

# County Durham Plan

## Assessment of Purpose Built Student Accommodation

June 2018



*Altogether better*





## **Assessment of Purpose Built Student Accommodation**

**June 2018**

### **1 Introduction and context**

- 1.1 Following the 'call for sites' for student accommodation undertaken in 2016, this document provides consideration of the sites put forward and the suitability of the submitted sites for allocation in the Preferred Options Stage County Durham Plan.
- 1.2 The sites are considered in terms of constraints and from the perspective of biodiversity, highways, landscape and heritage. Where a site that has been considered is allocated, this document constitutes evidence to inform the future form of the development and on site constraints. The sites were considered on the basis of the boundaries submitted through the call for sites, however, where it is felt an amended boundary would be required to enable allocation, this is reflected in the allocation and as shown on the County Durham Plan Policies Map.
- 1.3 The allocations in the Plan are not associated with an expected yield as no standard yield can be assumed as the final form of development will be informed by site specific conditions. It is notable that some of the allocated sites will be suitable for either redevelopment, refurbishment or infill development. This will be informed by the comments in the assessments below.

### **2 Site assessments**

<b><u>Durham City Police Station</u></b>	
Ha	0.4
Planning Status	Not Approved
Biodiversity	No significant ecological constraints identified at this time. Requirement for bat surveys. An ecological survey should be undertaken to identify the presence/absence of protected species and any required mitigation measures implemented in full
Highways	The site is in a highly sustainable location and already enjoys vehicular access off Court Lane. It would be a suitable location for purpose built student accommodation.
Landscape	No significant landscape effects predicted.
Heritage	The site lies within the Durham City Centre Conservation Area and contains a grade II listed eighteenth century building which forms part of the Police Station fronting New Elvet. The site offers the opportunity for a sensitive change of use and refurbishment of the existing building (or possible partial demolition of those elements which are not designated). New development of appropriate scale and design to the current yard and car park space may be acceptable within the context of the urban grain. An active frontage to Court Lane would be beneficial.
Other considerations and conclusions	Not currently achievable as the building is in active use.

ANCWOOD	0	AHLV	0
FZ2	0	ARCH INT	0
BATTLEFIELD	0	AONB	0
HSEIZ	0	CONSERV	1
LWS / LGS	0	FZ2	1
NNR	0	G2AGRIC	0
RAMSAR	0	G3AGRIC	0

SAC	0	GREENB	0
SPA	0	GCN	1
SSSI	0	LB GRADE 1	0
HISPARKGAR	0	LB GRADE 2	1
		LB GRADE 2*	0
		HSEOZ	0
		LNR	0
		MSA	1
		OSNA	0
		PROW	0
		SWF	1
		TPO	0
		WOODL	0

<b>Elvet Carpark</b>	
Ha	1
Planning Status	Not Approved
Biodiversity	No significant ecological constraints identified at this time. Requirement for bat surveys. Loss of woodland will require compensation. An ecological survey should be undertaken to identify the presence/absence of protected species and any required mitigation measures implemented in full.
Highways	The site has vehicular access off Elvet Hill Road. It would be a suitable location for purpose built student accommodation. Access would not be agreed from South Road (A177)
Landscape	Urban site. Trees on the edges of the site contribute to the leafy character of South Road and have the potential to assimilate development.  Neutral impact assumes sensitive redevelopment and retention of boundary trees.
Heritage	This site is outside of the Durham City Centre Conservation Area, and close to the Grade II listed Oriental Museum, also non-designated heritage assets adjacent to the site. There is potential for redevelopment of the site with a 3-4 storey development of high density quality design. The existing trees should be retained and respected as they have a strong street scene presence.
Other considerations and conclusions	Site suitable for allocation.

ANCWOOD	0	AHLV	0
FZ2	0	ARCH INT	0
BATTLEFIELD	0	AONB	0
HSEIZ	0	CONSERV	0
LWS / LGS	0	FZ2	0
NNR	0	G2AGRIC	0
RAMSAR	0	G3AGRIC	1
SAC	0	GREENB	0

SPA	0	GCN	1
SSSI	0	LB GRADE 1	0
HISPARKGAR	0	LB GRADE 2	0
		LB GRADE 2*	0
		HSEOZ	0
		LNR	0
		MSA	1
		OSNA	1
		PROW	0
		SWF	1
		TPO	0
		WOODL	0

