

Durham County Council

Green Belt Assessment

**Green Belt Review: Stage 1 and 2
Report**

Final | June 2018

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

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

Job number 249912-01

Ove Arup & Partners Ltd
6th Floor 3 Piccadilly Place
Manchester M1 3BN
United Kingdom
www.arup.com

ARUP

Contents

	Page	
1	Introduction	1
1.1	Overview	1
1.2	Green Belt Assessment Approach	2
1.3	The Durham Green Belt	2
1.4	The Durham County Green Belt Assessment	4
1.5	Duty to Co-operate	5
2	National Policy Context, Guidance and Best Practice Review	7
2.1	Introduction	7
2.2	National Policy Context	7
2.3	Emerging Policy	9
2.4	PAS Guidance and Inspectors Decisions	10
2.5	Good Practice Approaches	14
2.6	Summary	17
3	Local Policy Context and Green Belt History	19
3.1	Introduction	19
3.2	Policy Context and Green Belt History	22
3.3	Case for Assessing the Durham Green Belt	27
4	Methodology	28
4.1	Introduction	28
4.2	Stage 1: Definition and Assessment of General Areas	28
4.3	Purpose 1: To check the unrestricted sprawl of large built-up areas	31
4.4	Purpose 2: To prevent neighbouring towns from merging into one another	36
4.5	Purpose 3: To assist in safeguarding the countryside from encroachment	39
4.6	Purpose 4: To preserve the setting and special character of historic towns	42
4.7	Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	55
4.8	Stage 2: Definition and Assessment of Parcels	60
5	Stage 1 General Area Assessment	64
5.1	Overview	64
5.2	Purpose 1 Assessment Conclusions	64
5.3	Purpose 2 Assessment Conclusions	65
5.4	Purpose 3 Assessment Conclusions	65
5.5	Purpose 4 Assessment Conclusions	66

5.6	Purpose 5 Assessment Conclusions	66
6	Stage 2 Green Belt Assessment	78
6.1	Stage 2: Definition and Assessment of Parcels	78
6.2	General Areas for further Assessment	78
6.3	Assessment per Land Parcel	82
6.4	Summary	85
7	Next Steps	86

Appendices

Appendix A

General Area Figure

Appendix B

Completed General Area Green Belt Proformas

1 Introduction

1.1 Overview

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

The purpose of this Green Belt assessment is to independently and objectively assess the extent to which areas of Green Belt within Durham meet the five purposes of the Green Belt as defined within the National Planning Policy Framework (NPPF). Paragraph 83 states:

'Once established, Green Belt boundaries should only be altered in exceptional circumstances, through the preparation or review of the Local Plan.' (NPPF)'.

Only when 'exceptional circumstances' exist should the authority consider altering Green Belt boundaries by having regard to their intended permanence in the long term and ensuring that boundaries are capable of enduring beyond the plan period.

This report is structured as follows:

- Chapter 1 introduces the context and purpose of the Durham Green Belt assessment;
- Chapter 2 sets out the national policy context and best practice guidance for Green Belt assessments;
- Chapter 3 focuses on the local policy context and history of the Durham Green Belt, it sets out initial thoughts on the exceptional circumstances prompting a Green Belt review;
- Chapter 4 details the methodology.
- Chapter 5 summarises the findings from the Stage 1 General Area Assessment. The General Area Map is provided at **Appendix A**. The completed General Area Green Belt Proformas are provided at **Appendix B**.
- Chapter 6 sets out Stage 2 of the assessment including the approach to the definition and assessment of the Green Belt parcels. It includes the Green Belt Parcel Proformas and summarises the findings from the Stage 2 Green Belt Parcel Assessment.

In Summer 2016, DCC consulted on the Issues and Options draft of the Durham County Local Plan. During this consultation 49 submitted sites located within the Green Belt were submitted to DCC for consideration as allocated sites through the Local Plan. Arup were commissioned by DCC to provide an assessment of the 49 submitted sites in the Green Belt. The Submitted Sites Report represents an entirely separate report to this Green Belt Assessment however applies the same methodology for the assessment. All 49 submitted sites were assessed regardless of which General Area they fall into and what the findings were from this report.

In December 2016, DCC paused the preparation of the draft Durham County Local Plan due to the impending publication of the Government's Housing White

Paper ‘Fixing Our Broken Housing Market’ (February 2017) which was expected to have several implications for the preparation of the Plan, including a new national methodology for the calculation of housing requirements. The housing requirement figure, otherwise known as the Objectively Assessed Need (OAN) for housing, is critical to the preparation of a local plan and impacts on a number of policy areas in addition to housing, such as employment, infrastructure and waste. This was followed by a further Government consultation in September 2017, ‘Planning for the Right Homes in the Right Places’, which included a standard methodology for the calculation of housing need. DCC resumed the plan in winter 2017 and published a new Local Development Scheme which set out their intention to consult on a Preferred Options draft Local Plan in Summer/Autumn 2018.

1.2 Green Belt Assessment Approach

In order to cover the whole extent of the Durham Green Belt, a two stage approach will be applied. There is not detailed guidance on exact method required to carry out a Green Belt Review. However following a review of PAS guidance, best practice, and a review of the history of the Durham Green Belt; the following methodology reflects the ‘local interpretation’ of the five purposes of the Green Belt and will result in a Green Belt review that conforms the NPPF and Planning Practice Guidance (PPG). The approach is summarised below.

Stage 1: General Area Assessment (included within this report)

Stage 1 involves dividing the entire Durham Green Belt into ‘General Areas’, which will then be assessed against the five purposes of Green Belt. The General Areas are defined using recognisable and permanent boundaries.

Stage 2: Green Belt Parcel Assessment

Stage 2 involves defining any smaller Green Belt parcels as a result of the Stage 1 process and assessing these parcels for their contribution to the five purposes of Green Belt.

The Green Belt Assessment is supported by the following separate notes:

- Outer Green Belt Boundary Note.
- Review of the Proposed Extension to the North West Durham Green Belt.

1.3 The Durham Green Belt

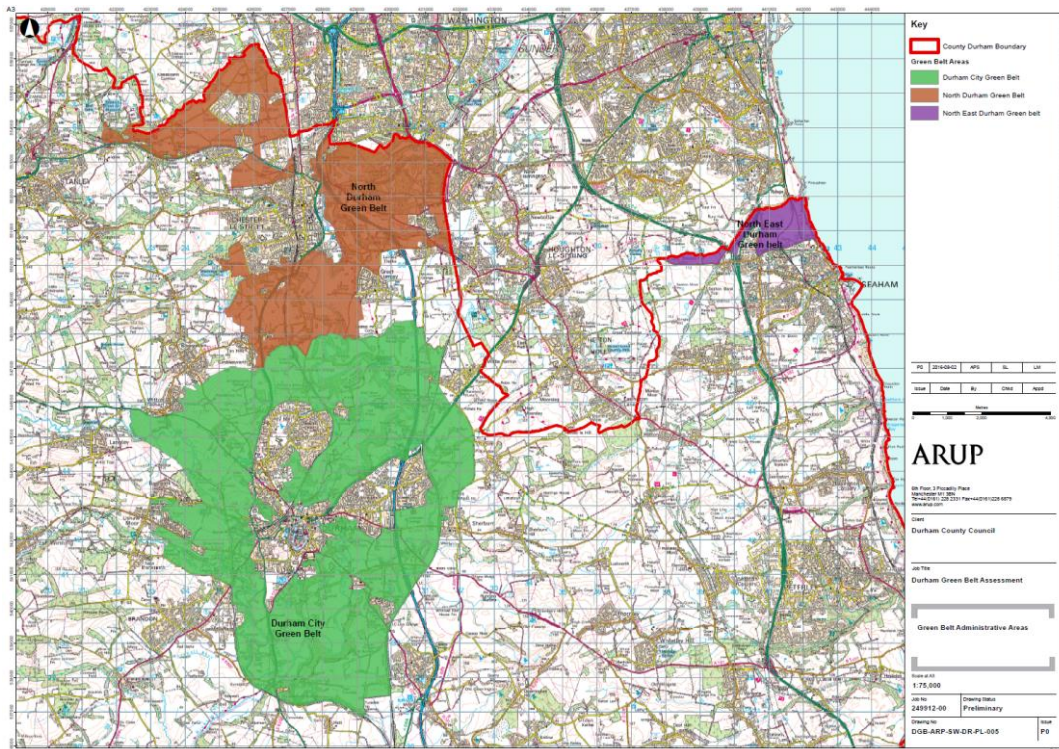
1.3.1 Overview

Land designated as Green Belt in County Durham covers an area of 8,726 hectares. Figure 1 shows the extent of the County Durham Green Belt designation. As the Green Belt was designated prior to County Durham becoming a unitary authority in 2009 it was originally designated within three different local authority areas. Therefore for the purpose of discussing the history of the Green Belt it has been split into three areas:

- Durham City Green Belt.
- North Durham Green Belt (part of the Tyne and Wear Green Belt).
- North East Durham Green Belt (part of the Tyne and Wear Green Belt).

These have been shown on Figure 1 below for ease of reference.

Figure 1: County Durham Green Belt



1.3.2 Durham City Green Belt

The Durham City Green Belt surrounds the City of Durham. It was designated in the Durham County Structure Plan Review (adopted 1999) with boundaries identified in the Durham City Local Plan (2004). The Durham City Green Belt largely aligned with an Area of High Landscape Value (designated in the County Durham Structure Plan 1968) which extended to the south east, south and west of the city. The exception is the Green Belt designation to the north-west of the city.

The original purpose of the Durham City Green Belt was to preserve the setting and special character of Durham as an historic town, and support regeneration of former mining settlements located beyond the outer edge of the Durham City Green Belt.

1.3.3 North Durham Extension To The Tyne and Wear Green Belt

Overview

The North Durham extension to the Tyne and Wear Green Belt comprises two parts, the North East Durham Green Belt located to the north of Seaham and the North Durham Green Belt located to the north of Chester-le-Street.

The original purpose of the North Durham extension was to check the unrestricted sprawl of large built up areas within Tyne and Wear.

North Durham Green Belt

This was designated through the County Durham Structure Plan (1999) with boundaries allocated in the Chester-le-Street Local Plan (2003).

The original purpose of the North Durham Green Belt was to check the unrestricted sprawl of large built up areas within Tyne and Wear, and assist regeneration of the District's built up areas by recycling brownfield and other urban land.

Proposed North West Extension

A further area of Green Belt in the north of the County was identified and intended to be designated in the Derwentside Local Plan, however this was not implemented due to a delay to the Local Plan update. The evaluation of a new Green Belt will be assessed in a separate report. The case for the designation of any new Green Belt has been considered within a separate report titled 'A Review of the Proposed Extension to the North West Durham Green Belt'.

1.4 The Durham County Green Belt Assessment

DCC is preparing a new County Durham Local Plan, which is due to be submitted for Examination in summer 2019. In line with NPPF requirements a Green Belt review is being carried out as part of the Plan review. Therefore, an independent Green Belt assessment has been commissioned to inform the Green Belt review.

DCC previously prepared a Local Plan which progressed to Examination in 2014. The previous Durham Plan proposed Green Belt release around the City of Durham and the North Durham Green Belt. It also proposed an area of new Green Belt to the north west of the County.

Following the Inspector's Interim Report in February 2015 an application was submitted for a Judicial Review and the Interim Report was quashed. The plan was then formally withdrawn, paving the way for preparation of a new County Durham Local Plan.

DCC consulted on the Issues and Options Draft of the County Durham Local Plan in July and August 2016, the Preferred Options document is timetabled to be published for consultation in Summer/Autumn 2018 with the Plan scheduled for adopted in Summer 2020. The Green Belt Review will inform the preferred options set out in the Preferred Options document.

1.5 Duty to Co-operate

The 2011 Localism Act introduced the ‘Duty to Cooperate’ requirement between local authorities, and with it the requirement to work together in order to address strategic planning issues that cross administrative boundaries.

The National Planning Policy Framework (NPPF) additionally requires Local Authorities to consult neighbouring authorities on strategic priorities (Paragraph 156 and 178). Defining the future boundaries of the Green Belt is one such issue, as there is the potential to impact upon the wider natural environment and landscape. As part of Duty to Co-operate discussions, extensive dialogue has taken place with Historic England in relation to the developing the local interpretation of Purpose 4: To preserve the setting and special character of historic towns. Details of the agreed approach are set out in Section 4.7. The following table provides a review of neighbouring Local Authority progress on Green Belt:

Table 1 Review of Neighbouring Local Authority Progress on Green Belt

Local Authority	Green Belt Review	Green Belt Review Methodology / Conclusions
Middlesbrough		This local authority does not have a Green Belt.
Darlington		This local authority does not have a Green Belt.
Stockton		This local authority does not have a Green Belt.
Hartlepool		This local authority does not have a Green Belt.
Richmond		This local authority does not have a Green Belt.
North Yorkshire	Selby District Green Belt Study (State 1) published in 2015.	Green Belt within Harrogate and Selby districts. <ul style="list-style-type: none"> Green Belt matters addressed within saved policies in the Harrogate Local Plan (2009). Selby District Green Belt Study uses the Arup methodology and includes an assessment of general areas against the five purposes of Green Belt as set out in the NPPF. The study concludes how strongly each area preforms against Green Belt purposes.
Cumbria		This local authority does not have a Green Belt.
Eden		This local authority does not have a Green Belt.
Northumberland	Completed in 2015	The assessment used a red/amber/green system. Purpose 5 is not assessed as it was considered that the Green Belt as a whole assists in urban regeneration.
Sunderland	Stage 1 published March 2016	The Stage 1 assessment provides a strategic review of the Green Belt against the five purposes of Green Belt as set out in the NPPF to inform the Borough’s growth options. A ranking system was used over a scoring system. This identified Green belt land to be considered further in a stage 2 assessment, which will follow.
Gateshead	Completed in 2015	The Strategic Land Review and Green Belt Assessment – Stage 3 proposes minor boundary revisions alongside larger strategic areas of release.

Neighbouring authorities and other duty to co-operate stakeholders are being engaged throughout the Green Belt Assessment. This includes sharing and gaining agreement on the proposed Green Belt methodology and the assessment outcomes.

2 National Policy Context, Guidance and Best Practice Review

2.1 Introduction

This section sets out the national policy context, guidance and best practice which has shaped the overall approach to the Durham Green Belt assessment. The approach is informed by the National Planning Policy Framework ('NPPF') and accompanying Planning Practice Guidance ('PPG'). It summarises the recommendations from the Planning Advisory Service (PAS) This section also explores best practice and experience from relevant Local Plan examinations.

2.2 National Policy Context

Paragraph 79 the National Planning Policy Framework states that *'the Government attaches great importance to Green Belts. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence'*

Paragraph 80 of the National Planning Policy Framework sets out the role and purpose of the Green Belt in England, as follows:

"The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and permanence.

Green Belt serves five purposes:

- *To check the unrestricted sprawl of large built-up areas;*
- *To prevent neighbouring towns merging into one another;*
- *To assist in safeguarding the countryside from encroachment;*
- *To preserve the setting and special character of historic towns; and*
- *To assist in urban regeneration by encouraging the recycling of derelict and other urban land."*

The NPPF endorses the permanence of Green Belts as an essential characteristic (paragraph 79) and stipulates that *'once established, Green Belt boundaries should only be altered in exceptional circumstances, through the preparation or review of the Local Plan'* (paragraph 83).

Paragraph 84 of the NPPF states local planning authorities should take account of the need to promote sustainable patterns of development when drawing up or reviewing Green Belt boundaries. Local planning authorities are encouraged to consider the consequences for sustainable development of channelling development towards urban areas inside the Green Belt boundary, towards towns and villages inset within the Green Belt or towards locations beyond the outer Green Belt boundary.

With regard to defining Green Belt boundaries, Paragraph 85 states that:

Local planning authorities should:

- *Ensure consistency with the Local Plan strategy for meeting identified requirements for sustainable development;*
- *Not include land which it is unnecessary to keep permanently open;*
- *Where necessary, identify in their plans areas of 'safeguarded land' between the urban area and the Green Belt, in order to meet longer-term development needs stretching well beyond the plan period;*
- *Make clear that the safeguarded land is not allocated for development at the present time. Planning permission for the permanent development of safeguarded land should only be granted following a Local Plan review which proposes the development;*
- *Satisfy themselves that Green Belt boundaries will not need to be altered at the end of the development plan period; and*
- *Define boundaries clearly, using physical features that are readily recognisable and likely to be permanent."*

Adding further clarity to the guidance contained within the NPPF, the Planning Practice Guidance offers clarification on the issue of Objectively Assessed Housing Need and Green Belt. Paragraph: 044 Reference ID: 3-044-20141006 states:

'The National Planning Policy Framework should be read as a whole: need alone is not the only factor to be considered when drawing up a Local Plan.

*The Framework is clear that local planning authorities should, through their Local Plans, meet objectively assessed needs unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the **policies in the Framework taken as a whole**, or specific policies in the Framework indicate development should be restricted. Such policies include those relating to sites protected under the Birds and Habitats Directives, and/or designated as Sites of Special Scientific Interest; **land designated as Green Belt**, Local Green Space, an Area of Outstanding Natural Beauty, Heritage Coast or within a National Park or the Broads; designated heritage assets; and locations at risk of flooding or coastal erosion.*

The Framework makes clear that, once established, Green Belt boundaries should only be altered in exceptional circumstances, through the preparation or review of the Local Plan.'

When preparing a local plan, the Local Planning Authority needs to establish the policy position and take a view on whether the Green Belt needs to be changed to address the development needs and of the community for the plan period and to ensure permanence beyond the plan period.

2.3 Emerging Policy

2.3.1 Housing White Paper (February 2017)

The Government published its Housing White Paper: Fixing Our Broken Housing Market in February 2017 setting out proposals for a number of planning reforms. The White Paper emphasises that the existing protection for the Green Belt remains unchanged and clarifies that “...*authorities should amend Green Belt boundaries only when they can demonstrate that they have examined fully all other reasonable options for meeting their identified development requirements, including:*

- *making effective use of suitable brownfield sites and the opportunities offered by estate regeneration;*
- *the potential offered by land which is currently underused, including surplus public sector land where appropriate;*
- *optimising the proposed density of development; and*
- *exploring whether other authorities can help to meet some of the identified development requirement.*

The White Paper places increased emphasis on the use of brownfield land including brownfield land in the Green Belt for the use of Starter Homes. Paragraph 4.18 states:

“Following our consultation in December 2015, we will also change the NPPF to allow more brownfield land to be released for developments with a higher proportion of starter homes by:

...c) allowing development on brownfield land in the Green Belt, but only where it contributes to the delivery of starter homes and there is no substantial harm to the openness of the Green Belt.”

The consultation on the White Paper closed on 2 May 2017. The Government published its response to the consultation in March 2018 in the ‘Government response to the housing White Paper consultation: Fixing our broken housing market’ document. The document provides a summary of the responses received and the Government’s response. It notes that the responses were all analysed and given full consideration in the preparation of the revised draft NPPF.

2.3.2 Draft Revised NPPF (March 2018)

The draft revised NPPF was published for consultation in March 2018. In terms of Green Belt policy the revised text maintains the strong protection of the Green Belt and retains a high bar before Green Belt land may be released. The five Green Belt purposes and the fundamental aim of the Green Belt remains unchanged.

Paragraphs 136-137 implement the housing White Paper proposals that certain criteria should be satisfied before ‘exceptional circumstances’ are used to change

Green Belt boundaries, and that where Green Belt is released first consideration should be given to land which has been previously-developed or which is well-served by public transport.

2.4 PAS Guidance and Inspectors Decisions

Interpretation of Green Belt within National Policy and the sensitivity of the concept to change has evolved greatly since the release of the NPPF in 2012. Specifically the Planning Advisory Service (PAS) Guidance and emerging Inspectors' decisions provide additional context and guidance for undertaking a Green Belt assessment.

2.4.1 Plan Making Q & A (Planning Advisory Service, 2014)

The Planning Advisory Service (2014) periodically update their 'Plan Making Question and Answer'¹ advice with regard to the assessment of Green Belt within Local Plans. The service advises the following:

- Green Belt Reviews should be considered in the context of its strategic role, which could include a strategic review across authorities or agreement of a joint methodology. Ideally, the Green Belt study should be comprehensive and strategic.
- Green Belt release must be based on robust evidence of need for a Review and a 'gap' in provision for which Green Belt release can resolve, must be demonstrated. This should ensure that consideration is offered to meeting housing needs across the housing market area.
- With regard to approaching a Green Belt Study, the guidance indicates that focussing on when the Green Belt meets one or more of the Purposes is likely to be a typical approach. The guidance suggests that Green Belt Reviews should be tailored to specific local need and are likely to be an iterative process.
- As changes to the Green Belt should be more permanent, it is therefore prudent to consider safeguarded land for two plan lifespans.

2.4.2 'Planning on the Doorstep': Green Belt (Planning Advisory Service, Updated February 2015)

The Planning Advisory Service (PAS) published updated guidance for undertaking a review of the Green Belt in February 2015. The updated guidance reflects recent Inspector's reports and the updated Planning Practice Guidance. The recommendations from this guidance have been used to inform the methodology in Section 4 of this assessment.

The main points from the PAS Guidance are:

- the 'purpose of a review is for the identification of the most appropriate land to be used for development, through a local plan';

¹ Source: <http://www.pas.gov.uk/pm-q-a-green-belt>

- the ‘maintenance of the purposes of the Green Belt is set against the under-provision of housing across many parts of the country’;
- the assessment of Green Belt must balance the competing perspectives of the roles of Green Belt from maintaining distinct settlements and openness of the landscape, to restricting the natural growth of settlements;
- a review of the Green Belt boundary can be justified through ‘exceptional circumstances’ of housing or employment land need; and
- Sustainable development must be considered throughout the Review process and reasonable alternatives for release must be assessed. Reviews of the Green Belt must take account of the NPPF Paragraph 84 which states that ‘when drawing up or reviewing Green Belt boundaries, local planning authorities should take account of the need to promote sustainable development’.

2.4.3 Recent Appeals and Inspector’s Examination Reports

PAS have released additional guidance in collaboration with No 5 Chambers which summarises how Green Belt issues are faring at appeal.

Gallagher Estates Ltd v Solihull MBC (2014), which in conclusion summarised:

- Planning Guidance is a material consideration for plan-making and decision-making.
- Exceptional circumstances are required for any revision of the boundary, whether the proposal is to extend or diminish the Green Belt.
- Once a Green Belt has been established and approved, it requires more than general planning concepts to justify an alteration. Green Belt boundaries are intended to be enduring and not to be altered simply because the current policy means that development of sites is unlikely or even impossible.

R(IM Properties) v Lichfield DC and others (2014), which in conclusion summarised that plan-making and decision-taking should take into account the consequences for sustainable development of any review of Green Belt boundaries. As part of this, patterns of development and additional travel are clearly relevant.

More recent appeals have mainly focused on interpretation of NPPF paragraphs 89 and 90 regarding exceptions to inappropriate development in the Green Belt. These are matters relating to Green Belt policy rather than being relevant considerations for the Green Belt Assessment.

Cheshire East Council Local Plan Strategy Examination (2014-2016)

Interim Views (October 2014)

CEC submitted their Local Plan for Examination in 2014, this included proposals to revise Green Belt boundaries and release land from the Green Belt. CEC identified the exceptional circumstances needed to justify altering Green Belt boundaries were essentially the need to allocate sufficient land for market and affordable housing and employment development.

The Inspector identified several flaws in the overall approach to the review, including:

- There were several cases where the Green Belt assessment did not support the release of specific sites from the Green Belt and the review appeared to have given greater weight to other factors, such as land ownership, availability and deliverability when preparing and finalising the Plan.
- There was inconsistency in the scale of the parcels assessed, in that, very large tracts of land had been assessed against smaller sites and some very small areas of land had been omitted.
- The review did not consider all the purposes of the Green Belt, omitting the contribution to urban regeneration and preserving the setting and special character of historic towns. Although the latter purpose may apply only to historic towns like Chester, the impact on urban regeneration did not seem to have been assessed. The Inspector required that the Green Belt review be updated to reflect these elements.

Further Interim Views (December 2015)

Following the Green Belt Assessment Update, the Inspector published his further interim views. Paragraphs 41-46 discuss the Green Belt Assessment Update. The Inspector noted that the independent two stage assessment of general areas followed by smaller parcels, assessing the relative significance of the contribution of each parcel against the five purposes of Green Belt followed by an overall assessment enabled a comprehensive, consistent and proportionate approach to be taken. He notes that only ‘Green Belt factors’ are assessed without potential areas for development thus providing a key input into the site selection process:

“...the approach set out in the GBUA seems to reflect national policy and address most of the shortcomings of the previous Green Belt assessment. It provides a set of more comprehensive and proportionate evidence to inform, rather than determine, where the release of Green Belt land may be necessary at the site-selection stage.” (paragraph 46)

The Inspector dismisses participants concerns relating to boundary definition noting that *“...in most cases, “strong” boundaries have been used, taking account of established physical features and committed new road schemes, where appropriate; the size of most of the larger land parcels has been reduced, with a 5ha indicative threshold for strategic sites, and detailed points about specific land parcels, including the identification of smaller and larger sites, can be reconsidered at the site-selection stage.”*

The Inspector acknowledges the complexity of the process and the involvement of professional judgements. He emphasises the needs for consistency and transparency using available and proportionate evidence:

“This is a complex process, which needs to be undertaken in a consistent and transparent manner using available and proportionate evidence, involving professional judgements; it was not simply a desk-based study, but one which involved many site visits by CEC’s officers or consultants to confirm the assessments and judgements. More particularly, the GBAU is the only comprehensive evidence which assesses all potential land parcels on an objective, consistent and comprehensive basis.” (paragraph 44)

In relation to the inclusion of purpose 4, the Inspector comments: *“The assessment utilises a variety of historical evidence, which enables a full assessment of the smaller settlements; this could be criticised as being too*

detailed for a Green Belt assessment which focuses on the larger historic towns, but is not necessarily inappropriate or irrelevant”,

He notes that the assessment of purpose 5 “...largely focuses on brownfield sites within the nearest settlement, and enables a differentiation between settlements to be made and provides a consistent, transparent and proportionate approach to this element of the assessment; the focus on regeneration issues internal to Cheshire East reflects the views of the Greater Manchester authorities . The overall assessment involves matters of judgement, and confirms that each purpose was given equal weighting and provides the reasons for the overall assessment.”

Interim Views on the Further Modifications (December 2016)

Following the final round of Examination Hearing Sessions in October 2016, the Inspector published his Interim Views on the Further Modifications required to make the Local Plan Strategy ‘sound’.

The Inspector did not provide any further comments on the Green Belt methodology however reiterated his comments made in December 2015 supporting the approach and methodology taken.

Final Report on the Examination of the Local Plan Strategy (June 2017)

The Inspector published the final report on the Examination in June 2017. He did not provide any additional comments on the Green Belt Assessment methodology however at paragraphs 96-98 he repeats his comments from the Further Interim Views and concludes at paragraph 98:

“I consider that CEC’s general approach to the Green Belt and the selection of sites is appropriate, fully justified, effective, soundly based and consistent with national policy. However, the list of sites in the policy and the general extent of the existing Green Belt (Fig 8.1) need to be amended to reflect CEC’s latest proposals, including the deletion of Sites CS51 & 64 [MM05]. With these recommended modifications, the overall approach to the Green Belt set out in Policy PG3 is soundly based and consistent with national policy.”

Bath and North East Somerset (BANES), Inspector’s Preliminary Conclusion (June 2012):

Although the BANES Local Plan has now been adopted, the Inspector’s preliminary conclusions provided during the Examination in 2012 provide useful contextual guidance on the required scale of a Review. The Inspector stated that an ‘*up-to-date and comprehensive review* of the Green Belt in the district is necessary to see whether all the land so designated fulfils the Green Belt purposes’ (Arup emphasis).

Summary: Implications of PAS Guidance and Inspector’s Decisions A Comprehensive Strategic Assessment

Based on the PAS guidance from February 2015, a Green Belt Review is considered to be a strategic review across the whole Green Belt area. The Cheshire East Inspector emphasised to need for a Green Belt assessment to be comprehensive and proportionate acknowledging that an element of professional

judgement was required. The Inspector highlighted the need to consider all five purposes and noted that only Green Belt factors were assessed. He emphasised the importance of the Green Belt assessment informing rather than determining where the release of Green Belt land may be required.

2.5 Good Practice Approaches

A good practice review of other Local Planning Authority Green Belt Assessments (which have been tested at examination and found sound) has been undertaken to inform this methodology. It is acknowledged there is no definitive methodology for undertaking Green Belt Assessments.

Table 2 below provides an overview of the approaches adopted by different local authorities in England. All of the assessments reviewed the whole extent of the Green Belt in their authority area, with the exception of the Cheshire West and Chester Study which was only intended to focus upon the Green Belt around the urban area of Chester.

Dependent on the size of the Green Belt within the authority area, the examples show that a two or three stage approach is often taken: a high level assessment, followed by a more detailed or site specific assessment against the five purposes of the Green Belt as defined by NPPF.

Table 2 Best Practice Review

LPA and Document Status	Approach Overview	Comments
Bath and North East Somerset Council Core Strategy (adopted in July 2014) Green Belt Assessment Stage 1 (April 2013), Stage 2 September 2013)	The start point for the review comprises the analysis of sixteen parcels forming the basis for the Core Strategy Sustainability Appraisal (SA), which enabled cross referencing between the two studies. However as the SA concentrated more on the northern portion of the Local Authority, it was considered necessary to define three further parcels to cover the remaining southern part of the Green Belt designation. The three additional parcels were based on strong infrastructure features, and defined to allow specific large-scale areas of the Green Belt to be assessed.	The Green Belt Review included covered the whole extent of the BANES Green Belt. The Stage 1 assessment involved a high level review of the parcels (there were 16 parcels – similar to the General Areas proposed for the Durham Green Belt Review), whilst the Stage 2 assessment involved detailed area based studies to inform boundary changes.
Rushcliffe Core Strategy (adopted December 2014) Green Belt Review (June 2013)	The first review stage does not look at specific sites or zones, but instead, assesses the strategic performance of broad areas of Green Belt, taking into account sustainability considerations (accessibility, environmental factors and infrastructure capacity) and Green Belt factors.	The Inspector Report stated that a documented comprehensive review of the Green Belt in Rushcliffe was necessary to demonstrate that the Green Belt impacts of Local Plan proposals have been fully considered. Broad areas for assessment were considered which covered the

LPA and Document Status	Approach Overview	Comments
	This involves assessing the function of broad areas of Green Belt against the five purposes which were defined within an earlier report through analysis of the sustainability credentials of broad areas around Nottingham and areas for strategic review across the more rural portions of the Green Belt.	whole extent of the Green Belt.
Rotherham Core Strategy (adopted September 2014) Green Belt Review (April 2012)	A total of 127 logical parcels were identified for the purposes of assessment based on character areas. Each individual parcel was set to be of similar character, to have a similar impact on the openness of the Green Belt and wherever possible to be clearly defined by durable, significant and strong physical boundaries that are capable of withstanding the passage of time. Parcel identification was informed by Rotherham's Landscape Character Assessment (2010).	The Review takes the existing inner Green Belt boundary, which was defined by the UDP, as the start point for assessment and covers the whole Green Belt.
Cheshire West and Chester Local Plan (adopted January 2015) Green Belt Review Stage 1 (2011) and Stage 2 (July 2013)	The Stage 1 study divided the Green Belt around the urban area of Chester into ten manageable parcels based upon common features and characteristics. The parcels were then assessed against an assessment criteria based on the purposes of Green Belt. Stage 2 focused on a technical site assessments of these areas looking at site constraints.	The area was broken down into manageable parcels and then assessed against the five purposes. The purpose of the study was to focus on the Green Belt around the urban area of Chester only and not the whole of the Green Belt.
Cheshire East Local Plan Strategy (adopted July 2017) Green Belt Assessment Update (2015)	At stage 1 the entire Green Belt was divided into 44 general areas which were assessed against the 5 Green Belt purposes. Stage 2 involved defining smaller Green Belt parcels around all of the inset settlements and assessing these against the same assessment framework. Over 400 Green Belt parcels were assessed.	The Inspector commented in his Interim Views after the first round of hearing sessions that the Council's original Green Belt Assessment had not considered the whole extent of the Green Belt. The GBAU therefore covered the whole extent.

2.5.1 Boundary Definition

The assessments reviewed all make reference to paragraph 85 of the NPPF and emphasise the importance of using physical features that are recognisable and permanent in defining boundaries.

The methodologies used in the assessments are consistent in suggesting that strong boundaries are created by: infrastructure such as motorways, main roads and rail; and natural features such as watercourses, rivers or streams. In addition to this, a number of assessments include development that has a strongly established, regular or consistent built form; prominent topographical features; protected

woodland; and ownership boundaries marked by physical features such as mature hedgerow or contiguous fence line.

