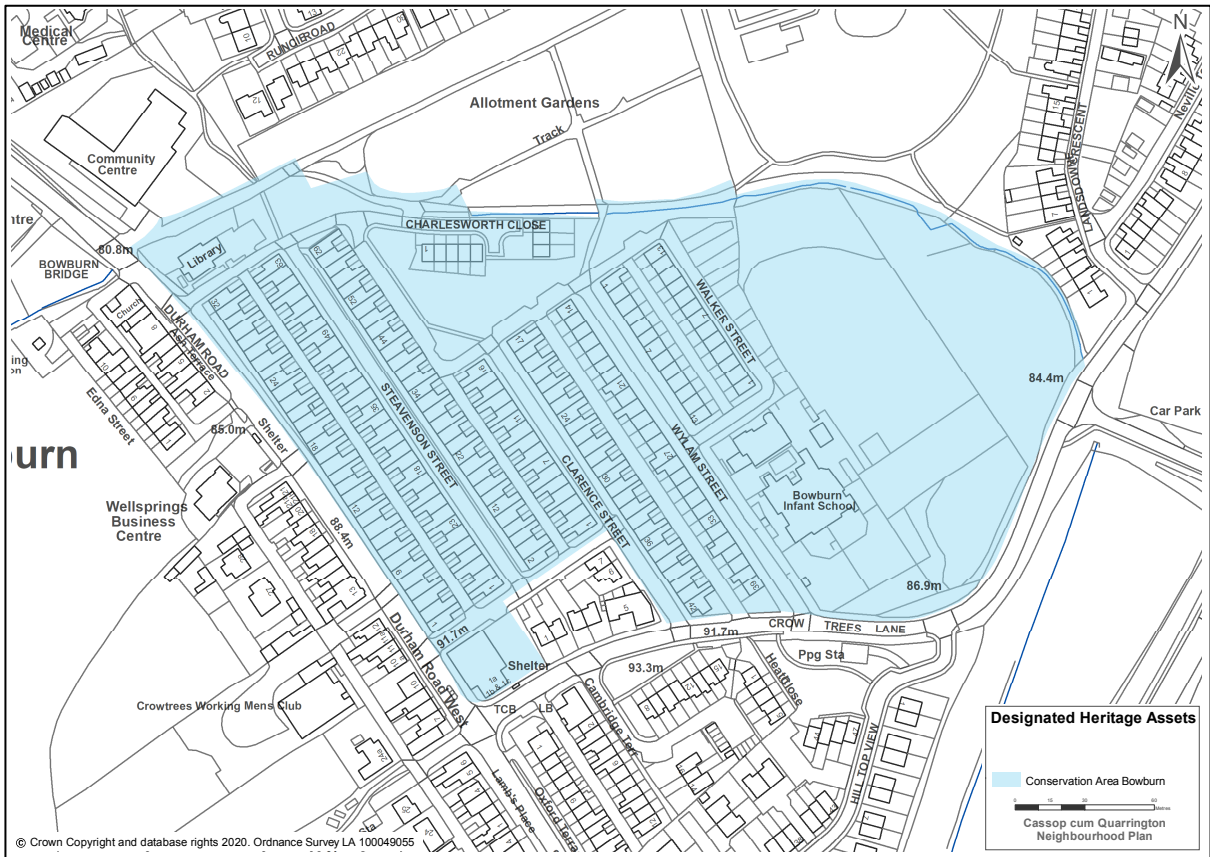
5.11 The intention of Policy CCQ2 is to ensure that Local Green Spaces are protected from development in order to safeguard the open space values and roles they fulfil. The scope for development within a Local Green Space is restricted in the same manner as it is for Green Belts (NPPF paragraph 101).

Locally Valued Heritage Assets

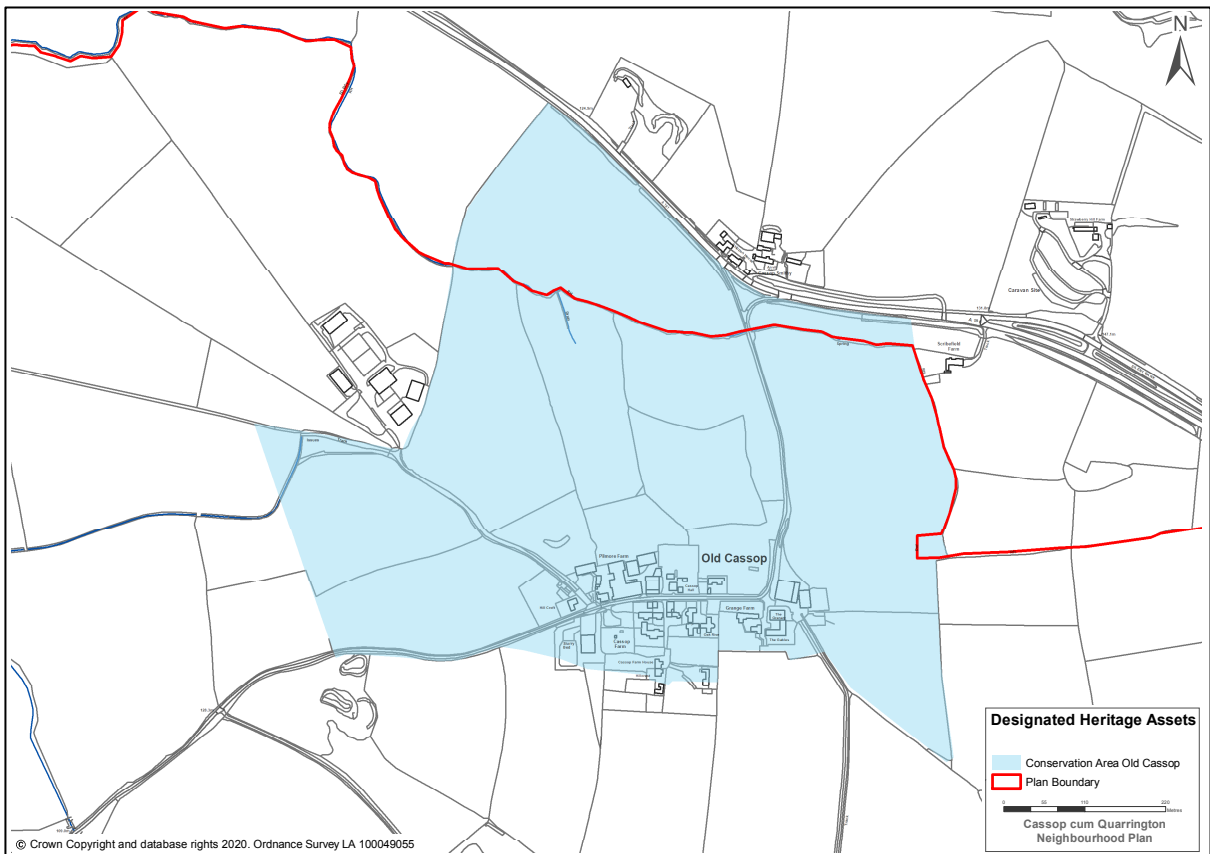
5.12 The Parish of Cassop-cum-Quarrington has only three statutorily designated heritage assets – the Grade II listed TurSDale House and Conservation Areas at Bowburn (the colliery houses) and Old Cassop. These are subject to statutory protections under the Planning (Listed Buildings and Conservation Areas) Act 1990, as well as national and local planning policies. However, in the interests of completeness and for reference purposes, maps of these three assets are provided on the following pages.



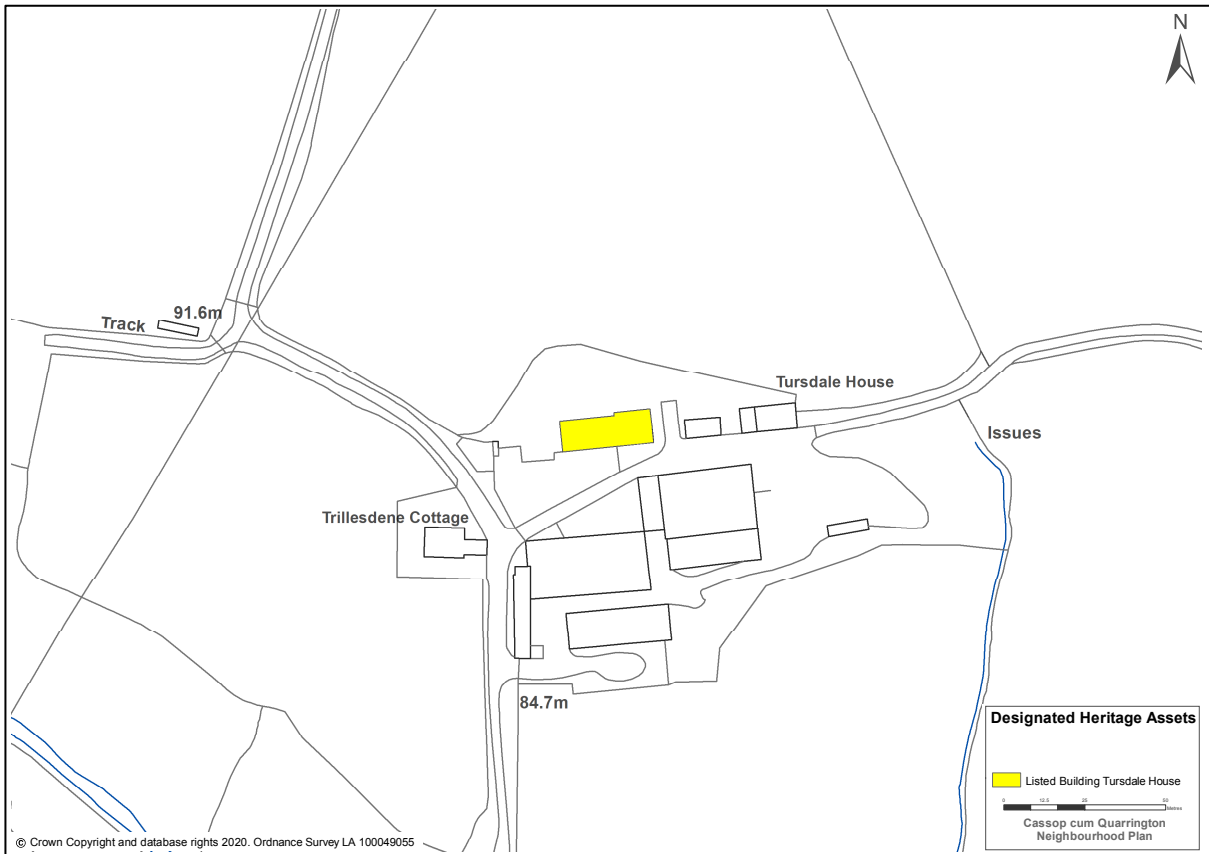
The Conservation Areas of Old Cassop (top) and Bowburn (bottom)



Above - Bowburn Conservation Area



Above - Old Cassop Conservation Area



Above – The Grade II Listed TurSDale House

5.13 It is noted that Conservation Area Appraisals have been undertaken for both Bowburn and Old Cassop, which were adopted in 2008 and 2009 respectively. These contain invaluable information about the significance of the areas and the elements that contribute to their special character. They also contain guidance and proposals to help maintain, improve and manage their qualities. The content of these documents are therefore fully supported and endorsed by this Neighbourhood Plan.