<b>Framwell House</b>	
Ha	0.3
Planning Status	Not Approved
Biodiversity	No significant ecological constraints identified at this time. Requirement for bat surveys. An ecological survey should be undertaken to identify the presence/absence of protected species and any required mitigation measures implemented in full.
Highways	The site has vehicular access off Framwellgate peth and is in a highly accessible and sustainable location close to Durham Rail station. It would be a suitable location for purpose built student accommodation.
Landscape	Urban redevelopment site partly in AHLV and Green Belt at the end of an important 'green finger' penetrating into the built form of the city. Sensitive small scale development close to the footprint of existing buildings could have a neutral or positive effect. Larger scale development - in terms of height or extent - could have some significant adverse landscape / townscape and visual effects.
Heritage	The site is located within the Durham City Centre Conservation Area but is relatively self-contained given topography and surrounding physical features. The existing building has a negative impact and its removal and appropriate redevelopment could have a positive impact, this would be subject to scale, massing and detail and the relationship to historic terraces which impose further constraints on layout and amenity. Sidegate is an historic route within the city and the terraces fronting this are identified as non-designated heritage assets.
Other considerations and conclusions	Not suitable for allocation - Portion of site in Green Belt (no exceptional circumstances). Application for redevelopment of Framwell House for residential and student accommodation refused (DM/15/02129/FPA).

ANCWOOD	0	AHLV	1
FZ2	0	ARCH INT	0
BATTLEFIELD	0	AONB	0
HSEIZ	0	CONSERV	1
LWS / LGS	0	FZ2	0



NNR	0	G2AGRIC	0
RAMSAR	0	G3AGRIC	0
SAC	0	GREENB	1
SPA	0	GCN	1
SSSI	0	LB GRADE 1	0
HISPARKGAR	0	LB GRADE 2	0
		LB GRADE 2*	0
		HSEOZ	0
		LNR	0
		MSA	1
		OSNA	0
		PROW	0
		SWF	0
		TPO	0
		WOODL	0

<b>Frankland Lane</b>	
Ha	19.21
Planning Status	Not Approved
Biodiversity	The site covers ancient woodland (an irreplaceable habitat under the NPPF) and also covers scrub, woodland and grassland habitats. There are also ponds which have had GCN recorded. The impacts on biodiversity would be significant and the amount of mitigation and compensation required would be equally significant. Loss of ancient woodland cannot be compensated for. Habitat from part of an ecological network supporting and buffering ancient woodland. A site with major ecological constraints.
Highways	This site would be remote from local facilities and amenities with poor links to public transport services being severed to the west by the East Coast Main Line and to the south by the River Wear. It is not considered to be in a sustainable transport location and would require improvements to links for pedestrians before it could be considered as a suitable location for purpose built student accommodation.
Landscape	1. A large site in a prominent location in both the AHLV and Green Belt within an important 'green finger' penetrating into the city centre. Contains the incised dene of Hopper's Burn, areas of ancient woodland and extensive tracts of secondary semi-natural; woodland and scrub, some on former colliery land. 2. Would have significant adverse landscape and visual effects.
Heritage	This site lies adjacent to the boundary of the Durham City Centre Conservation Area. The development of this site would cause substantial harm to the landscape setting of the conservation area as well as the immediate setting of Crook Hall and Gardens. There is no anticipated mitigation which could reduce the magnitude of harm.
Other considerations and conclusions	Not suitable for allocation – Site in Green Belt (no exceptional circumstances)

ANCWOOD	1	AHLV	1
FZ2	0	ARCH INT	0

BATTLEFIELD	0	AONB	0
HSEIZ	0	CONSERV	1
LWS / LGS	1	FZ2	1
NNR	0	G2AGRIC	0
RAMSAR	0	G3AGRIC	1
SAC	0	GREENB	1
SPA	0	GCN	1
SSSI	0	LB GRADE 1	0
HISPARKGAR	0	LB GRADE 2	0
		LB GRADE 2*	0
		HSEOZ	0
		LNR	0
		MSA	1
		OSNA	1
		PROW	1
		SWF	1
		TPO	0
		WOODL	1

<b>Green Lane</b>	
Ha	1.1
Planning Status	Not Approved
Biodiversity	No significant ecological constraints identified at this time. Requirement for bat and otter surveys, will require a low level lighting scheme. An ecological survey should be undertaken to identify the presence/absence of protected species and any required mitigation measures implemented in full.
Highways	This site would be slightly remote from local facilities and amenities with poor links to public transport services. It is however close to other University establishments, and has reasonable pedestrian links via footways and PROW paths. It has an existing access and car park off Green Lane and It could be considered as a suitable location for purpose built student accommodation
Landscape	1. Site is wrapped around by AHLV – impact would depend largely on scale of any loss to perimeter vegetation. 2. Urban redevelopment site. Unlikely to have significant effects with sensitive design. Harm could arise if buildings were out of scale or character with the transitional urban / rural location which would depend in part on the retention of trees on the perimeters.
Heritage	The site is within the Durham City Centre Conservation Area and contains a row of nineteenth century cottages to the west which should be retained and refurbished as non-designated heritage assets. The site is a buffer between the urban city centre and rural landscape beyond. Any redevelopment proposals should reflect this transitional nature and should respond appropriately in terms of scale, massing and materiality. Smaller less urban scale blocks of development are likely to be better assimilated in to a landscape which retains a significant perimeter tree belt.
Other considerations and conclusions	Not suitable for allocation – Site predominantly within Floodzone 3a and at a high risk of flooding.