Weaker boundaries are defined by private or unmade roads, power lines and development with weak, irregular, inconsistent or intermediate boundaries.

Table 3 Boundary Definition Examples

LPA and Document Status	Boundary Definition
<p>Bath and North East Somerset Council Core Strategy (adopted in July 2014)</p> <p>Green Belt Assessment Stage 1 (April 2013) Stage 2 (September 2013)</p>	<p>The parcels were already defined through the Core Strategy Sustainability Appraisal, however as part of the assessment the following features are considered to be potential barriers which could provide a permanent Green Belt boundary: road, railway, and large watercourse.</p>
<p>Rushcliffe Core Strategy (adopted December 2014)</p> <p>Green Belt Review (June 2013)</p>	<p>Existing features which are strong and durable are considered to include:</p> <ul style="list-style-type: none"> • Roads • Railway lines • Rivers or streams • Prominent physical features such as ridgelines • Relative position of existing built up area
<p>Rotherham Core Strategy (adopted September 2014) Green Belt Review (April 2012)</p>	<p>Strong boundaries are defined as a motorway; public and made roads; a railway line; river; stream, canal or other watercourse; prominent physical features (e.g. ridgeline); protected woodland/hedge; and existing development with strong established boundaries.</p> <p>Weak boundaries are considered to be private/unmade roads; field boundaries; power lines; non-protected woodlands/hedge and trees; and development with weak or intermediate boundaries</p> <p>In defining the Green Belt boundary, Rotherham also sought to apply general “operational criteria”: Areas such as playing fields and open lanes which have no environmental or physical links to the open countryside are not included within the Green Belt, but those areas which extend the countryside into urban centres are preserved and fulfil an important function as “Green Wedges”.</p>
<p>Cheshire West and Chester Local Plan (adopted January 2015)</p> <p>Green Belt Review Stage 1 (2011) and Stage 2 (July 2013)</p>	<p>This is focused around the urban area of Chester. The most evident durable physical boundary is considered to be the road network. In addition to this, physical features (embankments) and canals are deemed to be</p>

LPA and Document Status	Boundary Definition
	<p>another defensible boundary. Where there are fewer robust defensible boundaries, mature hedgerows and similar physical features are used to define parcels. Overall the focus was on splitting the area into logical parcels that, where possible, had clearly evident hard boundaries such as the road, rail or waterway network and were of a manageable size for offices to undertake the site survey.</p>
<p>Cheshire East Local Plan Strategy (adopted July 2017)</p> <p>Green Belt Assessment Update (2015)</p>	<p>A classification of strong, moderate and weak boundaries was produced. Strong boundaries were selected in the first instance, followed by moderate. A grading priority was applied to the features within each boundary category and where possible the highest priority feature was used.</p> <p>The strong boundary category included: motorways, main roads, railway line, existing development with established boundaries, reservoirs, lakes, meres, rivers, streams, canals, protected woodland (TPO), protected hedges, and prominent topography.</p> <p>The moderate boundary category included: minor road, existing development with intermediate boundaries, private road, prominent field boundaries accompanied by other features, disused railway lines in cutting or raised embankment, line of protected tree (TPO), non-protected woodlands, and brooks.</p> <p>The weak boundary category included: existing development with weak boundaries, public footpaths, disused railways which are level, open space boundaries, unmaintained private road, non-protected hedges, line of non-protected trees, culverted watercourses, and field boundaries.</p>

2.6 Summary

National Planning Policy Framework and Planning Practice Guidance:

A Study of the Green Belt in Durham must accord with the requirements within the NPPF, which details the fundamental aim of the Green Belt as preventing urban sprawl by keeping land permanently open (paragraph 80). Release of land from the Green Belt and any alteration to the Green Belt boundary will only be possible in exceptional circumstances.

Any revisions to the Green Belt should take account of the need to promote sustainable development patterns (paragraph 84) and new Green Belt boundaries

must be clearly defined, using physical features, readily recognisable and likely to be permanent. Neither the NPPF, nor the PPG, provide any specific guidance on conducting a Green Belt Review per se.

Duty to Cooperate:

Green Belt represents a cross-boundary ‘strategic priority’ for which Local Planning Authorities have a duty to cooperate, in accordance with Paragraph 178 of the NPPF. As set out in Section 1, the recommended approach is to share the Green Belt assessment methodology and assessment outcomes with neighbouring authorities and duty to cooperate stakeholders, including Historic England and the methodology for purpose 4 was developed collaboratively with Historic England.

Best Practice Guidance:

It is clear that all Green Belt studies are approached differently and tailored to meet the local circumstances, with available guidance open to interpretation. A summary of the PAS guidance, Inspector’s Reports and Recent Appeal Cases highlights:

- Green Belt Reviews should be undertaken strategically and comprehensively.
- The experience from Cheshire East highlights the importance of considering all 5 Green Belt purposes. PAS guidance emphasises the importance of purpose 4 for historic towns such as Durham. It is also pertinent to consider purpose 5, the role of the Green Belt in supporting urban regeneration.
- Any alternations to the Green Belt will need to demonstrate exceptional circumstances.

3 Local Policy Context and Green Belt History

3.1 Introduction

This section sets out the local policy context and history of the Green Belt in County Durham. The documents reviewed from DCC comprise historic documents and the County Durham Plan which inform this section.

The evolving local policy context and background to the Green Belt designation in County Durham is complex, therefore a summary timeline is set out below to provide the context for this Green Belt assessment. The documents that have been referenced below are included in Appendix A.

Table 4 Summary Timeline

National Policy / Guidance	Local Policy	Durham City Green Belt	North Durham Green Belt	North East Durham Green Belt
Town and Country Planning Act 1947 made provision for local authorities to incorporate Green Belt into their development plans.				
Circular 42/55 (1955) established the basic philosophy behind Green Belts including 'to preserve the special character of a town'.	Letter issued March 1957 to the Minister in response to Circular 42/55 proposing Green Belt to the south east, south and west of the city of Durham.	Proposals for Durham City Green Belt first introduced in 1957.		
	Durham County Development Plan review (1964) – Inspector rejected Green Belt designation around the city of Durham. Area of High Landscape Value designated in the city of Durham in 1968. The extent of this is shown at Figure 2.			
	County Structure Plan published in 1978 took forward proposals for Green Belt around the city of Durham.			
PPG2 (1988) established the five purposes of the Green Belt ² – first time the				

² PPG2 (1988) set out the following purposes: to check the unrestricted sprawl of large built up areas; to safeguard the surrounding countryside from further encroachment; to prevent

National Policy / Guidance	Local Policy	Durham City Green Belt	North Durham Green Belt	North East Durham Green Belt
purpose to preserve the special character of historic towns was introduced.				
Regional Planning Guidance 7 (1993) suggested an extension of the Tyne and Wear Green Belt into County Durham; and policies to safeguard the character and special setting of the city of Durham.			Proposals for the North Durham Green Belt first introduced in 1993.	Proposals for the North Durham Green Belt first introduced in 1993.
PPG2 (revised 1995) amended the five purposes of the Green Belt ³ .	<p>The following advice was contained in PPG2:</p> <p>Paragraph 2.6 ‘detailed Green Belt boundaries defined in adopted local plans or earlier approved development plans should be altered only exceptionally. Detailed boundaries should not be altered or development allowed merely because the land has become derelict.’</p> <p>Paragraph 2.8 “Where detailed Green Belt boundaries have yet been defined, it is necessary to establish boundaries that will endure. They should be carefully drawn so as not to include land which it is unnecessary to keep permanently open. Otherwise there is a risk that encroachment on the Green Belt may have to be allowed in order to accommodate future’.</p>	<p>Designated in 1999 through the Durham County Structure Plan Review. Boundaries allocated in 2004 through the Durham City Plan (adopted 2004).</p> <p>Local emphasis on purpose 4 (to preserve the setting and special character of historic towns) and purpose 5 (to assist in urban regeneration by encouraging the recycling of derelict and other urban land).</p>	<p>Designated in 1999 through the Durham County Structure Plan Review (adopted 1999). The Chester-le-Street Local Plan (2003) allocated the north west Green Belt boundaries⁴.</p> <p>Local emphasis on purpose 1 (to check the unrestricted sprawl of large built up areas) and purpose 5 (regeneration of urban areas by encouraging the recycling of derelict and other urban land).</p>	<p>Designated in 1999 through the Durham County Structure Plan Review (adopted 1999). The Easington Local Plan (2001) allocated the north east Green Belt boundaries.</p> <p>Local emphasis on purpose 2 (to prevent neighbouring towns merging into one another) and purpose 5 (regeneration of urban areas by encouraging the recycling of derelict and other urban land).</p>
The North East of England Plan: Regional Spatial Strategy to 2021 (2008) (now revoked)	The general extent of the Green Belt (unaltered from Durham City Plan 2004) is shown in the RSS.	Policy 9 notes that the Green Belt should preserve the setting and special character	Policy 9 notes that the Green Belt should prevent the merging of	Policy 9 notes that the Green Belt should prevent the merging of Sunderland with

neighbouring towns from merging into one another; to preserve the special character of historic towns; and to assist in urban regeneration.

³ PPG2 (revised 1995) amended the following purposes: to *assist* in safeguarding the countryside from encroachment; to preserve the *setting* and special character of historic towns; and to assist in urban regeneration, *by encouraging the recycling of derelict and other urban land*.

⁴ The unitary district of County Durham was formed on 1 April 2009 replacing the seven districts of Chester-le-Street, Derwentside, City of Durham, Easington, Borough of Sedgfield, Teesdale, and Wear Valley and County Council.

National Policy / Guidance	Local Policy	Durham City Green Belt	North Durham Green Belt	North East Durham Green Belt
		of Durham City and prevent the merging of Durham City and Chester-le-Street.	Washington and Chester-le-Street.	Seaham, Houlton-le-Spring, Washington or Tyneside.
NPPF (2012) includes a chapter on protecting Green Belt land which establishes the requirement to demonstrate exceptional circumstances for a Green Belt boundary review and incorporates the five Green Belt purposes.				
PPG (2014)	County Durham Plan submitted in 2014 and withdrawn. Plan proposed revisions to the Green Belt and new Green Belt in the north of the County.			
Housing and Planning Act 2016	County Durham Plan Issues and Options 2016 includes spatial options to release land from the Green Belt and set out the potential exceptional circumstances to justify release from the Green Belt.			
Housing White Paper 2017 proposes that the NPPF will be amended to stress Green Belt boundaries should only be amended when all reasonable options have been examined fully (including use of brownfield land, underused land, densification etc.). Additionally, there will be a reframing of national policy to highlight the need for compensatory local plan policies to offset loss of Green Belt				

3.2 Policy Context and Green Belt History

The evolution of the Durham Green Belt is complex and it has developed in a series of stages since the late 1950s, which are described below.

3.2.1 Prior to Green Belt designation

In response to Circular 42/55, DCC concluded that a case could be made to preserve the special character of Durham City by a Green Belt to the south east, south and west of the city. The response of the Minister was given in a letter dated 28th March 1957 suggested that as the situation is more complex, it may be most effective to establish partial Green Belt for the town and further consideration should be given to the Council's proposals in this part of the County before formal proposals are made.

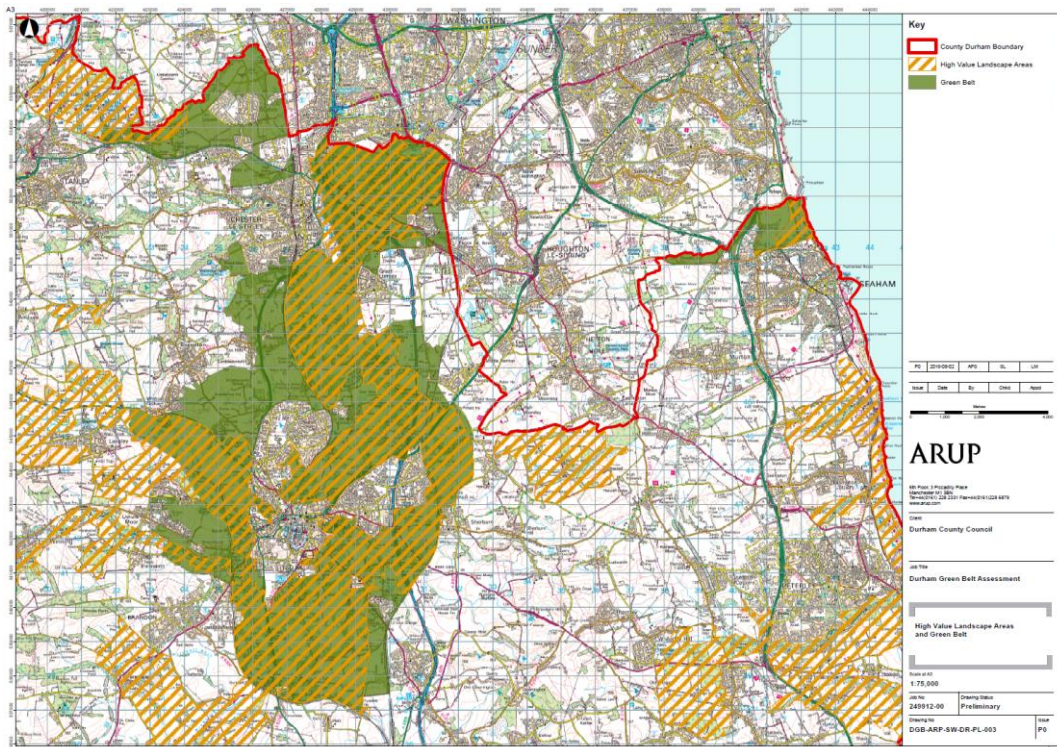
The first review of the Durham County Development Plan included proposals for amendments to the county map and a written statement was submitted in 1964 following the first review of the approved development plan. The Inspector at the public inquiry agreed that further protection was given however he did not believe that a Green Belt designation was the way to establish this protection.

In 1968, a letter was received from the Minister of Housing and Local Government following a review of the Durham County Development Plan. This, in summary, stated that although the minister understood the council's desire to designate Green Belt around Durham City, he did not feel it was the most appropriate land allocation as it would be inflexible, and instead the Area of High Landscape Value designation would be a more suitable instrument for the planning authority to achieve its aims. The Area of High Landscape Value was then designated as shown in Figure 2.

The County Structure Plan published in 1978, recognised the importance of the environment in and around Durham City and it was through the review of the County Structure Plan that further proposals to establish a Green Belt were taken forward. The County Structure Plan sought to protect the unique setting and character of the city by focusing new residential development on the surrounding villages where regeneration is a priority. It recognised the special significance of the environment and setting of Durham City including policies which sought to protect its outstanding quality and the relationship between the built up area and the landscape that it is set within. The County Structure Plan was the first document to give real weight to establishing a Green Belt around the city of Durham and was the start of the process that eventually saw the Durham City Green Belt designated.

PPG2 (1988) stated that if a local planning authority wanted to establish a new Green Belt, it should demonstrate, "whether any major changes in circumstances have made the adoption necessary" (paragraph 2.14, PPG2). For DCC the change in circumstances related to the protection offered by Green Belt designation compared to the local policy of Areas of High Landscape Value. This combined with revisions to PPG2 (1995) enhancing the purpose to protect of the setting and special character of historic towns established a case for the designation of Green Belt around the city of Durham.

Figure 2: Extent of the Area of High Landscape Value in relation to Green Belt



3.2.2 Durham City Green Belt

The Durham City Green Belt was designated in the County Structure Plan Review (adopted 1999) with boundaries established in 2004 through the Durham City Plan (adopted 2004). Policy 5 of the County Durham Structure Plan Review (1999) makes provision for a Durham Green Belt in Durham City. Policy E1 in

the Durham City Plan defines the Green Belt boundary on the proposals map and sets out policy restrictions. The Durham City Green Belt focuses on Purpose 4 and protecting the historic city of Durham.

The other locally specific purpose of the Durham City Green Belt is in supporting the regeneration of former mining settlements beyond the Green Belt. At the time of designation, this purpose related to PPG2 purpose 5 which focused on assisting in urban regeneration. The objective of the Durham City Green Belt does not exactly align with the PPG2 Purpose 5 (revised 1995). The focus of the purpose shifts from generally assisting with urban regeneration to assisting urban regeneration by encouraging the recycling of derelict and other urban land. This changes the focus of where the regeneration should be directed.

The revised version of PPG2 predated the designation of the Durham Green Belt. Therefore, the Inspector allowed the Green Belt to be adopted using this purpose in terms of assisting in urban regeneration by focusing development away from the city of Durham to surrounding villages to support the regeneration of former mining settlements. The Inspector adopted a pragmatic approach and permitted the local aims to be taken into account for this Green Belt purpose which differed slightly from the updated wording in PPG2.

The North East of England Plan: Regional Spatial Strategy to 2021 (2008) (now revoked) continued the general extent of the Green Belt across the North East of England and included this following policy (policy 9.5). Please see section 3.2.5 for details.

3.2.3 North Durham Green Belt

The North Durham Green Belt was designated in the County Structure Plan Review (adopted 1999) with boundaries established in 2003 through the Chester-le-Street Local Plan (adopted 2003). Policy 5 of the County Durham Structure Plan Review (1999) makes provision for a Durham Green Belt in North Durham. Policy NE3 in the Chester-le-Street Local Plan defines the Green Belt boundary on the proposals map and sets out policy restrictions. The North West Durham Green Belt focuses on Purpose 1, Purpose 2 and Purpose 5. It aims to check the unrestricted sprawl of the Tyne and Wear conurbation, to prevent settlements in the District from merging and to encourage urban regeneration.

The North East of England Plan: Regional Spatial Strategy to 2021 (2008) (now revoked) continued the general extent of the Green Belt across the North East of England and included this following policy (policy 9.5). Please see section 3.2.5 for details.

3.2.4 North East Durham Green Belt

The North East Durham Green Belt was designated in the County Structure Plan Review (adopted 1999) with boundaries established in 2001 through the Easington Local Plan (adopted 2001). Policy 5 of the County Durham Structure Plan Review (1999) makes provision for a Durham Green Belt in North East Durham. Policy 4 in the Easington Local Plan defines the Green Belt boundary on

the proposals map and Policy 5 sets out restrictions on what can be built. The North East Durham Green Belt focuses on Purpose 2 and Purpose 5, aiming to prevent Seaham and Ryhope (in Sunderland) from merging and to encourage urban regeneration.

The North East of England Plan: Regional Spatial Strategy to 2021 (2008) (now revoked) continued the general extent of the Green Belt across the North East of England and included this following policy (policy 9.5). Please see section 3.2.5 for details.

3.2.5 Purpose of the County Durham Green Belt

The purpose of the **Durham City Green Belt** (as set out in the County Structure Plan Review 1999 (Policy 5) and context detailed in the Durham City Plan 2004) was to:

- Preserve the special character and setting of the city of Durham, which encompasses the high quality landscape and undulating topography of open land around the city;
- Maintain the strategic gap between Durham and Chester-le-Street; and
- Direct new development to the larger villages around Durham which are accessible to the city.

The purpose of the **North Durham Green Belt** (as set out in the County Structure Plan Review 1999 (Policy 5) and context detailed in the Chester-le-Street Local Plan 2003) is to:

- Check the unrestricted sprawl of the Tyne and Wear conurbation;
- Prevent Chester-le-Street and its surrounding villages from merging;
- Prevent the merging of several other settlements with Durham City and the Tyneside and Wearside conurbations;
- Assist in the safeguarding of the District's countryside from encroachment; and
- Assist in the regeneration of the District's built up areas by recycling brownfield sites and other urban land.

The North East Durham Green Belt (as set out in the County Structure Plan Review 1999 (Policy 5) and context detailed in the Easington Local Plan 2001) is considered necessary for a number of reasons:

- To help prevent the merging of Seaham and Ryhope (in Sunderland);
- To preserve the Area of High Landscape Value and the attractive character and setting of the northern part of Seaham; and
- To direct opportunities for development to the south Seaham and elsewhere in the District.

The North East of England Plan: Regional Spatial Strategy to 2021 (2008) (now revoked) reconfirmed the general extent of the Green Belt across the North East of England and included this following Green Belt policy (policy 9.5):

Ensuring that the Green Belt continues to safeguard the countryside from encroachment and check the unrestricted sprawl of Tyne & Wear.

The Green Belt should:

a. prevent the merging of:

b. Sunderland with Seaham, Houghton-le-Spring, Washington or Tyneside; Gateshead with Hebburn, Washington, Birtley or Whickham;

Washington with Chester-le-Street;

Newcastle upon Tyne with Ponteland, Newcastle International Airport, or Cramlington;

North Tyneside with Cramlington or Blyth; and

Durham City with Chester-le-Street.

c. preserve the setting and special character of Durham City, Hexham, Corbridge and Morpeth;

d. assist in urban regeneration in the city-regions by encouraging the recycling of derelict and other urban land; and

e. maintain the broad extent of the Green Belt with detailed boundaries to be defined in relevant Local Development Frameworks, around Morpeth and the area to the north of Consett and Stanley and eastwards to Chester-le-Street’.

3.2.6 County Durham Plan (Issues and Options) (2016)

The County Durham Plan (Issues and Options Draft) was consulted on in Summer 2016. The Issues and Options paper sets out the following four options for County Durham’s future growth:

- Option 1 Main Town Focus – this directs 28% of development to Durham City supported by release of land from the Green Belt;
- Option 2 Sustainable Communities – this directs 17% of development to Durham City supported by release of land from the Green Belt;
- Option 3 Sustainable Communities with Central Durham Villages – this directs 7% of development to Durham City with the focus for growth being on nearby villages, this requires less release of land from the Green Belt; and
- Option 4 Wider Dispersal – this option seeks development across the County and does not include the potential for Green Belt release.

The Issues and Options paper sets out the broad case for exceptional circumstances required to support Green Belt release. This is based on the need to promote sustainable patterns of development, locating new housing near the significant number of jobs and other services and facilities in Durham City. This

would help to improve the economic performance of the county by fulfilling the potential of Durham City as an employment location of regional and national importance. The exceptional circumstances case for option 3 is similar to the first two options, but also includes the regeneration benefits of delivering housing in certain areas.

3.3 Case for Assessing the Durham Green Belt

The County Durham Plan includes a Green Belt review for the following reasons:

- Durham is experiencing increasing development pressures due to the tightly drawn Green Belt boundaries around the edge of the city, leading to risks of unsustainable development having a negative impact on the historic fabric and character of the city;
- Development in towns and villages surrounding Durham has resulted in in-commuting into Durham. There is therefore a need to consider the case for delivering sustainable patterns of development related to linking employment and housing opportunities within Durham and reducing in-commuting.
- The strength of the housing market around Chester-le-Street due to its proximity to Newcastle / Gateshead is placing increasing development pressures on countryside areas beyond the North Durham Green Belt; and
- NPPF makes provision for a review of Green Belt boundaries as part of a Local Plan review.

The emerging County Durham Plan notes that NPPF makes it clear that the alteration of Green Belt boundaries should only be made in exceptional circumstances. In this case these would consist of the need to promote sustainable patterns of development, locating new housing near the significant number of jobs and other services and facilities in Durham City. This would help to improve the economic performance of the county by fulfilling the potential of Durham City as an employment location of regional and national importance.

4 Methodology

4.1 Introduction

There is no single ‘correct’ method for undertaking Green Belt Assessments thus this methodology has been informed by national policy, guidance and good practice, as identified in the preceding sections. The method has also considered approaches taken by other Local Planning Authorities where the resulting Local Plan has been found sound by an Independent Inspector. The methodology is considerably detailed in order to ensure transparency in approach and consistency in application. The inclusion of the rationale behind each element of the method is intended to provide clarity and aid consistent application.

A combination of desk based analysis and site visits has been applied in undertaking both the Stage 1 and Stage 2 Assessments. All General Areas and parcels have been visited through the site visit stages and the professional judgement of the assessor was applied on the site visits following a comprehensive briefing on the application of the methodology.

4.2 Stage 1: Definition and Assessment of General Areas

4.2.1 Define General Areas

To assess all 8,726 hectares of Green Belt within the County, General Areas have been defined based on permanent and defensible ‘strategic’ and physical boundaries and are shown in figure 3.

Defining General Areas for assessment based on permanent and defensible Green Belt boundaries serves two functions: firstly, General Areas function as a ‘spatial container’ for the assessment and secondly, Green Belt release should ultimately be based on permanent and recognisable boundaries. The approach used is in accordance with paragraph 85 of the NPPF, local planning authorities should define boundaries clearly, “...using physical features that are readily recognisable and likely to be permanent.” General Areas have therefore been defined based on the following defensible and durable features:

- Inner Green Belt boundary;
- Outer Green Belt boundary;
- Administrative boundary (aligned with outer Green Belt boundary);
- Motorways and A-roads;
- Railways; and
- Strategic waterways, these are the ‘main river specified in the River Wear summary catchment management plan (2011) and the coastline.

Options to use rivers or streams, minor roads and B-roads, or woodlands to define the strategic General Areas for assessment have been discounted as this would

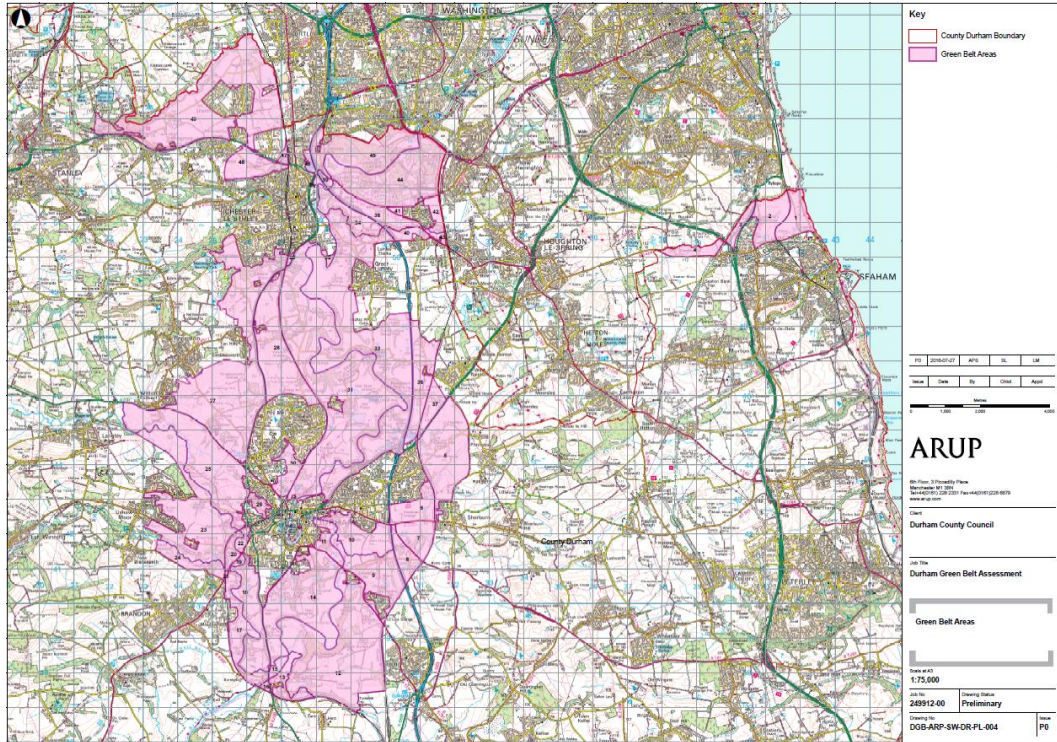
result in smaller areas moving away from a strategic analysis. These types of boundaries have been used to define Green Belt parcels, as set out in table 4. An element of professional judgement will be applied to decide how boundaries should be defined linked to the purpose of identifying larger General Areas. The good practice review set out in Section 2 demonstrates that a number of authorities have identified motorways, A roads, and operational railway lines as representing strong ‘permanent’ boundaries. Whilst other natural and man-made elements can also create strong boundaries, it was decided that these elements represent the most recognisable and permanent physical features with which to divide the whole of the Green Belt.

For the General Area assessment the DCC administrative boundary has been used to define the outer edge of the North Durham Green Belt. It is recognised that administrative boundaries may not result in recognisable and permanent features on the ground, however this is considered sufficient for the purposes of the strategic assessment. The administrative boundary is reviewed in further detail at the Green Belt parcel stage and where appropriate parcels are defined to the nearest permanent boundary within neighbouring areas. The definition of these parcels and outcomes of the assessment will be addressed under Duty to Co-operate.

Existing ‘Major Developed Sites’ washed-over by Green Belt have been treated as Green Belt and included within the definition of General Areas. Where ‘Major Developed Sites’ are inset into the Green Belt their boundary has been considered, but they have not been defined as a town in Purpose 2. This will ensure a comprehensive assessment of the Green Belt designation.

The General Areas used for the assessment are shown on Figure 3 below and are also included in Appendix A.

Figure 3: General Areas



4.2.2 Undertake an Objective Assessment of General Areas

For each purpose of the Green Belt, a number of criteria have been developed which require both quantitative and qualitative responses, these are set out in detail in Section 4.4 onwards. Methods of data collection (for example, desk-based review of secondary data or site-based collection of primary data) have been documented against each purpose.

It is pertinent to consider all five purposes within the context of Durham County given its history and locally specific functions. In addition, the following assumptions are made with regard to the method of assessment:

- Each of the NPPF purposes is considered to be equally significant.
- Categories given to each of the key questions in the methodology are the most reflective for the whole of the General Area.

A combination of desk based analysis and site visits of these General Areas will be undertaken to determine the contribution each area makes to the five purposes of Green Belt, as set out in the NPPF. This will utilise the GIS datasets provided by DCC which are referenced under each purpose as well as the professional judgement of the assessor on site.

4.2.3 Scoring of General Areas

The General Area assessment has applied a consistent approach and is based on an interpretation of the five purposes of Green Belt as set out in paragraph 80 of the NPPF.

For each purpose a number of robust criteria have been developed which require quantitative and qualitative responses and an element of professional judgement. Methods of data collection (e.g. desk based analysis or site based analysis) will be documented against each purpose.

The approach to confirming the level of contribution to each Green Belt purpose has is shown in Table 5. This will be used for both the General Area and the parcel assessment.

Table 5 Level of Contribution to each Green Belt Purpose

Level of Contribution to Green Belt Purpose
None – the parcel makes no contribution to the Green Belt purpose
Weak – on the whole the parcel makes a marginal contribution to an element of the Green Belt purpose
Moderate – on the whole the parcel contributes to the Green Belt purpose however does not fulfil all elements
Strong – on the whole the parcel contributes to the purpose in a strong way, whereby removal of the parcel from the Green Belt would detrimentally undermine this purpose

As each of the five purposes set out in the NPPF is considered to be equally important, no weighting or aggregation of scores across the purposes was undertaken. An element of professional judgement will be used in applying the scoring system however the ‘Key Questions to Consider’ for each purpose is intended to break down the purpose in the interests of ensuring a transparent and consistent approach. This is set out in detail below including definitions applying to the purpose and to the approach. Furthermore the rationale for the score applied and the justification against the criteria will be recorded as part of the assessment.

4.3 Purpose 1: To check the unrestricted sprawl of large built-up areas

4.3.1 Background Research

PPG provides a relatively limited detail for interpretation of the five purposes of the Green Belt. The PAS ‘Planning on your Doorstep: The Big Issues Green Belt’⁵ guidance emphasises the variable nature of the term ‘sprawl’ and whether positively planned development constitutes ‘sprawl’. The PAS note also suggests that land which is partially contained by built form would effectively be identified as ‘infill’, and therefore this land is likely to make a relatively limited contribution to the overall Green Belt.

⁵ LGA and PAS (February 2015) Planning on the Doorstep: The Big Issues – Green Belt

Analysis of Local Authorities who have undertaken Green Belt Reviews and which have Local Plans that have recently been found sound identifies the following themes in the assessment of the first purpose:

- Define the local interpretation of ‘large built up areas’ within the local authority and neighbouring authorities; and,
- Assess the role the Green Belt possesses in protecting land surrounding these ‘large built up areas’, in terms of whether the land is contained within the large built up area, contiguous with the large built-up area or connected to this area; and,
- Consider the strength of the existing boundary in preventing urban sprawl, which would not otherwise be prevented by a barrier; and,
- Assess the role of the Green Belt in preventing development that would result in another settlement being absorbed into a large built up area, however there is a risk that assessment of this particular criteria under Purpose 1 may result in “double-counting” when assessing the opportunities for towns to merge in Purpose 2.

Based on the review of PAS guidance, recently adopted Local Plans or recently undertaken Green Belt reviews, it is possible to devise a local interpretation of the first purpose of the Green Belt for DCC.

4.3.2 Local Interpretation of Purpose 1

Taking account of the historic purpose of the Green Belt in County Durham (see Section 3), ‘large built up areas’ are considered to be settlements within the Tyne and Wear conurbation, this includes Sunderland, Shiney Row-Houghton, Springwell Village and Gateshead⁶.