5.14 However, given that the Appraisals are both over 10 years old, it would be beneficial for them to be reviewed and updated. This is particularly important in the context of the Bowburn Conservation Area given that it is currently identified on Historic England’s ‘Heritage at Risk Register’. Action and initiatives to tackle this are accordingly supported and endorsed.

5.15 In addition to these designated heritage assets, there are other ‘non-designated’ historic features and sites within the Parish which are also valuable and which merit identification and protection.

- 5.16 In Planning Practice Guidance, the Government recognises neighbourhood plan-making processes as being an appropriate tool for achieving this¹². Likewise, the County Durham Plan notes that '*Neighbourhood Plans can identify any buildings and spaces that are considered worthy of local designation*' (paragraph 5.450).
- 5.17 The non-designated heritage assets of the Parish were identified by a combination of consultation feedback from the local community and a review of other record sources including the 'Keys to the Past' website and the Historic Environment Record.
- 5.18 These were then assessed using established and recognised methodologies promoted by Historic England¹³ and Civic Voice¹⁴. This resulted in a list of 6 assets which are identified in the Plan as 'Locally Valued Heritage Assets' (or LVHA's for short)¹⁵. They include buildings, structures and sites which are representative of the historic character and fabric of the Parish. A summary table of the assessment outcomes for these assets is included in Appendix 2 and each LVHA is individually identified in Policies Map 3 (parts 1 to 6).
- 5.19 Policy CCQ3 thus provides the mechanism to give effect to the element of the Environmental Assets objective which seeks *to identify, protect and enhance the ... valued features of the Parish for the various roles they fulfil*.

POLICY CCQ3 - LOCALLY VALUED HERITAGE ASSETS:

The Locally Valued Heritage Assets listed below and identified in parts 1 to 6 of Policies Map 3 will be conserved in a manner appropriate to their significance. Enhancement of the significance of heritage assets and/or their settings will be supported.

LVHA1: Bowburn School, Wylam St, Bowburn

LVHA2: The Hemmel, Old Cassop

LVHA3: WW2 Air Raid Shelter, Parkhill

LVHA4: Former Clarence Railway, Parkhill

LVHA5: Colliery Winding Building, Crow Trees Local Nature Reserve

LVHA6: Former School, Tursdale

¹² See Planning Practice Guidance Paragraph: 040 Reference ID: 18a-040-20190723

¹³ Historic England Advice Note 7: 'Local Heritage Listing' (May 2016)

¹⁴ Civic Voice: 'Local Heritage Listing Toolkit' (April 2018)

¹⁵ The adoption of the term 'Locally Valued Heritage Assets' in this Neighbourhood Plan follows its use in Historic England's Advice Note 11: 'Neighbourhood Planning and the Historic Environment', (October 2018)

5.20 The intention of Policy CCQ3 is to highlight the LVHA's which exist within the Parish and provide a means by which they can be protected from development that might diminish their significance and setting. It also proactively supports measures that would improve and enhance their significance and setting.



Old postcard of Bowburn School (LVHA1)



The Hemmel, Old Cassop (LVHA2)



WW2 Air Raid Shelter, Parkhill Woods (LVHA3)



Former Clarence Railway, Parkhill (LVHA4)



Colliery Winding Building (LVHA5)



Former School, TurSDale (LVHA6)

5.21 The policy will enable development to be properly assessed according to the net positive or negative effects that will occur to the asset in terms of sustaining and enhancing its significance. Accordingly, applications will be required to demonstrate a full understanding of the asset's significance (including any contribution made by its setting) and show what the effects of the proposal are upon it.

5.22 In this way, the policy supports the NPPF, which at paragraph 197 states that *'The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset'*.

CHAPTER 6: THE QUALITY OF THE BUILT ENVIRONMENT

- 6.1 The protection and enhancement of the environment of the Parish is a clear focus of the Neighbourhood Plan. This is evidenced in chapter 4 in respect of the valued rural settings of settlements (Policy CCQ1); and chapter 5 in respect of valued open spaces and heritage assets (Policies CCQ2 and CCQ3).
- 6.2 Notwithstanding this, feedback received during consultation on the Neighbourhood Plan revealed that there was also a general level of dissatisfaction with the quality and attractiveness of the existing built environment of the Parish. This was particularly (though not exclusively) a concern in respect of the main settlement of Bowburn.
- 6.3 Analysis of responses and comments showed this to be a product of two distinct issues:
- 1) A need for measures to improve unappealing aspects of the environment;
 - 2) A need for better standards in the design and appearance of development to address clearly expressed shortcomings of the past.
- 6.4 This chapter will examine each of these issues in turn and set out actions to address and respond to them, including both non-statutory and statutory measures. However, it is acknowledged at the outset that the Neighbourhood Plan cannot of itself provide all the answers to these issues.
- 6.5 For example in respect of issue 1), the Plan can highlight the main environmental problems and identify neglected sites or areas. However, actual steps to address these and improve the environment will need to be identified, prioritised and actioned outside the Neighbourhood Plan (ie – a non-statutory ‘action list’)
- 6.6 Likewise, in respect of issue 2), the Plan cannot change built development which is already there. However, it can seek to address past shortcomings by requiring a higher and more comprehensive standard of design for future development (ie – a statutory policy).
- 6.7 In recognising and providing a workable response to these issues, the Plan will help to implement a core part of its Vision, which is *‘to tangibly improve the Parish as a place to live and work’*.

Improving unappealing aspects of the environment

6.8 In ranking the issues which the local community would like to see improved in the Parish, the top answer in consultation feedback was 'the environment'. Many aspects of this were cited, but the most commonly identified issues (in no particular order) were –

- Clearing up dog mess, litter and graffiti
- Improving neglected areas, including –
 - Areas around industrial estates
 - Footpaths, verges and fences
 - Bowburn Beck
 - Allotments (and open spaces generally)
 - Road/street corridors (including street lighting and street trees)
 - Poorly maintained properties/gardens

6.9 It is possible that development proposals may, in some circumstances, create opportunities for improving neglected sites or areas and these will be encouraged, subject to meeting other relevant planning policies. However, proactively tackling unappealing aspects of the environment will require broader actions that lie outside the statutory scope of the Neighbourhood Plan.

6.10 A strong foundation for such actions already exists in the CCQ Parish Plan¹⁶. This was prepared by the Parish Council just prior to the Localism Act in 2012, but nevertheless helped pave the way for this Neighbourhood Plan¹⁷.

6.11 More specifically, the Parish Plan contained findings and recommended actions on the environment¹⁸, which have been reinforced and expanded upon through the feedback received in preparing the Neighbourhood Plan. As a result, it would be beneficial to prepare a consolidated and updated inventory of the key environmental problem areas, sites and issues, drawing together both the Parish Plan and Neighbourhood Plan findings.

6.12 This will provide an up-to-date single point of reference for parishioners, the Parish Council, Durham County Council and other stakeholders as to the main areas of

¹⁶ Available at the following link - https://130ae6eb-70b2-c0e7-1b76-90a5d4aa750d.filesusr.com/ugd/9ca683_c89db06f8631eb1029acc63cddb5e649.pdf

¹⁷ The Parish Plan was forward-thinking enough to include an action to 'explore Neighbourhood Planning and investigate the appetite to develop Neighbourhood Plans across the Parish' (paragraph 3.5, p.9).

¹⁸ The Parish Plan grouped these under the title 'Transport and the Environment', though in practice, the 'transport' element was in relation to the street scene/street furniture etc. Some actions have subsequently been implemented, as summarised in a Parish Plan update available at - https://130ae6eb-70b2-c0e7-1b76-90a5d4aa750d.filesusr.com/ugd/9ca683_2d5bebb734594815b57421b74087fea4.pdf

neglect and how they might be tackled This proactive undertaking will be carried out separately from the Neighbourhood Plan, but will be informed by the many useful comments expressed during its preparation.

Improving standards of design

6.13 At the Parish level, almost 99% of respondents agreed it was important for the Neighbourhood Plan to include measures to promote good quality design for new development. This is clearly linked to a recurring message that many local people expressed about shortcomings in the design of past housing development, particularly in areas which have experienced a lot of growth, like Bowburn.

6.14 A flavour of this can be gained simply from the kinds of words respondents used to describe some existing¹⁹ housing development. The bracketed wording following each has been added to help identify counter-measures the Neighbourhood Plan needs to take to respond to these shortcomings (ie – to achieve the opposite of what has been described) -

- 'DOWDY' (dull, uninspired, not much to look at)
- 'UTILITARIAN' (form and appearance of a building or place dictated by its basic function without considering its attractiveness)
- 'LOW QUALITY' (mediocre and basic with no special characteristics)
- 'CHARACTERLESS' (ditto)
- 'STANDARDISED, ANYWHERE DESIGN' (having no connection to its setting or failing to create a distinct sense of place or identity)

6.15 On the last point, an associated aspiration expressed was for development to reflect and build upon the character of the area in which it is located. This of course is particularly important in the two Conservation Areas of the Parish (Bowburn and Old Cassop). Although a strong vernacular character is less evident elsewhere, it is nevertheless important for all development to contribute to a sense of place that people can identify with and take pride in.

6.16 Responding to these design challenges is an appropriate and necessary task for the Neighbourhood Plan and will serve to implement one of its Core objectives: *'To ensure that any new development in the Parish is carefully designed to enhance the quality of the environment'*.

¹⁹ It is important to highlight that these comments do not purport to refer to all housing. Examples of poor design (and conversely good design) can be found throughout the Parish area.

- 6.17 Not only is there a context in terms of the community views expressed, but also in terms of the profile and importance attached to all aspects of good design at the national level.
- 6.18 The NPPF itself devotes a whole section to 'Achieving well designed places'. Just as the Vision of the Neighbourhood Plan seeks to '*tangibly improve the Parish as a place to live and work*', so the NPPF confirms that '*Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities*' (paragraph 124).
- 6.19 Paragraph 125 of the NPPF confirms the particular role that Neighbourhood Plans have in setting out a design framework for development - '*Neighbourhood plans can play an important role in identifying the special qualities of each area and explaining how this should be reflected in development*'. Planning Practice Guidance also adds that '*Neighbourhood plan-making is one of the key ways in which local character and design objectives can be understood and set out, and with the benefit of being a community-led process*'²⁰.
- 6.20 In the case of CCQ, the policy approach adopted in respect of design has been guided firstly, (a) by the clear messages received from the community in feedback on the subject. The level of detail required in policy has secondly sought to, (b) reflect the specific circumstances and characteristics of the Parish. Above all, however, the approach has also been much influenced by thirdly, (c) the up to date position and clear direction of travel of national policy on design. This can be explained further as follows:

a) Messages received in community feedback on the Neighbourhood Plan

- 6.21 Paragraph 6.14 captures the general feeling that past development which has taken place is, in some cases, mediocre and uninspiring and doesn't engender a positive sense of place, belonging and pride in the environment. To tackle this, an appropriate policy response for the NP is to bring about a tangible shift to promote development that possesses beauty and character and contributes to a sense of place.

b) Specific circumstances and characteristics of the Parish

- 6.22 CIRCUMSTANCES - Given the significant scale and extent of development which has been (and is still being²¹) experienced in the main settlements, the Neighbourhood Plan does not make express provision for further new development in the Plan area.