ANCWOOD	0	AHLV	1
---------	---	------	---

FZ2	1	ARCH INT	0
BATTLEFIELD	0	AONB	0
HSEIZ	0	CONSERV	1
LWS / LGS	0	FZ2	1
NNR	0	G2AGRIC	0
RAMSAR	0	G3AGRIC	1
SAC	0	GREENB	0
SPA	0	GCN	1
SSSI	0	LB GRADE 1	0
HISPARKGAR	0	LB GRADE 2	0
		LB GRADE 2*	0
		HSEOZ	0
		LNR	0
		MSA	1
		OSNA	1
		PROW	0
		SWF	1
		TPO	0
		WOODL	0

<b>Howlands (Josephine Butler and Ustinov)</b>	
Ha	6.3
Planning Status	Not Approved
Biodiversity	Will require ecological and protected species assessments / surveys to identify the presence / absence of protected species and any required mitigation measures implemented in full. Cannot see any significant constraints in terms of habitats but species distribution may impact development.
Highways	The site has vehicular access off South Road leading to the existing car parks. It has good public transport links and It would be a suitable location for purpose built student accommodation.
Landscape	Urban redevelopment site but within AHLV and Green Belt. Neutral impact assumes sensitive redevelopment consistent with existing design.
Heritage	This site is outside of the Durham City Centre Conservation Area with the Grade II listed Mount Oswald to the west across the A177. The site is within the green belt but considered to be of lesser quality than other areas. There is potential for additional development on the site respecting the strong radial pattern of the existing buildings.
Other considerations and conclusions	Major developed site in the Green Belt. Allocate with amended boundary noting the scope for limited infill.

ANCWOOD	0	AHLV	1
FZ2	0	ARCH INT	0
BATTLEFIELD	0	AONB	0
HSEIZ	0	CONSERV	0
LWS / LGS	0	FZ2	0
NNR	0	G2AGRIC	0
RAMSAR	0	G3AGRIC	1
SAC	0	GREENB	1
SPA	0	GCN	1
SSSI	0	LB GRADE 1	0
HISPARKGAR	0	LB GRADE 2	0
		LB GRADE 2*	0

		HSEOZ	0
		LNR	0
		MSA	1
		OSNA	1
		PROW	0
		SWF	1
		TPO	0
		WOODL	0

<b>James Barbour House</b>	
Ha	0.4
Planning Status	Not Approved
Biodiversity	No significant ecological constraints identified at this time. Requirement for bat surveys. An ecological survey should be undertaken to identify the presence/absence of protected species and any required mitigation measures implemented in full. Loss of woodland will require compensation.
Highways	The site is in a highly sustainable location and already enjoys vehicular access at back Anchorage Terrace. It would be a suitable location for purpose built student accommodation.
Landscape	<p>1. Urban but undeveloped area is Landscape Conservation Priority Area. 2: Very sensitive redevelopment on existing footprint would have low impact. Insensitive development or development on undeveloped parts of site could have up to significant adverse residual impact. NOTE: The site boundary needs to be more closely drawn if land here is to be allocated.</p> <p>There is potential for development of a neutral or low impact in a smaller area. Development much beyond that area entailing loss of trees would be likely to have more significant effects as would buildings of an inappropriate scale.</p>
Heritage	This site is within the Durham City Centre Conservation Area Boundary and close to the World Heritage Site. The existing buildings are low quality and their replacement with new development on the same footprint is likely to be supported. The existing trees, views of the riverside and across to Cathedral should be respected and the scale of development should respect the setting of the Grade II* listed St Oswalds Church to the north.
Other considerations and conclusions	Allocate site with amended boundary more closely drawn to the existing built form.