Durham City and Chester-le-Street will also be included as large built up areas as the Durham City Local Plan Inspectors Report (2002) states the Durham City Green Belt will:

‘check the unrestricted growth of the large built-up areas of Durham and Chester-le-Street, preventing their coalescence or that of the former with the villages around it..’ (Paragraph 3).

There is no evidence within the review of the Green Belt history that any other settlements in Durham should be considered large built up areas. An additional review was carried out to identify whether there are any other large settlements in County Durham with populations over 20,000. Settlements were assessed using the ONS Census Population Data for 2011 based on built up areas⁷. The analysis confirmed the conclusions made by the Inspector in 2002. The population data shown in the table below justifies Durham City and Chester-le-Street being considered as ‘large built up areas’.

Table 6: 2011 Population Figures.

⁶ Sunderland Green Belt Review Stage 1: Core Strategy Growth Options Stage March 2016 – identifies Sunderland as a large built up area and Gateshead Strategic Green Belt Review.

⁷ <http://www.citypopulation.de/php/uk-england-northeastengland.php>

Settlement	Inset into the Green Belt Boundary	2011 Population
Durham City	Yes	47,785
Chester-le-Street	Yes	37,164
Peterlee	No	29,936
Newton Aycliffe	No	25,660
Consett	No	24,828
Bishop Auckland	No	23,830
Seaham	No	22,373
Stanley	No	20,995

Table 7 shows the population figures for the other settlements listed are not comparable to Durham City and Chester-le-Street, therefore they are not considered to be large built up areas.

4.3.3 Approach to the Assessment

The purpose 1 assessment shall be informed by a combination of desk based mapping analysis and site visits. The assessor will use professional judgement on site to come to a conclusion on the level of contribution. The assessment is based on the definitions set out below using the criteria included in Table 7:

Table 8: Assessment Criteria: Purpose 1

Definitions for Purpose 1

Sprawl – “spreading out of built form over a large area in an untidy or irregular way” (Oxford English Dictionary). For the purposes of the assessment this relates to development spreading out from the defined built up areas.

Large built-up areas – this has been defined as the Tyne and Wear urban area (Sunderland and Washington), Chester-le-Street and Durham City.

Well connected (or highly contained) – well connected to the built up area, i.e. to be surrounded by high levels of built development.

Open land – land which is lacking of development.

Round-off – where the existing urban area is an irregular shape, will the parcel fill in a gap and / or complete the shape.

Ribbon development – a line of buildings extending along a road, footpath or private land generally without accompanying development of the land to the rear. A “ribbon” does not necessarily have to be served by individual accesses nor have a continuous or uniform building line. Buildings sited back, staggered or at angles and with gaps between them can still represent ribbon development, if they have a common frontage or they are visually linked.

Key Questions to Consider	Recommended Approach
<p>1. Existing boundary with built up area:</p> <p>a. Is there an existing durable boundary between the built up area and the Green Belt General Area / parcel which could prevent sprawl?</p> <p>b. Does the Green Belt have a role protecting land which is considered to be open?</p>	<p>Describe existing boundary between built up area and General Area / parcel and assess against the following indicative criteria:</p> <p>Strong: The General Area / parcel is connected to and in close proximity to a large built up area. The existing Green Belt boundary supports a strongly defined and durable existing boundary feature and has a role protecting land which is considered to be open.</p> <p>Moderate: The General Area / parcel is connected to and in close proximity to a defined large built up area. The existing Green Belt boundary consists of a mix of durable and less durable features and Green Belt has a role protecting land which is considered to be open.</p> <p>Weak: The General Area / parcel is connected to and in close proximity to a defined large built up area. The existing Green Belt boundary is predominantly lacking in durability, or the Green Belt designation is not considered to be protecting land which is open.</p> <p>No contribution: The General Area / parcel forms part of the County Durham Green Belt, but it is not adjacent to any large built up area.</p>
<p>2. Connection to the built up area:</p> <p>a. Is the General Area / parcel well connected to the built up area along a number of boundaries?</p> <p>b. Is there a risk of sprawl or could development of the General Area / parcel constitute ‘rounding off’ of the built up area?</p>	<p>Describe degree of connection to the built up area and assess against the following indicative criteria:</p> <p>Strong: The General Area / parcel is connected to the built up area along one boundary and development would not constitute rounding off therefore creating the risk of sprawl. The General Area / parcel is not directly connected to the built up area however there is still a risk of sprawl as it is perceived to lie close to it and it is connected via a transport corridor or has a visual connection. Development would not constitute rounding off therefore creating the risk of sprawl.</p> <p>Moderate: The General Area / parcel is connected to the built up area along two boundaries and while there is some potential</p>

Key Questions to Consider	Recommended Approach
	<p>for development to constitute rounding off there is some risk of sprawl.</p> <p>Weak: The General Area / parcel is connected to the built up area along three boundaries and development would constitute rounding off therefore there is limited risk of sprawl.</p> <p>No contribution: The General Area / parcel is not connected to or close to the built up area and there is no risk of sprawl.</p>
<p>3. Ribbon development: What role does the General Area / parcel play in preventing ribbon development? (may not be relevant in all circumstances).</p>	<p>Describe whether there is existing ribbon development or potential for ribbon development and assess against the following indicative criteria:</p> <p>Strong: There is limited existing ribbon development within the General Area / There is existing ribbon development outside of the General Area but adjacent to it. There is potential for further limited ribbon development which the General Area has a weak role in preventing / There is potential for limited ribbon development entering the General Area which the General Area has a weak role in preventing.</p> <p>Moderate: There is existing ribbon development within the General Area / There is limited existing ribbon development within the General Area. There is potential for some further ribbon development which the General Area has a moderate role in preventing.</p> <p>Weak: There is existing ribbon development within the General Area. There is a high potential for further ribbon development which the General Area has a strong role in preventing.</p> <p>No contribution: There is no potential for ribbon development</p>
<p>Overall assessment: What level of contribution does the General Area / parcel make to purpose 1?</p>	<p>Bring together all conclusions from above to determine overall assessment (taking balanced view).</p> <p>Apply scoring system: No / Weak / Moderate / Strong</p>

4.4 Purpose 2: To prevent neighbouring towns from merging into one another

4.4.1 Background Research

The PAS ‘Planning on your Doorstep: The Big Issues Green Belt’ guidance stipulates that ‘a scale rule’ approach to small settlements near to towns should not be applied as the identity of a settlement is not really determined just by the distance to another settlement. The guidance does however state that a ‘landscape character assessment is a useful analytical tool for use in undertaking this type of assessment’.

Arup has reviewed the approach to addressing purpose two taken by Local Authorities who have recently undertaken Green Belt Reviews or with recently found-sound Local Plans. Each Authority generally focussed their assessment on the following themes:

- Defining the significance of gaps between settlements within the Local Authority area.
- Assessing the role of the Green Belt designation in preventing the merger/coalescence of towns or preventing development which would result in a comparatively significant reduction in distance or perceived reduction and separation between towns.
- Assessing the role of the Green Belt in preventing continuous ‘ribbon development’ along transport routes.

4.4.2 Local Interpretation of Purpose 2

4.4.2.1 Durham County

Durham County Council has completed a Settlement Study based on the current population size of each settlement in Durham County and the range and the number of services and facilities within each settlement. This settlement review will inform the emerging County Durham Local Plan. This evidence base and the previous 2012 Settlement Review has been used to inform the settlements identified as ‘towns’ for this purpose.

Durham County Council has updated its 2012 Settlement Study with an Accessibility Index of Settlements which sets out the number of services and facilities available within each settlement. This index, together with the population data from the 2011 census has been used to inform the settlements identified as ‘towns’ for this purpose.

The potential for smaller settlement inset into the Green Belt to merge with ‘towns’ as defined below will be captured through the approach outlined in Table 8.

Table 8: Defined Towns

Settlement (inset into Green Belt or first town from the Green Belt boundary)	Inset Green Belt Settlements with the opportunity to merge with other 'towns' defined in purpose 2 (i.e. main towns or smaller towns and larger villages).
Durham City	All villages inset in the Green Belt have potential to merge with a main town or smaller town and village.
Chester-le-Street	
Stanley	A review has confirmed that the following settlements have the potential to fall into this category (as they are inset into the Green Belt and not defined as towns in purpose 2):
Tudhoe	
Seaham	
Bowburn	
Bearpark	
Langley Moor / Meadowfield / Brandon	
Coxhoe	
Great Lumley	
Langley Park	
Sacriston	
Sherburn	
Ushaw Moor	
Pelton Fell	
Pelton	
West Rainton	
Witton Gilbert	

Consequently, purpose two only applies to the General Areas that are located in the gap between two or more of these settlements including Inset Green Belt Settlements with the opportunity to merge with other 'towns' defined in purpose 2.

4.4.2.2 Neighbouring Authorities

Within the neighbouring authorities of Sunderland City Council to the north east and Gateshead Council to the north west, the local interpretation of Purpose 2 is as follows:

Sunderland City Council

Neither the Saved UDP (2007) nor Sunderland's emerging Local Plan includes a settlement hierarchy. As part of the evidence base for the emerging Local Plan, Sunderland have undertaken a Green Belt Review (Stage 1 – Core Strategy Growth Options Stage, March 2016). The Green Belt Review makes reference to the UDP's interpretation of the five purposes of Green Belt. This includes: "(iv) *Prevent the merging of Sunderland with Tyneside, Washington, Houghtonle-Spring and Seaham, and the merging of Shiney Row with Washington, Chester-le-Street and Bournmoor.*"

On this basis, there is a clear need to consider the following as ‘neighbouring towns’ for purpose 2: Sunderland, Washington, Houghton-le-Spring, and Shiney Row (albeit Houghton-le-Spring and Shiney Row already form one contiguous urban area).

Gateshead Council

The Core Strategy and Urban Core Plan for Gateshead and Newcastle (March 2015) does not include a settlement hierarchy however Policy CS19 (Green Belt) states:

“The Tyne and Wear Green Belt forms a wide band of protected land around Gateshead and Newcastle. The Green Belt as shown on the Policies Maps will be protected in accordance with national policy to:

1. Prevent the merging of settlements, particularly: Gateshead with Hebburn, Washington, Birtley or Whickham; Newcastle with Ponteland, or Cramlington; the main built-up area with nearby villages; and villages with each other.”

On this basis, Birtley should be regarded as a ‘neighbouring town’ for purpose 2. Given that the policy states that the Green Belt should prevent the merging of ‘villages with each other’, Kibblesworth should therefore also be defined as a ‘neighbouring town’ despite paragraph 17.107 describing Kibblesworth as a village.

Table 9 below summarises the local interpretation of purpose 2 in relation to the neighbouring authorities adjoining the Durham Green Belt.

Table 9: Defined Towns in Neighbouring Authorities

Settlement (inset into Green Belt or first town from the Green Belt boundary)	Category
Sunderland	Main Town
Washington	
Houghton-le-Spring and Shiney Row	
Birtley	Smaller Towns or Village
Kibblesworth	

4.4.3 Approach to Assessment

The purpose 2 assessment shall be informed by a combination of desk based mapping analysis and site visits. The assessor will use professional judgement on site to come to a conclusion on the level of contribution. The assessment is based on the definitions set out below using the criteria included in Table 10.

Definitions for the Approach

Openness – the absence of built development. This has both a spatial and visual dimension. The spatial dimension relates to the amount of built development. The

visual dimension relates to how that openness is perceived, and is influenced by factors such as topography, vegetation and views.

Table 10: Assessment Criteria: Purpose 2

Key Questions to Consider	Recommended Approach
1. Does the General Area / parcel lie in a gap between settlements (as defined in Tables 8 and 9)?	Describe the location of the General Area / parcel in relation to the gaps between settlements. If the General Area / parcel is not located within a land gap between settlements assess as ' No contribution '.
2. What contribution does the General Area / parcel make towards maintaining a gap between settlements?	Describe the existing gap and the role of the General Area / parcel in the gap. Assess the role the General Area / parcel plays or is perceived to play against the following indicative criteria: Strong: The General Area / parcel plays a crucial role in maintaining a gap between settlements: loss of openness would cause them to merge, or substantially reduce the gap between them. Moderate: The General Area / parcel plays some role in maintaining a gap between settlements: loss of openness would not cause settlements to merge but would erode the gap between them. Weak: The General Area / parcel plays a very limited role in maintain a gap between settlements: loss of openness would not reduce such a gap. No contribution: The General Area / parcel plays no role in maintaining a gap between settlements.
Overall assessment: What level of contribution does the General Area / parcel make to purpose 2?	Bring together above factors to determine overall assessment (taking balanced view) Apply scoring system: No / Weak / Moderate / Strong

4.5 Purpose 3: To assist in safeguarding the countryside from encroachment

4.5.1 Background Research

National Policy and Guidance does not specify what constitutes 'countryside', 'safeguarding' or 'encroachment'. The PAS 'Planning on your Doorstep: The Big Issues Green Belt' (2015) guidance interprets this purpose as the 'difference between urban fringe and open countryside' with a need to favour the latter in

determining which land to try and keep open, taking into account the types of edges and boundaries that can be achieved.

Arup has reviewed the approach taken to addressing purpose three by Local Authorities who have recently undertaken Green Belt Reviews or with recently found-sound Local Plans. Each Authority generally focussed their assessment on the following themes:

- Define ‘Countryside’;
- Define ‘Encroachment’;
- Define ‘Openness’;
- Assess the role the Green Belt has in protecting openness, by analysing the level of built form within each General Area or parcel, and the extent to which the countryside has been encroached upon; and
- Whilst landscape quality is not in itself a Green Belt issue, assess the extent to which openness and key landscape features or topography could be considered as features which are fundamental to an appreciation of the countryside and the sensitivity these features have to ‘encroachment’.

4.5.2 Local Interpretation of Purpose 3

In order to assess purpose 3 it is important to firstly define the key terms of ‘safeguarding’, ‘openness’, ‘countryside’ and ‘encroachment’ in relation to Green Belt (see below for definitions). Following the definition, the assessment should consider the extent of existing encroachment, the role of the General Area or parcel in safeguarding the countryside taking account of the ‘sensitivity’ of the landscape to encroachment and the extent to which built development has impacted these features.

The indicative percentage thresholds of built development set out in the Recommended Approach in Table 11 below have been determined according to overall levels of built development in Durham County. These are relatively low, reflecting Durham’s rural character.

4.5.3 Approach to the Assessment

The purpose 3 assessment shall be informed by a combination of desk based mapping analysis and site visits. The desk based analysis will be used to identify the boundaries and potential built development within the General Area or parcel, and the site visits will be used to confirm the presence of the boundaries and built development and to assess the openness. The assessors will use professional judgement on site to come to a conclusion on the level of contribution. The assessment will be based on the definitions set out below using the criteria included in Table 11.

Definitions for Purpose 3

Countryside – The land and scenery of a rural area (Oxford English Dictionary).

Safeguarding - Protect from harm or damage with an appropriate measure (Oxford English Dictionary).

Encroachment - a gradual advance beyond usual or acceptable limits (Oxford English Dictionary).

Openness – the absence of built development. This has both a spatial and visual dimension. The spatial dimension relates to the amount of built development. The visual dimension relates to how that openness is perceived, and is influenced by factors such as topography, vegetation and views.

Built development – any man-made structure, feature or facility.

Rural land-uses - land used for agriculture or forestry, or open land, woodland, forests and national parks (this is not an exhaustive list).

Non-rural land use – land used for residential, commercial, industrial, leisure, recreational or transport purposes (this is not an exhaustive list).

Settlement - this refers to the Durham urban area and settlements which are inset within the Green Belt or adjacent to the Green Belt boundary, as defined in Table 8 above. These are as follows: Bearpark, Bournmoor, Bowburn, Brandon, Brasside, Broompark, Chester-le-Street, Chester Moor, Coxhoe, Durham City, Fencehouses, Great Lumley, High Handenhold, High Shincliffe, Kimblesworth, Langley Moor, Langley Park, Leamside, Meadowfield, Nettleworth, Ouston, Pelton, Pelton Fell, Perkinsville, Picketree, Plawsworth, Sacriston, Seaham, Sherburn, Shincliffe, Stanley, Sunderland Bridge, Tudhoe, Urpeth, Ushaw Moor, Waldridge, West Rainton, Witton Gilbert.

Table 11: Purpose 3 Assessment Criteria

Key Questions to Consider	Recommended Approach
1. What are the principal land-uses within the General Area / parcel?	Describe the principal land uses within the General Area / parcel (e.g. agricultural, woodland, recreational, residential, commercial, industrial). [This is descriptive only as it feeds into Question 2 below]
2. What is the level of built development within the General Area / parcel?	Describe the level and type of built development and assess against the following indicative criteria: Strong: The General Area / parcel is made up of predominantly rural land-uses with less than 5% built development. Moderate: The General Area / parcel is made up of a mixture of rural and non-rural land uses with between 5% and 10% built development.

Key Questions to Consider	Recommended Approach
	<p>Weak: The General Area / parcel is made up of predominantly non-rural land uses with between 10% and 25% built development</p> <p>No contribution: The General Area / parcel is made up of non-rural land uses with more than 25% built development.</p>
3. What contribution does the General Area / parcel make to the perceived openness of the Green Belt?	Describe the degree of visual openness or enclosure of the General Area / parcel and the presence of longer views and vistas and consider what impact this may have on the overall score. [This is predominantly descriptive and will only change the judgement from Question 2 in certain cases].
Overall assessment: What level of contribution does the General Area / parcel make to purpose 3?	<p>Bring together above factors to determine overall assessment (taking balanced view)</p> <p>Apply scoring system:</p> <p>No / Weak / Moderate / Strong</p>

4.6 Purpose 4: To preserve the setting and special character of historic towns

Based on the NPPF definition, the following points will need to be considered within the assessment of purpose four to recognise the local context for County Durham:

Task 1: Which town or towns in County Durham are considered to be ‘historic’?

Task 2: What elements contribute to the ‘setting and special characteristics’ of the historic town?

Task 3: How will these elements be factored into the assessment of Green Belt?

The approach to Purpose 4 has been informed by detailed discussions with Historic England through two meetings and email comments. Historic England reviewed and agreed the finalised approach to the assessment (set out below in Section 4.6.3).

4.6.1 Task 1: Definition of a ‘Historic Town’ within County Durham

Owing to the designation of the World Heritage Site and the extent of the Durham City Conservation Area, the accepted starting point for the assessment of purpose four is that Durham will form the ‘Historic Town’ for the Green Belt Review. Specifically, the extent of the ‘Historic Town’ has been defined by its Conservation Area.

There are 93 Conservation Areas within the County Council area. Alongside the Durham City Conservation Area, the Conservation Areas for Shincliffe, Sunderland Bridge and Burnhall, Sherburn House and Plawsworth fall within the Green Belt.

Where these Conservation Areas in the Green Belt or close to the Green Belt also form part of the ‘setting or special character’ of Durham City, as established within Task 2, these will be considered to make a strong contribution to the role of the Green Belt.

4.6.2 Task 2: Defining the ‘Setting and Special Characteristics of the Historic Core

Local Planning Context

In order to understand how purpose four should be interpreted in Durham, regard should be had to the relevant existing and previous planning policies for the Green Belt. The following section therefore reviews the original role of the Durham City Green Belt within the County Structure Plan Review (1999), references to Green Belt within the Durham City Plan Inspectors Report (2002) and Policies relating to Green Belt in the Durham City Local Plan (2004).

The purpose of the Durham City Green Belt as set out in the County Structure Plan Review 1999 (Policy 5) is to:

- Preserve the special character and setting of the City of Durham, which encompasses the high quality landscape and undulating topography of open land around the City.
- Maintain the strategic gap between Durham and Chester-le-Street.
- Check the unrestricted growth of the large built up area of Durham and Chester le Street, preventing their coalescence or that of the former villages around it, help to safeguard the countryside from encroachment and assist in urban regeneration.
- Direct new development to the larger villages around Durham which are accessible to the city.

In particular, the first is point is relevant for supporting an understanding NPPF purpose four in the context of Durham. Specifically, the County Structure Plan Review identifies the ‘special character and setting’ of Durham City as the only historic town within the wider County that requires preservation, for the purposes of the Green Belt.

The City of Durham Local Plan (2004) sets out policies relating to the management of development within the Durham Green Belt. Specifically the chapter sets out the context for protecting the character and setting of Durham City, including requirements for the types of uses in the Green Belt (Policy E1), opportunities for infilling (Policy E2) and protection offered to the World Heritage Site and opportunities for expansion (Policy E3 and E4) and Open Spaces within Durham City (Policy E5)

The City of Durham Local Plan Inspectors Report (2002) provides more detail on what defines the setting and special character of Durham. It states *‘the setting and special character of Durham derive their importance not only from the direct views of buildings on the peninsula or from the intrinsic architectural or landscape quality of the town and its setting, but from the relationship between the physical size and topography of the built up area and the open areas round it, and the glimpses from inside and outside the built up area of both the peninsula and open land outside the City.*

In essence the character of Durham does not derive solely from views of the Cathedral and Castle, but from the relationship between them and the actual physical size of the built up area’.

City of Durham Local Plan provides the following information on how the landscape surrounding Durham City contributes to towards historic setting of Durham City.

‘The quality of the landscape surrounding Durham City and the fingers of open countryside which penetrate along the valley of the River Wear into the City Centre afford it a unique setting amongst the historic cities of England.

*The boundaries of the Durham City Green Belt include land which is vital to the character and setting of Durham City and is likely to be subject to development pressures which cannot be controlled by normal development control policies. It includes green fingers of land that penetrate the City at Aykley Heads and Flass Vale; **substantial areas of high landscape value around the City, including parts of the Browney Valley and the Wear Valley;** and the strategic gap to the north of the City, adjacent to the proposed Chester-le-Street Green Belt.*

*The Area of High Landscape Value is an area of countryside where the overall quality of the landscape is particularly high and would be damaged by inappropriate development, even of a minor nature. The Area of High Landscape Value is shown on the Proposals Map and is **broadly based on the valley of the River Wear, River Browney, and Sherburn Beck.** It contains some of the most significant surviving areas of intact, mature and unspoilt rural landscapes in County Durham. As a result, the vast majority of this area is included in either the proposed Green Belt or Parks and Gardens of historic interest and is therefore also subject to Policies E1 and E26 of the Plan. **Much of the Area of High Landscape Value is of paramount importance in respect of the setting and historic character of Durham City.***

Conclusions to inform the definition of Purpose 4 include:

County Structure Plan 1999

- Taking account of policy 5, for the purposes of the Green Belt Assessment Durham City is considered to be the only historic town in the County.

Inspectors Report 2002

- Taking account of the Durham City Plan Inspectors Report (2002) the main elements which constitute the setting and special character of the historic town of Durham City are:
- Direct views of buildings on the peninsula.
- Intrinsic architectural or landscape quality of the town and its setting.
- Relationship between the physical size and topography of the built up area and open areas around it.
- Glimpses from inside and outside the built up area of the peninsula and the open areas.

Local Plan Evidence Base

To interpret Purpose 4 and identify what should be considered in the Green Belt Assessment for Durham, the factors identified above must be considered in relation to available evidence which supported the definition of the ‘setting and special characteristics’ of Durham City. The evidence is set out below and confirmation that this is appropriate is sought from Historic England.

The evidence base to support the assessment of Purpose 4 draws on the following information provided by DCC:

- World Heritage Site Management Plan (Consultation Draft 2016).
- Durham City Conservation Area (Draft, 2016).
- County Durham and Darlington Historic Landscape Characterisation (Final Report, 2013).

World Heritage Site Management Plan

Evidence from the World Heritage Site Management Plan (Consultation Draft 2016) will inform the assessment of Purpose 4. Specifically, the Management Plan will support the identification of key views and inter-visibility of key features within Durham from the Green Belt, and the extent to which these form the setting or special character of the Historic City.

The Management Plan was prepared to set out what is special about the Durham World Heritage Site, the key issues that are affecting the World Heritage Site and the long-term vision, objectives and action plan to ensure the area of Outstanding Universal Value (or the World Heritage Site) can be maintained for future generations.

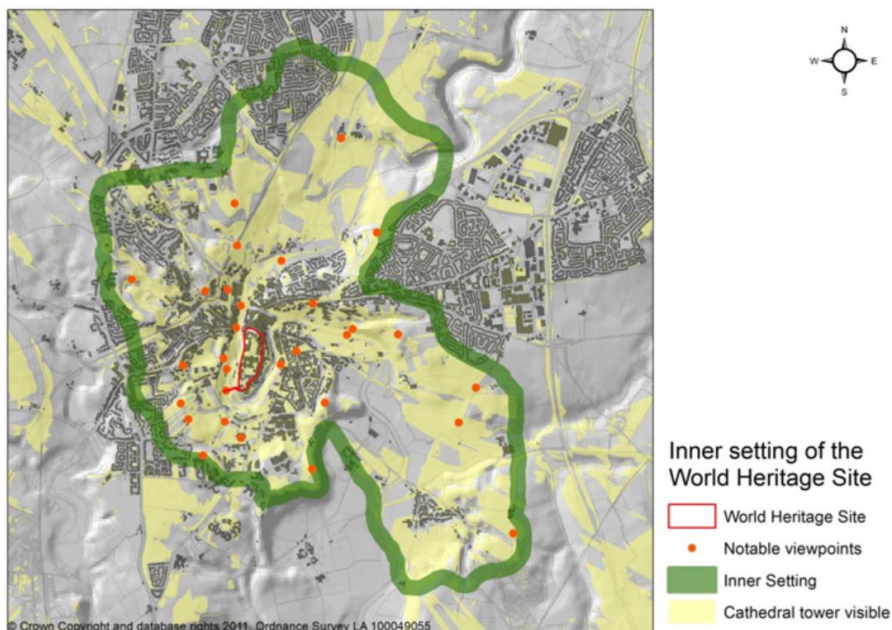
The Management Plan states that Durham is significant for the following reasons. Areas of bolded text, as physical features, will be considered to be the features which will be assessed through the Green Belt Review as they are relevant to Green Belt Purpose 4:

- Its exceptional architecture demonstrating architectural innovation, the visual drama of the **Cathedral and Castle on the peninsula** and the associations with notions of romantic beauty;

- The physical expression of the spiritual and secular powers of the medieval Bishops Palatine that the defended complex provides;
- The relics and material culture of three saints, (Cuthbert, Bede, and Oswald) buried at the site;
- The continuity of use and ownership over the past 1000 years as a place of religious worship, learning, and residence;
- Its role as a political statement of Norman power imposed upon a subjugate nation, as one of the country's most powerful symbols of the Norman Conquest of Britain;
- The importance of its archaeological remains, which are directly related to its history and continuity of use over the past 1000 years; and
- The cultural and religious traditions and historical memories associated with the relics of St Cuthbert and the Venerable Bede and with the continuity of use and ownership over the past millennium.

Figure 4, 5 and 6 represent extracts from the World Heritage Site Management Plan from which it will be fundamental to consider views to the above features. The Management Plan also considers that the ridges and hill tops surrounding the historic core of the city provide a clear physical framework enclosing the inner setting in which the World Heritage Site sits. The suggested area for inner setting description is shown on Figure 3.

Figure 4: Inner Setting for the World Heritage Site.



The broader setting for the WHS is considered within Figure 4 and 5. These figures from the World Heritage Site Management Plan indicate that there are multi-directional views both towards and away from the Cathedral that are of significance both in visual and historical terms and these must be protected.

Therefore, greater emphasis will be placed on the possible negative impact on the setting of the World Heritage Site arising from development within the outer

setting area. The extents of views to the Cathedral are demonstrated by Figure 4 and key areas are shown on Figure 5.

Figure 5: Wider Visibility of the World Heritage Site.

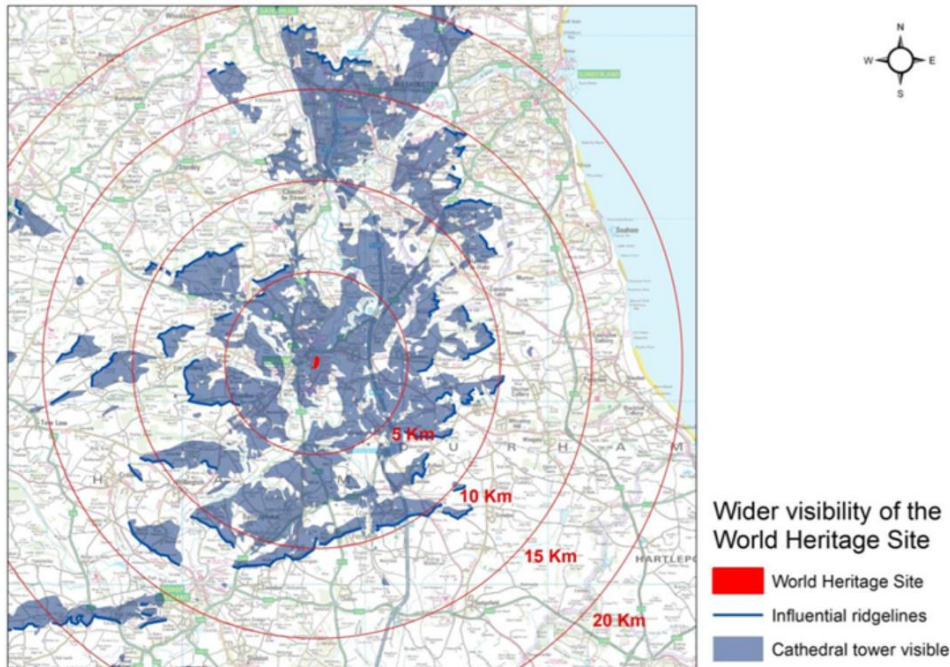
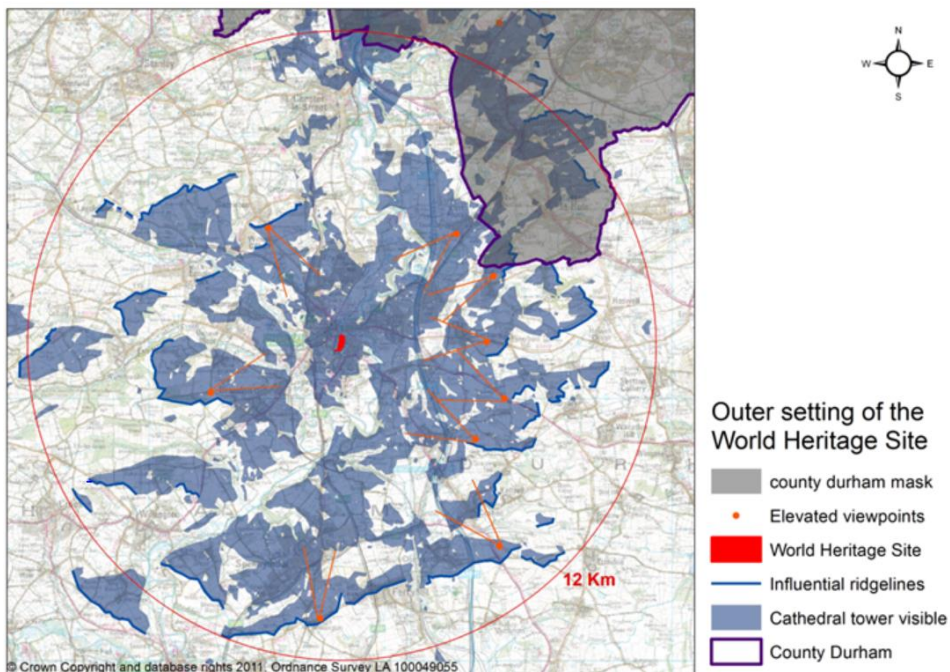


Figure 6: Outer Setting of the World Heritage Site.



Durham City Conservation Area Report

Evidence to support the assessment of ‘preserving the special character of Durham City’ can be drawn from the Durham City Conservation Area report (Draft 2016). This justifies the use of the conservation area boundary to determine the ‘historic core’ of Durham City as it encapsulates the features which define the

special character of Durham. The Durham City Conservation Area report (2016) identifies the following key elements of Durham City's 'special architectural or historic interest':

Durham World Heritage Site – The World Heritage Site boundary which encompasses the peninsula and features Durham Cathedral and the Castle.

Religious Significance - Durham Cathedral, surviving pilgrimage routes, notable religiously significant sites and a high number of churches within the medieval boroughs feature within the conservation area boundary.

Landscape and Topography – the wider setting of the conservation area is formed by Durham's 'outer bowl' which provide important wider visual context to the whole City. The 'inner bowl' boundary is formed by the regionally important River Wear gorge and features landscape which contributes significantly to the setting, character and appearance of the conservation area.

Green Spaces, Open Spaces, Trees and Woodland – the areas of open countryside and green spaces around the outskirts of the City and extending inwards as green fingers are of high scenic value, enhance the setting of the City's historic buildings and are a key characteristic of the conservation area.