²⁰ Ref - Planning Practice Guidance Paragraph: 004 Reference ID: 26-004-20191001

²¹ Ref - ongoing development at Parkhill and at Bowburn (Integra 61)

Indeed, it consciously seeks to safeguard the rural settings of the main settlements from further outward spread of development. The anticipated consequence of the Plan's approach to new development is that it will essentially be confined to infill and redevelopment opportunities arising within the existing settlements.

- 6.23 Equally, the Plan cannot influence the design and appearance of development which has already been through the planning process (ie – development with planning permission which has not yet been built). This does not eliminate the need or relevance of a design policy in the Plan, but it does mean that it should be 'proportionate to the task'.
- 6.24 Against this context, the policy approach needs to be less about lengthy prescriptive details or site-specific requirements and more about broad themes to help tackle the shortcomings of previous development and help people feel a pride, wellbeing and connection with their environment. It is however important that this is coupled with action to bring about meaningful and lasting improvements to the built environment more generally, which is the focus of paragraphs 6.8 to 6.12 above.
- 6.25 CHARACTERISTICS - With the exception of the two Conservation Areas, Bowburn and Old Cassop, the built environment of the Parish is generally not defined by a traditional or dominant vernacular character or aesthetic heritage. Indeed, as feedback on the Plan revealed, there has been development over the years which comments describe as being 'characterless' and 'standardised, anywhere' design. In other words, it doesn't have an innate connection with its setting and/or engender a positive sense of place.
- 6.26 Against this context, the policy approach (outside the Conservation Areas) needs to be less about reinforcing existing built character (given its disparate and in some cases mediocre nature). Instead, it needs to ensure that the bar is raised and new development positively counters the shortcomings of past development and helps contribute to places that are not just accepted, but ultimately valued by local people.
- 6.27 Given the circumstances and characteristics outlined above, this is not something that justifies or necessitates a list of detailed design requirements. However, there are key maxims that can be expressed in policy terms and new development should be required to demonstrate how it has enshrined them in its specific context and setting.

c) Current [and emerging] national position on design

- 6.28 There is much evidence nationally that the Government are committed to promoting good design. As well as the overarching policy context (NPPF), a new National Design Guide was published in September 2019 to support both the NPPF and Planning Practice Guidance on design²². For the first time, this introduces a national set of standards and principles, based around an understanding of the integrated components and characteristics of good design.
- 6.29 Accompanying this, the National Model Design Code (2021) provides detailed guidance on the production of design codes, guides and policies to promote successful design. The Code follows on from the findings of the Building Better Building Beautiful Commission's (BBBBC's) work²³, contained in their report 'Living with Beauty'²⁴, published on 30th January 2020.
- 6.30 The language used in both the BBBBC's report and the National Design Guide is noteworthy for focusing afresh upon delivering 'beauty' and 'beautiful' places in the built environment²⁵.
- 6.31 There is a very strong rationale and purpose behind this. Achieving beauty and beautiful places has long been a cornerstone of the planning system, albeit the language used to articulate this (and the success in achieving it) has clearly varied over time.
- 6.32 The National Design Guide and Model Design Code now provide a wealth of structured guidance and good practice on achieving good design in development and place-making. This has been a key driver to the policy approach which has been developed in this chapter. Likewise, the approach reflects both the existing nature of the built environment in the Parish and the effect of the wider policy framework for future development in the Neighbourhood Plan, particularly Policy CCQ1.
- 6.33 Taking all these factors together, Policy CCQ4 delivers a response which is both proportionate and meaningfully reflective of the aspirations of the local community expressed during preparation of the Neighbourhood Plan.

²² Ref - <https://www.gov.uk/guidance/design>

²³ The Commission is an independent advisory body to the Government 'responsible for developing practical measures that will help ensure new housing developments meet the needs and expectations of communities, making them more likely to be welcomed, rather than resisted, by existing communities'

²⁴ Ref - <https://www.gov.uk/government/publications/living-with-beauty-report-of-the-building-better-building-beautiful-commission>

²⁵ In the BBBBC's report for example there are 390 incidences of the word 'beauty' or 'beautiful'

6.34 It achieves this by providing a distillation of the key relevant maxims for beautiful and successful development and place-making in the Parish. This is followed by a summary table to aid interpretation and application of the policy.

POLICY CCQ4 – ACHIEVING BEAUTIFUL AND SUCCESSFUL DEVELOPMENT:

Development proposals across the Parish should seek to deliver beauty and successful place-making and be efficient in terms of functionality and use of resources.

In order to achieve this, proposals should consider the following maxims (described in further detail in the supporting text below) –

- a) Development is appealing and fosters a sense of delight and wellbeing for occupants, visitors and passers-by, and
- b) Development has a positive and coherent identity and character, thereby creating or contributing to a distinct sense of place and belonging, and
- c) Development enhances the positive qualities of its site and setting and improves negative ones, and
- d) Development is efficient in terms of functionality and resource use.

6.35 The following table provides an explanatory summary and interpretation of the policy elements, with cross references to the relevant provisions of the National Design Guide (NDG) for more comprehensive guidance.

POLICY MAXIM	FURTHER EXPLANATION & INTERPRETATION	NDG CROSS-REFERENCES (CHARACTERISTICS)
<p><i>a) Development is appealing and fosters a sense of delight and wellbeing for occupants, visitors and passers-by</i></p>	<p>Development proposals should consciously and demonstrably embed beauty as a universal and underpinning theme. Beauty can be perceived at many levels, from the individual details of a building to its composition within its setting or longer-range perspectives of it.</p> <p>A vital contributory aspect to this is the creative integration of natural features into development, both for beauty and wellbeing reasons, but also in their own</p>	<p>IDENTITY (p.15) NATURE (p.27)</p>

POLICY MAXIM	FURTHER EXPLANATION & INTERPRETATION	NDG CROSS-REFERENCES (CHARACTERISTICS)
	<p>right for supporting and enhancing biodiversity.</p> <p>Proposals should also demonstrate an understanding of the inherent relationships between appealing built environments and people's sense of wellbeing and enjoyment.</p> <p>Attractive, appealing developments in turn should help foster a sense of pride in the environment, increasing the likelihood of it being cared for and looked after.</p>	
<p><i>b) Development has a positive and coherent identity and character, thereby creating or contributing to a distinct sense of place and belonging</i></p>	<p>Seeking that new development be attractive is not enough without recognising its contribution to creating or reinforcing a sense of place and identity.</p> <p>Where the character of an existing place has limited or few positive qualities, then sensitively creating a new character can help establish a more positive identity and sense of place.</p>	<p>IDENTITY (p.15) BUILT FORM (p.19)</p>
<p><i>c) Development enhances the positive qualities of its site and setting and improves negative ones</i></p>	<p>Development should respond successfully to the attributes of the site and setting, building upon and reinforcing its positive qualities whilst improving its negative qualities.</p>	<p>CONTEXT (p.11)</p>
<p><i>d) Development is efficient in terms of functionality and resource use</i></p>	<p>Development needs to demonstrate that it will 'work' well in terms of how it operates and is used and will embody materials and systems that maximise energy efficiency and minimise resource use and carbon footprint.</p>	<p>MOVEMENT (p.23) HOMES & BUILDINGS (p.39) RESOURCES (p.43)</p>

CHAPTER 7: MONITORING AND REVIEW OF THE NEIGHBOURHOOD PLAN

- 7.1 The Cassop-cum-Quarrington Neighbourhood Plan has been prepared to operate for the period 2020 – 2035. This does not however mean that it will be left unchecked throughout this 15-year period. Appropriate monitoring is essential to ensure that its objectives remain relevant and its policies effective.
- 7.2 Monitoring will allow changing circumstances to be considered, whether in terms of shifts in wider planning policy frameworks, emerging issues, trends or development patterns. If these indicate a need for changes, then the Neighbourhood Plan can be reviewed and, where appropriate, revised.
- 7.3 The Government’s Planning Practice Guidance confirms that *'Communities in areas where policies in a neighbourhood plan that is in force have become out of date may decide to update their plan, or part of it'*²⁶.
- 7.4 Durham County Council have monitoring and review procedures in place for their planning policies and this will include the relationships between the County Durham Plan and Neighbourhood Plans.
- 7.5 As the Qualifying Body behind this Neighbourhood Plan, CCQ Parish Council will, however, undertake its own monitoring in liaison with the County Council to ensure that the Plan remains relevant and effective and aligned with the County Durham Plan. This will include –
- a) Reviewing the operation of the Neighbourhood Plan at timely intervals;
 - b) Assessing the extent to which policies are being effectively implemented;
 - c) In the light of b), identifying whether steps need to be taken to ensure policies are more effectively implemented, or whether any need to be amended or replaced;
 - d) Identifying whether policies need amending or replacing to reflect changes in national or local planning policy or changed circumstances since the policy was drafted.