ANCWOOD	0	AHLV	0
FZ2	0	ARCH INT	0



BATTLEFIELD	0	AONB	0
HSEIZ	0	CONSERV	1
LWS / LGS	0	FZ2	0
NNR	0	G2AGRIC	0
RAMSAR	0	G3AGRIC	0
SAC	0	GREENB	0
SPA	0	GCN	1
SSSI	0	LB GRADE 1	0
HISPARKGAR	0	LB GRADE 2	0
		LB GRADE 2*	0
		HSEOZ	0
		LNR	0
		MSA	1
		OSNA	1
		PROW	0
		SWF	1
		TPO	0
		WOODL	1

## Leazes Road Site 1

Ha	2.3
Planning Status	Not Approved
Biodiversity	Lies against ancient woodland and Local Wildlife Site; potential for increased recreational disturbance. Loss of woodland (assuming this does not turn out to be ancient woodland once ecological surveys begin) will require compensation. An ecological survey should be undertaken to identify the presence/absence of protected species and any required mitigation measures implemented in full.
Highways	The sites are in a sustainable location and already enjoys vehicular access off St Hild's Lane and Gilesgate . They have reasonably good pedestrian links to the city centre and other University facilities. It would be a suitable location for purpose built student accommodation.
Landscape	1. The whole site lies within an AHLV. Southern and western areas lie within Green Belt at the end of an important 'green finger' penetrating into the built form of the city. 2. Much of the site is classed as urban but wooded areas in the west (including areas of Ancient Woodland) are LCPA. 3. Sensitive refurbishment and/ or redevelopment of existing buildings and new development in areas outside of Green Belt, avoiding important trees and maintaining the site's permeable leafy character in wider views could be accommodated with limited impacts. A larger scale of development would be likely to have significant adverse landscape / townscape and visual effects.NOTE: The site boundary needs to be more closely drawn if land here is to be allocated.
Heritage	This site contains the College of St Hild and St Bedes and contains a group of historic buildings and mature trees which contribute positively to the surrounding Durham City centre Conservation Area. The southern part of the site is within the Durham green belt. This is a sensitive location with limited options for development to the south of the site and conversion likely to be the only acceptable option for the existing buildings. The site also lies firmly within the setting of the grade I listed Church of St Giles to the north east.

Other considerations and conclusions	Allocate site with amended boundary to omit greenbelt.
--------------------------------------	--

ANCWOOD	0	AHLV	1
FZ2	0	ARCH INT	0
BATTLEFIELD	0	AONB	0
HSEIZ	0	CONSERV	1
LWS / LGS	0	FZ2	0
NNR	0	G2AGRIC	0
RAMSAR	0	G3AGRIC	1
SAC	0	GREENB	1
SPA	0	GCN	1
SSSI	0	LB GRADE 1	0
HISPARKGAR	0	LB GRADE 2	0
		LB GRADE 2*	0
		HSEOZ	0
		LNR	0
		MSA	1
		OSNA	0
		PROW	1
		SWF	1
		TPO	0
		WOODL	1

<b><u>Leazes Road Site 2</u></b>	
Ha	0.2
Planning Status	Not Approved
Biodiversity	Lies against ancient woodland and Local Wildlife Site; potential for increased recreational disturbance. Loss of woodland (assuming this does not turn out to be ancient woodland once ecological surveys begin) will require compensation. An ecological survey should be undertaken to identify the presence/absence of protected species and any required mitigation measures implemented in full.
Highways	The sites are in a sustainable location and already enjoys vehicular access off St Hild's Lane and Gilesgate . They have reasonably good pedestrian links to the city centre and other University facilities. It would be a suitable location for purpose built student accommodation.
Landscape	Urban redevelopment site. Some trees on and around the site contribute to the character of the Conservation Area and setting of listed building – including two TPO trees to the west - but could be retained. Neutral impact assumes sensitive redevelopment.
Heritage	This is a small site fronting Gilesgate within the Durham City Centre Conservation area and contains a Grade II listed building and belvedere. The appropriate refurbishment of the listed building would be acceptable. The buildings to the rear are later additions with potential for redevelopment that respects the setting of the listed building and perimeter trees.
Other considerations and conclusions	Site suitable for allocation.

ANCWOOD	0	AHLV	1
FZ2	0	ARCH INT	0
BATTLEFIELD	0	AONB	0
HSEIZ	0	CONSERV	1
LWS / LGS	0	FZ2	0
NNR	0	G2AGRIC	0
RAMSAR	0	G3AGRIC	0
SAC	0	GREENB	0
SPA	0	GCN	1

SSSI	0	LB GRADE 1	0
HISPARKGAR	0	LB GRADE 2	1
		LB GRADE 2*	0
		HSEOZ	0
		LNR	0
		MSA	1
		OSNA	0
		PROW	0
		SWF	1
		TPO	0
		WOODL	0