Medieval Town and Street Pattern – The urban form of the City has maintained the medieval core with the medieval town and infrastructure forming the historic core of the conservation area.

Architectural Character – The conservation area has a rich variety of built form extending from the medieval times to 21st century development of the 'new' City and the juxtaposition of historic buildings with contemporary development is considered significant. Within Durham there are a high number of listed buildings and many considered to be non-designated heritage assets or of local interest. The Conservation Area report (Draft 2016) makes reference to specific features such as building materials and historic / architectural features; skyline and roofscape; floorscape and boundary treatments.

City Walls – these are a major component of the context of Durham Cathedral and Castle World Heritage Site.

Archaeology – areas of archaeological significance are included in the conservation area including the medieval settlement, Durham Cathedral and Castle and the bed of the River Wear.

Views and Vistas – Beyond the conservation area, the topography of Durham City means there are many outstanding open views towards the Cathedral, Castle and surrounding townscape. There are also significant views within the conservation area with many key focal points.

County Durham & Darlington Historic Landscape Characterisation (Final Report 2013)

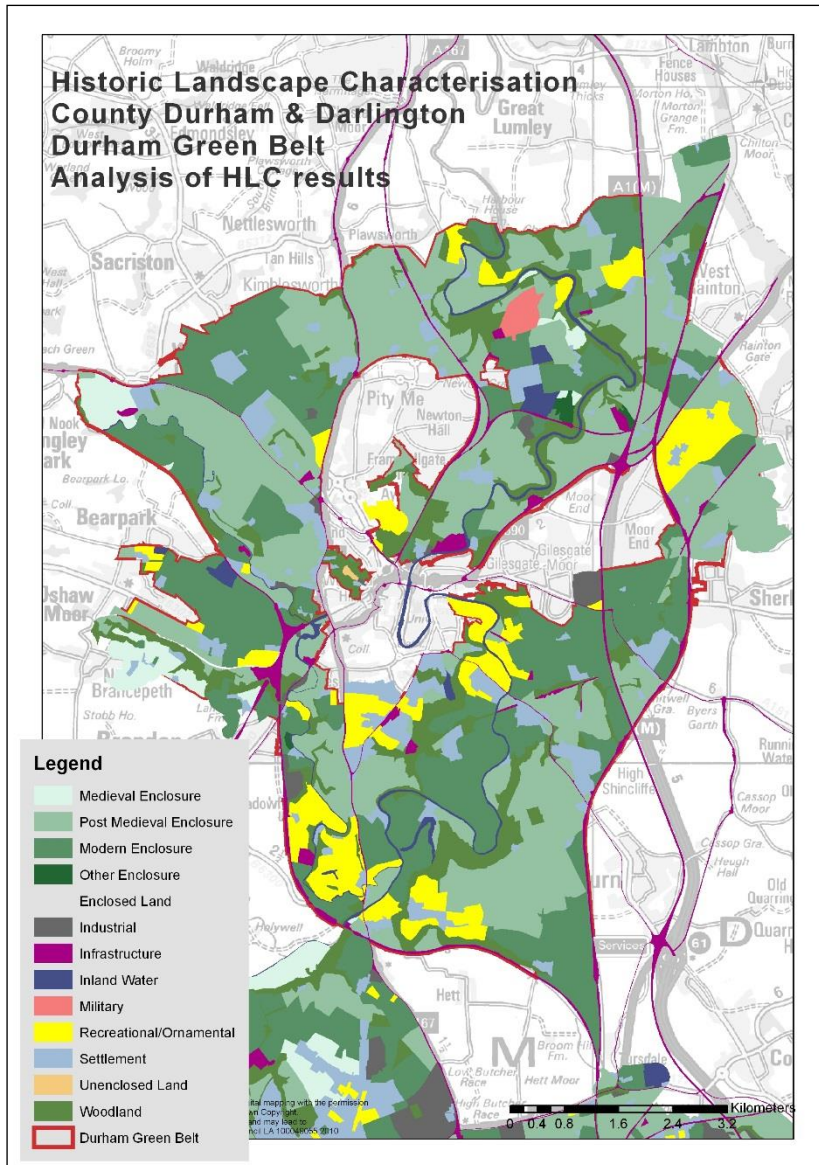
The County Durham and Darlington Historic Landscape Characterisation was produced in 2013 and forms part of a wider programme of Characterisation undertaken across the Country. The role of the study is to achieve an

understanding of historical and cultural origins and development of the current landscape. The study identifies five areas which represent the main historic character areas within the County Durham and Darlington Landscape Characterisation.

- Central Durham Scatter
- Central/South Durham Enclosure
- South/West Conurbations
- Valley/Upland Fringe
- West Durham Uplands

The County Durham and Darlington Historic Landscape Characterisation then divides the land into 10 broad classifications and further the classification 'enclosed land' is broken down further into medieval, post medieval, modern and other enclosed land. This data is shown on Figure 7. The data does not confirm if certain broad classifications provide a stronger contribution to the historic setting of Durham. Therefore whilst this data will be referenced in the proforma for the General Area, it will not be used to influence the outcome of the purpose four assessment.

Figure 7 County Durham and Darlington Historic Landscape Characterisation: Durham Green Belt



Task 3: Defining the Potential Approach for Assessment

Table 12 sets out the potential approach for the purpose four assessment of the Durham Green Belt. This has been based on information provided by Durham County Council Officers with interpretation by Arup.

Table 12: Key Character Elements of Landscape and Setting (prepared by DCC officers)

Character Elements	Key Features related to Durham Green Belt	Significance	Evidence Base
1. The relationship of the Historic Core with the Green Belt	The Durham historic core abuts directly onto Green Belt, for example: The northern edge bordering the Wear Valley.	General Areas directly abutting the Historic Core will make a stronger	Importance of scale set out in City of Durham Local Plan

Character Elements	Key Features related to Durham Green Belt	Significance	Evidence Base
	<p>The eastern and south-eastern edge bordering the Wear Valley.</p> <p>Parts of the western edge bordering onto the Brownley Valley.</p>	<p>contribution to the historic setting of Durham City.</p>	<p>Inspectors Report (2002)</p>
<p>2. Physical form of the Inner Setting (green fingers into the City).</p>	<p>Within the City the undeveloped rural land in the ‘inner bowl’ referred to in the CAA and Inspector’s Report as ‘Green Fingers’. These ‘Green Fingers’ penetrate deep into the heart of the City and break up the scale of the built form. These areas include:</p> <p>The valley of the Wear to the north-east of the city from Aykley Heads, Barker’s Haugh and The Sands to Franklands Farm, and between Newton Hall and Gilesgate Moor.</p> <p>The valley of the Wear to the south-east of the city from the race course to Shincliffe and between Gilesgate / Sherburn Road Estate and Whinney Hill.</p> <p>Flass Vale.</p> <p>Other areas of undeveloped land that figure on the skyline in views across the city that are referenced in the CAA and lie within the Green Belt include:</p> <p>Whinney Hill.</p> <p>Maiden Castle.</p> <p>Mountjoy.</p> <p>Little High Wood / Great High Wood</p>	<p>General Areas within these Green Fingers and on identified undeveloped land will make a stronger contribution to the historic setting of Durham City.</p>	<p>Durham Conservation Area Appraisal, 2016</p> <p>City of Durham Local Plan Inspectors Report (2002)</p> <p>Historic Landscape Characterisation County Durham Landscape Character Assessment.</p> <p>World Heritage Site Management Plan (WHSMP), Draft 2016</p>
<p>3. Views In and Out towards the Countryside, including long distance views – based on World Heritage Site Management Plan maps.</p>	<p>The WHSMP identifies notable viewpoints from the inner setting of the World Heritage Site.</p> <p>From within the City, rural landscapes and in its wider setting (the outer bowl in the CAA or Outer Setting in the WHSMP) provide an undeveloped backdrop in many interior views, which contributes to the understanding of the City’s scale. Many of these lie beyond the Green Belt. The areas falling within the Green Belt include:</p> <p>Findon Hill.</p> <p>Broom Hill.</p>	<p>General Areas within these areas detailed or shown on Figure 4 or 5 (from the WHSMP) will make a stronger contribution to the historic setting of Durham City.</p>	<p>World Heritage Site Management Plan (WHSMP), Draft 2016</p> <p>Durham Conservation Area Appraisal (CAA), 2016</p>

Character Elements	Key Features related to Durham Green Belt	Significance	Evidence Base
	<p>The southern flanks of the Wear valley from Croxdale to High Shincliffe.</p> <p>The eastern flank of the Wear valley between west Rainton and Great Lumley.</p> <p>Views that can be seen into this area (to be confirmed during General Area site visit).</p>		
<p>4. Key approaches to and journeys to the City.</p>	<p>The way the city appears on its approaches by road, rail, cycle-way and footpaths and the journeys through the city affect the way both its scale and character are experienced and understood.</p> <p>There is a notable characteristic that the main approaches to Durham City arrive in or close to the historic core and doesn't involve journeys through the non-historic suburbs. The prominence of views from the key approaches will be assessed. The key approaches have been defined based on average daily traffic and include:</p> <p><u>Primary Transport Routes</u></p> <p>East Coast Mainline. A167 North. A167 South. A691. A690 South. A690 East. A181. A177 Shincliffe Peth. A177 South Road.</p> <p><u>Secondary Transport Routes</u></p> <p>B6532. B6302 Broom Lane. B1283 Sherburn Road. C17 Auton Site. C18. C12 Finchale Lane. C13 Pitlington Lane. Primary Recreational Route Frankland Lane / Weardale Way. Hall Lane / Weardale Way. Lanchester Valley Railway Path.</p>	<p>General Areas with strong views of the historic core from key approaches will make a stronger contribution to the historic setting of Durham City. Based on:</p> <p>Strong contribution: Prominent view from primary transport routes.</p> <p>Moderate contribution: visible, but not prominent from primary transport route / prominent from secondary transport route or primary recreational route.</p> <p>Weak contribution: not visible from primary transport route. Visible but not prominent form secondary transport route or primary recreational route.</p>	<p>Importance of scale set out in City of Durham Local Plan Inspectors Report (2002)</p>

Character Elements	Key Features related to Durham Green Belt	Significance	Evidence Base
	Deerness Valley Railway Path.		
<p>5. Historic and cultural association</p>	<p>Notable features of importance to the historic setting of Durham City include:</p> <p>Neville’s Cross Registered Battlefield.</p> <p>Registered Park and Gardens at Burn Hall and Croxdale Hall.</p> <p>Scheduled Monuments at Maiden Castle, Keipier Hospital, Finchale Priory, Beaurepaire.</p> <p>Parks and Gardens of Local Importance at Sniperley Park, Ramside Hall, Botanic Gardens, Cocken Lodge, South Hill , Sherburn Hospital and the medieval deer park of Bearpark.</p> <p>Known medieval / pilgrimage routes such as Frankland Lane and Club Lane.</p> <p>Conservation Areas in close proximity to the Historic Core of Durham.</p> <p>Listed Buildings</p> <p>[The significance of notable heritage asset and clusters of Listed Buildings to be added when available].</p>	<p>The following approach will be taken to assessing contribution to this criteria:</p> <p>Stronger Contribution: contains notable and significant heritage assets.</p> <p>Moderate contribution: contains few notable heritage assets with limited significance.</p> <p>Weak contribution: contains no notable heritage assets and in excess 5km of Durham City.</p>	<p>The recognition of heritage assets by Historic England.</p> <p>Durham Conservation Area Appraisal, 2016</p> <p>World Heritage Site Management Plan (WHSMP), Draft 2016</p> <p>County Durham Landscape Character Assessment.</p>
<p>6. Landscape character / Quality</p>	<p>All parts of the rural landscape surrounding the city contribute in some degree to its setting as a small city within an intimate relationship with its rural surroundings.</p> <p>The incised valleys of the Wear and its tributaries the Browney and the Sherburn Beck lying within the Green Belt are particularly noteworthy as key components of the special character of the City and make an important contribution to its setting.</p> <p>The County Durham Landscape Character Assessment 2008 states that Durham City lies within the Wear Lowlands County Character type The historic core of the city lies almost entirely within the Incised Lowland Valley in and around the meander of the Wear gorge. The modern city spreads</p>	<p>Strong Contribution: Incised Lowland Valley landscapes of the Wear, Browney and Sherburnhouse / Whitewell Becks</p> <p>Moderate Condition: Lowland Valley Terrace and Coalfield Valley landscapes.</p> <p>Weak Contribution: Areas not within the Incised Lowland Valley, Landscapes of the Wear, Coalfield Valley landscapes, Browney and Sherburnhouse / Whitewell Becks</p>	<p>City of Durham Local Plan (2004)</p>

Character Elements	Key Features related to Durham Green Belt	Significance	Evidence Base
	<p>onto the Lowland Valley Terraces:</p> <p>to the north (Framwellgate Moor, Pity Me and Newton Hall);</p> <p>to the east (Gilesgate Moor, Belmont and Carrville) where it is circumscribed by the valleys of the Wear and the Sherburnhouse / Whitewell Beck;</p> <p>to the west (Crossgate Moor, Elvet Hill and Merryoaks) where it is circumscribed by the incised valleys of the Wear and the River Browney.</p>		

The overall assessment is based on the majority score from all six criteria.

The following GIS data sources have been used to allow the analysis set out in Table 12 to be carried out:

- Listed Buildings and other heritage assets.
- World Heritage Site Viewpoints.
- Landscape Character Area Types.
- Durham and Darlington Historic Landscape Characterisations.

4.6.3 Approach to the Assessment

The purpose 4 assessment shall be informed by a combination of desk based mapping analysis and site visits. The assessor will use professional judgement on site to come to a conclusion on the level of contribution. The assessment is based on the definitions in Table 12 and criteria included in Table 13.

Table 13: Purpose 4 Assessment Criteria

Purpose	Sub-Criteria	Recommended Approach
To preserve the setting and special character of Durham City	<ol style="list-style-type: none"> 1. The perception of the scale of the city. 2. Physical form of the Inner Setting (green fingers into the City). 3. Views In and Out towards the Countryside, including long distance views – based on World Heritage Site Management Plan maps. 4. Key approaches to and journeys to the City. 5. Historic and cultural association 	<p>Strong Contribution: The Landscape and Setting of the General Area or Green Belt parcel is considered to be strongly supporting the setting of the historic City of Durham.</p> <p>Moderate Contribution: The Landscape and Setting of the Green Belt is considered to be moderately supporting the setting of the historic City of Durham.</p> <p>Weak Contribution: The Landscape and Setting of the General Area is considered to be weakly supporting the setting of the historic City of Durham.</p> <p>No contribution: The Landscape and Setting of the General Area is not considered to have</p>

	6. Landscape character / Quality	an adverse impact on the setting of the historic City of Durham.
	<u>Durham City Historic Core</u> Green Belt has a role in supporting the special character of the historic town, defined as the 'historic core' of Durham City (the Historic Core is defined as the Conservation Area Boundary).	Strong: Historic Core is adjacent to the Green Belt boundary. Moderate: Historic Core is separated from Green Belt by non-designated but pre WWII development. Weak: Historic Core is separated from Green Belt by post WWII development. No contribution: Historic core is 5km or greater from the Green Belt boundary.

4.7 Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

4.7.1 Background Research

The approach to assessing the fifth Green Belt purpose varies substantially across local authorities. Whilst the justifications behind choosing whether or not to assess this purpose are variable, some authorities who have recently undertaken Green Belt Reviews assessed the role of the Green Belt in assisting urban regeneration for the following reasons:

- Green Belt is considered to play an important role in recycling derelict and other urban land, by restricting the availability of greenfield sites. However, the extent to which the Green Belt functions in restricting the availability of greenfield sites is of greater importance in some areas than others.
- Specific local circumstances and regeneration priorities outweigh the protection of the Green Belt at certain locations.

Those local authorities which have chosen to consider the fifth purpose have generally used the following criteria to assess the role of the Green Belt in supporting urban regeneration as follows:

- Proximity of the Green Belt to areas of potential regeneration;
- Whether the release of the Green Belt would undermine the likelihood of brownfield or underdeveloped sites within the existing urban area coming forward; or,
- Whether large areas of brownfield land within the Green Belt could support urban regeneration.

Within these examples, scoring for this purpose was either not offered or a neutral score of three was devised unless local circumstances are identified at that location.

Conversely, a number of Local Authorities have decided to exclude purpose five from their assessments. Indeed, the advice note issued by PAS in January 2014

(updated in February 2015) suggests that the amount of land within urban areas that could be developed should already have been factored in before identifying that a Green Belt Review is required. Other Local Authorities considered that assessing this purpose requires too many assumptions, including whether development would have otherwise occurred in the part of the Green Belt being assessed and the implications of Green Belt release on brownfield land within the urban area.

In accordance with the PAS guidance⁸, it is considered that all Green Belt land, by its designation, has a role in fulfilling this purpose. However, based on the Inspector's comments on the Cheshire East Local Plan Strategy and the approach Arup has employed in undertaking other Green Belt Reviews (including Doncaster, and Bath and North East Somerset Green Belt Review), it is considered prudent to assess how different areas of the Green Belt perform with respect to purpose 5. The approach taken by other studies was to identify the potential for urban regeneration by assessing the amount of previously developed (brownfield) land. In areas that record a high level of previously developed land within the development limits, it is considered that the Green Belt plays a strong role in ensuring the recycling of derelict and other urban land, by restricting the availability of greenfield sites.

4.7.2 Local Interpretation of Purpose Five

Purpose five is applicable to both the North Durham Green Belt and the Durham City Green Belt. The fundamental principle of 'assisting in urban regeneration' applies to both Green Belt areas taking account of their historic purpose:

North Durham Green Belt

The original function of the North Durham Green Belt (designated in 1999) for purpose five was to support the regeneration of the urban areas within the Tyne and Wear conurbation by encouraging the recycling of derelict and other urban land.

Durham City Green Belt

The original function of the Durham City Green Belt (designated in 1999) for purpose five was to support regeneration of former mining settlements beyond the Green Belt. The original purpose had less emphasis on recycling of urban land.

It is acknowledged that the original function of the Green Belt for purpose five represents a point in time and that development of land within urban areas is important to support sustainable patterns of development. As such, the definition of purpose five and the assessment of available 'derelict and other urban land' is relevant for both the North Durham Green Belt and the Durham City Green Belt.

The proposed approach for purpose five considers each settlement independently. It calculates the percentage of the settlement which is developable brownfield land

⁸ Planning on the Doorstep: The Big issues – Green Belt (PAS)

and uses this to assess the contribution of the Green Belt to purpose 5 in each town.

Information has been taken from the SHLAA to identify the quantum of brownfield land in each town with the information being correct as of August 2016. The timing of this assessment means further sites issued through the Issues and Options consultation have not been considered.

The approach focuses on the quantum of brownfield land as an indication of potential areas of regeneration and brownfield recycling. Whilst it is recognised some sites may not come forward due to viability issues, this is not considered to directly relate to Green Belt matters. The approach does not take account of viability as this is not considered proportionate for the Green Belt review and is addressed elsewhere within the Local Plan assessment.

4.7.3 Devising the level of Brownfield Land as a percentage of total households within a settlement

The location of the Green Belt in relation to settlements is an important consideration for purpose five. It is recognised due to local market forces, it is unlikely the North East Green Belt will directly influence the recycling of derelict land within Durham City. Therefore, the analysis of brownfield land supply from the towns and larger villages has been divided into three areas to reflect the geography of the Durham County Green Belt, this is shown in the tables below.

The extent of the County Durham Green Belt also needs to be taken into account when carrying out the Purpose 5 assessment. Not all settlements within County Durham have a direct relationship with the Green Belt and are less likely to be influenced by the function the Green Belt plays in encouraging recycling of urban land. As a result, the following assessment method focuses on settlements which are inset within the Green Belt or adjacent to Green Belt boundaries and have a supply of brownfield land for potential re-development.

The approach for purpose five considers the potential for regeneration in each settlement by identifying the amount of undeveloped brownfield land or PDL (previously developed land) sourced from the most recent Durham SHLAA and the brownfield register (August 2016). Assuming all undeveloped brownfield land is developed at 30 dwellings per hectare gives the total number of dwellings which could be built on brownfield land in the settlement.

Settlement size is calculated through the number of households sourced from the latest ONS database. Dividing the total brownfield potential by the number of households gives a percentage of brownfield land by which settlements can be assessed for their contribution to purpose 5. It is considered that Green Belt performs stronger when adjacent to those settlements with a higher percentage of brownfield land.

Other Green Belt assessments have set thresholds for each category of contribution. This follows the same approach, proposing the same thresholds for each category used as in previous assessments. There is no exact measure for calculating thresholds and categories will therefore be to some extent subjective.

Purpose 5 Assessment Thresholds, as agreed with DCC:

- No contribution: 0% brownfield potential
- Weak Contribution: 0–4.9% brownfield potential
- Moderate contribution: 5–10% brownfield potential
- Strong contribution: >10% brownfield potential

Table 14 North East Durham Green Belt

Settlement	Brownfield land (ha)	Total brownfield potential dwellings	Total households	Percentage of settlement	Contribution
Seaham	18.19	546	6779	8.05	Moderate

Table 15 North West Durham Green Belt

Settlement	Brownfield land (ha)	Total brownfield potential dwellings	Total households	Percentage of settlement	Contribution
Chester-le-Street	26.45	794	12202	6.5	Moderate
Ouston / Urpeth	2.53	76	2331	3.26	Weak
Pelton / Newfield	2.88	87	2158	4.01	Weak
Stanley / Shield Row	17.23	517	10099	5.12	Moderate
High Handenhold	0	0	152	0	No
Great Lumley	0	0	1616	0	No
Picktree	no data	no data	no data	no data	no data
Bournmoor	0	0	873	0	No
Chester Moor	0	0	127	0	No
Plawsworth	1.1	34	71	47.87	Strong

Table 16 Durham City Green Belt

Settlement	Brownfield land (ha)	Total brownfield potential dwellings	Total households	Percentage of settlement	Contribution
Bowburn	10.15	305	2408	12.65	Strong
Brandon / Meadowfield / Langley Moor	0.56	17	5201	0.32	Weak
Coxhoe/Parkhill	2.41	72	2085	3.46	Weak
Durham City	34.07	1022	20155	5.07	Moderate
Langley Park	3.94	118	2123	5.57	Moderate
Sacriston	4.16	125	2626	4.75	Weak
Sherburn	0	0	1445	0	No
Spennymoor / Tudhoe	36.12	1084	9970	10.87	Strong
Ushaw Moor	0.81	24	2078	1.17	Weak
West Rainton	0	0	1077	0	No
Brasside	no data	no data	no data	no data	no data
Shincliffe	0	0	177	0	No

Settlement	Brownfield land (ha)	Total brownfield potential dwellings	Total households	Percentage of settlement	Contribution
High Shincliffe	0	0	479	0	No
Sunderland Bridge	0	0	80	0	No
Broompark	0	0	154	0	No

Based on the percentage of brownfield land in the settlement identified in Tables 14-16 above, the following represents a method for assessing the fifth Green Belt purpose:

4.7.4 Approach to the Assessment

A desk based assessment has been applied to this purpose based on the definitions in Table 14 to 16 and criteria included in Table 17.

Table 17: Purpose 5 Assessment Criteria

Key Questions to Consider	Recommended Approach
1. What distinctive assessment part is the Green Belt general area or parcel located within?	Locate the relevant area (North East, North West or Durham City).
2. What settlements are adjacent to the general area or parcel?	Locate settlements from the table and make reference to the settlements in the purpose 5 description.
3. What is the percentage of brownfield land within the selected settlement(s).	<ul style="list-style-type: none"> • More than 10% - the Green Belt performs a strong contribution to purpose 5. • 5–10% - the Green Belt performs a moderate contribution to purpose 5. • 0–4.9% - the Green Belt performs a weak contribution to purpose 5. • 0% - the Green Belt makes no contribution to purpose 5. • Where the general area or parcel relates to multiple settlements, note the contribution made in relation to each settlement and conclude the assessment for purpose 5 applying an equal rating and taking the higher rating in balancing this.

Following the implementation of this method it was decided that given the historic purpose of the Durham Green Belt to support the regeneration of former mining settlements beyond the Green Belt it was inappropriate to provide a range of contributions.

The focus of purpose 5 has shifted from pre PPG2 when it related to generally assisting with urban regeneration to the PPG 2 and NPPF criteria which is about assisting urban regeneration by encouraging the recycling of derelict and other urban land. At the time of the designation of the Durham Green Belt purpose 5 was referenced in the pre-PPG2 purpose 5 guidance which focused on assisting in urban regeneration.

Therefore all Green Belt land can be considered to support urban regeneration of settlements beyond the County Durham Green Belt and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Therefore in the final Stage 1 Green Belt Assessment all General Areas are considered to score moderately against purpose 5.

4.8 Stage 2: Definition and Assessment of Parcels

4.8.1 Approach to Parcel Selection

The process of selecting Green Belt Parcels for further analysis in Stage 2 of the Green Belt Assessment has been based on:

- Relationship with an inset Green Belt Settlement (see section 4.8.2).
- Ability to define Defensible Boundaries (see section 4.8.3).
- Category 1 constraints from the Durham Strategic Housing Land Availability Assessment (SHLAA) (see section 4.8.4).
- Contribution of General Area to five Green Belt Purposes in the Stage 1 Assessment (see section 4.8.5).

The outcome of this approach on identified land parcels has been detailed in Section 6 of this report.

4.8.2 Relationship with an inset settlement.

For a land parcel to be identified for further assessment at stage 2 it must be directly attached to a settlement inset from the Green Belt (i.e. must have an existing boundary with inset urban form).

This approach is consistent with national planning guidance set out in the National Planning Policy Framework, which states that: *‘when drawing up or reviewing Green Belt boundaries local planning authorities should take account of the need to promote sustainable patterns of development. They should consider the consequences for sustainable development of channelling development towards urban areas inside the Green Belt boundary, towards towns and villages inset within the Green Belt or towards locations beyond the outer Green Belt boundary’ (NPPF, paragraph 84).*

4.8.3 Defensible Boundaries

Table 18 shows how parcel boundaries will be defined and reflects Paragraph 85 NPPF requiring the use of “...*physical features which are readily recognisable and likely to be permanent.*” Durable features will be used in the first instance with parcels drawn from the settlement outwards to the nearest durable feature. Where this results in large expanses of countryside which are more akin to General Areas, less durable features will be utilised in order to enable division of the Green Belt into manageable parcels. This requires an element of professional judgement as where features occur together, they may constitute a more durable

boundary than they would alone. For example, a private road (unmade), a non-protected hedge or a brook (non-wooded and level with surroundings) are all less durable boundaries. However a private road (unmade) with a brook running along one side and a significant hedgerow beyond that could be considered a durable boundary when all features are considered together.

The site assessor will therefore use their professional judgement on site to assess the strength of the boundary. Only existing boundaries will be used. Boundaries relating to proposed infrastructure will not be included unless such schemes are committed.

Table 18 provides a grading of the boundary features by priority to show the criteria within the durable and less durable categorisations. The priorities have been set to guide the order of preference for boundary definition. Therefore durable boundaries should be selected, followed by less durable boundaries. Within these classifications, where possible the highest priority boundaries should be used in the first instance.

Table 18 Green Belt Parcel Boundary Definition

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

Combination of a number of the features below	4	Site specific however should provide identifiable boundary with strong permanence
Less Durable Features (Soft boundaries which are recognisable but have lesser permanence)		
Boundary Feature	Grading Priority	Reason for Grading
Infrastructure		
Private/unmade roads or tracks	1	Less durable boundary due to lack of permanence. Combination of features may increase durability
Existing development with irregular boundaries	1	Irregular, inconsistent or intermediate built form comprises imprecise or softer boundaries which may not be able to contain development
Disused railway line accompanied by other features.	2	Less durable boundary due to lack of permanence. Combination of features may increase durability
Footpath accompanied by other physical features (e.g. wall, fence, hedge)	2	Less durable boundary due to lack of permanence. Combination of features may increase durability
Natural		
Watercourses (brook, drainage ditch, culverted watercourse) accompanied by other physical features	2	Less durable boundary due to lack of permanence. Combination of features may increase durability
Field boundary accompanied by other natural features (e.g. tree line, hedge line)	3	Less durable boundary due to lack of permanence. Combination of features may increase durability

4.8.4 Designations

The Category 1 Designations from the Durham SHLAA will be used to provide an understanding of unacceptable constraints within the Green Belt. These form designations where development is not acceptable. These Designations have been used within the SHLAA⁹ for all proposed sites in the County and provides a consistent approach across Green Belt and non-Green Belt land in the County. The SHLAA states that the following categories of site, known as Category 1 Designations, will be deemed as unsuitable sites with no housing potential for the purposes of this SHLAA. The designations are used to define appropriate land parcel boundaries, but are not considered as part of the Green Belt Assessment.

⁹ Local Wildlife and Geological Sites will not be included as they are not considered to form a designation, but rather a local policy.

- Special Protection Area
- Special Area of Conservation
- Ramsar
- Site of Special Scientific Interest
- National Nature Reserve
- Scheduled Ancient Monument
- Historic Parks and Gardens
- Flood Zone 3B
- Ancient Woodland
- HSE Inner Zone
- Registered Battlefields.

4.8.5 Contribution to Green Belt Purposes in Stage 1

There will be no further assessment of land parcels within General Areas that score ‘strong’ against any of the Green Belt purposes. The implication of this approach is set out in Section 6 of this report.

4.8.6 Submitted Sites

During the Durham County Plan Issues and Options Consultation 47 promoted sites were submitted for consideration through the Local Plan. Each of these promoted sites will be tested against the five Green Belt purposes and reported in a standalone report. A standalone report has been produced to separate the strategic Green Belt Assessment from the assessment of individual sites promoted by developers and landowners.

5 Stage 1 General Area Assessment

5.1 Overview

This section sets out the findings of the Stage 1 General Area Assessment. The County Durham Green Belt was sub-divided into a total of 49 General Areas which were then assessed against the five purposes of the Green Belt and the respective sub-criteria set out in Section 4 above. This assessment takes full account of the history of the Durham Green Belt and applies locally specific considerations to each of the five Green Belt purposes.

Table 19 provides a summary of the relative performance of each General Area against the respective sub-criteria for the Green Belt purposes. Figures 8 to 12 provide comparative maps of the performance of the General Areas for each purpose. Appendix B contains the completed proformas for the General Area Assessments.

5.2 Purpose 1 Assessment Conclusions

With regard to the assessment of the role the Green Belt plays in ‘checking the unrestricted sprawl of large built up areas’, the analysis concludes that the Green Belt adjacent to the Large Built up Areas of Durham City, Chester-le-Street, and the Tyne and Wear Urban Area predominantly makes a strong contribution to this purpose. In summary:

- There were thirty two General Areas which were connected to or close to one or more of the Large Built up Areas of Durham City, Chester-le-Street and the Tyne and Wear Urban Area and therefore they had some role in checking unrestricted sprawl.
- In relation to those General Area which are connected to the Large Built up Areas, the majority of these have strong and durable boundaries or a mix of durable and less durable boundaries which are protecting land which is considered to be open.
- Two of these General Areas were assessed as weak for their contribution to purpose 1 as they were not considered to be protecting land that is open due to there being existing built form within the General Area or due to them being enclosed by the built up area (General Area 46 and 47).
- Nineteen General Areas made a strong overall contribution to purpose 1 due to the risk of sprawl within these General Areas. These General Areas are connected to the Large Built up Area along one or two boundaries and development would not constitute rounding off therefore there is a risk of sprawl.
- Ribbon development does not appear to be a problem within the County and the Green Belt performs a limited function in this regard, with it only being identified in General Area 14.

5.3 Purpose 2 Assessment Conclusions

The second Green Belt purpose is considered ‘to prevent neighbouring towns merging into one another.’ The local interpretation of this purpose therefore seeks to assess the role the General Area plays in protecting the visual, perceptual and physical perception of separation between settlements (‘neighbouring towns’). In summary:

- The vast majority of the General Areas had some role in preventing settlements merging, only five General Area made no contribution to this purpose (General Area 26, 30, 35, 46 and 47). This was due to these General Areas being very enclosed by the built up area of one settlement.
- Twenty eight General Areas made a strong contribution to this purpose. In many instances this was due to the shape and scale of the General Area which spread across a large area and therefore played a role in separating a number of settlements. These General Areas were considered to play a crucial role in maintaining a gap between settlements as loss of openness would cause the settlements to merge, or substantially reduce the gap between them.
- Eleven General Areas made a moderate contribution to this purpose and were therefore deemed to play some role in maintaining a gap between settlements as loss of openness would not cause settlements to merge but would erode the gap between them.
- Five General Areas made a weak contribution to this purpose and were considered to play a very limited role in maintaining a gap between settlements as loss of openness would not reduce such a gap or be perceived as reducing it.