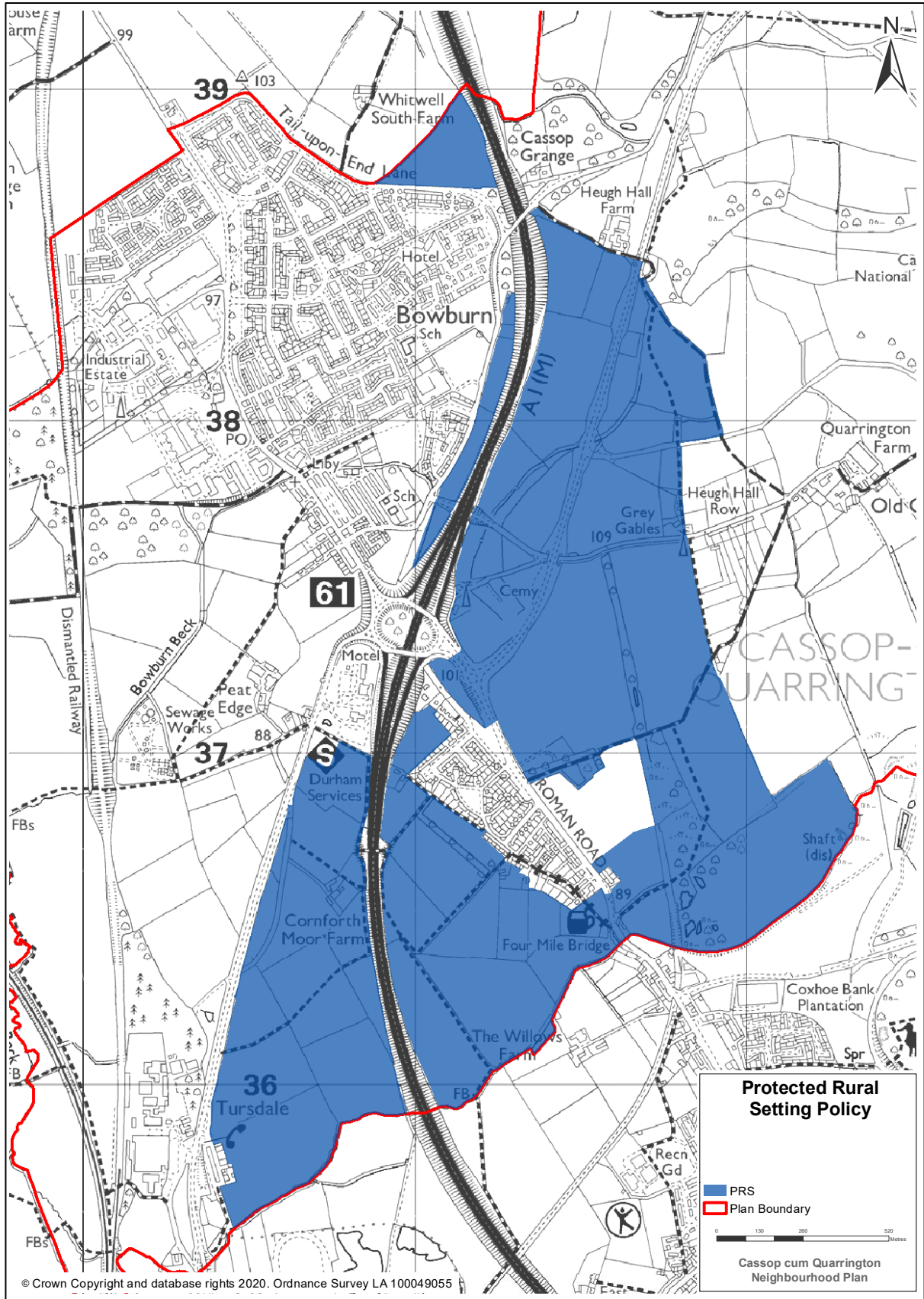
²⁶ Reference – Planning Practice Guidance Paragraph: 084 Reference ID: 41-084-20190509

POLICIES MAPS

The following Table provides a summary of the Policies Maps which follow:

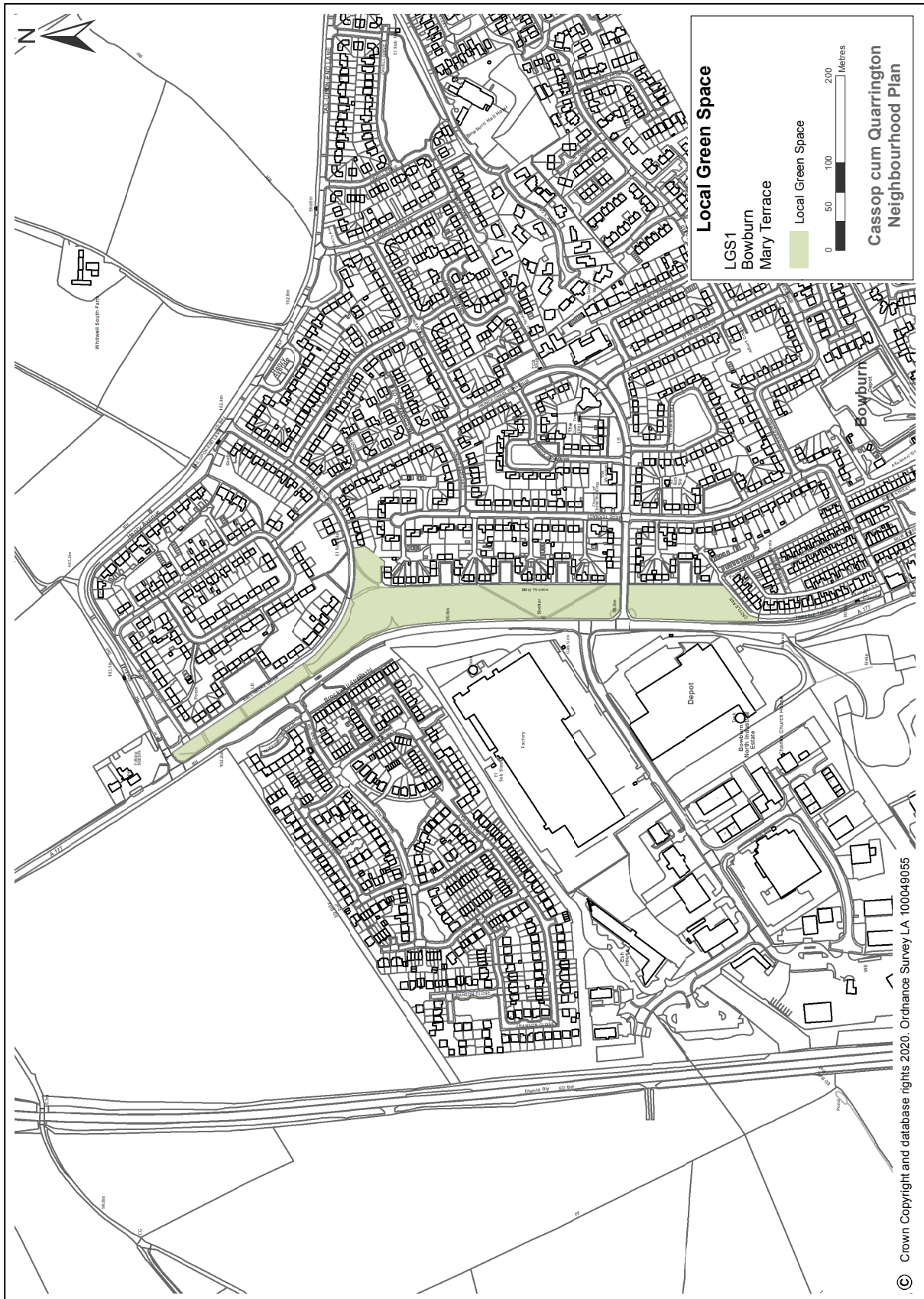
POLICIES MAP	PAGE No	RELATED POLICY	MAP DESCRIPTION
1	46	Protected Rural Settings (CCQ1)	Policies Map 1 identifies the Protected Rural Settings (PRS's) which provide the essential open gaps around and between Bowburn, Parkhill and nearby settlements.
2 (parts 1 to 17)	47	Local Green Spaces (CCQ2)	Policies Map 2 (parts 1-17) identifies 17 Local Green Spaces (LGS's) within and adjacent to the built-up areas of the Neighbourhood Area. Each LGS is identified individually on its own separate map.
3 (parts 1 to 6)	64	Locally Valued Heritage Assets (CCQ3)	Policies Map 3 (parts 1-6) identifies 6 Locally Valued Heritage Assets (LVHA's) in the Neighbourhood Area. Each LVHA is identified individually on its own separate map.

POLICIES MAP 1: Protected Rural Settings (Policy CCQ1)



POLICIES MAP 2(1): Local Green Space (Policy CCQ2)

LGS1 (Bowburn - Mary Terrace)



POLICIES MAP 2(2): Local Green Space (Policy CCQ2)

LGS2 (Bowburn - Cavell Drive)



© Crown Copyright and database rights 2020. Ordnance Survey LA 100049055

POLICIES MAP 2(3): Local Green Space (Policy CCQ2)

LGS3 (Bowburn - Tail-upon-End Lane/Sherburn Road)



POLICIES MAP 2(4): Local Green Space (Policy CCQ2)

LGS4 (Bowburn – John Hare’s Wood)



POLICIES MAP 2(5): Local Green Space (Policy CCQ2)

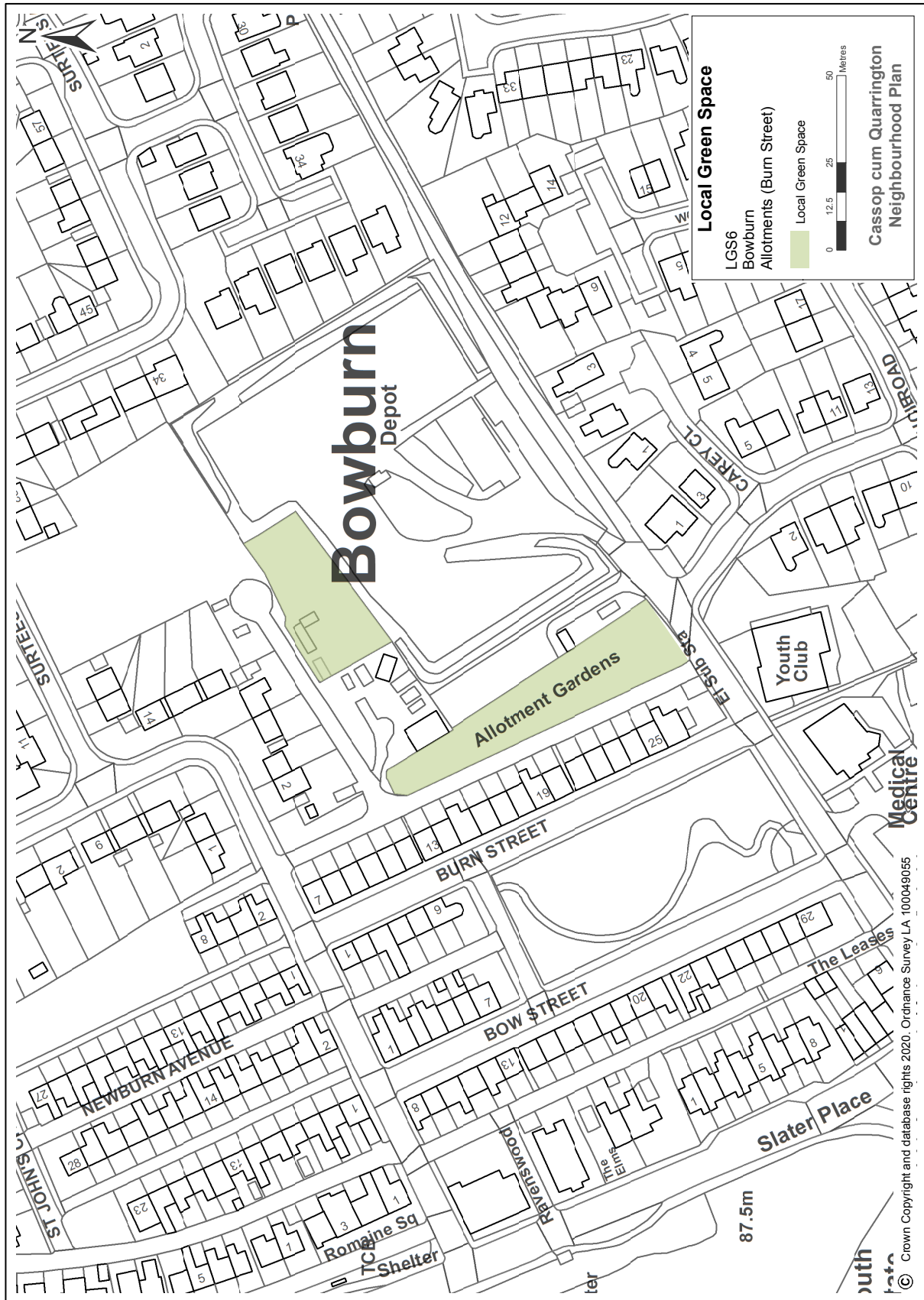
LGS5 (Bowburn - Doorstep Green)