### Leazes Road Site 3

Ha	9.0
Planning Status	Not Approved
Biodiversity	Lies against ancient woodland and Local Wildlife Site; potential for increased recreational disturbance. Loss of woodland (assuming this does not turn out to be ancient woodland once ecological surveys begin) will require compensation. An ecological survey should be undertaken to identify the presence/absence of protected species and any required mitigation measures implemented in full.
Highways	The sites are in a sustainable location and already enjoys vehicular access off St Hild's Lane and Gilesgate . They have reasonably good pedestrian links to the city centre and other University facilities. It would be a suitable location for purpose built student accommodation.
Landscape	<p>1. The undeveloped part of the site lies in the AHLV. 2. The undeveloped part of the site contains attractive mature trees which contribute to the character of the AHLV, the Conservation Area and the setting of the Manor House. Sensitive refurbishment and/or re-development of existing buildings could be accommodated with limited effects. A larger scale of development would be likely to have some significant adverse landscape / townscape and visual effects.</p> <p>NOTE: The site boundary needs to be more closely drawn if land here is to be allocated.</p>
Heritage	Located in a prominent roadside location within the surrounding conservation area it contains the former Parsonage now Manor House, and a row of 19th century cottages to the roadside which are all considered to be non-designated heritage assets with a presumption in favour of preservation and appropriate refurbishment. Map regression shows more formal garden surroundings from the nineteenth century remnants worthy of preservation which may still exist and restrict any development of this site.
Other considerations and conclusions	Allocate site with amended boundary.

ANCWOOD	0	AHLV	1
FZ2	0	ARCH INT	0
BATTLEFIELD	0	AONB	0
HSEIZ	0	CONSERV	1
LWS / LGS	0	FZ2	0
NNR	0	G2AGRIC	0
RAMSAR	0	G3AGRIC	0
SAC	0	GREENB	0
SPA	0	GCN	1
SSSI	0	LB GRADE 1	0
HISPARKGAR	0	LB GRADE 2	0
		LB GRADE 2*	0
		HSEOZ	0
		LNR	0
		MSA	1
		OSNA	0
		PROW	0
		SWF	0
		TPO	0
		WOODL	0

<b><u>Leazes Road Site 4</u></b>	
Ha	0.1
Planning Status	Not Approved
Biodiversity	Lies against ancient woodland and Local Wildlife Site; potential for increased recreational disturbance. Loss of woodland (assuming this does not turn out to be ancient woodland once ecological surveys begin) will require compensation. An ecological survey should be undertaken to identify the presence/absence of protected species and any required mitigation measures implemented in full.
Highways	The sites are in a sustainable location and already enjoys vehicular access off St Hild's Lane and Gilesgate . They have reasonably good pedestrian links to the city centre and other University facilities. It would be a suitable location for purpose built student accommodation.
Landscape	Urban redevelopment site. Neutral impact assumes sensitive redevelopment.
Heritage	This is a small site containing York Cottage and Burdon House. These buildings are not considered to make a positive contribution to the conservation area and their demolition is likely to be considered acceptable subject to the redevelopment scheme being of appropriate quality. There is potential for new development group combined with Pelaw House site to the west (site 5). The site is also adjacent to the grade II listed 173 Gilesgate and associated structures, the setting of which should be preserved as part of any proposed redevelopment.
Other considerations and conclusions	Site suitable for allocation.

ANCWOOD	0	AHLV	0
FZ2	0	ARCH INT	0
BATTLEFIELD	0	AONB	0
HSEIZ	0	CONSERV	1



LWS / LGS	0	FZ2	0
NNR	0	G2AGRIC	0
RAMSAR	0	G3AGRIC	0
SAC	0	GREENB	0
SPA	0	GCN	1
SSSI	0	LB GRADE 1	0
HISPARKGAR	0	LB GRADE 2	0
		LB GRADE 2*	0
		HSEOZ	0
		LNR	0
		MSA	1
		OSNA	0
		PROW	0
		SWF	0
		TPO	0
		WOODL	0

<b><u>Leazes Road Site 5</u></b>	
Ha	0.3
Planning Status	Not Approved
Biodiversity	Lies against ancient woodland and Local Wildlife Site; potential for increased recreational disturbance. Loss of woodland (assuming this does not turn out to be ancient woodland once ecological surveys begin) will require compensation. An ecological survey should be undertaken to identify the presence/absence of protected species and any required mitigation measures implemented in full.
Highways	The sites are in a sustainable location and already enjoys vehicular access off St Hild's Lane and Gilesgate . They have reasonably good pedestrian links to the city centre and other University facilities. It would be a suitable location for purpose built student accommodation.
Landscape	Urban redevelopment site. Some trees on site which may contribute to character of the Conservation Area but could be retained. Neutral impact assumes sensitive redevelopment.
Heritage	This is a small site fronting Leazes Road within the conservation area with two historic buildings to the rear which should be retained. There is potential for demolition of Pelaw House immediately adjacent to Leazes Road and a linked development group stretching across St Hilds Lane to the east. Height of any new development should match the existing established pattern.
Other considerations and conclusions	Site suitable for allocation.