5.4 Purpose 3 Assessment Conclusions

The third Green Belt purpose is to ‘assist in safeguarding the countryside from encroachment’. The local interpretation of purpose 3 sought to determine the level of built development within the Green Belt, and the extent to which the visual openness or enclosure of the General Area with reference to the presence of longer views and vistas may impact upon its openness. The analysis indicates that:

- All of the General Areas except General Area 19 and 21 made some level of contribution to this purpose. These two General Areas had more than 25% built development made up of non-rural land uses.
- The majority of the General Areas (thirty six) made a strong contribution to this purpose. These General Areas have less than 5% built development and are predominantly made up on rural land-uses.
- Nine General Areas made a moderate contribution to this purpose as they were made up of a mixture of rural and non-rural land uses with between 5% and 10% built development.
- Two General Areas made a weak contribution to this purpose as they were made up of predominantly non-rural land uses with between 10% and 25% built development.

5.5 Purpose 4 Assessment Conclusions

The fourth Purpose of the Green Belt seeks to ‘preserve the setting and special character of historic towns’. The local interpretation of Purpose 4 is particularly important for the County due to the designation of the World Heritage Site and the extent of the Durham City Conservation Area. Thus the assessment of purpose 4 seeks to assess the extent to which the Green Belt has a role in supporting the character of the Historic Town of Durham City and its historic core including key views in and out of the Green Belt. The analysis indicates that:

- Twenty General Areas made no contribution to this purpose as they were over 5km from the historic core of Durham City and had no relevance to the special character and setting of the historic City. These General Areas were all located around Chester-le-Street and Seaham.
- Seven General Areas made a weak contribution to this purpose (General Area 5, 6, 17, 19, 21, 24 and 37). Whilst these General Areas were located adjacent to Durham City they were mostly separated from the Historic Core by modern development with no notable viewpoint of the Historic Core and with no role forming a backdrop for the World Heritage Site. They also contained limited heritage assets.
- Ten General Areas made a strong contribution to this purpose (General Area 9, 10, 11, 12, 14, 25, 26, 30, 31 and 33). These were either relatively enclosed by Durham City or were located on the eastern side of the City. General Areas 9, 10, 11, 26, 30, and 33 are all either part of or completely within the Historic Core (Durham City Conservation Area), they all fall within the inner setting of the World Heritage Site and they contain one or more notable viewpoint from the World Heritage Site Management Plan.
- General Area 31 falls partly within the Historic Core and forms part of a Green Finger, it also includes two notable viewpoints from the World Heritage Site Management Plan. Whilst General Area 12 is not within the Historic Core, it makes a strong contribution to the perception of scale of the city and has a large number of significant historical and cultural associations.
- General Areas 31 and 33 makes strong contribution to this purpose in the south of the General area, in the north the General Area performs weakly against this purpose due the distance from Durham City.
- The remaining General Areas made a moderate contribution to this purpose with the landscape and setting of the General Area moderately supporting the setting of the historic City.

5.6 Purpose 5 Assessment Conclusions

Purpose 5 seeks ‘to assist in urban regeneration, by encouraging the recycling of derelict and other urban land’. For this purpose all Green Belt land can be considered to support urban regeneration of settlements beyond the County Durham Green Belt and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Therefore in the final Stage 1

Green Belt Assessment all General Areas are considered to score moderately against purpose 5.

Table 19 General Area Assessment Summary Table

	Purpose 1				Purpose 2	Purpose 3	Purpose 4			Purpose 5
	Existing boundary with built up area:	Connection to the built up area:	Ribbon	Overall	Contribution towards maintaining a gap between settlements:	Level of built development, principal land-use and contribution to perceived openness:	To preserve the setting and special character of Durham City:	What is the proximity of the Durham City historic core to the Green Belt?	Overall	Regeneration
1	No	No	No	No	Strong	Strong	No	No	No	Moderate
2	No	No	No	No	Strong	Moderate	No	No	No	Moderate
3	No	No	No	No	Strong	Strong	No	No	No	Moderate
4	No	No	No	No	Weak	Strong	No	No	No	Moderate
5	Moderate	Strong	No	Strong	Strong	Moderate	Weak	Weak	Weak	Moderate
6	Moderate	Moderate	No	Moderate	Strong	Strong	Weak	Weak	Weak	Moderate
7	No	Strong	No	Moderate	Strong	Strong	Moderate	Moderate	Moderate	Moderate
8	Strong	Strong	No	Strong	Weak	Strong	Moderate	Moderate	Moderate	Moderate
9	No	No	No	No	Strong	Strong	Strong	Strong	Strong	Moderate
10	Moderate	Moderate	No	Moderate	Moderate	Strong	Strong	Strong	Strong	Moderate
11	Weak	Strong	No	Moderate	Strong	Weak	Strong	Strong	Strong	Moderate
12	No	No	No	No	Moderate	Strong	Strong	Moderate	Strong	Moderate
13	No	No	No	No	Moderate	Strong	Moderate	Weak	Moderate	Moderate
14	Strong	Strong	Weak	Strong	Strong	Moderate	Strong	Strong	Strong	Moderate
15	No	No	No	No	Moderate	Moderate	Moderate	Weak	Moderate	Moderate
16	No	No	No	No	Weak	Moderate	Moderate	Weak	Moderate	Moderate
17	No	No	No	No	Strong	Weak	Weak	Weak	Weak	Moderate
18	Moderate	Strong	No	Strong	Strong	Strong	Moderate	Weak	Moderate	Moderate
19	No	Strong	No	Moderate	Strong	No	Weak	Weak	Weak	Moderate
20	Moderate	No	No	Moderate	Strong	Strong	Moderate	Moderate	Moderate	Moderate
21	No	No	No	No	Strong	No	Weak	Weak	Weak	Moderate
22	Moderate	Moderate	No	Moderate	Strong	Strong	Moderate	Strong	Moderate	Moderate
23	No	No	No	No	Strong	Strong	Moderate	Moderate	Moderate	Moderate
24	No	No	No	No	Moderate	Strong	Weak	Weak	Weak	Moderate
25	Moderate	Strong	No	Strong	Strong	Strong	Strong	Strong	Strong	Moderate
26	Moderate	Weak	No	Moderate	No	Strong	Strong	Strong	Strong	Moderate
27	Moderate	Strong	No	Strong	Strong	Moderate	Moderate	Moderate	Moderate	Moderate
28	Strong	Strong	No	Strong	Strong	Strong	Moderate	Weak	Moderate	Moderate
29	Moderate	Strong	No	Strong	Weak	Strong	No	No	No	Moderate
30	Moderate	Weak	No	Moderate	No	Strong	Strong	Strong	Strong	Moderate
31	Moderate	Strong	No	Strong	Strong	Moderate	Strong	Strong	Strong	Moderate
32	Moderate	Strong	No	Strong	Moderate	Strong	No	No	No	Moderate
33	Moderate	Strong	No	Strong	Strong	Strong	Strong	Strong	Strong	Moderate

	Purpose 1				Purpose 2	Purpose 3	Purpose 4			Purpose 5
	Existing boundary with built up area:	Connection to the built up area:	Ribbon	Overall	Contribution towards maintaining a gap between settlements:	Level of built development, principal land-use and contribution to perceived openness:	To preserve the setting and special character of Durham City:	What is the proximity of the Durham City historic core to the Green Belt?	Overall	Regeneration
34	Strong	Strong	No	Strong	Moderate	Strong	No	No	No	Moderate
35	Weak	Strong	No	Moderate	No	Strong	No	No	No	Moderate
36	Strong	Strong	No	Strong	Moderate	Strong	Moderate	Weak	Moderate	Moderate
37	Strong	Strong	No	Strong	Strong	Strong	Weak	Weak	Weak	Moderate
38	No	No	No	No	Moderate	Strong	No	No	No	Moderate
39	No	No	No	No	Moderate	Moderate	No	No	No	Moderate
40	No	No	No	No	Moderate	Strong	No	No	No	Moderate
41	No	No	No	No	Weak	Strong	No	No	No	Moderate
42	Strong	Strong	No	Strong	Strong	Strong	No	No	No	Moderate
43	Strong	Strong	No	Strong	Strong	Moderate	No	No	No	Moderate
44	Strong	Strong	No	Strong	Strong	Strong	No	No	No	Moderate
45	Moderate	Strong	No	Strong	Strong	Strong	No	No	No	Moderate
46	Weak	Weak	No	Weak	No	Strong	No	No	No	Moderate
47	Weak	Weak	No	Weak	No	Strong	No	No	No	Moderate
48	Moderate	Moderate	No	Moderate	Strong	Strong	No	No	No	Moderate
49	Moderate	Strong	No	Strong	Strong	Strong	No	No	No	Moderate

Contribution Note: Aggregation of contribution [Strong, Moderate, Weak or No Contribution] is based on:

The higher of two contributions if they are concurrent, e.g a contribution of ‘strong’ and ‘moderate’ would result in an overall contribution of ‘strong’ **or** a contribution of ‘moderate’ and ‘weak’ would result in an overall contribution of moderate.

The average of two contributions if they are not concurrent e.g. a ‘strong’ and ‘weak’ contribution or ‘moderate’ or ‘no contribution’ would result in a contribution of ‘weak’.

The ribbon development element of purpose 1 does not inform the contribution as there is very limited instances of ribbon development in the Green Belt .

Figure 8: Purpose 1: Protects open land which is 'contiguous' to, 'connected' to or in close proximity with a Large Built-Up Area

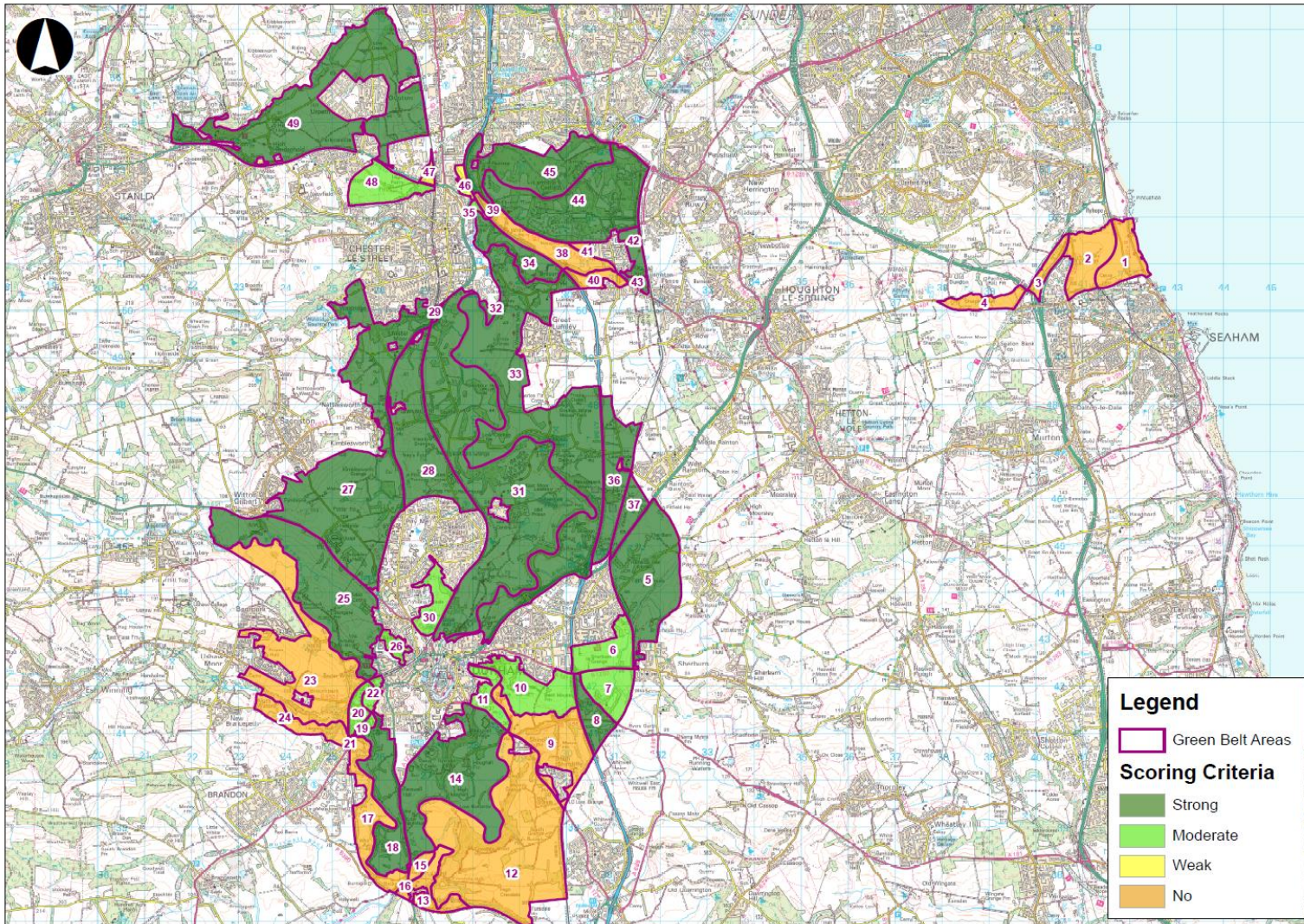


Figure 9: Purpose 2: To prevent neighbouring towns from merging into one another

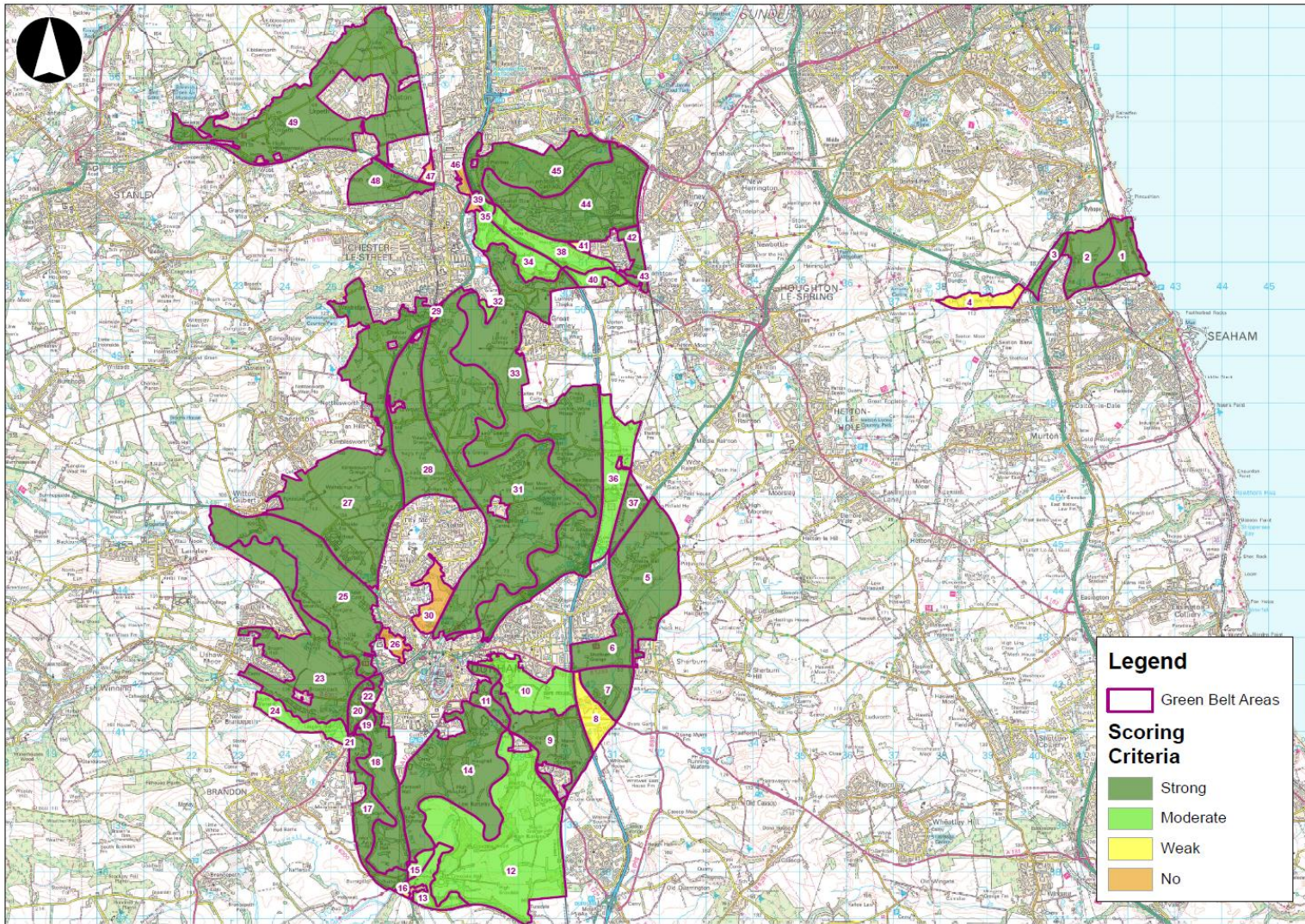


Figure 10: Purpose 3: To assist in safeguarding the countryside from encroachment

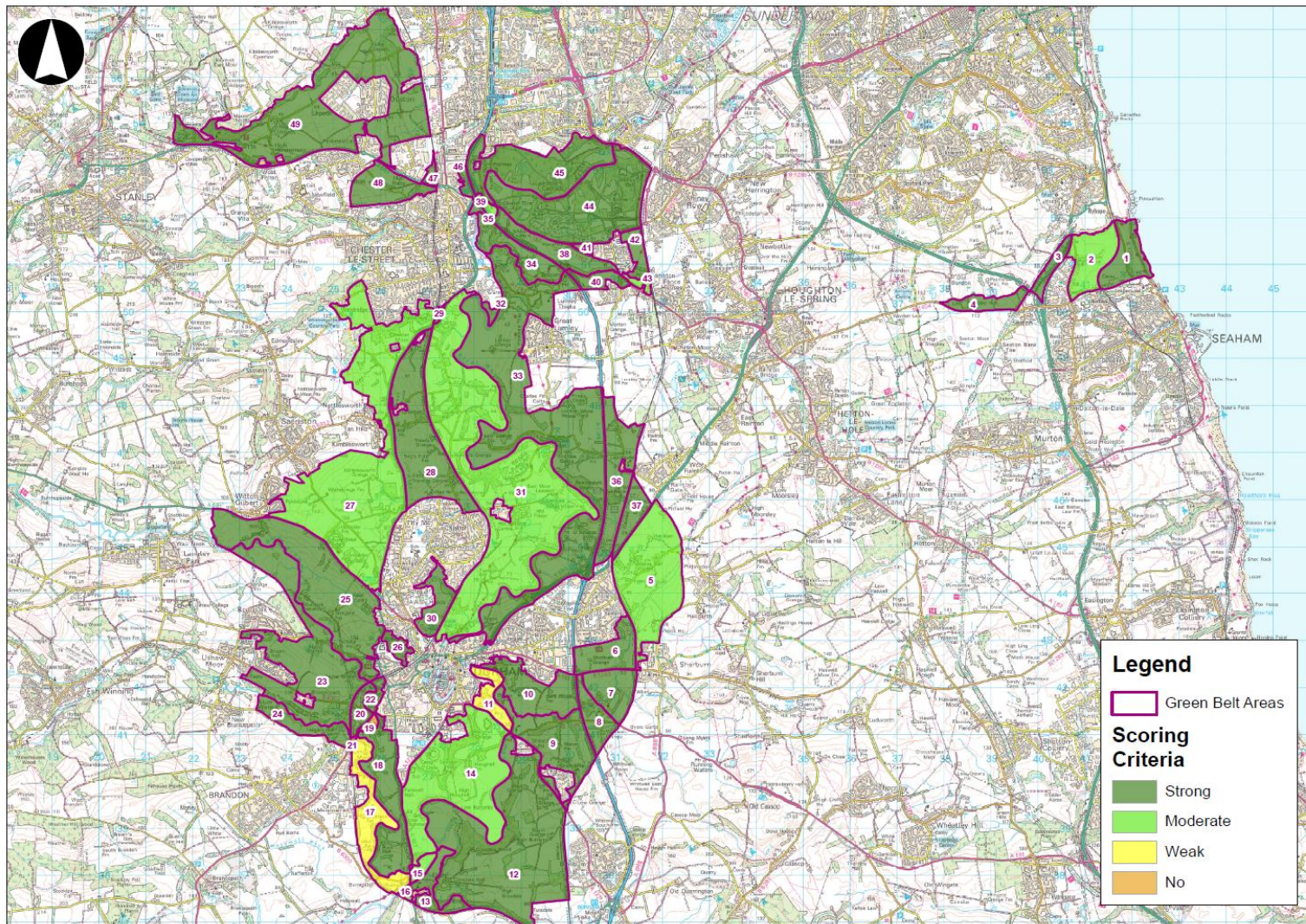


Figure 11: Purpose 4: To preserve the setting and special character of historic towns

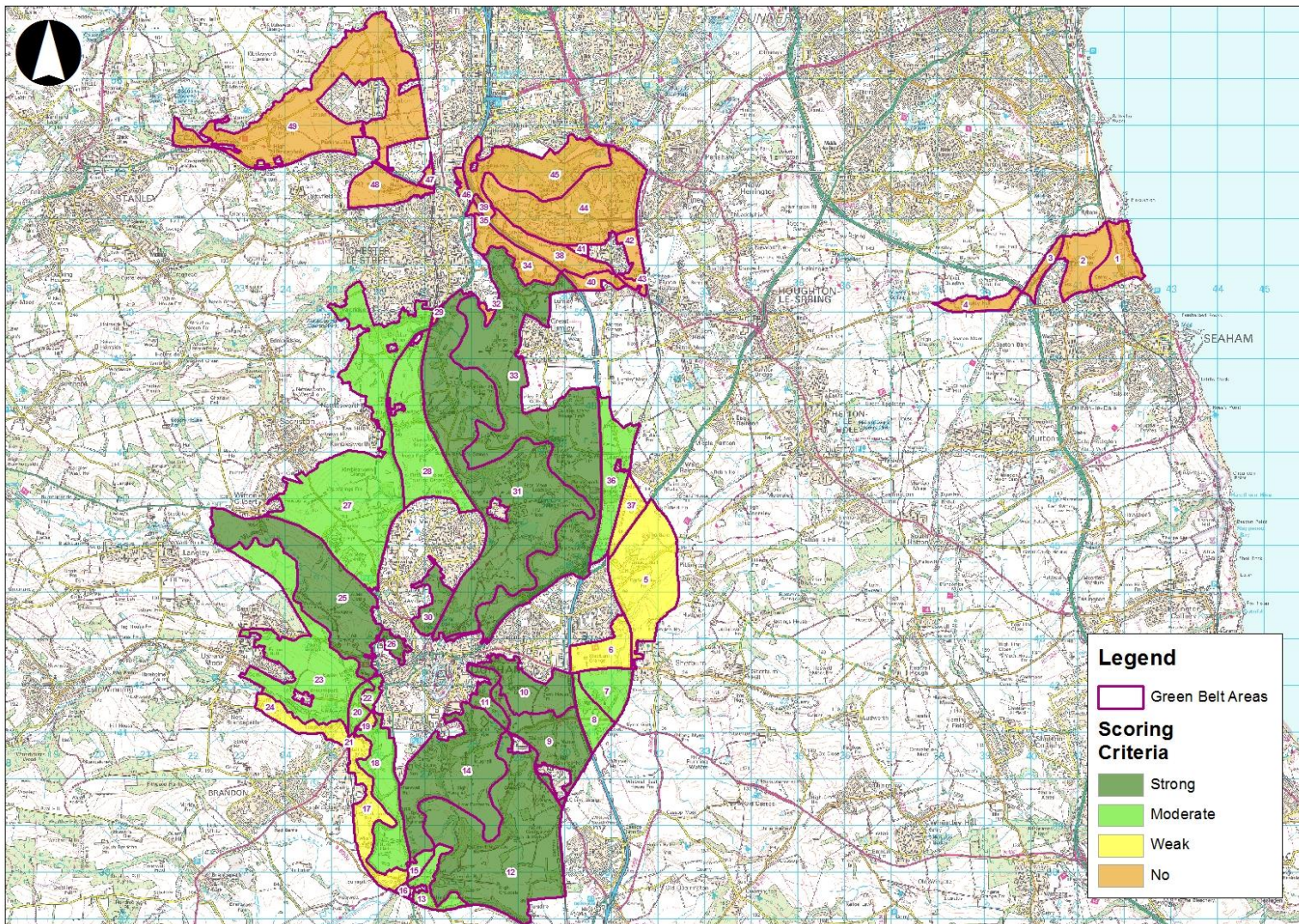
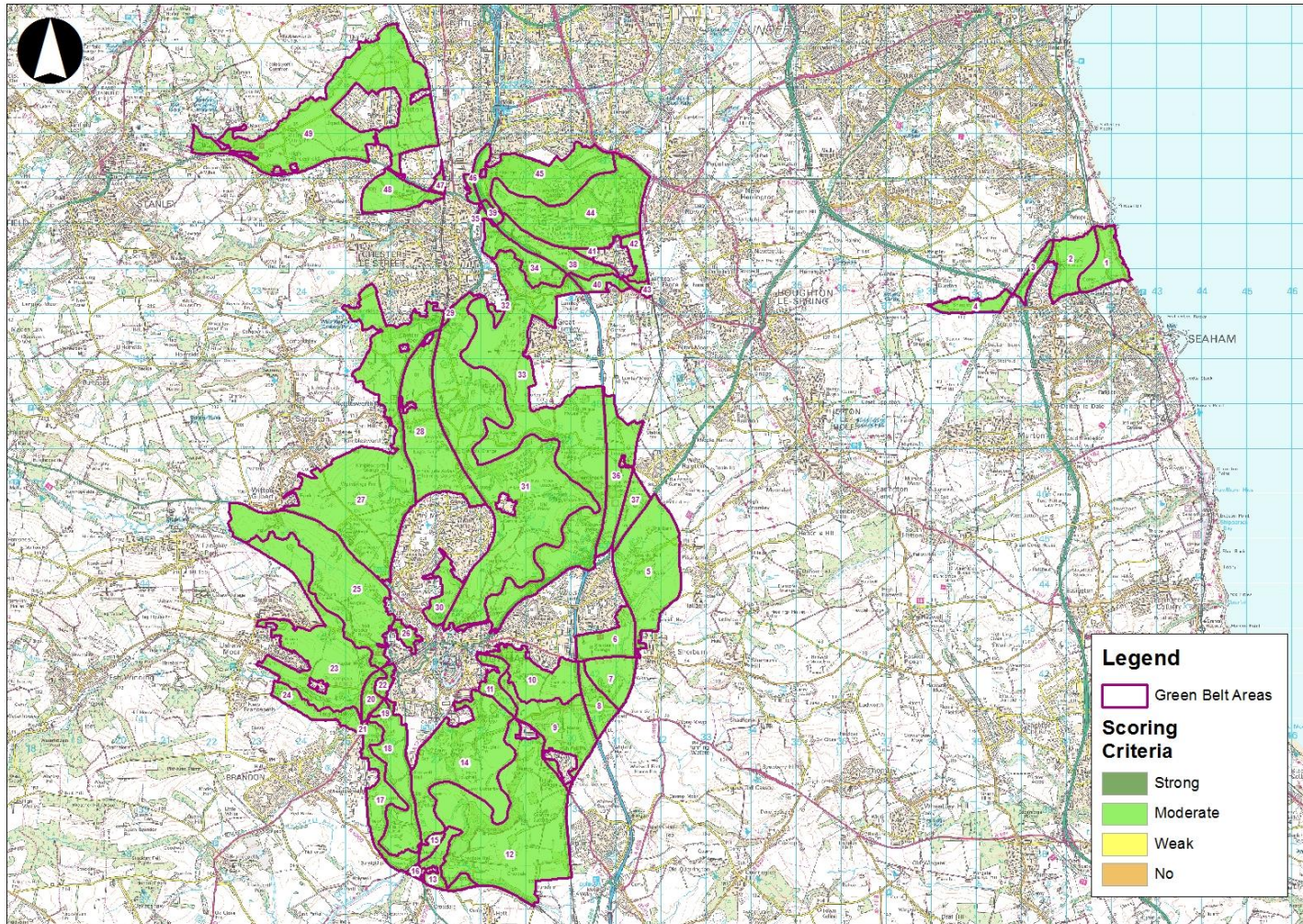


Figure 12: Purpose 5: Approach to defining the extent to which Green Belt ‘assists in urban regeneration, by encouraging the recycling of derelict and other urban land



6 Stage 2 Green Belt Assessment

6.1 Stage 2: Definition and Assessment of Parcels

6.1.1 Approach to Parcel Selection

The process of selecting Green Belt Parcels for further analysis in Stage 2 of the Green Belt Assessment is set out in detail in Section 4.8. The following factors have been used to determine the Green Belt land that will be considered further at stage 2 of the Green Belt Assessment:

- Contribution of General Area to five Green Belt Purposes in the Stage 1 Assessment.
- Relationship with an inset Green Belt Settlement.
- Ability to define Defensible Boundaries.
- Category 1 designations from the Durham Strategic Housing Land Availability Assessment (SHLAA).

The outcome of this approach on identified land parcels is detailed below.

6.2 General Areas for further Assessment

Table 20 below sets out the sifting process undertaken to identify land parcels for further assessment. The land parcels are assessed against the five Green Belt purposes in section 6.3.