© Crown Copyright and database rights 2020. Ordnance Survey LA 100049055

POLICIES MAP 2(6): Local Green Space (Policy CCQ2)

LGS6 (Bowburn – Burn Street Allotments)



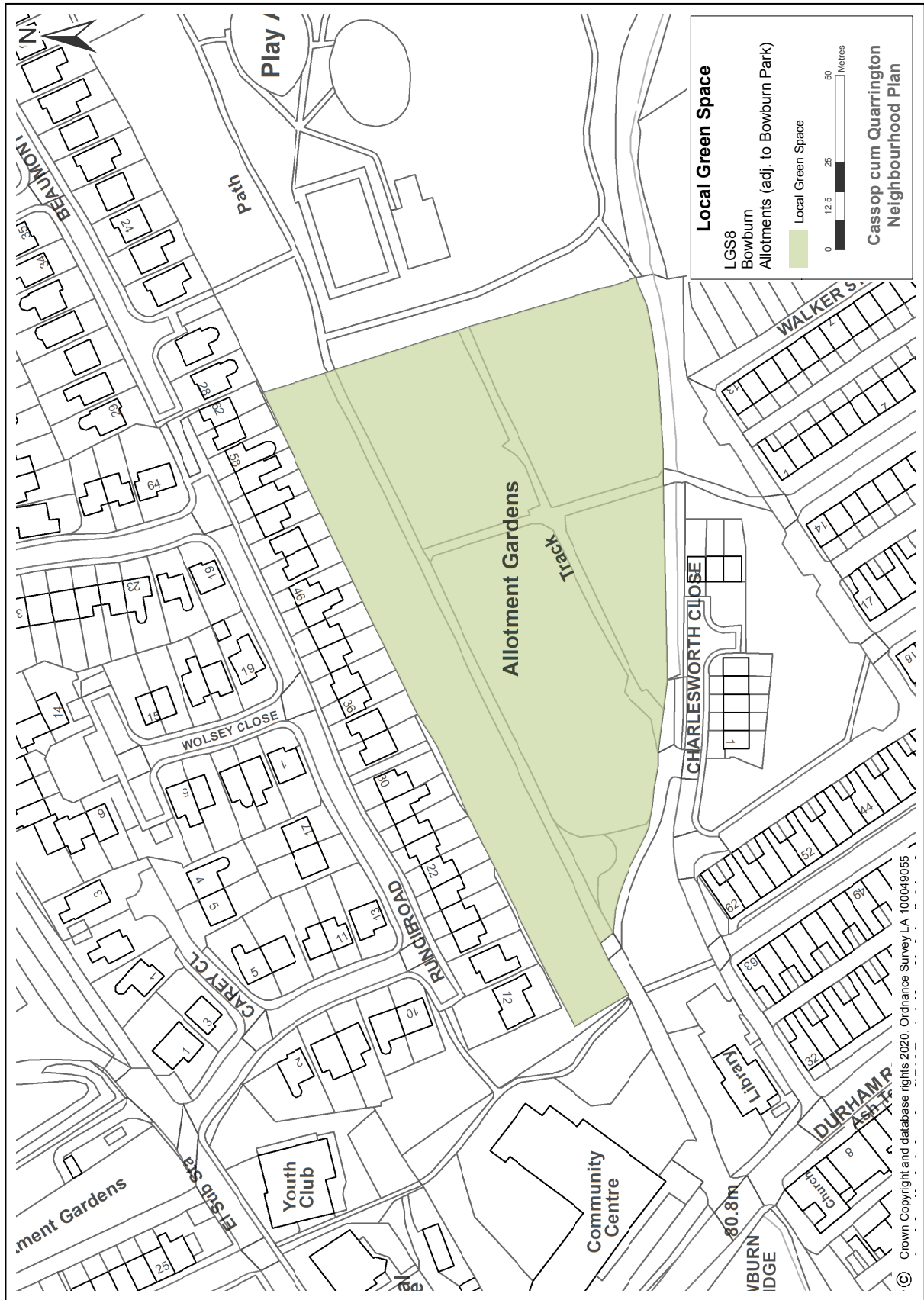
POLICIES MAP 2(7): Local Green Space (Policy CCQ2)

LGS7 (Bowburn - Allotments opposite Community Centre)



POLICIES MAP 2(8): Local Green Space (Policy CCQ2)

LGS8 (Bowburn – Allotments adjacent to Bowburn Park)



© Crown Copyright and database rights 2020. Ordnance Survey LA 100049055

POLICIES MAP 2(10): Local Green Space (Policy CCQ2)

LGS10 (Parkhill - Park Avenue Island)



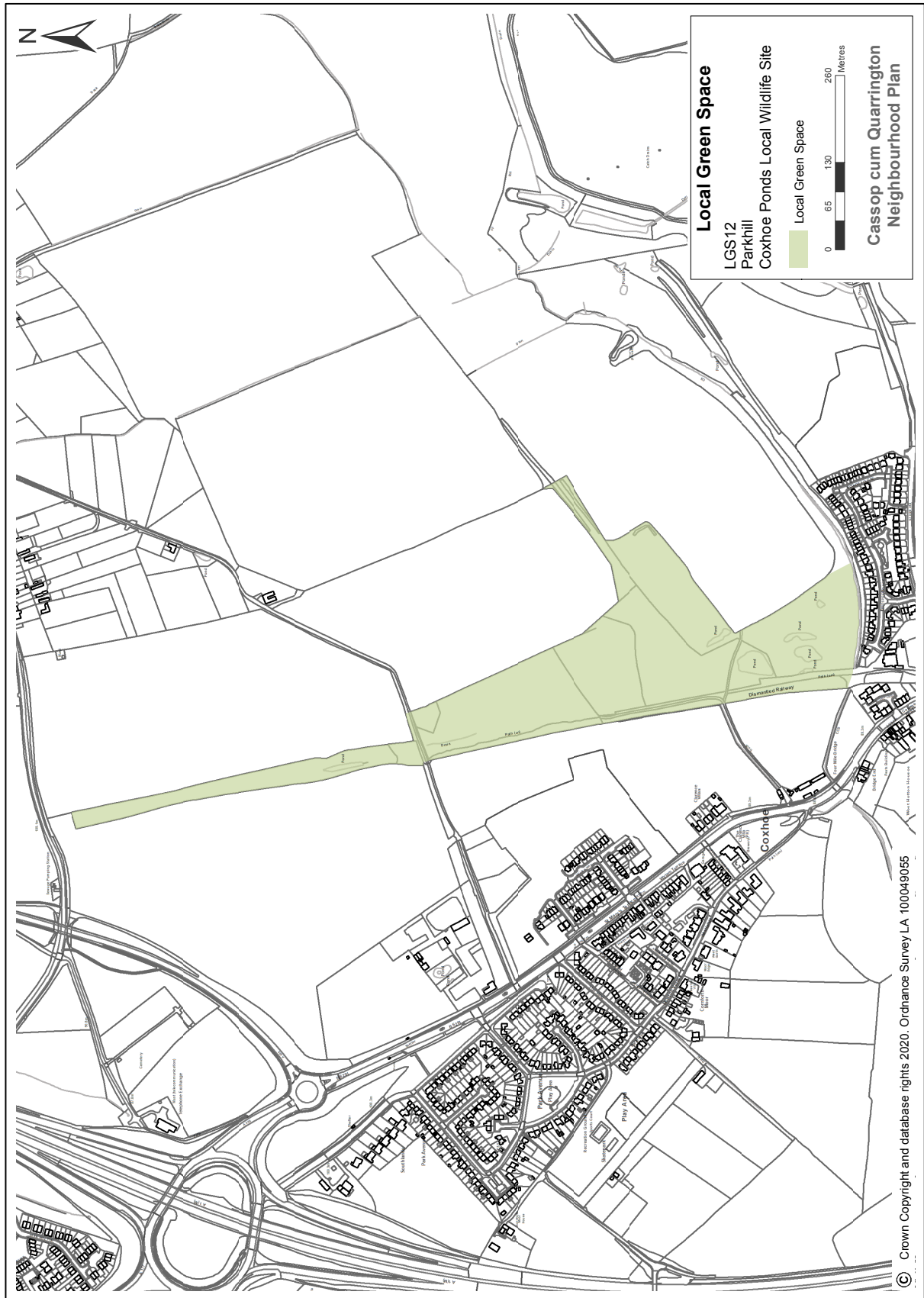
POLICIES MAP 2(11): Local Green Space (Policy CCQ2)

LGS11 (Parkhill - West Hetton Lodge Woods)



POLICIES MAP 2(12): Local Green Space (Policy CCQ2)

LGS12 (Parkhill – Coxhoe Ponds Local Wildlife Site)



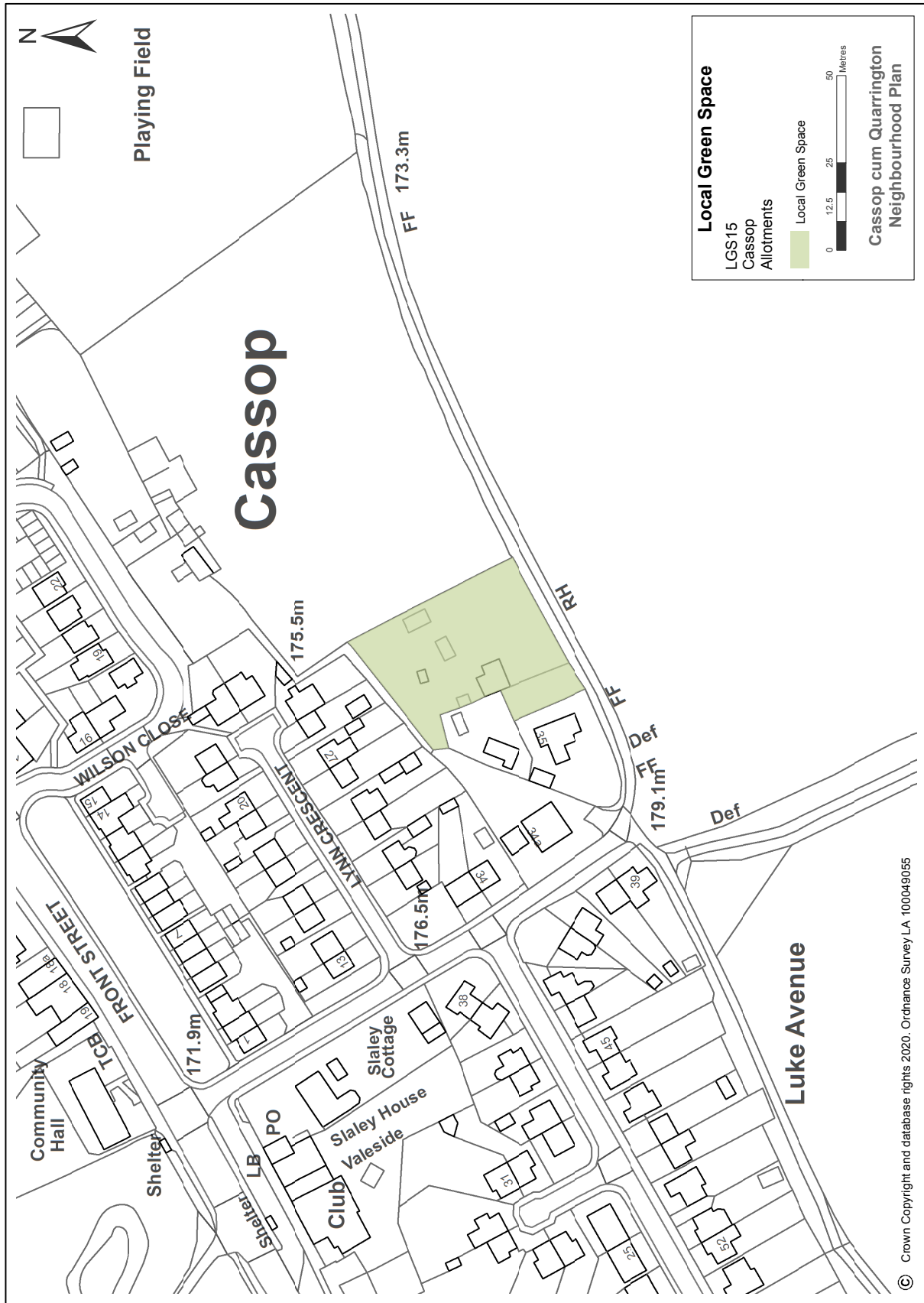
POLICIES MAP 2(13): Local Green Space (Policy CCQ2)