ANCWOOD	0	AHLV	0
FZ2	0	ARCH INT	0
BATTLEFIELD	0	AONB	0
HSEIZ	0	CONSERV	1
LWS / LGS	0	FZ2	0
NNR	0	G2AGRIC	0
RAMSAR	0	G3AGRIC	0
SAC	0	GREENB	0

SPA	0	GCN	1
SSSI	0	LB GRADE 1	0
HISPARKGAR	0	LB GRADE 2	0
		LB GRADE 2*	0
		HSEOZ	0
		LNR	0
		MSA	1
		OSNA	0
		PROW	0
		SWF	1
		TPO	0
		WOODL	0

## Leazes Road Site 6

Ha	4.2
Planning Status	Not Approved
Biodiversity	Lies against ancient woodland and Local Wildlife Site; potential for increased recreational disturbance. Loss of woodland (assuming this does not turn out to be ancient woodland once ecological surveys begin) will require compensation. An ecological survey should be undertaken to identify the presence/absence of protected species and any required mitigation measures implemented in full.
Highways	The sites are in a sustainable location and already enjoys vehicular access off St Hild's Lane and Gilesgate . They have reasonably good pedestrian links to the city centre and other University facilities. It would be a suitable location for purpose built student accommodation.
Landscape	1. The whole site lies within an AHLV at the end of an important 'green finger' penetrating into the built form of the city. 2. The site is classed as urban in the LCA. 3. Sensitive refurbishment and new development in areas avoiding important trees and maintaining the site's permeable leafy character in wider views could be accommodated with limited impacts. Buildings of an inappropriate scale, location or density would be likely to have significant adverse landscape / townscape and visual effects.
Heritage	The site is within the boundary of the Durham City Centre Conservation Area to the south of Leazes Road in a prominent gateway location which features heavily in public views of the WHS. It contains a Grade II listed chapel, several historic school and college buildings and a number of mature trees worthy of retention. The southern section of the site has potential for new development taking into account the topography, significant trees, green nature of the site and views towards the Cathedral. The perimeter buildings to the north of the site must be retained along with numerous residential style properties which make a positive contribution to the significance of the surrounding conservation area.

Other considerations and conclusions	Allocate site with amended boundary.
--------------------------------------	--------------------------------------

ANCWOOD	0	AHLV	1
FZ2	0	ARCH INT	0
BATTLEFIELD	0	AONB	0
HSEIZ	0	CONSERV	1
LWS / LGS	0	FZ2	0
NNR	0	G2AGRIC	0
RAMSAR	0	G3AGRIC	1
SAC	0	GREENB	0
SPA	0	GCN	1
SSSI	0	LB GRADE 1	0
HISPARKGAR	0	LB GRADE 2	1
		LB GRADE 2*	0
		HSEOZ	0
		LNR	0
		MSA	1
		OSNA	0
		PROW	0
		SWF	1
		TPO	0
		WOODL	0

<b>Mill Hill lane</b>	
Ha	2.0
Planning Status	Not Approved
Biodiversity	No significant ecological constraints identified at this time. Requirement for bat surveys. An ecological survey should be undertaken to identify the presence/absence of protected species and any required mitigation measures implemented in full.
Highways	Both locations sit on the site of existing University establishments, are in a suitable sustainable location, are served by Mill Lane and would be a suitable location for purpose built student accommodation
Landscape	Urban redevelopment site. Some trees on site have value as green infrastructure. Neutral impact assumes sensitive development with retention of trees. NOTE: The site boundary could be more closely drawn to exclude main woodland areas if land here is to be allocated.
Heritage	The site is outside but close to the boundary of the Durham City Centre Conservation Area. Potential for complete redevelopment of the site retaining the existing tree belts to the east and west and respecting the housing development to the north.
Other considerations and conclusions	Site suitable for allocation based on an amended boundary. Allocate as combined site with St Aidan's College.