Table 20: Sifting Process

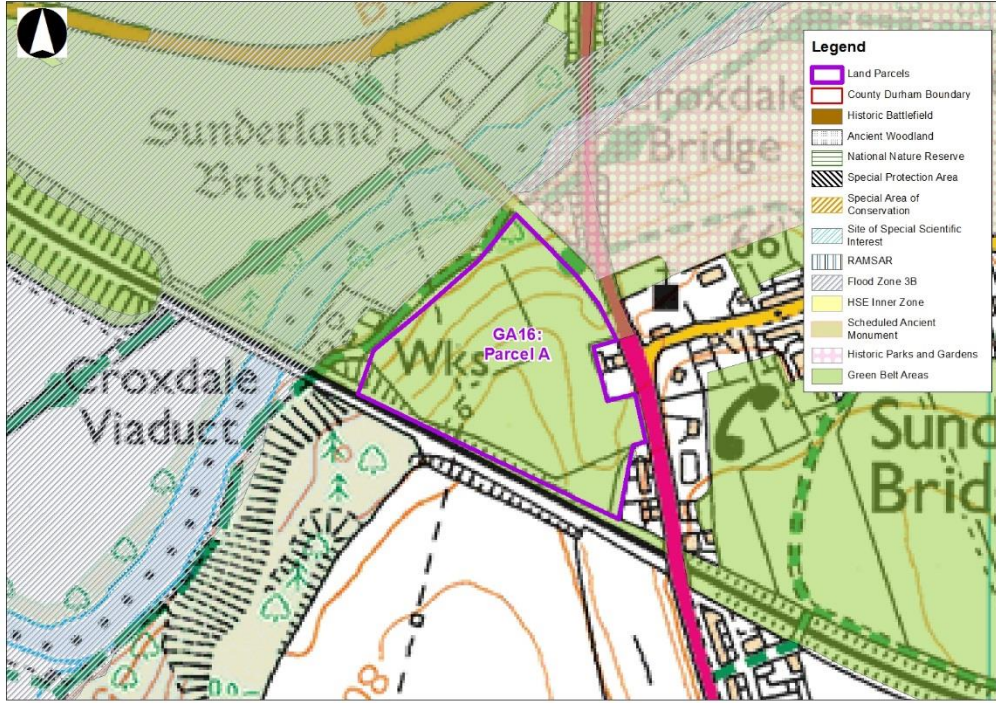
General Area	Scores no 'strong' contributions in Stage 1 Assessment	Relationship with an inset Green Belt Settlement	Ability to define Defensible Boundaries	Opportunity for Parcel with outside SHLAA Category 1 constraints	To pass through to Stage 2
1	No (scores strong against Purpose 2 and 3)	--	--	---	No
2	No (scores strong against Purpose 2 and 3)	--	--	--	No
3	No (scores strong against Purpose 2 and 3)	--	--	--	No
4	No (scores strong against Purpose 3 and 3)	--	--	--	No
5	No (scores strong against Purpose 1 and 2)	--	--	--	No
6	No (scores strong against Purpose 2 and 3)	--	--	--	No
7	No (scores strong against Purpose 2 and 3)	--	--	--	No
8	No (scores strong against Purpose 1 and 3)	--	--	--	No
9	No (scores strong against Purpose 2, 3 and 4)	--	--	--	No
10	No (scores strong against Purpose 3 and 4)	--	--	--	No
11	No (scores strong against Purpose 2 and 4)	--	--	--	No
12	No (scores strong against Purpose 3 and 4)	--	--	--	No
13	No (scores strong against Purpose 3)	--	--	--	No
14	No (scores strong against Purpose 1, 2 and 4)	--	--	--	No
15	Yes	No	--	--	No
16	Yes	Yes, Sunderland Bridge	Yes	Yes GA16: Parcel A	Yes
17	No (scores strong against Purpose 2)	--	--	--	No
18	No (scores strong against Purpose 1, 2 and 3)	--	--	--	No

General Area	Scores no 'strong' contributions in Stage 1 Assessment	Relationship with an inset Green Belt Settlement	Ability to define Defensible Boundaries	Opportunity for Parcel with outside SHLAA Category 1 constraints	To pass through to Stage 2
19	No (scores strong against Purpose 2)	--	--	--	No
20	No (scores strong against Purpose 2 and 3)	--	--	--	No
21	No (scores strong against Purpose 2)	--	--	--	No
22	No (scores strong against Purpose 2 and 3)	--	--	--	No
23	No (scores strong against Purpose 2 and 3)	--	--	--	No
24	No (scores strong against Purpose 3)	--	--	--	No
25	No (scores strong against Purpose 1, 2, 3 and 4)	--	--	--	No
26	No (scores strong against Purpose 3 and 4)	--	--	--	No
27	No (scores strong against Purpose 1 and 2)	--	--	--	No
28	No (scores strong against Purpose 1, 2 and 3)	--	--	--	No
29	No (scores strong against Purpose 1 and 3)	--	--	--	No
30	No (scores strong against Purpose 3 and 4)	--	--	--	No
31	No (scores strong against Purpose 1, 2 and 4)	--	--	--	No
32	No (scores strong against Purpose 1 and 3)	--	--	--	No
33	No (scores strong against Purpose 1, 2, 3 and 4)	--	--	--	No
34	No (scores strong against Purpose 1 and 3)	--	--	--	No
35	No (scores strong against Purpose 3)	--	--	--	No
36	No (scores strong against Purpose 1 and 3)	--	--	--	No

General Area	Scores no 'strong' contributions in Stage 1 Assessment	Relationship with an inset Green Belt Settlement	Ability to define Defensible Boundaries	Opportunity for Parcel with outside SHLAA Category 1 constraints	To pass through to Stage 2
37	No (scores strong against Purpose 1, 2 and 3)	--	--	--	No
38	No (scores strong against Purpose 3)	--	--	--	No
39	Yes	No	--	--	No
40	No (scores strong against Purpose 3)	No	--	--	No
41	No (scores strong against Purpose 3)	--	--	--	No
42	No (scores strong against Purpose 1, 2 and 3)	--	--	--	No
43	No (scores strong against Purpose 1 and 2)	--	--	--	No
44	No (scores strong against Purpose 1, 2 and 3)	--	--	--	No
45	No (scores strong against Purpose 1, 2 and 3)	--	--	--	No
46	No (scores strong against Purpose 3)	--	--	--	No
47	No (scores strong against Purpose 3)	--	--	--	No
48	No (scores strong against Purpose 2 and 3)	--	--	--	No
49	No (scores strong against Purpose 1, 2 and 3)	--	--	--	No

6.3 Assessment per Land Parcel

6.3.1 GA16: Parcel A

Land Parcel Reference: GA16 Parcel A	Boundary of Land Parcel with designations mapped
Land Parcel Size: 4ha	
<p>Location of Land Parcel and relationship with inset settlement: The parcel is located to the west of the inset settlement of Sunderland Bridge and is attached to this settlement along the A167.</p>	
<p>General Area containing Parcel (from Stage 1 Assessment): General Area 16</p>	
<p>Summary of General Area Assessment: The General Area in which this land parcel falls is not considered to contribute to purpose 1 as it is not contiguous with a large built up area. The General Area in which this land parcel falls is considered to perform weakly against purpose 2 as it plays a very limited role in maintaining a gap between Sunderland Bridge and Tudhoe. The General Area in which this land parcel falls is considered to perform moderately against purpose 3 in terms of safeguarding the countryside from encroachment. The general area performs moderately for purpose 4. All Green Belt land in County Durham is considered to perform moderately against purpose 5, as set out in the Stage 1 Green Belt.</p>	
<p>Source of land parcel: Land parcel has been assessed through the method for creating land parcels outlined in section 4.8 of this report.</p>	
<p>Impact of Designations: The land parcel avoids a Historic Park and Garden in the north of the land parcel. The land parcel contains no other Category 1 designations.</p>	
<p>Does the Resultant Boundary represent a strongly Defined, Durable Green Belt Boundary?</p> <p>The existing Green Belt boundary with Sunderland Bridge is defined by the A167 and the rear of properties along this road.</p> <p>The resultant boundary would be defined by the A167 and the River Wear, both of which are durable boundaries based on the Green Belt method. The proposed land parcel is considered to provide defensible and durable Green Belt boundaries.</p>	
<p>Appraisal of Land Parcel against the 5 NPPF Green Belt Purposes</p>	

Purpose 1: The land parcel is not connected to or close to any of the large built up areas (as defined in the method) and there is no risk of sprawl.1.

Level of Contribution: No contribution

Purpose 2:

The land parcel forms a land gap between Sunderland Bridge and Tudhoe. The land gap between Sunderland Bridge and Tudhoe across the land parcel is approximately 2km and comprises open land. The B6288 forms a direct route between the settlements but there is no visibility between the settlements. The land parcel plays a very limited role in maintaining the gap between settlements as loss of openness would not reduce the perceived gap.

Level of Contribution: Weak

Purpose 3: The principal land use within the land parcel is open countryside in agricultural use. The land parcel has less than 5% built development consisting of storage sheds adjacent to the railway line which represents a non-rural use. The topography of the land parcel slopes downwards towards the River Wear with the northern section of the land parcel being at a lower point. There are some areas of dense woodland particularly to the north and south west of the land parcel with some tree lining within the land parcel itself. There are therefore some open long line views from Sunderland Bridge outwards into the land parcel however some views are restricted due to vegetation. This does not impact upon the score given the lack of built development within the land parcel.

Level of Contribution: Strong

Purpose 4:

To preserve the setting and special character of Durham City

1. Perception of the Scale of the City

The Historic Core (Durham City Conservation Area) is located over 3km north of this land parcel. This land parcel therefore makes a **weak** contribution to the perception of the scale of the City.

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

The land parcel is located beyond the inner setting of Durham City and does not form a Green Finger into the City. Therefore the land parcel makes a **weak** contribution to the special character and perceived scale of the City.

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

The land parcel falls within the Outer Setting of Durham City. It does not contain any notable viewpoints and there are no views towards the Historic Core. The land parcel is therefore considered to make a **weak** contribution to the setting of the historic setting of Durham.

4. Key approaches to and journeys to the City.

The land parcel includes one primary transport route; the A167 running along the eastern boundary of the land parcel. This route provides access to Durham City. However the land parcel is over 3km from the Historic Core / historic built form and passes through further Green Belt land before reaching Durham City. Therefore if this land parcel was developed along the A167 then the scale Durham would be **weakly** affected. There are not any strong views of the historic core along the A167 based on the distance from Durham City and the open countryside prior to reaching Durham City.

5. Historic and cultural association

The General Area contains no Listed Buildings or Registered Monument. The Sunderland Bridge Conservation Area covers the full extent of the land parcel. The Conservation Area in consists of large open areas of either agricultural fields or planned landscaped gardens. These sit alongside the extensive private estate of Croxdale Hall the seat of the Salvin family since the 15th century, which fall outside this land parcel. However the gates to the estate are located on edge of this land parcel. It is this combination of planned village, landmark upper class country house estate and dramatic modified landscape that contributes significantly to the wider setting of Durham City.

The land parcel is considered to contain few notable with limited significance heritage assets. The land parcel therefore makes a **moderate** contribution to the setting of Durham City.

6. Landscape character / Quality

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

Score: Weak

Durham City Historic Core

The Historic Core (Durham City Conservation Area) is located approximately 3km north of this land parcel (from its nearest point to the Historic Core). This land parcel therefore makes a weak contribution to the setting of the historic City of Durham.

Score: Weak

Level of Contribution: Weak

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

Level of Contribution: Moderate

Summary: Overall this land parcel performs strongly against purpose 3 due to the low levels of built development within the land parcel.

6.4 Summary

In summary the assessed land parcels perform in the following manner:

Land Parcel Reference Summary	Summary
GA16: Parcel A	This land parcel performs strongly against purpose 3 due to lack of built development within the land parcel.

7 Next Steps

This report provides a comprehensive assessment of all Green Belt land in Durham against locally defined Green Belt purposes. The most weakly performing Green Belt land is then re-assessed against the five Green Belt purposes and the ability to create a new durable Green Belt boundary.

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

Appendix A

General Area Figure

A1 General Area Figure

Appendix B

Completed General Area Green Belt Proformas

B1 Completed General Area Green Belt Proformas

Durham County Council
Green Belt Assessment
Completed Green Belt Proformas

Final | 30 May 2018

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

Job number 249912-01


Ove Arup & Partners Ltd
6th Floor 3 Piccadilly Place
Manchester M1 3BN
United Kingdom
www.arup.com

ARUP

Contents

	Page		
1	1	26	General Area 26: West 111
2	4	27	General Area 27: North 115
3	8	28	General Area 28: North 120
4	12	29	General Area 29: Chester-le-Street 125
5	15	30	General Area 30: North 128
6	19	31	General Area 31: North 132
7	23	32	General Area 32: Chester-le-Street 138
8	28	33	General Area 33: North 141
9	33	34	General Area 34: Chester-le-Street 147
10	38	35	General Area 35: Chester-le-street 150
11	43	36	General Area 36: North East 153
12	47	37	General Area 37: North East 158
13	53	38	General Area 38: Bournmoor 162
14	58	39	General Area 39: Chester-le-Street 165
15	63	40	General Area 40: Bournmoor 168
16	67	41	General Area 41: Bournmoor 171
17	71	42	General Area 42: Bournmoor 174
18	75	43	General Area 43: Bournmoor 177
19	80	44	General Area 44: Bournmoor 180
20	84	45	General Area 45: Bournmoor 183
21	89	46	General Area 46: Chester-le-Street 187
22	93	47	General Area 47: Chester-le-Street 190
23	97	48	General Area 48: Chester-le-Street 193
24	102	49	General Area 49: Chester-le-Street 196
25	106		

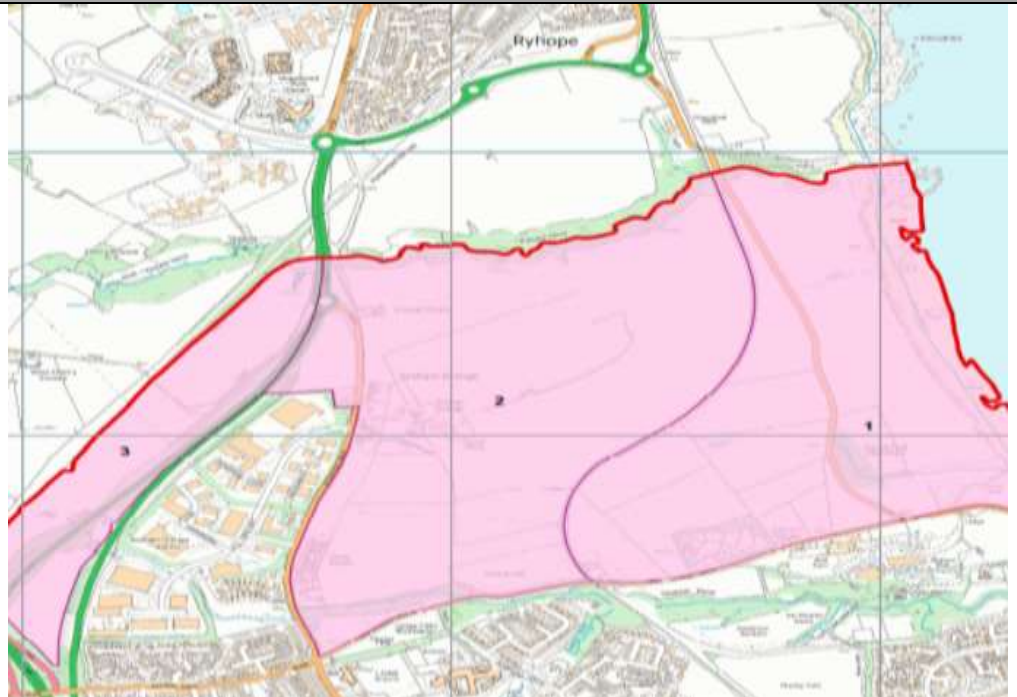
1 General Area 1: Seaham

GENERAL AREA: 1 Seaham		
Location	North of Seaham with coastal boundary	
Area	89.9 ha	
Purpose 1: To check the unrestricted sprawl of Large Built Up Areas		
Sub-Criteria	Scoring	Assessment
Existing boundary with built up area: a. Is there an existing durable boundary between the built up area and the Green Belt General Area / parcel which could prevent sprawl? b. Does the Green Belt have a role protecting land which is considered to be open?	<p>Strong: The General Area is connected to and in close proximity to a large built up area. The existing Green Belt boundary supports a strongly defined and durable existing boundary feature and has a role protecting land which is considered to be open.</p> <p>Moderate: The General Area is connected to and in close proximity to a defined large built up area. The existing Green Belt boundary consists of a mix of durable and less durable features and Green Belt has a role protecting land which is considered to be open.</p> <p>Weak: The General Area is connected to and in close proximity to a defined large built up area. The existing Green Belt boundary is predominantly lacking in durability, or the Green Belt designation is not considered to be protecting land which is open.</p> <p>No contribution: The General Area forms part of the County Durham Green Belt, but it is not adjacent to any large built up area.</p>	<p>General Area 1 exists to the north of the Green Belt boundary with Seaham and therefore it is not adjacent to a large built up area. The nearest large built up area is the Tyne and Wear Urban Area to the north. The Green Belt at this location therefore forms part of the County Durham Green Belt, but is not in close proximity to any large built up areas.</p> <p>Score: No contribution</p>
Connection to the built up area: a. Is the General Area well connected to the built up area along a number of boundaries? b. Is there a risk of sprawl or could development of the General Area constitute 'rounding off' of the built up area?	<p>Strong: The General Area is connected to the built up area along one boundary and development would not constitute rounding off therefore creating the risk of sprawl. The General Area is not directly connected to the built up area however there is still a risk of sprawl as it lies close to it and it is connected via a transport corridor or has a visual connection. Development would not constitute rounding off therefore creating the risk of sprawl.</p> <p>Moderate: The General Area is connected to the built up area along two boundaries and while there is some potential for development to constitute rounding off there is some risk of sprawl.</p> <p>Weak: The General Area is connected to the built up area along three boundaries and development would constitute rounding off therefore there is limited risk of sprawl.</p> <p>No contribution: The General Area is not connected to or close to the built up area and there is no risk of sprawl.</p>	<p>The General Area is not connected to or close to the built up area and there is no risk of sprawl.</p> <p>Score: No contribution.</p>
Ribbon development: What role does the General Area play in preventing ribbon	<p>Strong: There is limited existing ribbon development within the General Area / There is existing ribbon development outside of the General Area but adjacent to it. There is potential for further limited ribbon development which the General Area has a weak role</p>	<p>The General Area is not connected to or close to the built up area and there is no risk of sprawl.</p> <p>Score: No contribution.</p>

development? (may not be relevant in all circumstances).	in preventing / There is potential for limited ribbon development entering the General Area which the General Area has a weak role in preventing. Moderate: There is existing ribbon development within the General Area / There is limited existing ribbon development within the General Area. There is potential for some further ribbon development which the General Area has a moderate role in preventing. Weak: There is existing ribbon development within the General Area. There is a high potential for further ribbon development which the General Area has a strong role in preventing. No contribution: There is no potential for ribbon development	
Overall assessment: What level of contribution does the General Area make to purpose 1?	Bring together all conclusions from above to determine the overall assessment (taking balanced view). Apply scoring system: Strong / Moderate / Weak / No	Score: No contribution.
Purpose 2: To prevent neighbouring towns from merging into one another		
Sub-Criteria	Scoring	Assessment
Does the General Area lie in a gap between settlements?	Describe the location of the General Area in relation to the gaps between settlements.	The Local Interpretation of the second purpose within Durham County seeks to ensure that settlements do not merge into one another. In the case of General Area 1, this applies to the settlements of Seaham and Sunderland.
What contribution does the General Area make towards maintaining a gap between settlements?	Strong: The General Area plays a crucial role in maintaining a gap between settlements: loss of openness would cause them to merge, or substantially reduce the gap between them. Moderate: The General Area plays some role in maintaining a gap between settlements: loss of openness would not cause settlements to merge but would erode the gap between them. Weak: The General Area plays a very limited role in maintaining a gap between settlements: loss of openness would not reduce such a gap. No contribution: The General Area plays no role in maintaining a gap between settlements.	The land gap between Seaham and Sunderland across the General Area is approximately 1.9km and comprises open land. Owing to the topography of the area, its coastal location and a lack of vegetation, the General Area is open, which emphasises the perceived gap between the two settlements. The B1287 provides a direct road link between Seaham and Sunderland. However, given many of the open views are visible from this route, this accessibility enhances the perceived gap between the settlements further. The General Area therefore plays a crucial role in maintaining a gap between Seaham and Sunderland as loss of openness would substantially reduce the gap between them. Score: Strong
Overall assessment: What level of contribution does the General Area make to purpose 2?	Bring together above factors to determine overall assessment (taking balanced view) Apply scoring system: No / Weak / Moderate / Strong	Score: Strong
Purpose 3: To assist in safeguarding the countryside from encroachment		
Sub-Criteria	Scoring	Assessment
What are the principal land-uses within the General Area?	Describe the principal land uses within the General Area (e.g. agricultural, woodland, recreational, residential, commercial, industrial).	The principal land use within the General Area is open countryside and agricultural land. The General Area has less than 5% built development. The only built development consists of non-rural land uses including a cemetery and a café with car park. There is also a grass field which has a temporary use for car boot sales. These uses are located along the southern boundary of the General Area, adjacent to the urban area of Seaham.
What is the level of built development within the General Area?	Strong: The General Area is made up of predominantly rural land-uses with less than 5% built development. Moderate: The General Area is made up of a mixture of rural and non-rural land uses with between 5% and 10% built development. Weak: The General Area is made up of predominantly non-rural land uses with between 10% and 25% built development No contribution: The General Area is made up of non-rural land uses with more than 25% built development.	Score: Strong
What contribution does the General Area make to the perceived openness of the Green Belt?	Describe the degree of visual openness or enclosure of the General Area and the presence of longer views and vistas and consider what impact this may have on the overall score.	Owing to its largely flat or gently sloping topography, long line views are visible from multiple points throughout the General Area. These views extend from the southern boundary of the site north to Sunderland's dockland, and from the northern boundary south to Seaham. The degree of visual openness is therefore enhanced by the General Area's coastal location. A lack of vegetation, with any vegetation largely contained in incised denes, allows for such long line views.

Overall assessment: What level of contribution does the General Area make to purpose 3?	Bring together above factors to determine overall assessment (taking balanced view) Apply scoring system: No / Weak / Moderate / Strong	Score: Strong
Purpose 4: To preserve the setting and special character of historic towns		
Sub-Criteria	Scoring	Assessment
To preserve the setting and special character of Durham City	Strong Contribution: The Landscape and Setting of the General Area or Green Belt parcel is considered to be strongly supporting the setting of the historic City of Durham. Moderate Contribution: The Landscape and Setting of the Green Belt is considered to be moderately supporting the setting of the historic City of Durham. Weak Contribution: The Landscape and Setting of the General Area is considered to be weakly supporting the setting of the historic City of Durham. No contribution: The Landscape and Setting of the General Area is not considered to have an adverse impact on the setting of the historic City of Durham.	General Area 1 is more than 5km away from the Durham Historic Core with no direct views towards the historic core. The Landscape and Setting of General Area 1 is not considered to have an adverse impact on the setting of the historic City of Durham. Score: No contribution
What is the proximity of the Durham City historic core to the Green Belt?	Strong: The historic core is adjacent to the Green Belt boundary Moderate: Historic core is separated from Green Belt by non-designated but pre WWII development. Weak: Historic core is separated from Green Belt by post WWII development. No: Historic core is 5km or greater from the Green Belt boundary.	The Historic Core is more than 5km from the Green Belt boundary of General Area 1. Score: No contribution
Overall assessment: What level of contribution does the General Area make to purpose 4?	Bring together above conclusions to determine the overall assessment (taking balanced view). Apply scoring system: Strong / Moderate / Weak / No	Score: No contribution
Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.		
Sub-Criteria	Scoring	Assessment
Overall assessment: What level of contribution does the General Area make to purpose 5?	All Green Belt land can be considered to support urban regeneration of settlements beyond the County Durham Green Belt and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Therefore in the final Stage 1 Green Belt Assessment all General Areas are considered to score moderately against purpose 5.	Score: Moderate

2 General Area 2: Seaham

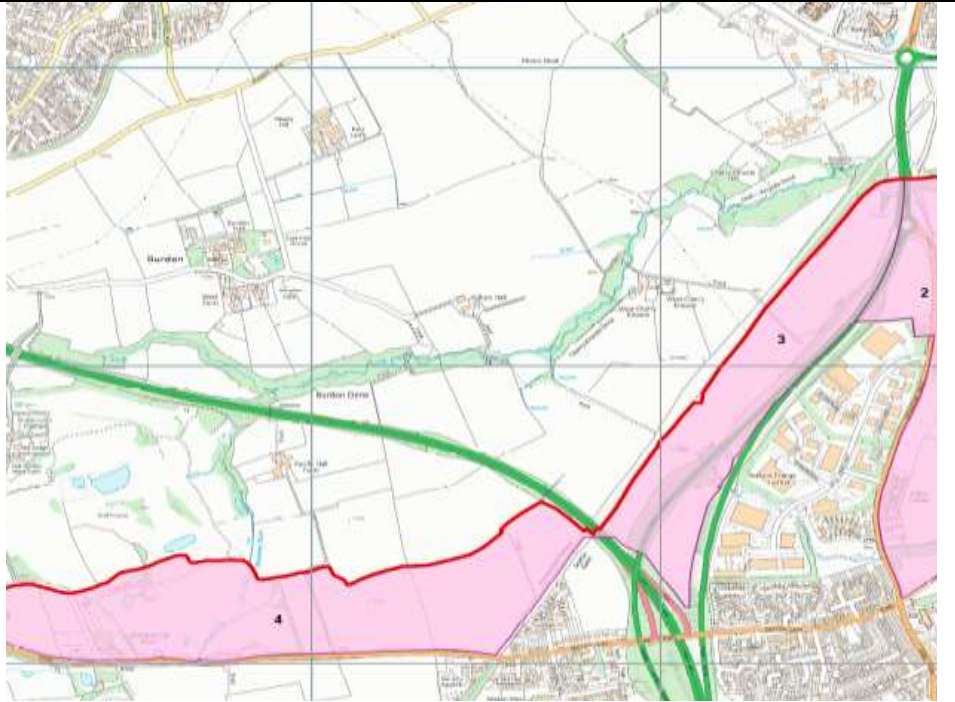
GENERAL AREA: 2 Seaham		
Location	North of Seaham, west of railway line, east of B1285	
Area	107.8 ha	
Purpose 1: To check the unrestricted sprawl of Large Built Up Areas		
Sub-Criteria	Scoring	Assessment
Existing boundary with built up area: a. Is there an existing durable boundary between the built up area and the Green Belt General Area / parcel which could prevent sprawl? b. Does the Green Belt have a role protecting land which is considered to be open?	<p>Strong: The General Area is connected to and in close proximity to a large built up area. The existing Green Belt boundary supports a strongly defined and durable existing boundary feature and has a role protecting land which is considered to be open.</p> <p>Moderate: The General Area is connected to and in close proximity to a defined large built up area. The existing Green Belt boundary consists of a mix of durable and less durable features and Green Belt has a role protecting land which is considered to be open.</p> <p>Weak: The General Area is connected to and in close proximity to a defined large built up area. The existing Green Belt boundary is predominantly lacking in durability, or the Green Belt designation is not considered to be protecting land which is open.</p> <p>No contribution: The General Area forms part of the County Durham Green Belt, but it is not adjacent to any large built up area.</p>	<p>General Area 2 exists to the north of the Green Belt boundary with Seaham and therefore it is not adjacent to a large built up area. The Green Belt at this location therefore forms part of the County Durham Green Belt, but is not in close proximity to any large built up areas.</p> <p>Score: No contribution</p>

<p>Connection to the built up area: a. Is the General Area well connected to the built up area along a number of boundaries? b. Is there a risk of sprawl or could development of the General Area constitute 'rounding off' of the built up area?</p>	<p>Strong: The General Area is connected to the built up area along one boundary and development would not constitute rounding off therefore creating the risk of sprawl. The General Area is not directly connected to the built up area however there is still a risk of sprawl as it lies close to it and it is connected via a transport corridor or has a visual connection. Development would not constitute rounding off therefore creating the risk of sprawl. Moderate: The General Area is connected to the built up area along two boundaries and while there is some potential for development to constitute rounding off there is some risk of sprawl. Weak: The General Area is connected to the built up area along three boundaries and development would constitute rounding off therefore there is limited risk of sprawl. No contribution: The General Area is not connected to or close to the built up area and there is no risk of sprawl.</p>	<p>The General Area is not connected to or close to the built up area and there is no risk of sprawl. Score: No contribution.</p>
<p>Ribbon development: What role does the General Area play in preventing ribbon development? (may not be relevant in all circumstances).</p>	<p>Strong: There is limited existing ribbon development within the General Area / There is existing ribbon development outside of the General Area but adjacent to it. There is potential for further limited ribbon development which the General Area has a weak role in preventing / There is potential for limited ribbon development entering the General Area which the General Area has a weak role in preventing. Moderate: There is existing ribbon development within the General Area / There is limited existing ribbon development within the General Area. There is potential for some further ribbon development which the General Area has a moderate role in preventing. Weak: There is existing ribbon development within the General Area. There is a high potential for further ribbon development which the General Area has a strong role in preventing. No contribution: There is no potential for ribbon development</p>	<p>The General Area is not connected to or close to the built up area and there is no risk of sprawl Score: No contribution.</p>
<p>Overall assessment: What level of contribution does the General Area make to purpose 1?</p>	<p>Bring together all conclusions from above to determine the overall assessment (taking balanced view). Apply scoring system: Strong / Moderate / Weak / No</p>	<p>Overall assessment: No contribution.</p>
<p>Purpose 2: To prevent neighbouring towns from merging into one another</p>		
<p>Sub-Criteria</p>	<p>Scoring</p>	<p>Assessment</p>
<p>Does the General Area lie in a gap between settlements?</p>	<p>Describe the location of the General Area in relation to the gaps between settlements.</p>	<p>The Local Interpretation of the second purpose within Durham County seeks to ensure that settlements do not merge into one another. In the case of General Area 2, this applies to the settlements of Seaham and Sunderland.</p>
<p>What contribution does the General Area make towards maintaining a gap between settlements?</p>	<p>Strong: The General Area plays a crucial role in maintaining a gap between settlements: loss of openness would cause them to merge, or substantially reduce the gap between them. Moderate: The General Area plays some role in maintaining a gap between settlements: loss of openness would not cause settlements to merge but would erode the gap between them. Weak: The General Area plays a very limited role in maintaining a gap between settlements: loss of openness would not reduce such a gap.</p>	<p>The land gap between Seaham and Sunderland across the General Area is approximately 1.7km and comprises open land. However at its nearest point, the land gap is 0.9km across Seaham Grange and Sunderland and the land immediately north is within the Sunderland Green Belt. Due to the significant wooded valley containing Seaton Burn along the southern boundary of the General Area, the perception of openness is reduced as views are not present from Lord Byron's Walk and the residential areas to the south of Lord Byron's Walk.</p>

	No contribution: The General Area plays no role in maintaining a gap between settlements.	<p>However, further north along the B1285, there are open views to both the north and east which emphasises the perceived gap between the two settlements.</p> <p>The B1285 provides a direct road link between Seaham and Sunderland. However, given many of the open views are visible from this route, this accessibility enhances the perceived gap between the settlements further.</p> <p>The General Area therefore plays a crucial role in maintaining a gap between Seaham and Sunderland as loss of openness would substantially reduce the gap between them.</p> <p>Score: Strong</p>
Overall assessment: What level of contribution does the General Area make to purpose 2?	Bring together above factors to determine overall assessment (taking balanced view) Apply scoring system: No / Weak / Moderate / Strong	Score: Strong
Purpose 3: To assist in safeguarding the countryside from encroachment		
Sub-Criteria	Scoring	Assessment
What are the principal land-uses within the General Area?	Describe the principal land uses within the General Area (e.g. agricultural, woodland, recreational, residential, commercial, industrial).	The principal land use within the General Area is predominantly open countryside and agricultural land however there is also some residential use along its western boundary in the north of the General Area, at Seaham Grange and the Glebe Estate. The General Area has between 5% and 10% built development, and the built form that is present is non-rural land uses as it is residential.
What is the level of built development within the General Area?	<p>Strong: The General Area is made up of predominantly rural land-uses with less than 5% built development.</p> <p>Moderate: The General Area is made up of a mixture of rural and non-rural land uses with between 5% and 10% built development.</p> <p>Weak: The General Area is made up of predominantly non-rural land uses with between 10% and 25% built development</p> <p>No contribution: The General Area is made up of non-rural land uses with more than 25% built development.</p>	Score: Moderate
What contribution does the General Area make to the perceived openness of the Green Belt?	Describe the degree of visual openness or enclosure of the General Area and the presence of longer views and vistas and consider what impact this may have on the overall score.	Owing to the slightly sloping topography, which is sloping towards the coast, the General Area is open and long line views are visible from multiple points but particularly the central and western section as from here there are long line views north of Rybone Dene, south to the woodland adjacent to Sea and east to the sea, although there is some limited screening from vegetation. The degree of visual openness is therefore enhanced by the General Area's coastal location. A lack of vegetation, allows for such long line views. However this does not impact upon the score given the level of built form adjacent to Seaham.
Overall assessment: What level of contribution does the General Area make to purpose 3?	Bring together above factors to determine overall assessment (taking balanced view) Apply scoring system: No / Weak / Moderate / Strong	Score: Moderate
Purpose 4: To preserve the setting and special character of historic towns		
Sub-Criteria	Scoring	Assessment
To preserve the setting and special character of Durham City	<p>Strong Contribution: The Landscape and Setting of the General Area or Green Belt parcel is considered to be strongly supporting the setting of the historic City of Durham.</p> <p>Moderate Contribution: The Landscape and Setting of the Green Belt is considered to be moderately supporting the setting of the historic City of Durham.</p> <p>Weak Contribution: The Landscape and Setting of the General Area is considered to be weakly supporting the setting of the historic City of Durham.</p> <p>No contribution: The Landscape and Setting of the General Area is not considered to have an adverse impact on the setting of the historic City of Durham.</p>	<p>General Area 2 is over 5km away from the Durham Historic Core with no direct views towards the historic core.</p> <p>The Landscape and Setting of General Area 2 is not considered to have an adverse impact on the setting of the historic City of Durham.</p> <p>Score: No contribution</p>
What is the proximity of the Durham City historic core to the Green Belt?	<p>Strong: The historic core is adjacent to the Green Belt boundary</p> <p>Moderate: Historic core is separated from Green Belt by non-designated but pre WWII development.</p>	<p>The Historic Core is 5km from the Green Belt boundary of General Area 2.</p> <p>Score: No contribution</p>

	<p>Weak: Historic core is separated from Green Belt by post WWII development. No: Historic core is 5km or greater from the Green Belt boundary.</p>	
Overall assessment: What level of contribution does the General Area make to purpose 4?	<p>Bring together above conclusions to determine the overall assessment (taking balanced view).</p> <p>Apply scoring system: Strong / Moderate / Weak / No</p>	Score: No contribution
Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.		
Sub-Criteria	Scoring	Assessment
Overall assessment: What level of contribution does the General Area make to purpose 5?	<p>All Green Belt land can be considered to support urban regeneration of settlements beyond the County Durham Green Belt and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Therefore in the final Stage 1 Green Belt Assessment all General Areas are considered to score moderately against purpose 5.</p>	Score: Moderate

3 General Area 3: Seaham


GENERAL AREA: 3 Seaham		
Location	North of Seaham, west of A19/A1018 link road	
Area	31ha	
Purpose 1: To check the unrestricted sprawl of Large Built Up Areas		
Sub-Criteria	Scoring	Assessment
Existing boundary with built up area: a. Is there an existing durable boundary between the built up area and the Green Belt General Area / parcel which could prevent sprawl? b. Does the Green Belt have a role protecting land which is considered to be open?	<p>Strong: The General Area is connected to and in close proximity to a large built up area. The existing Green Belt boundary supports a strongly defined and durable existing boundary feature and has a role protecting land which is considered to be open.</p> <p>Moderate: The General Area is connected to and in close proximity to a defined large built up area. The existing Green Belt boundary consists of a mix of durable and less durable features and Green Belt has a role protecting land which is considered to be open.</p> <p>Weak: The General Area is connected to and in close proximity to a defined large built up area. The existing Green Belt boundary is predominantly lacking in durability, or the Green Belt designation is not considered to be protecting land which is open.</p> <p>No contribution: The General Area forms part of the County Durham Green Belt, but it is not adjacent to any large built up area.</p>	<p>General Area 3 exists to the north of the Green Belt boundary with Seaham and therefore it is not adjacent to a large built up area. The Green Belt at this location therefore forms part of the County Durham Green Belt, but is not in close proximity to any large built up areas.</p> <p>Score: No contribution</p>