LGS13 (Parkhill - Play Area)



POLICIES MAP 2(15): Local Green Space (Policy CCQ2)

LGS15 (Cassop - Allotments)



© Crown Copyright and database rights 2020. Ordnance Survey LA 100049055

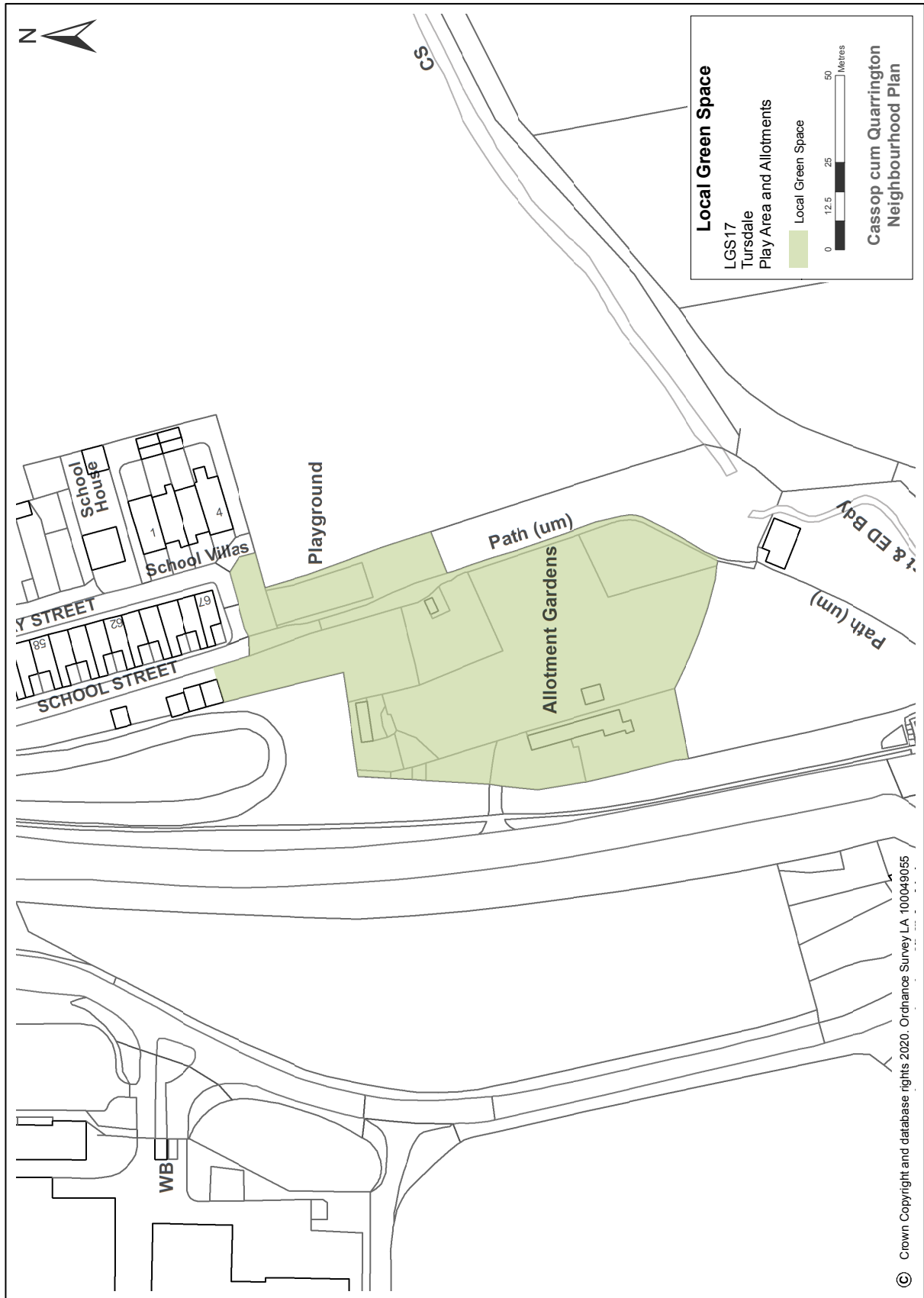
POLICIES MAP 2(16): Local Green Space (Policy CCQ2)

LGS16 (Cassop – Play Area)



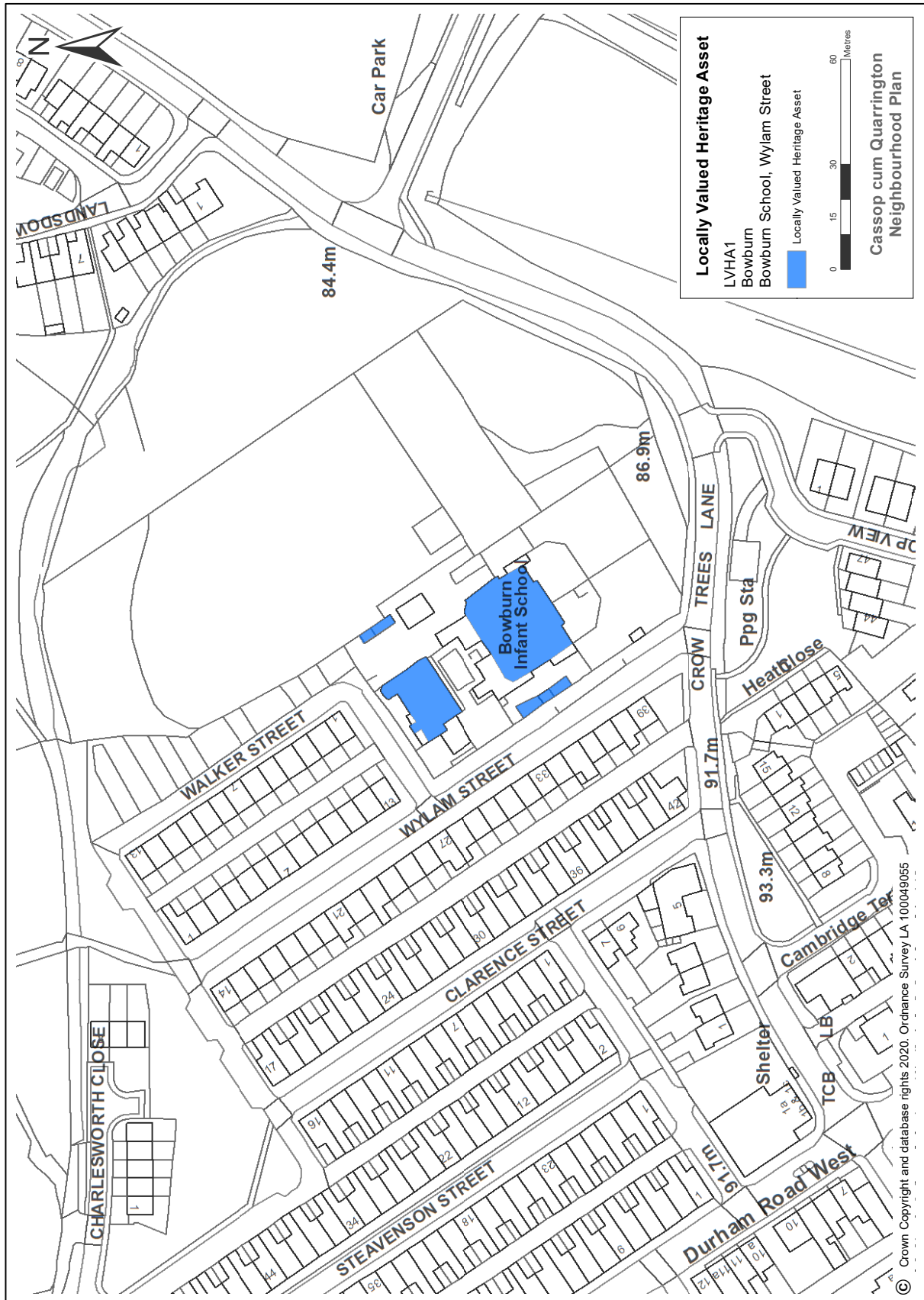
POLICIES MAP 2(17): Local Green Space (Policy CCQ2)

LGS17 (Tursdale - Play Area and Allotments)