ANCWOOD	0	AHLV	0
FZ2	0	ARCH INT	0
BATTLEFIELD	0	AONB	0
HSEIZ	0	CONSERV	0
LWS / LGS	0	FZ2	0
NNR	0	G2AGRIC	0
RAMSAR	0	G3AGRIC	0
SAC	0	GREENB	0
SPA	0	GCN	1
SSSI	0	LB GRADE 1	0
HISPARKGAR	0	LB GRADE 2	0
		LB GRADE 2*	0

		HSEOZ	0
		LNR	0
		MSA	1
		OSNA	1
		PROW	0
		SWF	1
		TPO	0
		WOODL	0

<b>Mountjoy</b>	
Ha	1.3
Planning Status	Not Approved
Biodiversity	Lies against ancient woodland and Local Wildlife Site; potential for increased recreational disturbance. Loss of woodland will require compensation. An ecological survey should be undertaken to identify the presence/absence of protected species and any required mitigation measures implemented in full.
Highways	The site sits close to University facilities and close to city centre amenities and public transport services, it would be a suitable location for purpose built student accommodation
Landscape	Small rural redevelopment site in AHLV and Green Belt. The site as mapped contains areas of woodland and is crossed by a footpath and bridleway. The general area is visible across the city's 'inner bowl' from the north as undeveloped land below a wooded skyline. Sensitive small scale development broadly on the footprint of the existing farm buildings could have a neutral or positive effect. Larger scale development - in terms of height or extent - could have significant adverse effects.
Heritage	This site is outside of the Durham City Centre Conservation Area boundary, within the designated green belt and contains a group of pre-1923 notable agriculture buildings. These are considered to be non-designated heritage assets with a presumption in favour of preservation. There are limited options for development on this site given the green belt location and significance of the existing buildings.
Other considerations and conclusions	Not suitable for allocation – Site in Green Belt (no exceptional circumstances)

ANCWOOD	1	AHLV	1
FZ2	0	ARCH INT	0
BATTLEFIELD	0	AONB	0
HSEIZ	0	CONSERV	1
LWS / LGS	1	FZ2	0
NNR	0	G2AGRIC	0



RAMSAR	0	G3AGRIC	1
SAC	0	GREENB	1
SPA	0	GCN	1
SSSI	0	LB GRADE 1	0
HISPARKGAR	0	LB GRADE 2	0
		LB GRADE 2*	0
		HSEOZ	0
		LNR	0
		MSA	1
		OSNA	1
		PROW	1
		SWF	0
		TPO	0
		WOODL	1

<b><u>Nelsons's Yard</u></b>	
Ha	7.8
Planning Status	AppDis DM/16/02537
Biodiversity	No significant ecological constraints identified at this time.
Highways	The site sits within the City's CPZ close to public transport facilities and city centre amenities. It would be a suitable location for purpose built student accommodation.
Landscape	Notes. Urban redevelopment site. Neutral impact assumes sensitive redevelopment.
Heritage	The site is located in an area of residential character within the Durham City Centre Conservation Area. The site appears capable of sensitive, modest redevelopment the scale and design of which should be heavily influenced by the character and scale of surrounding buildings. Potential neutral of minor positive impact.
Other considerations and conclusions	Not suitable for allocation – Application for 60 bed student accommodation refused and dismissed at appeal (DM/1602537/FPA)

ANCWOOD	0	AHLV	0
FZ2	0	ARCH INT	0
BATTLEFIELD	0	AONB	0
HSEIZ	0	CONSERV	1
LWS / LGS	0	FZ2	0
NNR	0	G2AGRIC	0
RAMSAR	0	G3AGRIC	0
SAC	0	GREENB	0
SPA	0	GCN	0
SSSI	0	LB GRADE 1	0
HISPARKGAR	0	LB GRADE 2	0
		LB GRADE 2*	0
		HSEOZ	0
		LNR	0
		MSA	1

		OSNA	0
		PROW	0
		SWF	0
		TPO	0
		WOODL	0

<b><u>North West Chapel Heights</u></b>	
Ha	0.7
Planning Status	Not Approved
Biodiversity	No significant ecological constraints identified at this time. Requirement for bat surveys. Loss of woodland will require compensation. An ecological survey should be undertaken to identify the presence/absence of protected species and any required mitigation measures implemented in full.
Highways	The site sits adjacent to existing student accommodation and It would be a suitable location for purpose built student accommodation.
Landscape	1. A small site in a prominent location in both the AHLV and Green Belt within an important 'green finger' penetrating into the built form of the city. Contains trees that are important in assimilating the built form of Chapel heights which have been previously assessed as vulnerable to removal for site access. 2. Likely to have some significant adverse landscape and visual effects.
Heritage	The site lies towards the edge, but still within the boundary of the Durham City Conservation Area. The mature trees on the site, acting as a buffer to the modern development adjacent are an important feature of the conservation area in this location, their loss would be harmful and result in coalescence of the built form. The setting of the grade I listed Chapel of St. Mary Magdalene may also be further eroded.
Other considerations and conclusions	Not suitable for allocation – Site in Green Belt (no exceptional circumstances)