<p>Connection to the built up area: a. Is the General Area well connected to the built up area along a number of boundaries? b. Is there a risk of sprawl or could development of the General Area constitute 'rounding off' of the built up area?</p>	<p>Strong: The General Area is connected to the built up area along one boundary and development would not constitute rounding off therefore creating the risk of sprawl. The General Area is not directly connected to the built up area however there is still a risk of sprawl as it lies close to it and it is connected via a transport corridor or has a visual connection. Development would not constitute rounding off therefore creating the risk of sprawl. Moderate: The General Area is connected to the built up area along two boundaries and while there is some potential for development to constitute rounding off there is some risk of sprawl. Weak: The General Area is connected to the built up area along three boundaries and development would constitute rounding off therefore there is limited risk of sprawl. No contribution: The General Area is not connected to or close to the built up area and there is no risk of sprawl.</p>	<p>The General Area is not connected to or close to the built up area and there is no risk of sprawl Score: No contribution.</p>
<p>Ribbon development: What role does the General Area play in preventing ribbon development? (may not be relevant in all circumstances).</p>	<p>Strong: There is limited existing ribbon development within the General Area / There is existing ribbon development outside of the General Area but adjacent to it. There is potential for further limited ribbon development which the General Area has a weak role in preventing / There is potential for limited ribbon development entering the General Area which the General Area has a weak role in preventing. Moderate: There is existing ribbon development within the General Area / There is limited existing ribbon development within the General Area. There is potential for some further ribbon development which the General Area has a moderate role in preventing. Weak: There is existing ribbon development within the General Area. There is a high potential for further ribbon development which the General Area has a strong role in preventing. No contribution: There is no potential for ribbon development</p>	<p>The General Area is not connected to or close to the built up area and there is no risk of sprawl Score: No contribution.</p>
<p>Overall assessment: What level of contribution does the General Area make to purpose 1?</p>	<p>Bring together all conclusions from above to determine the overall assessment (taking balanced view). Apply scoring system: Strong / Moderate / Weak / No</p>	<p>Score: No contribution</p>
<p>Purpose 2: To prevent neighbouring towns from merging into one another</p>		
<p>Sub-Criteria</p>	<p>Scoring</p>	<p>Assessment</p>
<p>Does the General Area lie in a gap between settlements?</p>	<p>Describe the location of the General Area in relation to the gaps between settlements.</p>	<p>The Local Interpretation of the second purpose within Durham County seeks to ensure that settlements do not merge into one another. In the case of General Area 3, this applies to the settlements of Seaham and Sunderland.</p>
<p>What contribution does the General Area make towards maintaining a gap between settlements?</p>	<p>Strong: The General Area plays a crucial role in maintaining a gap between settlements: loss of openness would cause them to merge, or substantially reduce the gap between them. Moderate: The General Area plays some role in maintaining a gap between settlements: loss of openness would not cause settlements to merge but would erode the gap between them. Weak: The General Area plays a very limited role in maintaining a gap between settlements: loss of openness would not reduce such a gap. No contribution: The General Area plays no role in maintaining a gap between settlements.</p>	<p>The land gap between Seaham and Sunderland across the General Area is approximately 0.9km at its nearest point, and comprises open countryside and the A1018 road link. The land immediately to the north is within the Sunderland Green Belt. The Cherry Knowle Dene has an element of screening as it is not possible to see beyond this when travelling along the A1018. Development of the northern section of</p>

		<p>General Area 3 would significantly reduce the spatial gap between the settlements and would reduce the perceived gap to an unacceptable degree.</p> <p>The A1018 provides a direct road link between Seaham and Sunderland. The General Area therefore plays a crucial role in maintaining a gap between Seaham and Sunderland as loss of openness would substantially reduce the gap between them.</p> <p>Score: Strong</p>
Overall assessment: What level of contribution does the General Area make to purpose 2?	Bring together above factors to determine overall assessment (taking balanced view) Apply scoring system: No / Weak / Moderate / Strong	Score: Strong
Purpose 3: To assist in safeguarding the countryside from encroachment		
Sub-Criteria	Scoring	Assessment
What are the principal land-uses within the General Area?	Describe the principal land uses within the General Area (e.g. agricultural, woodland, recreational, residential, commercial, industrial).	The principal land use within the General Area is predominantly open countryside and agricultural land that is adjacent to the A1018 and its junction with the A19. The north bound link between the two roads is located in the centre of the southern section of the General Area. The General Area has less than 5% built development consisting of the link road which is a non-rural land use however it is predominantly rural land.
What is the level of built development within the General Area?	<p>Strong: The General Area is made up of predominantly rural land-uses with less than 5% built development.</p> <p>Moderate: The General Area is made up of a mixture of rural and non-rural land uses with between 5% and 10% built development.</p> <p>Weak: The General Area is made up of predominantly non-rural land uses with between 10% and 25% built development</p> <p>No contribution: The General Area is made up of non-rural land uses with more than 25% built development.</p>	Score: Strong
What contribution does the General Area make to the perceived openness of the Green Belt?	Describe the degree of visual openness or enclosure of the General Area and the presence of longer views and vistas and consider what impact this may have on the overall score.	Owing to the presence of undulating open fields, long line views are visible towards the sea from the northern section of the General Area. The degree of visual openness is therefore enhanced by the General Area's coastal location. There is vegetation that lines the road links and Cherry Knowle Dene which limit views from the southern section however within the General Area itself there are low levels of vegetation..
Overall assessment: What level of contribution does the General Area make to purpose 3?	Bring together above factors to determine overall assessment (taking balanced view) Apply scoring system: No / Weak / Moderate / Strong	Score: Strong
Purpose 4: To preserve the setting and special character of historic towns		
Sub-Criteria	Scoring	Assessment
To preserve the setting and special character of Durham City	<p>Strong Contribution: The Landscape and Setting of the General Area or Green Belt parcel is considered to be strongly supporting the setting of the historic City of Durham.</p> <p>Moderate Contribution: The Landscape and Setting of the Green Belt is considered to be moderately supporting the setting of the historic City of Durham.</p> <p>Weak Contribution: The Landscape and Setting of the General Area is considered to be weakly supporting the setting of the historic City of Durham.</p> <p>No contribution: The Landscape and Setting of the General Area is not considered to have an adverse impact on the setting of the historic City of Durham.</p>	<p>General Area 3 is over 5km from the Durham Historic Core with no direct views towards the historic core.</p> <p>The Landscape and Setting of General Area 3 is not considered to have an adverse impact on the setting of the historic City of Durham.</p> <p>Score: No contribution</p>
What is the proximity of the Durham City historic core to the Green Belt?	<p>Strong: The historic core is adjacent to the Green Belt boundary</p> <p>Moderate: Historic core is separated from Green Belt by non-designated but pre WWII development.</p> <p>Weak: Historic core is separated from Green Belt by post WWII development.</p> <p>No: Historic core is 5km or greater from the Green Belt boundary.</p>	<p>The Historic Core is over 5km from the Green Belt boundary of General Area 3.</p> <p>Score: No contribution</p>
Overall assessment: What level of contribution does the General Area make to purpose 4?	Bring together above conclusions to determine the overall assessment (taking balanced view). Apply scoring system: Strong / Moderate / Weak / No	Score: No contribution

Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.		
Sub-Criteria	Scoring	Assessment
Overall assessment: What level of contribution does the General Area make to purpose 5?	All Green Belt land can be considered to support urban regeneration of settlements beyond the County Durham Green Belt and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Therefore in the final Stage 1 Green Belt Assessment all General Areas are considered to score moderately against purpose 5.	Score: Moderate

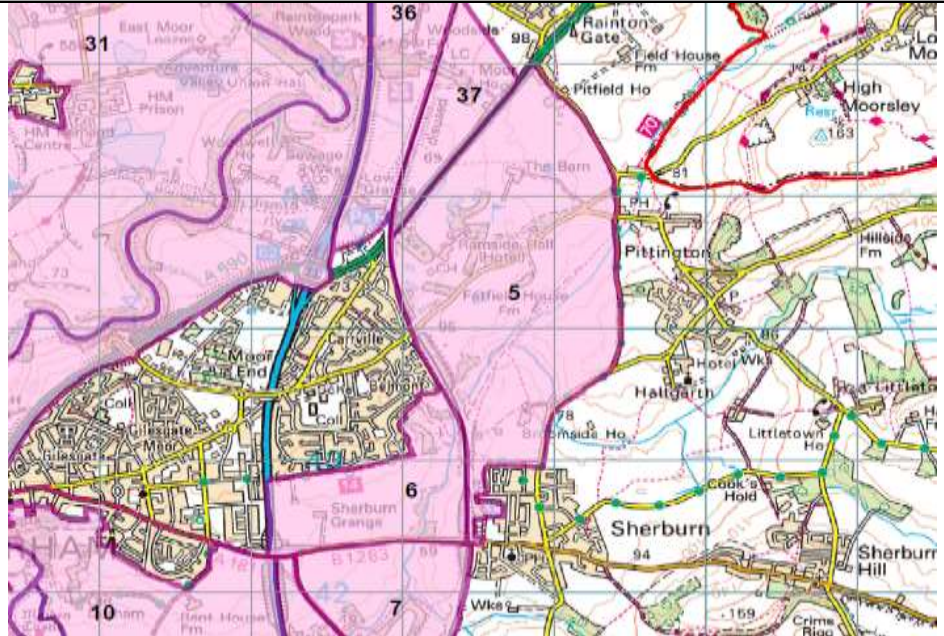
4 General Area 4: Seaham

GENERAL AREA: 4 Seaham		
Location	North west of Seaham, north of B1404	
Area	48.7ha	
Purpose 1: To check the unrestricted sprawl of Large Built Up Areas		
Sub-Criteria	Scoring	Assessment
<p>Existing boundary with built up area:</p> <p>a. Is there an existing durable boundary between the built up area and the Green Belt General Area / parcel which could prevent sprawl?</p> <p>b. Does the Green Belt have a role protecting land which is considered to be open?</p>	<p>Strong: The General Area is connected to and in close proximity to a large built up area. The existing Green Belt boundary supports a strongly defined and durable existing boundary feature and has a role protecting land which is considered to be open.</p> <p>Moderate: The General Area is connected to and in close proximity to a defined large built up area. The existing Green Belt boundary consists of a mix of durable and less durable features and Green Belt has a role protecting land which is considered to be open.</p> <p>Weak: The General Area is connected to and in close proximity to a defined large built up area. The existing Green Belt boundary is predominantly lacking in durability, or the Green Belt designation is not considered to be protecting land which is open.</p> <p>No contribution: The General Area forms part of the County Durham Green Belt, but it is not adjacent to any large built up area.</p>	<p>General Area 4 exists to the north west of Seaham and therefore it is not adjacent to a large built up area. The Green Belt at this location therefore forms part of the County Durham Green Belt, but is not in close proximity to any large built up areas.</p> <p>Score: No contribution</p>
<p>Connection to the built up area:</p> <p>a. Is the General Area well connected to the built up area along a number of boundaries?</p> <p>b. Is there a risk of sprawl or could development of the General Area constitute 'rounding off' of the built up area?</p>	<p>Strong: The General Area is connected to the built up area along one boundary and development would not constitute rounding off therefore creating the risk of sprawl. The General Area is not directly connected to the built up area however there is still a risk of sprawl as it lies close to it and it is connected via a transport corridor or has a visual connection. Development would not constitute rounding off therefore creating the risk of sprawl.</p> <p>Moderate: The General Area is connected to the built up area along two boundaries and while there is some potential for development to constitute rounding off there is some risk of sprawl.</p> <p>Weak: The General Area is connected to the built up area along three boundaries and development would constitute rounding off therefore there is limited risk of sprawl.</p> <p>No contribution: The General Area is not connected to or close to the built up area and there is no risk of sprawl.</p>	<p>The General Area is not connected to or close to the built up area and there is no risk of sprawl</p> <p>Score: No contribution.</p>
<p>Ribbon development: What role does the General Area play in preventing ribbon development? (may not be relevant in all circumstances).</p>	<p>Strong: There is limited existing ribbon development within the General Area / There is existing ribbon development outside of the General Area but adjacent to it. There is potential for further limited ribbon development which the General Area has a weak role in preventing / There is potential for limited ribbon development entering the General Area which the General Area has a weak role in preventing.</p> <p>Moderate: There is existing ribbon development within the General Area / There is limited existing ribbon development within the General Area. There is potential for some further ribbon development which the General Area has a moderate role in preventing.</p>	<p>The General Area is not connected to or close to the built up area and there is no risk of sprawl</p> <p>Score: No contribution.</p>

	<p>Weak: There is existing ribbon development within the General Area. There is a high potential for further ribbon development which the General Area has a strong role in preventing.</p> <p>No contribution: There is no potential for ribbon development</p>	
Overall assessment: What level of contribution does the General Area make to purpose 1?	<p>Bring together all conclusions from above to determine the overall assessment (taking balanced view).</p> <p>Apply scoring system: Strong / Moderate / Weak / No</p>	Score: No contribution.
Purpose 2: To prevent neighbouring towns from merging into one another		
Sub-Criteria	Scoring	Assessment
Does the General Area lie in a gap between settlements?	Describe the location of the General Area in relation to the gaps between settlements.	The Local Interpretation of the second purpose within Durham County seeks to ensure that settlements do not merge into one another. In the case of General Area 4, this applies to the settlements of Seaham and Houghton-le Spring.
What contribution does the General Area make towards maintaining a gap between settlements?	<p>Strong: The General Area plays a crucial role in maintaining a gap between settlements: loss of openness would cause them to merge, or substantially reduce the gap between them.</p> <p>Moderate: The General Area plays some role in maintaining a gap between settlements: loss of openness would not cause settlements to merge but would erode the gap between them.</p> <p>Weak: The General Area plays a very limited role in maintaining a gap between settlements: loss of openness would not reduce such a gap.</p> <p>No contribution: The General Area plays no role in maintaining a gap between settlements.</p>	<p>The land gap between Seaham and Houghton-le-Spring is approximately 4.2km. The General Area is separated from Seaham by the A19, which provides clear separation between the settlements.</p> <p>The General Area therefore plays a very limited role in maintaining a gap between settlements and the loss of openness would not reduce such a gap.</p> <p>Score: Weak</p>
Overall assessment: What level of contribution does the General Area make to purpose 2?	<p>Bring together above factors to determine overall assessment (taking balanced view)</p> <p>Apply scoring system: No / Weak / Moderate / Strong</p>	Score: Weak
Purpose 3: To assist in safeguarding the countryside from encroachment		
Sub-Criteria	Scoring	Assessment
What are the principal land-uses within the General Area?	Describe the principal land uses within the General Area (e.g. agricultural, woodland, recreational, residential, commercial, industrial).	The principal land use within the General Area is split between agricultural open fields and a golf course. The General Area has less than 5% built development. This consists of both rural land uses including Sharpley Hall Farm and also non-rural land uses consisting of the golf course which is a leisure use. The built development is all located in the western section of the General Area.
What is the level of built development within the General Area?	<p>Strong: The General Area is made up of predominantly rural land-uses with less than 5% built development.</p> <p>Moderate: The General Area is made up of a mixture of rural and non-rural land uses with between 5% and 10% built development.</p> <p>Weak: The General Area is made up of predominantly non-rural land uses with between 10% and 25% built development</p> <p>No contribution: The General Area is made up of non-rural land uses with more than 25% built development.</p>	Score: Strong
What contribution does the General Area make to the perceived openness of the Green Belt?	Describe the degree of visual openness or enclosure of the General Area and the presence of longer views and vistas and consider what impact this may have on the overall score.	Owing to the topography of the General Area which slopes gently in the southern and eastern directions, there are long line views to the south and east over the wide and open fields. This contributes to the visual openness of the General Area, combined with a lack of vegetation, except some tree lining along roads and fields.
Overall assessment: What level of contribution does the General Area make to purpose 3?	<p>Bring together above factors to determine overall assessment (taking balanced view)</p> <p>Apply scoring system: No / Weak / Moderate / Strong</p>	Score: Strong
Purpose 4: To preserve the setting and special character of historic towns		
Sub-Criteria	Scoring	Assessment
To preserve the setting and special character of Durham City	Strong Contribution: The Landscape and Setting of the General Area or Green Belt parcel is considered to be strongly supporting the setting of the historic City of Durham.	General Area 4 is over 5km from the Durham Historic Core with no direct views towards the historic core.

	<p>Moderate Contribution: The Landscape and Setting of the Green Belt is considered to be moderately supporting the setting of the historic City of Durham.</p> <p>Weak Contribution: The Landscape and Setting of the General Area is considered to be weakly supporting the setting of the historic City of Durham.</p> <p>No contribution: The Landscape and Setting of the General Area is not considered to have an adverse impact on the setting of the historic City of Durham.</p>	<p>The Landscape and Setting of General Area 4 is not considered to have an adverse impact on the setting of the historic City of Durham.</p> <p>Score: No contribution</p>
What is the proximity of the Durham City historic core to the Green Belt?	<p>Strong: The historic core is adjacent to the Green Belt boundary</p> <p>Moderate: Historic core is separated from Green Belt by non-designated but pre WWII development.</p> <p>Weak: Historic core is separated from Green Belt by post WWII development.</p> <p>No: Historic core is 5km or greater from the Green Belt boundary.</p>	<p>The Historic Core is over 5km from the Green Belt boundary of General Area 4.</p> <p>Score: No contribution</p>
Overall assessment: What level of contribution does the General Area make to purpose 4?	<p>Bring together above conclusions to determine the overall assessment (taking balanced view).</p> <p>Apply scoring system: Strong / Moderate / Weak / No</p>	<p>Score: No contribution</p>
Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.		
Sub-Criteria	Scoring	Assessment
Overall assessment: What level of contribution does the General Area make to purpose 5?	<p>All Green Belt land can be considered to support urban regeneration of settlements beyond the County Durham Green Belt and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Therefore in the final Stage 1 Green Belt Assessment all General Areas are considered to score moderately against purpose 5.</p>	<p>Score: Moderate</p>

5 General Area 5: East

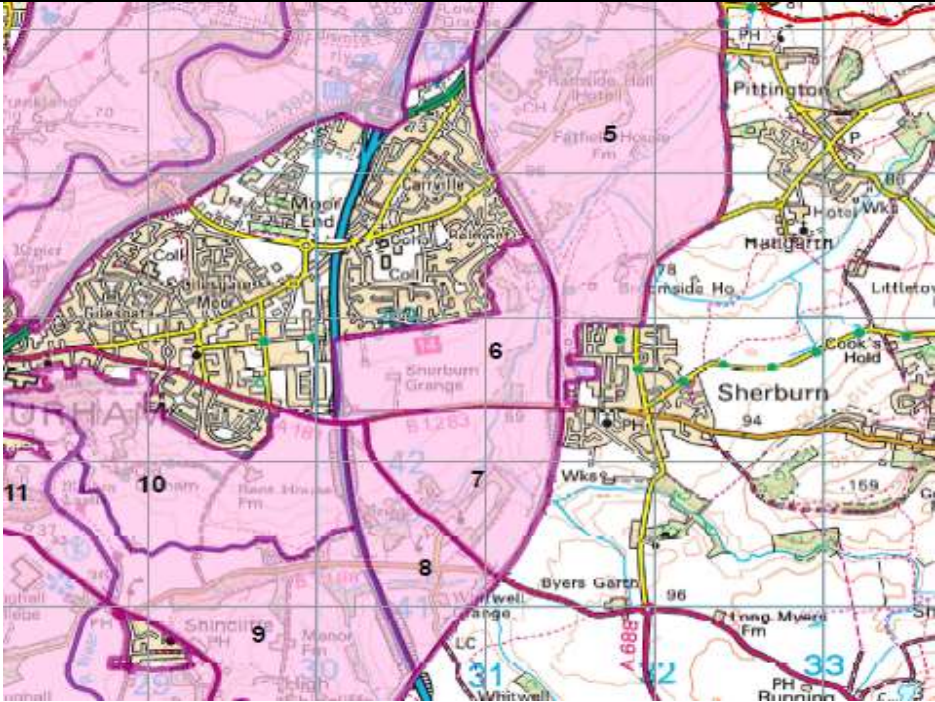
GENERAL AREA: 5 East		
Location	East of Durham, south of A690, west of Lady's Piece Lane and north of Sherburn	
Area	313.7ha	
		
Purpose 1: To check the unrestricted sprawl of Large Built Up Areas		
Sub-Criteria	Scoring	Assessment
<p>Existing boundary with built up area:</p> <p>a. Is there an existing durable boundary between the built up area and the Green Belt General Area / parcel which could prevent sprawl?</p> <p>b. Does the Green Belt have a role protecting land which is considered to be open?</p>	<p>Strong: The General Area is connected to and in close proximity to a large built up area. The existing Green Belt boundary supports a strongly defined and durable existing boundary feature and has a role protecting land which is considered to be open.</p> <p>Moderate: The General Area is connected to and in close proximity to a defined large built up area. The existing Green Belt boundary consists of a mix of durable and less durable features and Green Belt has a role protecting land which is considered to be open.</p> <p>Weak: The General Area is connected to and in close proximity to a defined large built up area. The existing Green Belt boundary is predominantly lacking in durability, or the Green Belt designation is not considered to be protecting land which is open.</p> <p>No contribution: The General Area forms part of the County Durham Green Belt, but it is not adjacent to any large built up area.</p>	<p>The General Area exists to the east of the large built up area of Durham City. The existing Green Belt boundary with Durham City consists of the disused railway line which is a tree lined gravel footpath. This represents a strong and durable boundary however there are two new residential developments adjacent to the boundary with Durham City to the north of the General Area between the disused railway line and the golf course on either side of Pittington Lane (representing enabling development for the golf course). Furthermore Ramside Hall Hotel is located nearby within the golf course. The boundary is not considered to protect open land in the northern section of the General Area. However beyond the golf course to the south of the General Area is considered to be open land. Therefore overall this General Area is considered to moderately perform against this purpose.</p> <p>Score: Moderate</p>
<p>Connection to the built up area:</p> <p>a. Is the General Area well connected to the built up area along a number of boundaries?</p> <p>b. Is there a risk of sprawl or could development of the General Area constitute 'rounding off' of the built up area?</p>	<p>Strong: The General Area is connected to the built up area along one boundary and development would not constitute rounding off therefore creating the risk of sprawl. The General Area is not directly connected to the built up area however there is still a risk of sprawl as it lies close to it and it is connected via a transport corridor or has a visual connection. Development would not constitute rounding off therefore creating the risk of sprawl.</p> <p>Moderate: The General Area is connected to the built up area along two boundaries and while there is some potential for development to constitute rounding off there is some risk of sprawl.</p> <p>Weak: The General Area is connected to the built up area along three boundaries and development would constitute rounding off therefore there is limited risk of sprawl.</p> <p>No contribution: The General Area is not connected to or close to the built up area and there is no risk of sprawl.</p>	<p>The General Area is connected to Durham City along one long boundary. Development would not constitute rounding off therefore creating the risk of sprawl.</p> <p>Score: Strong</p>
<p>Ribbon development: What role does the General Area play in preventing ribbon development? (may not be relevant in all circumstances).</p>	<p>Strong: There is limited existing ribbon development within the General Area / There is existing ribbon development outside of the General Area but adjacent to it. There is potential for further limited ribbon development which the General Area has a weak role in preventing / There is potential for limited ribbon development entering the General Area which the General Area has a weak role in preventing.</p>	<p>There is no existing ribbon development.</p> <p>Score: No contribution</p>

	<p>Moderate: There is existing ribbon development within the General Area / There is limited existing ribbon development within the General Area. There is potential for some further ribbon development which the General Area has a moderate role in preventing.</p> <p>Weak: There is existing ribbon development within the General Area. There is a high potential for further ribbon development which the General Area has a strong role in preventing.</p> <p>No contribution: There is no potential for ribbon development</p>	
Overall assessment: What level of contribution does the General Area make to purpose 1?	<p>Bring together all conclusions from above to determine the overall assessment (taking balanced view).</p> <p>Apply scoring system: Strong / Moderate / Weak / No</p>	Score: Strong
Purpose 2: To prevent neighbouring towns from merging into one another		
Sub-Criteria	Scoring	Assessment
Does the General Area lie in a gap between settlements?	Describe the location of the General Area in relation to the gaps between settlements.	The Local Interpretation of the second purpose within Durham County seeks to ensure that settlements, including inset settlements, do not merge into one another. In the case of General Area 5, this applies to the settlements of Durham City and Sherburn.
What contribution does the General Area make towards maintaining a gap between settlements?	<p>Strong: The General Area plays a crucial role in maintaining a gap between settlements: loss of openness would cause them to merge, or substantially reduce the gap between them.</p> <p>Moderate: The General Area plays some role in maintaining a gap between settlements: loss of openness would not cause settlements to merge but would erode the gap between them.</p> <p>Weak: The General Area plays a very limited role in maintaining a gap between settlements: loss of openness would not reduce such a gap.</p> <p>No contribution: The General Area plays no role in maintaining a gap between settlements.</p>	<p>The land gap between Durham City and Sherburn is approximately 0.48km at its nearest point. The gap consists of open countryside. Owing to the nature of the area, including the topography, there are open views between the settlements.</p> <p>The B1283 provides a direct road link between Durham City and Sherburn. However, only the southern half of General Area 5 is part of the gap between the settlements. Development of the northernmost section of General Area 5 would not impact upon the gap between settlements.</p> <p>The General Area plays a crucial role in maintaining a gap between Durham City and Sherburn as loss of openness from development of the southern half of the General Area would cause the settlements to merge.</p> <p>Score: Strong</p>
Overall assessment: What level of contribution does the General Area make to purpose 2?	<p>Bring together above factors to determine overall assessment (taking balanced view)</p> <p>Apply scoring system: No / Weak / Moderate / Strong</p>	Score: Strong
Purpose 3: To assist in safeguarding the countryside from encroachment		
Sub-Criteria	Scoring	Assessment
What are the principal land-uses within the General Area?	Describe the principal land uses within the General Area (e.g. agricultural, woodland, recreational, residential, commercial, industrial).	The principal land use within the General Area is open countryside in agricultural use. The General Area contains between 5% and 10% built development. The built development consists of Ramside Golf Club and Ramside Hall Hotel which are non-rural uses in the north west of the General Area. There are also some industrial uses in the southernmost section of the General Area which is a non-rural use. Fatfield House Farm and Broomside House Farm are located in the middle and towards the south of the General Area which are rural land uses. There are two new residential developments adjacent to the boundary with Durham City between the disused railway line and the golf course on either side of Pitlington Lane (representing enabling development for the golf course).
What is the level of built development within the General Area?	<p>Strong: The General Area is made up of predominantly rural land-uses with less than 5% built development.</p> <p>Moderate: The General Area is made up of a mixture of rural and non-rural land uses with between 5% and 10% built development.</p> <p>Weak: The General Area is made up of predominantly non-rural land uses with between 10% and 25% built development</p> <p>No contribution: The General Area is made up of non-rural land uses with more than 25% built development.</p>	Score: Moderate
What contribution does the General Area make to the perceived openness of the Green Belt?	Describe the degree of visual openness or enclosure of the General Area and the presence of longer views and vistas and consider what impact this may have on the overall score.	Owing to its undulating topography, the land is sloping upwards away from Sherburn and there are long line views visible across the General Area. There is heavy vegetation associated with the golf course however low levels of vegetation overall in the General Area. The visual openness does not impact upon the score given the level of built form within the General Area close to Durham City.