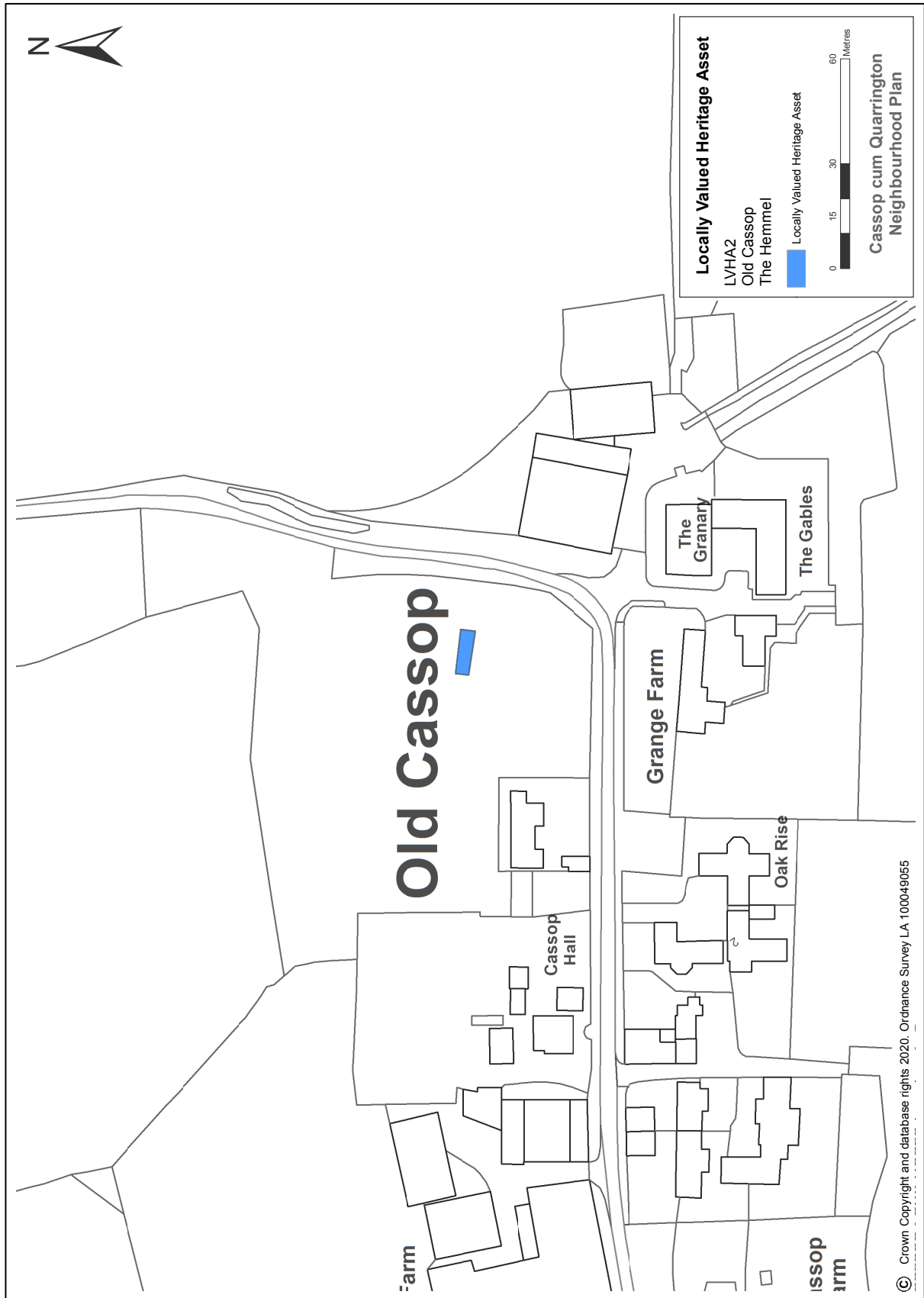
POLICIES MAP 3(1): Locally Valued Heritage Asset (Policy CCQ3)

LVHA1 (Bowburn – Bowburn School, Wylam Street)



POLICIES MAP 3(2): Locally Valued Heritage Asset (Policy CCQ3)

LVHA2 (Old Cassop - The Hemmel)



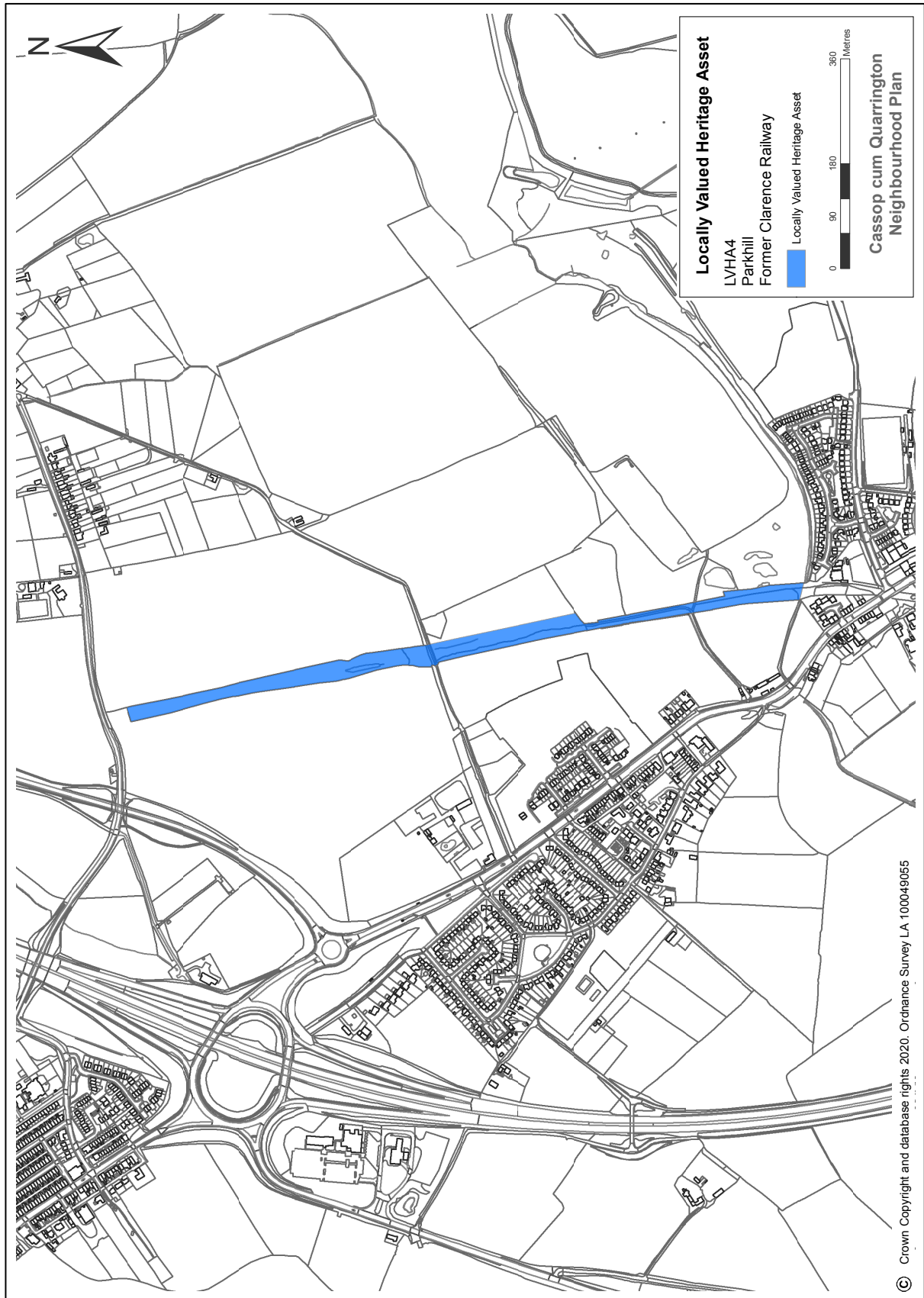
POLICIES MAP 3(3): Locally Valued Heritage Asset (Policy CCQ3)

LVHA3 (Parkhill - WWII Air Raid Shelter)



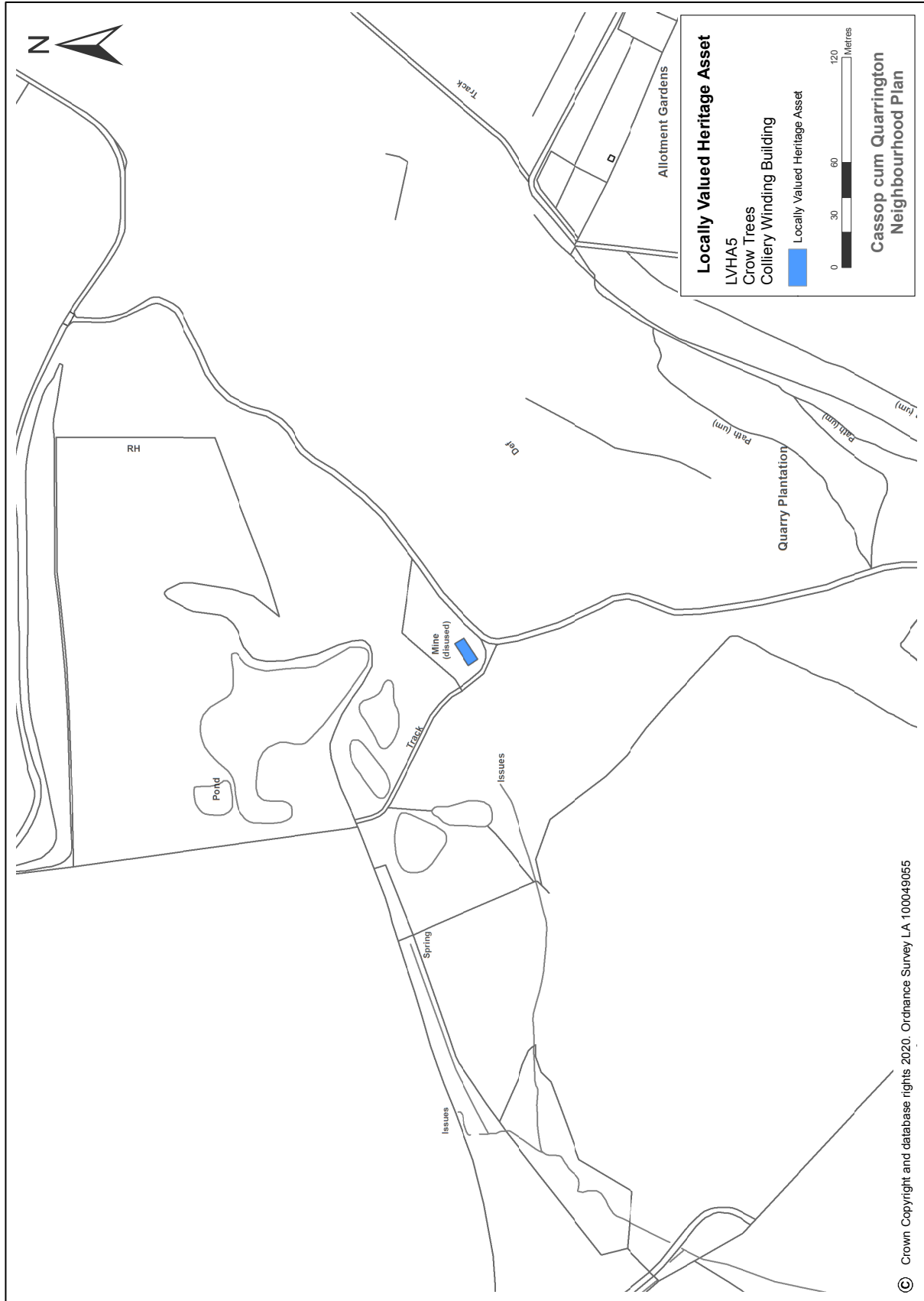
POLICIES MAP 3(4): Locally Valued Heritage Asset (Policy CCQ3)

LVHA4 (Parkhill – Former Clarence Railway)