ANCWOOD	0	AHLV	1
FZ2	0	ARCH INT	0
BATTLEFIELD	0	AONB	0
HSEIZ	0	CONSERV	1
LWS / LGS	0	FZ2	0
NNR	0	G2AGRIC	0
RAMSAR	0	G3AGRIC	0
SAC	0	GREENB	1

SPA	0	GCN	1
SSSI	0	LB GRADE 1	0
HISPARKGAR	0	LB GRADE 2	0
		LB GRADE 2*	0
		HSEOZ	0
		LNR	0
		MSA	1
		OSNA	0
		PROW	1
		SWF	0
		TPO	0
		WOODL	0

<b>St Aidan's College</b>	
Ha	3.1
Planning Status	Not Approved
Biodiversity	No significant ecological constraints identified at this time. Requirement for bat surveys. An ecological survey should be undertaken to identify the presence/absence of protected species and any required mitigation measures implemented in full.
Highways	Both locations sit on the site of existing University establishments, are in a suitable sustainable location , are served by Mill Lane and would be a suitable location for purpose built student accommodation.
Landscape	Urban redevelopment site. Neutral impact assumes sensitive redevelopment and retention of the more significant tree groups on site.
Heritage	This site is outside of but close to the boundary of the Durham City Centre Conservation Area. The collection of buildings designed by Basil Spence are of high architectural quality and would be considered non-designated heritage assets, with a presumption in favour of preservation. There is limited potential for new development on the east of the site, replacing the now demolished houses. Views across to the Cathedral should be respected and trees retained.
Other considerations and conclusions	Site suitable for allocation. Allocate as combined site with Mill Hill Lane.

ANCWOOD	0	AHLV	0
FZ2	0	ARCH INT	0
BATTLEFIELD	0	AONB	0
HSEIZ	0	CONSERV	1
LWS / LGS	0	FZ2	0
NNR	0	G2AGRIC	0
RAMSAR	0	G3AGRIC	0
SAC	0	GREENB	0
SPA	0	GCN	1

SSSI	0	LB GRADE 1	0
HISPARKGAR	0	LB GRADE 2	0
		LB GRADE 2*	0
		HSEOZ	0
		LNR	0
		MSA	1
		OSNA	1
		PROW	0
		SWF	1
		TPO	0
		WOODL	0

<b>St Marys College</b>	
Ha	0.8
Planning Status	Not Approved
Biodiversity	No significant ecological constraints identified at this time. Requirement for bat surveys. An ecological survey should be undertaken to identify the presence/absence of protected species and any required mitigation measures implemented in full.
Highways	The site has two vehicular access points off Elvet Hill Road and Quarry Heads Lane. It sits close to University facilities and close to city centre amenities and public transport services, it would be a suitable location for purpose built student accommodation.
Landscape	<p>Notes. The site as mapped is very large and contains a number of valuable and considered spaces forming the setting of high quality buildings and exploiting views towards the cathedral. Insensitive development in those areas could have significant effects.</p> <p>There is potential for limited infill development in the SW corner of the site roughly as shown on plan which could be accommodated with low or neutral landscape impacts. NOTE: The site boundary needs to be closely drawn if land here is to be allocated.</p>
Heritage	The Durham City Centre Conservation Area boundary runs close to the northern edge of the site partially including a small section. The existing buildings and footpaths were specifically designed to orientate views towards the cathedral and this design principle should be respected in any additional development. The existing buildings are high quality and should be retained. Retention of key views from the existing buildings, levels and access routes will be essential. There is potential for limited infill development to the southwest corner of the site of appropriate scale and massing, and continuing the existing built form and language.
Other considerations and conclusions	Allocate site with amended boundary.



ANCWOOD	0	AHLV	0
FZ2	0	ARCH INT	0
BATTLEFIELD	0	AONB	0
HSEIZ	0	CONSERV	0
LWS / LGS	0	FZ2	0
NNR	0	G2AGRIC	0
RAMSAR	0	G3AGRIC	0
SAC	0	GREENB	0
SPA	0	GCN	1
SSSI	0	LB GRADE 1	0
HISPARKGAR	0	LB GRADE 2	0
		LB GRADE 2*	0
		HSEOZ	0
		LNR	0
		MSA	1
		OSNA	1
		PROW	0
		SWF	1
		TPO	0
		WOODL	0



	Braille		Audio		Large print
<p><b><a href="mailto:Cdpconsultation@durham.gov.uk">Cdpconsultation@durham.gov.uk</a></b></p> <p><b>03000 260 000</b></p>					