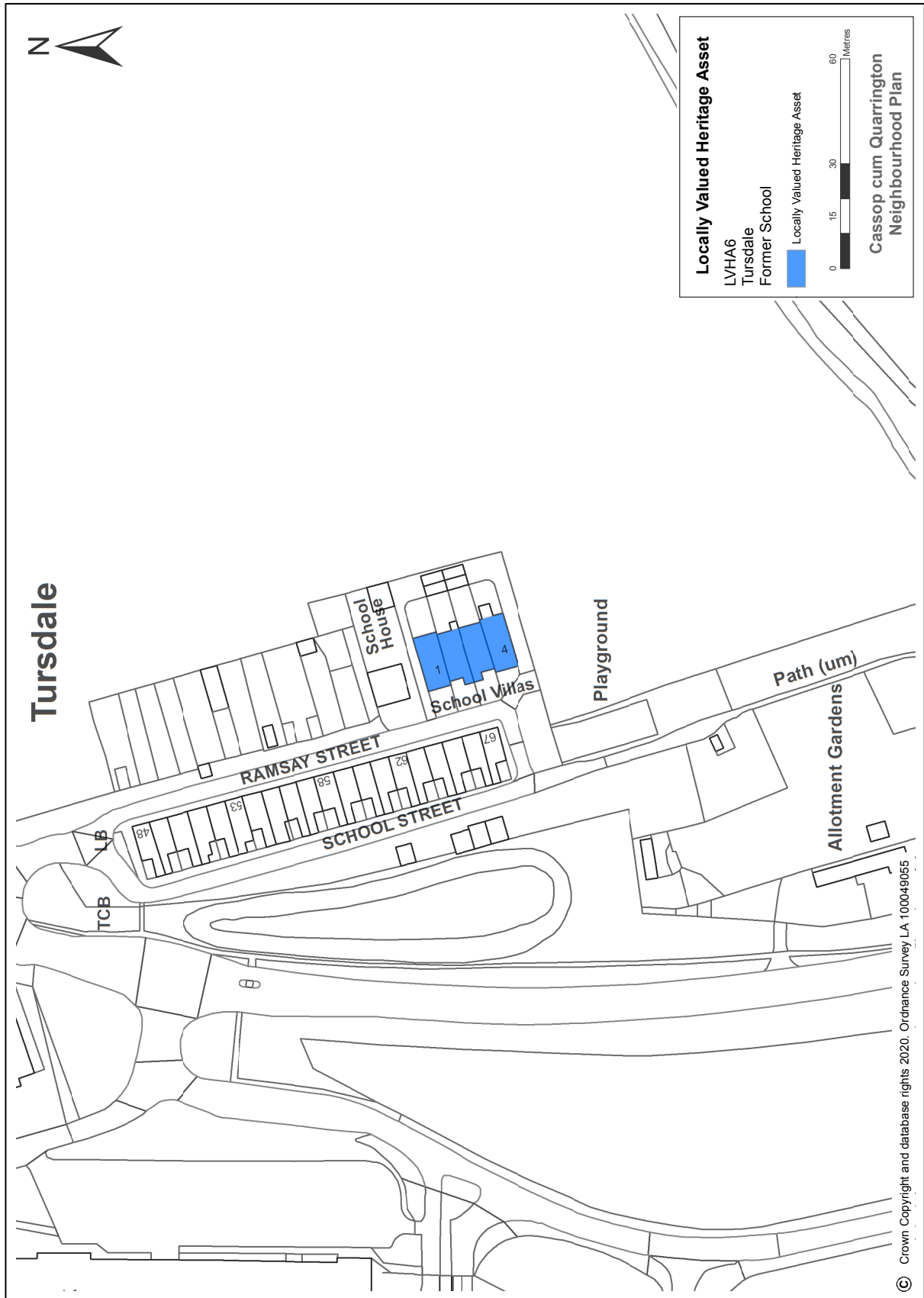
POLICIES MAP 3(5): Locally Valued Heritage Asset (Policy CCQ3)

LVHA5 (Crow Trees - Colliery Winding Building)



POLICIES MAP 3(6): Locally Valued Heritage Asset (Policy CCQ3)

LVHA6 (Tursdale - Former School)



APPENDICES

The following Table provides a summary of the Appendices which follow:

APPENDIX	PAGE No	DESCRIPTION
1	71	Local Green Spaces: Site Assessment Summary Table (note - table extends over 2 pages)
2	73	Locally Valued Heritage Assets: Assessment Summary Table

APPENDIX 1:

Local Green Spaces - Site Assessment Summary Table

<i>Key to LGS values and attributes in columns 1 to 8 below:</i>															
1) Beauty; 2) Historic value; 3) Recreational value; 4) Tranquillity; 5) Wildlife value; 6) Reasonably close to community; 7) Local in character; 8) Not extensive															
Site Ref	Site Name	Size (ha)	DEMONSTRABLY SPECIAL TO COMMUNITY:								OTHER ATTRIBUTES:		Ownership		
			1	2	3	4	5	Brief summary of justification for LGS			6	7		8	
LGS1	Bowburn: Mary Terrace	2.46	✓	✓	✓						Long corridor of well-maintained open space providing valued visual amenity buffer between housing and A177	✓	✓	✓	Durham County Council
LGS2	Bowburn: Cavell Drive	0.68			✓						Amenity open space set aside as part of surrounding development – particularly valued for recreation	✓	✓	✓	Durham County Council
LGS3	Bowburn: Junction of Tail-upon-End Lane & Sherburn Rd	0.50	✓		✓						Linear area of open space with trees and planted areas – valued as a visual amenity as well as for informal recreation and relaxation	✓	✓	✓	Durham County Council
LGS4	Bowburn: John Hare's Wood	2.24	✓		✓			✓			Area of mature beech and oak woodland which is rare in the built-up settlement of Bowburn. Contains well-used paths plus two allotments	✓	✓	✓	Durham County Council & Ogden Properties
LGS5	Bowburn: Doorstep Green	0.29			✓						'Island' of open space providing valued amenity to surrounding terraced properties lacking their own garden space	✓	✓	✓	CCQ Parish Council
LGS6	Bowburn: Allotments (Burn Street)	0.21			✓						Two separate allotment gardens, meeting important local need for neighbouring terraced housing which lack garden space	✓	✓	✓	Durham County Council
LGS7	Bowburn: Allotments (opp. Community Centre)	0.28			✓						Allotments backing onto Bowburn Beck – meet important local need for nearby terraced housing which lack garden space	✓	✓	✓	Durham County Council
LGS8	Bowburn: Allotments (adj. to Bowburn Park)	1.37			✓						Main allotment site in Bowburn – well used and clearly meeting important local need	✓	✓	✓	CCQ Parish Council

APPENDIX 1:

Local Green Spaces - Site Assessment Summary Table (continued)

<i>Key to LGS values and attributes in columns 1 to 8 below:</i>															
1) Beauty; 2) Historic value; 3) Recreational value; 4) Tranquillity; 5) Wildlife value; 6) Reasonably close to community; 7) Local in character; 8) Not extensive															
Site Ref	Site Name	Size (ha)	DEMONSTRABLY SPECIAL TO COMMUNITY:								OTHER ATTRIBUTES:		Ownership		
			1	2	3	4	5	6	7	8	6	7		8	
LGS9	Bowburn: Bowburn Park	5.83			✓						✓	✓	✓	✓	Durham County Council
LGS10	Parkhill: Park Avenue Island	0.32	✓		✓						✓	✓	✓	✓	Durham County Council
LGS11	Parkhill: Parkhill (West Hetton Lodge) Woods	1.63	✓	✓	✓	✓					✓	✓	✓	✓	Ecclesiastical Commission
LGS12	Parkhill: Coxhoe Ponds Local Wildlife Site	11.29	✓	✓	✓	✓					✓	✓	✓	✓	Redscape
LGS13	Parkhill: Play Area	2.40			✓						✓	✓	✓	✓	Durham County Council
LGS14	Crow Trees Local Nature Reserve	9.89	✓	✓	✓	✓					✓	✓	✓	✓	Tarmac/Durham County Council
LGS15	Cassop: Allotments	0.20			✓						✓	✓	✓	✓	Church Commissioners
LGS16	Cassop: Play Area	1.24			✓						✓	✓	✓	✓	Durham County Council
LGS17	Tursdale: Play Area & Allotments	0.69			✓						✓	✓	✓	✓	CCQ Parish Council

APPENDIX 2:

Locally Valued Heritage Assets - Assessment Summary Table

<i>Key to LVHA attributes & values a) to h) below:</i>											
a) Rarity; b) Representativeness; c) Architectural interest; d) Landmark Value; e) Group Value; f) Aesthetic interest; g) Historical Association; h) Archaeological interest											
LVHA Ref	LVHAName	Attributes & values of LVHA (see key above)								Summary of why LVHA is locally valued	
		a	b	c	d	e	f	g	h		
LVHA1	Bowburn School	✓	✓	✓	✓	✓	✓	✓	✓	✓	Prominent landmark buildings in Bowburn Conservation Area. These attractive school buildings were built for the new colliery village in 1909 and are the only schools (at a time when many others were built) to have been designed by architect H. T. Gradon, who also designed Durham Miners Hall (a listed building) at Red Hill, Durham, built in 1915
LVHA2	The Hemmel, Old Cassop	✓	✓	✓	✓	✓	✓	✓	✓	✓	Traditional 4 bay stone/pantile agricultural building prominently sited in the Old Cassop Conservation Area. Remnant of a former larger farmstead dating back to at least the 18 th century. The Conservation Area Character Appraisal records that the building forms a significant part of the view north and is a reminder of the now lost farmsstead.
LVHA3	WW2 Air Raid Shelter, Parkhill	✓	✓	✓	✓	✓	✓	✓	✓	✓	Concrete underground air raid shelter, presumed to have been built for the occupants of the nearby colliery manager's house, West Hetton Lodge, which was demolished in 1961. Possibly the only remaining WWII air raid shelter (and certainly the only remaining domestic WWII air raid shelter) in the parish. Believed to be of unusual (and possibly rare) construction design, being made of concrete.
LVHA4	Former Clarence Railway, Parkhill	✓	✓	✓	✓	✓	✓	✓	✓	✓	This cutting and embankment were the main earthworks of all that was built of the 'Sherburn' branch of the historically important Clarence Railway. That branch was crucial to the development of collieries in the Quarrington coalfield in the mid-19th century.
LVHA5	Colliery Winding Building, Crow Trees	✓	✓	✓	✓	✓	✓	✓	✓	✓	Colliery head gear housing structure – a prominent landscape feature as well as being beside public footpaths through the Crowtrees Local Nature Reserve. Believed to be the only remaining colliery structure within some miles. In the 19th century it was in the heart of a heavily industrialised area. The structure itself is believed to be the only one of its kind in the north east but may have more than just regional significance.
LVHA6	Former School, Turdale	✓	✓	✓	✓	✓	✓	✓	✓	✓	Frontage of original school preserved when the building was converted into four dwellings in 2003. The school, designed by architect W. Rushworth, was opened by Lady Florence Bell in 1913. Its frontage is valued both for its attractive design and its historical associations.