Overall assessment: What level of contribution does the General Area make to purpose 3?	Bring together above factors to determine overall assessment (taking balanced view) Apply scoring system: No / Weak / Moderate / Strong	Score: Moderate
Purpose 4: To preserve the setting and special character of historic towns		
Sub-Criteria	Scoring	Assessment
To preserve the setting and special character of Durham City	<p>Strong Contribution: The Landscape and Setting of the General Area or Green Belt parcel is considered to be strongly supporting the setting of the historic City of Durham.</p> <p>Moderate Contribution: The Landscape and Setting of the Green Belt is considered to be moderately supporting the setting of the historic City of Durham.</p> <p>Weak Contribution: The Landscape and Setting of the General Area is considered to be weakly supporting the setting of the historic City of Durham.</p> <p>No contribution: The Landscape and Setting of the General Area is not considered to have an adverse impact on the setting of the historic City of Durham.</p>	<p>Durham City has been identified as the Historic City. The Durham City Conservation Area has been defined as the boundary of the Historic Core for Durham City. The contribution of the General Area in supporting the historic setting of Durham has been classified using six criteria.</p> <p>1. Perception of the Scale of the City</p> <p>The Historic Core (Durham City Conservation Area) is located approximately 2.7 km west of this General Area (from its nearest point to the Historic Core). The 2.7km gap consists of the modern built form. This General Area therefore makes a weak contribution to perception of the scale of the City.</p> <p>2. Physical form of the Inner Setting (green fingers into the City).</p> <p>The General Area is located beyond the inner setting of Durham City and does not form a Green Finger into the City. Therefore the General Area makes a weak contribution to the special character and perceived scale of the City.</p> <p>3. Views In and Out towards the Countryside, including long distance views.</p> <p>The General Area contains no notable views from the World Heritage Site Conservation Area Appraisal. There are no views of the Historic Core from the General Area and it does not form part of the backdrop for the World Heritage site, therefore the General Area makes a weak contribution to the special character and perceived scale of the City.</p> <p>4. Key approaches to and journeys to the City.</p> <p>The General Area contains one primary transport route (A190), which forms the northern boundary of the General Area and one secondary transport route in the form of Pitlington Lane (C13), which runs through the centre of the General Area. There are no direct views of the Historic Core along this route. This General Area is not very prominent from the primary route of the A690 as this is heavily screened along the corridor. The General Area makes a weak contribution to the perceived scale of Durham City.</p> <p>5. Historic and cultural association</p> <p>The General Area contains one Grade II Listed Building called Ramside Hall. Ramside Hall is considered a Park and Garden of Local Importance.</p> <p>The General Area contains no Conservation Areas, Registered Park and Gardens, Scheduled Monuments or Registered Historic Park and Gardens.</p> <p>The General Area is considered to contain few notable heritage assets with limited significance and therefore makes a moderate contribution to the setting of Durham City.</p> <p>6. Landscape character / Quality</p> <p>The majority of the General Area falls within the Wear Lowlands Countryside Character Area and within the Broad Landscape Type: Lowland Valley Terraces. This part of the General Area is therefore considered to make a moderate contribution to the historic setting of Durham.</p>

		A small area to the south-west of the General Area falls within the Wear Lowland Countryside Character Area and within the Broad Landscape Type: Incised Lowland Valley. This part of the General Area is therefore considered to make a strong contribution to the historic setting of Durham. Score: Weak
What is the proximity of the Durham City historic core to the Green Belt?	Strong: The historic core is adjacent to the Green Belt boundary Moderate: Historic core is separated from Green Belt by non-designated but pre WWII development. Weak: Historic core is separated from Green Belt by post WWII development. No: Historic core is 5km or greater from the Green Belt boundary.	The Historic Core (Durham City Conservation Area) is located approximately 2.7 km north west of this General Area (from its nearest point to the Historic Core). The Historic Core is separated from the Green Belt by post WWII development. This General Area therefore makes a weak contribution to the setting of the historic City of Durham. Score: Weak
Overall assessment: What level of contribution does the General Area make to purpose 4?	Bring together above conclusions to determine the overall assessment (taking balanced view). Apply scoring system: Strong / Moderate / Weak / No	Score: Weak
Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.		
Sub-Criteria	Scoring	Assessment
Overall assessment: What level of contribution does the General Area make to purpose 5?	All Green Belt land can be considered to support urban regeneration of settlements beyond the County Durham Green Belt and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Therefore in the final Stage 1 Green Belt Assessment all General Areas are considered to score moderately against purpose 5.	Score: Moderate

6 General Area 6: East

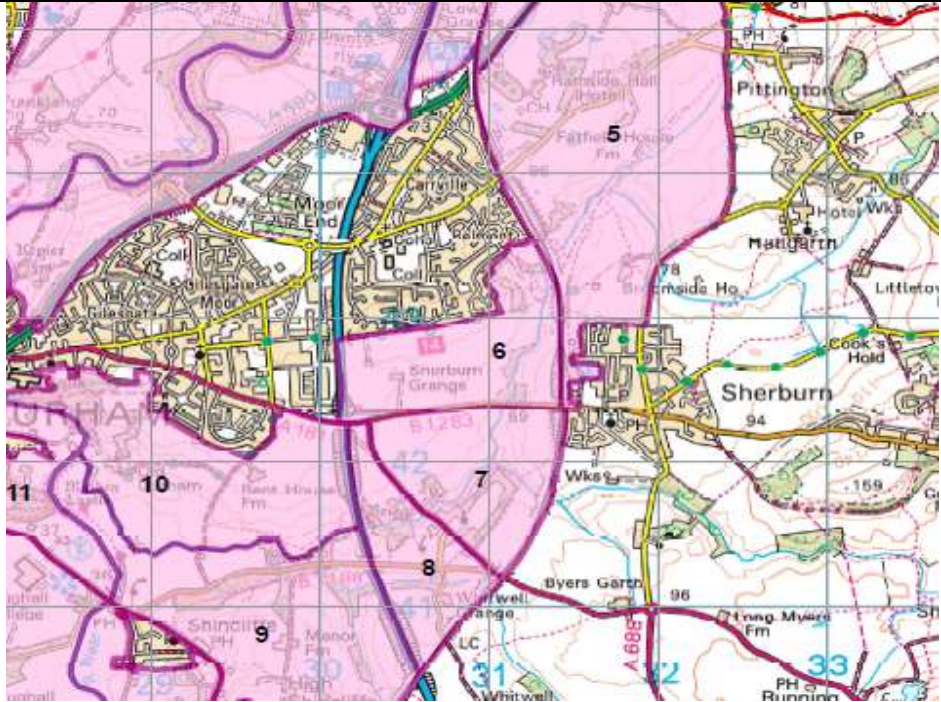
GENERAL AREA: 6 East		
Location	East of Durham, west of Sherburn and north of B1283	
Area	96.3ha	
		
Purpose 1: To check the unrestricted sprawl of Large Built Up Areas		
Sub-Criteria	Scoring	Assessment
<p>Existing boundary with built up area:</p> <p>a. Is there an existing durable boundary between the built up area and the Green Belt General Area / parcel which could prevent sprawl?</p> <p>b. Does the Green Belt have a role protecting land which is considered to be open?</p>	<p>Strong: The General Area is connected to and in close proximity to a large built up area. The existing Green Belt boundary supports a strongly defined and durable existing boundary feature and has a role protecting land which is considered to be open.</p> <p>Moderate: The General Area is connected to and in close proximity to a defined large built up area. The existing Green Belt boundary consists of a mix of durable and less durable features and Green Belt has a role protecting land which is considered to be open.</p> <p>Weak: The General Area is connected to and in close proximity to a defined large built up area. The existing Green Belt boundary is predominantly lacking in durability, or the Green Belt designation is not considered to be protecting land which is open.</p> <p>No contribution: The General Area forms part of the County Durham Green Belt, but it is not adjacent to any large built up area.</p>	<p>The General Area exists to the east of the large built up area of Durham City. The existing Green Belt boundary with Durham City consists of the A1(M) to the west of the General Area, which forms a durable boundary. To the north, the boundary consists of the rear gardens of residential properties lined by Renny's Lane which is a track with heavy tree planting and also by heavy woodland to the north east of the General Area. These boundaries are less durable however the Green Belt has a role in preventing land which is considered to be open.</p> <p>The General Area is connected to and in close proximity to a defined large built up area. The existing Green Belt boundary consists of a mix of durable and less durable boundaries and the Green Belt has had a role in protecting land which is considered to be open.</p> <p>Score: Moderate</p>

<p>Connection to the built up area: a. Is the General Area well connected to the built up area along a number of boundaries? b. Is there a risk of sprawl or could development of the General Area constitute 'rounding off' of the built up area?</p>	<p>Strong: The General Area is connected to the built up area along one boundary and development would not constitute rounding off therefore creating the risk of sprawl. The General Area is not directly connected to the built up area however there is still a risk of sprawl as it lies close to it and it is connected via a transport corridor or has a visual connection. Development would not constitute rounding off therefore creating the risk of sprawl. Moderate: The General Area is connected to the built up area along two boundaries and while there is some potential for development to constitute rounding off there is some risk of sprawl. Weak: The General Area is connected to the built up area along three boundaries and development would constitute rounding off therefore there is limited risk of sprawl. No contribution: The General Area is not connected to or close to the built up area and there is no risk of sprawl.</p>	<p>The General Area is connected to Durham City along two boundaries. Whilst there is some potential for development in the west of the General Area to constitute rounding off, there is still some risk of sprawl. Score: Moderate</p>
<p>Ribbon development: What role does the General Area play in preventing ribbon development? (may not be relevant in all circumstances).</p>	<p>Strong: There is limited existing ribbon development within the General Area / There is existing ribbon development outside of the General Area but adjacent to it. There is potential for further limited ribbon development which the General Area has a weak role in preventing / There is potential for limited ribbon development entering the General Area which the General Area has a weak role in preventing. Moderate: There is existing ribbon development within the General Area / There is limited existing ribbon development within the General Area. There is potential for some further ribbon development which the General Area has a moderate role in preventing. Weak: There is existing ribbon development within the General Area. There is a high potential for further ribbon development which the General Area has a strong role in preventing. No contribution: There is no potential for ribbon development</p>	<p>There is no existing ribbon development Score: No contribution.</p>
<p>Overall assessment: What level of contribution does the General Area make to purpose 1?</p>	<p>Bring together all conclusions from above to determine the overall assessment (taking balanced view). Apply scoring system: Strong / Moderate / Weak / No</p>	<p>Score: Moderate</p>
<p>Purpose 2: To prevent neighbouring towns from merging into one another</p>		
<p>Sub-Criteria</p>	<p>Scoring</p>	<p>Assessment</p>
<p>Does the General Area lie in a gap between settlements?</p>	<p>Describe the location of the General Area in relation to the gaps between settlements.</p>	<p>The Local Interpretation of the second purpose within Durham County seeks to ensure that settlements, including inset settlements, do not merge into one another. In the case of General Area 6, this applies to the settlements of Durham City and Sherburn.</p>
<p>What contribution does the General Area make towards maintaining a gap between settlements?</p>	<p>Strong: The General Area plays a crucial role in maintaining a gap between settlements: loss of openness would cause them to merge, or substantially reduce the gap between them. Moderate: The General Area plays some role in maintaining a gap between settlements: loss of openness would not cause settlements to merge but would erode the gap between them. Weak: The General Area plays a very limited role in maintaining a gap between settlements: loss of openness would not reduce such a gap. No contribution: The General Area plays no role in maintaining a gap between settlements.</p>	<p>The land gap between Durham City and Sherburn is approximately 0.48km at its nearest point and comprises open countryside. Owing to the nature of the General Area, including the topography, there are clear open views between the settlements which emphasises the perceived gap between the two settlements. The B1283 forms the southern boundary of the General Area, and also provides a direct route between Durham City and Sherburn. There is a strong perception of leaving Durham travelling through the countryside and entering Sherburn. The General Area therefore plays a crucial role in maintaining a gap between Durham City and Sherburn as loss of openness would substantially reduce the gap between them. Development of the eastern section of the General Area would result in the perception of the settlements merging. Score: Strong</p>
<p>Overall assessment: What level of contribution does the General Area make to purpose 2?</p>	<p>Bring together above factors to determine overall assessment (taking balanced view) Apply scoring system:</p>	<p>Score: Strong</p>

	No / Weak / Moderate / Strong	
Purpose 3: To assist in safeguarding the countryside from encroachment		
Sub-Criteria	Scoring	Assessment
What are the principal land-uses within the General Area?	Describe the principal land uses within the General Area (e.g. agricultural, woodland, recreational, residential, commercial, industrial).	The principal land use within the General Area is open countryside and agricultural land. The General Area has less than 5% built development. The only built development consists of rural land uses with Sherburn Grange Farm in the west of the General Area.
What is the level of built development within the General Area?	<p>Strong: The General Area is made up of predominantly rural land-uses with less than 5% built development.</p> <p>Moderate: The General Area is made up of a mixture of rural and non-rural land uses with between 5% and 10% built development.</p> <p>Weak: The General Area is made up of predominantly non-rural land uses with between 10% and 25% built development</p> <p>No contribution: The General Area is made up of non-rural land uses with more than 25% built development.</p>	Score: Strong
What contribution does the General Area make to the perceived openness of the Green Belt?	Describe the degree of visual openness or enclosure of the General Area and the presence of longer views and vistas and consider what impact this may have on the overall score.	The topography of the General Area is predominantly flat and long line views are visible across the General Area from Durham in the west to Sherburn in the east. Sherburn is located at a higher level and there is a slight valley down from Sherburn Hill. This topography contributes to the visual openness of the General Area. There is a woodland area located to the north eastern corner of the General Area and heavy tree lining along the northern boundary however overall there are low levels of vegetation.
Overall assessment: What level of contribution does the General Area make to purpose 3?	Bring together above factors to determine overall assessment (taking balanced view) Apply scoring system: No / Weak / Moderate / Strong	Score: Strong
Purpose 4: To preserve the setting and special character of historic towns		
Sub-Criteria	Scoring	Assessment
To preserve the setting and special character of Durham City	<p>Strong Contribution: The Landscape and Setting of the General Area or Green Belt parcel is considered to be strongly supporting the setting of the historic City of Durham.</p> <p>Moderate Contribution: The Landscape and Setting of the Green Belt is considered to be moderately supporting the setting of the historic City of Durham.</p> <p>Weak Contribution: The Landscape and Setting of the General Area is considered to be weakly supporting the setting of the historic City of Durham.</p> <p>No contribution: The Landscape and Setting of the General Area is not considered to have an adverse impact on the setting of the historic City of Durham.</p>	<p>Durham City has been identified as the Historic City. The Durham City Conservation Area has been defined as the boundary of the Historic Core for Durham City. The contribution of the General Area in supporting the historic setting of Durham has been classified using six criteria.</p> <p>1. Perception of the Scale of the City</p> <p>The Historic Core (Durham City Conservation Area) is located approximately 1.3 km west of this General Area (from its nearest point to the Historic Core). The 1.3km gap consists of the modern built form. This General Area therefore makes a weak contribution to the perception of the scale of the City.</p> <p>2. Physical form of the Inner Setting (green fingers into the City).</p> <p>The General Area is located beyond the inner setting of Durham City and does not form a Green Finger into the City. Therefore the General Area makes a weak contribution to the special character and perceived scale of the City.</p> <p>3. Views In and Out towards the Countryside, including long distance views.</p> <p>The General Area contains no notable views from the World Heritage Site Conservation Area Appraisal. There are no views of the Historic Core from the General Area and it does not form part of the backdrop for the World Heritage site, therefore the General Area makes a weak contribution to the special character and perceived scale of the City.</p> <p>4. Key approaches to and journeys to the City.</p>

		<p>The General Area contains one primary / secondary transport route (A181/B1283), which forms the southern boundary of the General Area. The historic core is not visible along this route, but the General Area is prominent from this route. The General Area makes a moderate contribution to the perceived scale of Durham City.</p> <p>5. Historic and cultural association</p> <p>The General Area contains no Listed Buildings, Conservation Areas, Registered Park and Gardens, Scheduled Monuments or Registered Historic Park and Gardens.</p> <p>The General Area is considered to contain no notable heritage assets and therefore makes a weak contribution to the setting of Durham City.</p> <p>6. Landscape character / Quality</p> <p>The majority of the General Area falls within the Wear Lowlands Countryside Character Area and within the Broad Landscape Type: Lowland Valley Terraces. This part of the General Area is therefore considered to make a moderate contribution to the historic setting of Durham.</p> <p>A small area to the east of the General Area falls within the Wear Lowland Countryside Character Area and within the Broad Landscape Type: Incised Lowland Valley. This part of the General Area is therefore considered to make a strong contribution to the historic setting of Durham.</p> <p>Score: Weak</p>
What is the proximity of the Durham City historic core to the Green Belt?	<p>Strong: The historic core is adjacent to the Green Belt boundary</p> <p>Moderate: Historic core is separated from Green Belt by non-designated but pre WWII development.</p> <p>Weak: Historic core is separated from Green Belt by post WWII development.</p> <p>No: Historic core is 5km or greater from the Green Belt boundary.</p>	<p>The Historic Core (Durham City Conservation Area) is located approximately 1.3 km north-west of this General Area (from its nearest point to the Historic Core). The Historic Core is separated from the Green Belt by post WWII development. This General Area therefore makes a weak contribution to the setting of the historic City of Durham.</p> <p>Score: Weak</p>
Overall assessment: What level of contribution does the General Area make to purpose 4?	<p>Bring together above conclusions to determine the overall assessment (taking balanced view).</p> <p>Apply scoring system: Strong / Moderate / Weak / No</p>	<p>Score: Weak</p>
Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.		
Sub-Criteria	Scoring	Assessment
Overall assessment: What level of contribution does the General Area make to purpose 5?	All Green Belt land can be considered to support urban regeneration of settlements beyond the County Durham Green Belt and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Therefore in the final Stage 1 Green Belt Assessment all General Areas are considered to score moderately against purpose 5.	Score: Moderate

7 General Area 7: East

GENERAL AREA: 7 East		
Location	East of Durham, south west of Sherburn and south of B1283	
Area	88.9ha	
Purpose 1: To check the unrestricted sprawl of Large Built Up Areas		
Sub-Criteria	Scoring	Assessment
<p>Existing boundary with built up area:</p> <p>a. Is there an existing durable boundary between the built up area and the Green Belt General Area / parcel which could prevent sprawl?</p> <p>b. Does the Green Belt have a role protecting land which is considered to be open?</p>	<p>Strong: The General Area is connected to and in close proximity to a large built up area. The existing Green Belt boundary supports a strongly defined and durable existing boundary feature and has a role protecting land which is considered to be open.</p> <p>Moderate: The General Area is connected to and in close proximity to a defined large built up area. The existing Green Belt boundary consists of a mix of durable and less durable features and Green Belt has a role protecting land which is considered to be open.</p> <p>Weak: The General Area is connected to and in close proximity to a defined large built up area. The existing Green Belt boundary is predominantly lacking in durability, or the Green Belt designation is not considered to be protecting land which is open.</p> <p>No contribution: The General Area forms part of the County Durham Green Belt, but it is not adjacent to any large built up area.</p>	<p>The General Area exists to the east of the large built up area of Durham City, but it is not directly adjacent to the Green Belt boundary with Durham City and is separated from Durham City by the A1(M). The General Area adjoins Sherburn however this is not identified as a large built up area.</p> <p>Score: No contribution</p>

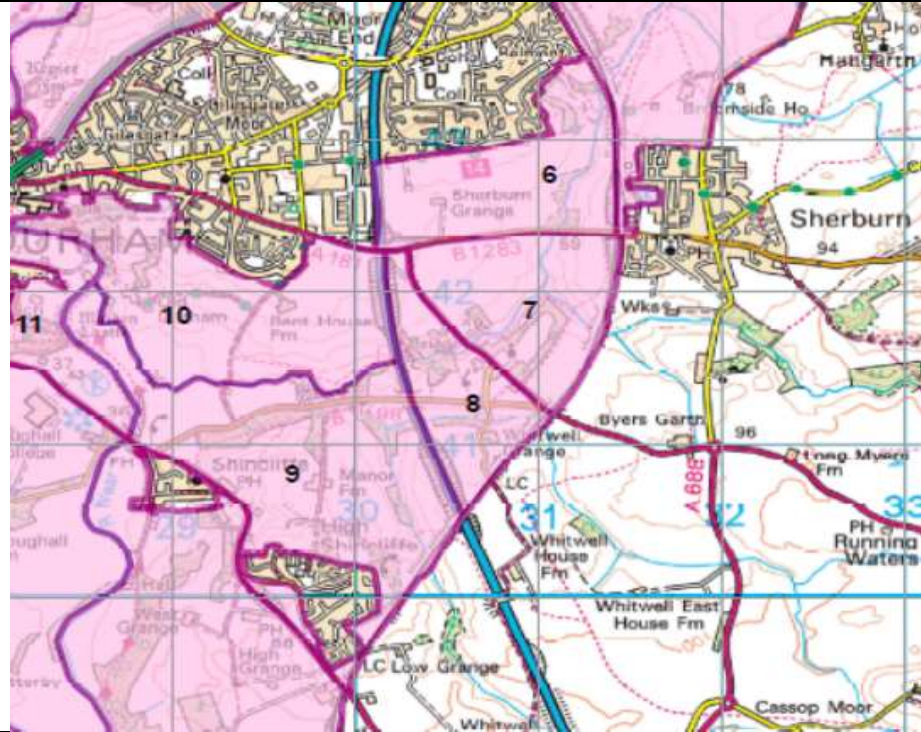
<p>Connection to the built up area: a. Is the General Area well connected to the built up area along a number of boundaries? b. Is there a risk of sprawl or could development of the General Area constitute 'rounding off' of the built up area?</p>	<p>Strong: The General Area is connected to the built up area along one boundary and development would not constitute rounding off therefore creating the risk of sprawl. The General Area is not directly connected to the built up area however there is still a risk of sprawl as it lies close to it and it is connected via a transport corridor or has a visual connection. Development would not constitute rounding off therefore creating the risk of sprawl. Moderate: The General Area is connected to the built up area along two boundaries and while there is some potential for development to constitute rounding off there is some risk of sprawl. Weak: The General Area is connected to the built up area along three boundaries and development would constitute rounding off therefore there is limited risk of sprawl. No contribution: The General Area is not connected to or close to the built up area and there is no risk of sprawl.</p>	<p>The General Area is not directly connected to the built up area however there is still a risk of sprawl as it is perceived to be connected due to the transport corridor of the A181/B1283 and is visually connected due to its proximity and the open views of the General Area from the east of Durham City. Development would not constitute rounding off therefore creating the risk of sprawl. Score: Strong</p>
<p>Ribbon development: What role does the General Area play in preventing ribbon development? (may not be relevant in all circumstances).</p>	<p>Strong: There is limited existing ribbon development within the General Area / There is existing ribbon development outside of the General Area but adjacent to it. There is potential for further limited ribbon development which the General Area has a weak role in preventing / There is potential for limited ribbon development entering the General Area which the General Area has a weak role in preventing. Moderate: There is existing ribbon development within the General Area / There is limited existing ribbon development within the General Area. There is potential for some further ribbon development which the General Area has a moderate role in preventing. Weak: There is existing ribbon development within the General Area. There is a high potential for further ribbon development which the General Area has a strong role in preventing. No contribution: There is no potential for ribbon development</p>	<p>There is no existing ribbon development. Score: No contribution.</p>
<p>Overall assessment: What level of contribution does the General Area make to purpose 1?</p>	<p>Bring together all conclusions from above to determine the overall assessment (taking balanced view). Apply scoring system: Strong / Moderate / Weak / No</p>	<p>Score: Moderate</p>
<p>Purpose 2: To prevent neighbouring towns from merging into one another</p>		
<p>Sub-Criteria</p>	<p>Scoring</p>	<p>Assessment</p>
<p>Does the General Area lie in a gap between settlements?</p>	<p>Describe the location of the General Area in relation to the gaps between settlements.</p>	<p>The Local Interpretation of the second purpose within Durham County seeks to ensure that settlements do not merge into one another. In the case of General Area 7, this applies to the settlements of Durham City and Sherburn, and also Sherburn and Shincliffe / High Shincliffe.</p>
<p>What contribution does the General Area make towards maintaining a gap between settlements?</p>	<p>Strong: The General Area plays a crucial role in maintaining a gap between settlements: loss of openness would cause them to merge, or substantially reduce the gap between them. Moderate: The General Area plays some role in maintaining a gap between settlements: loss of openness would not cause settlements to merge but would erode the gap between them. Weak: The General Area plays a very limited role in maintaining a gap between settlements: loss of openness would not reduce such a gap. No contribution: The General Area plays no role in maintaining a gap between settlements.</p>	<p>The land gap between Durham City and Sherburn is approximately 1.3km however it is 0.48km at the nearest point at the north of the General Area. This gap comprises open countryside. The B1283 forms a direct route between these two settlements. There are clear open views between the settlements.</p> <p>The land gap between Sherburn and Shincliffe / High Shincliffe is approximately 2.7km at its narrowest point and comprises open countryside. The two settlements are separated the A1(M) and there is no visibility between the settlements.. There are no roads directly linking the settlements.</p> <p>The General Area therefore plays a crucial role in maintaining a gap between Durham City and Sherburn as loss of openness would result in the perception of the settlements merging. The General Area plays some role in maintaining a gap between Sherburn and Shincliffe / High Shincliffe as loss of openness would not cause settlements to merge but would erode the gap between them.</p>

		Score: Strong
Overall assessment: What level of contribution does the General Area make to purpose 2?	Bring together above factors to determine overall assessment (taking balanced view) Apply scoring system: No / Weak / Moderate / Strong	Score: Strong
Purpose 3: To assist in safeguarding the countryside from encroachment		
Sub-Criteria	Scoring	Assessment
What are the principal land-uses within the General Area?	Describe the principal land uses within the General Area (e.g. agricultural, woodland, recreational, residential, commercial, industrial).	The principal land use within the General Area is open countryside and agricultural land. The General Area has less than 5% built form. The only built development consists of non-rural land uses as the Sherburn Hospital is located along the southern boundary of the General Area.
What is the level of built development within the General Area?	Strong: The General Area is made up of predominantly rural land-uses with less than 5% built development. Moderate: The General Area is made up of a mixture of rural and non-rural land uses with between 5% and 10% built development. Weak: The General Area is made up of predominantly non-rural land uses with between 10% and 25% built development No contribution: The General Area is made up of non-rural land uses with more than 25% built development.	Score: Strong
What contribution does the General Area make to the perceived openness of the Green Belt?	Describe the degree of visual openness or enclosure of the General Area and the presence of longer views and vistas and consider what impact this may have on the overall score.	The southern boundary of the A181 sloping downwards away from Durham, and there are long line views visible from Durham in the west to Sherburn in the east, with Sherburn being located at a higher level. This contributes to the visual openness of the General Area. The overall topography is undulating and there is a dip in the middle of the General Area. There is heavy vegetation which surrounds Sherburn House Beck and around Sherburn Hospital however overall there are low levels of vegetation.
Overall assessment: What level of contribution does the General Area make to purpose 3?	Bring together above factors to determine overall assessment (taking balanced view) Apply scoring system: No / Weak / Moderate / Strong	Score: Strong
Purpose 4: To preserve the setting and special character of historic towns		
Sub-Criteria	Scoring	Assessment
To preserve the setting and special character of Durham City	Strong Contribution: The Landscape and Setting of the General Area or Green Belt parcel is considered to be strongly supporting the setting of the historic City of Durham. Moderate Contribution: The Landscape and Setting of the Green Belt is considered to be moderately supporting the setting of the historic City of Durham. Weak Contribution: The Landscape and Setting of the General Area is considered to be weakly supporting the setting of the historic City of Durham. No contribution: The Landscape and Setting of the General Area is not considered to have an adverse impact on the setting of the historic City of Durham.	Durham City has been identified as the Historic City. The Durham City Conservation Area has been defined as the boundary of the Historic Core for Durham City. The contribution of the General Area in supporting the historic setting of Durham has been classified using six criteria. 1. Perception of the Scale of the City The Historic Core (Durham City Conservation Area) is located approximately 1.3 km west of this General Area (from its nearest point to the Historic Core). The 1.3km gap consists of the modern built form and the Green Belt. This General Area therefore makes a weak contribution to the perception of the scale of the City. 2. Physical form of the Inner Setting (green fingers into the City). The General Area is located beyond the inner setting of Durham City and does not form a Green Finger into the City. Therefore the General Area makes a weak contribution to the special character and perceived scale of the City. 3. Views In and Out towards the Countryside, including long distance views. The General Area contains no notable views from the World Heritage Site Conservation Area Appraisal. There are no views of the Historic Core from the General Area and it does not form

		<p>part of the backdrop for the World Heritage site, therefore the General Area makes a weak contribution to the special character and perceived scale of the City.</p> <p>4. Key approaches to and journeys to the City.</p> <p>The General Area contains one primary transport route (A181) which forms the south-western boundary of the General Area and one primary / secondary transport route (A181 / B1283).</p> <p>The General Area is prominent from the primary route of the A181, and secondary route of the B1283. The General Area makes a moderate contribution to the perceived scale of Durham City due to the distance of the General Area from the Historic Core.</p> <p>5. Historic and cultural association</p> <p>The General Area contains 7 Listed Buildings all focused around Sherburn Hospital. This includes 2 Grade II* Listed Buildings and 5 Grade II Listed Buildings, as detailed below:</p> <ul style="list-style-type: none"> • Sherburn Hospital Chapel (II*). • Sherburn Hospital Gatehouse, Office Wing and Lodge and Wall (II*). • Clerks House and the Cottages attached to right of Thornley House (II). • Elderley Persons Home (Beddell House) 20 metres north west of Chapel (II). • Thornley House and Cottage at left (II). • Master House incorporating Clergy Flats (II). • The Mews, Sherburn Hospital (II). <p>The Sherburn House Conservation Area covers approximately 25% of the General Area focused around the Sherburn Hospital. Sherburn Hospital is with is considered to be a Parks and Gardens of Local Importance The General Area contains no Scheduled Monuments of Registered Historic Park and Gardens.</p> <p>Sherburn House Conservation Area is a small isolated hamlet with medieval origins established by the Prior of Durham Cathedral, at its core is the leper hospital “Sherburn Hospital”, founded in 1181 by Bishop Pudsey, supported by a diverse collection of historic buildings including the private chapel, gatehouse and masters house. The whole area is set within a secluded valley with an intimate character; the lands enveloping the valley are predominantly open and rural generally broad in scale of gently rolling terraces of open arable and mixed use farmland. This combination creates a distinctive landscape of high scenic value contribution to the wider rural landscape forming the setting of Durham City. Further significance is drawn from the area having inherent historical connections to Durham City and in the views attainable towards Durham Cathedral.</p> <p>The General Area includes the Sherburn House Conservation Area and a number of Listed Buildings. General Area is contains notable heritage assets of significance. This General Area therefore makes a strong contribution to the setting of Durham City.</p> <p>6. Landscape character / Quality</p> <p>The majority to the General Area falls within the Wear Lowland Countryside Character Area and within the Broad Landscape Type: Incised Lowland Valley. This part of the General Area is therefore considered to make a strong contribution to the historic setting of Durham.</p> <p>Approximately 30% of the of the General Area falls (to the far east and far west of the General Area) are within the Wear Lowlands Countryside Character Area and within the Broad Landscape Type: Lowland Valley Terraces. This part of the General Area is therefore considered to make a moderate contribution to the historic setting of Durham.</p> <p>Score: Moderate</p>
--	--	---

<p>What is the proximity of the Durham City historic core to the Green Belt?</p>	<p>Strong: The historic core is adjacent to the Green Belt boundary Moderate: Historic core is separated from Green Belt by non-designated but pre WWII development. Weak: Historic core is separated from Green Belt by post WWII development. No: Historic core is 5km or greater from the Green Belt boundary.</p>	<p>The Historic Core (Durham City Conservation Area) is located approximately 1.5 km north west of this General Area (from its nearest point to the Historic Core). The Historic Core is separated from General Area 7 by the Green Belt within General Areas 8, 9,10 and 11. The first built form from the General Area to Durham falls within the Historic Core. This General Area therefore makes a moderate contribution to the setting of the historic City of Durham.</p> <p>Score: Moderate</p>
<p>Overall assessment: What level of contribution does the General Area make to purpose 4?</p>	<p>Bring together above conclusions to determine the overall assessment (taking balanced view).</p> <p>Apply scoring system: Strong / Moderate / Weak / No</p>	<p>Score: Moderate</p>
<p>Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.</p>		
<p>Sub-Criteria</p>	<p>Scoring</p>	<p>Assessment</p>
<p>Overall assessment: What level of contribution does the General Area make to purpose 5?</p>	<p>All Green Belt land can be considered to support urban regeneration of settlements beyond the County Durham Green Belt and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Therefore in the final Stage 1 Green Belt Assessment all General Areas are considered to score moderately against purpose 5.</p>	<p>Score: Moderate</p>

8 General Area 8: East

GENERAL AREA: 8 East		
Location	East of Durham and A1(M), west of A181	
Area	64.1ha	
Purpose 1: To check the unrestricted sprawl of Large Built Up Areas		
Sub-Criteria	Scoring	Assessment
Existing boundary with built up area: a. Is there an existing durable boundary between the built up area and the Green Belt General Area / parcel which could prevent sprawl? b. Does the Green Belt have a role protecting land which is considered to be open?	<p>Strong: The General Area is connected to and in close proximity to a large built up area. The existing Green Belt boundary supports a strongly defined and durable existing boundary feature and has a role protecting land which is considered to be open.</p> <p>Moderate: The General Area is connected to and in close proximity to a defined large built up area. The existing Green Belt boundary consists of a mix of durable and less durable features and Green Belt has a role protecting land which is considered to be open.</p> <p>Weak: The General Area is connected to and in close proximity to a defined large built up area. The existing Green Belt boundary is predominantly lacking in durability, or the Green Belt designation is not considered to be protecting land which is open.</p> <p>No contribution: The General Area forms part of the County Durham Green Belt, but it is not adjacent to any large built up area.</p>	<p>The General Area exists to the east of the large built up area of Durham City, and is connected to Durham in the north-west corner of the General Area with the A1(M) as the durable boundary. The Green Belt in this General Area has a role in protecting land that is considered to be open.</p> <p>Score: Strong</p>

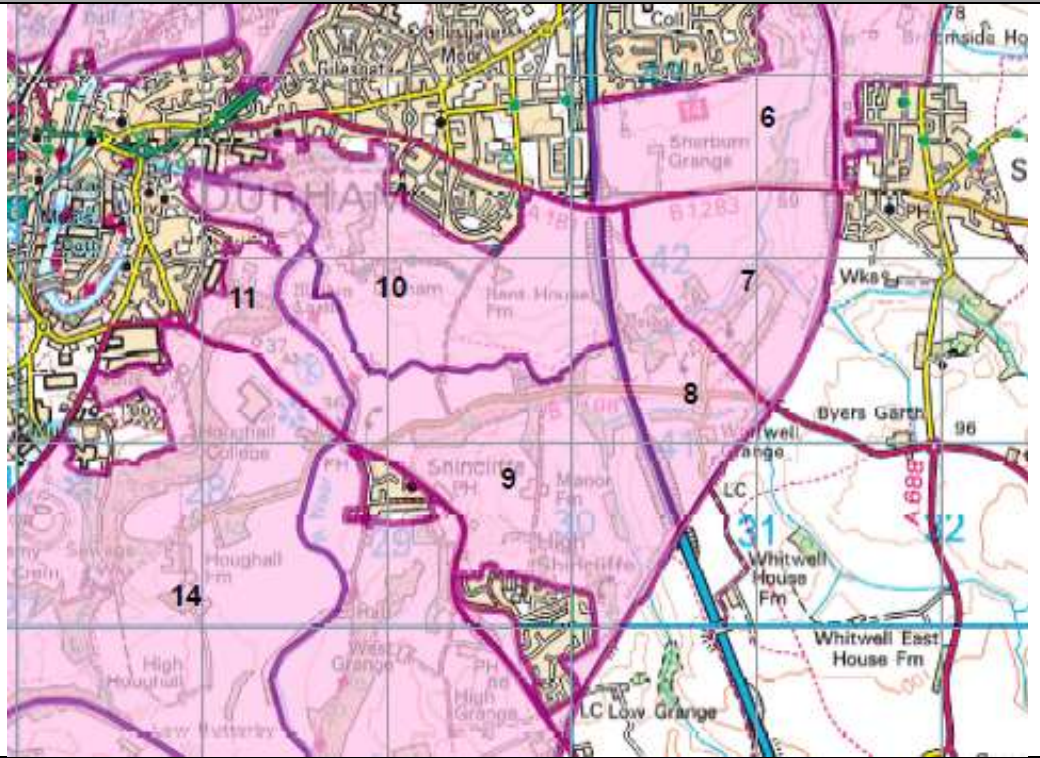
<p>Connection to the built up area: a. Is the General Area well connected to the built up area along a number of boundaries? b. Is there a risk of sprawl or could development of the General Area constitute 'rounding off' of the built up area?</p>	<p>Strong: The General Area is connected to the built up area along one boundary and development would not constitute rounding off therefore creating the risk of sprawl. The General Area is not directly connected to the built up area however there is still a risk of sprawl as it lies close to it and it is connected via a transport corridor or has a visual connection. Development would not constitute rounding off therefore creating the risk of sprawl. Moderate: The General Area is connected to the built up area along two boundaries and while there is some potential for development to constitute rounding off there is some risk of sprawl. Weak: The General Area is connected to the built up area along three boundaries and development would constitute rounding off therefore there is limited risk of sprawl. No contribution: The General Area is not connected to or close to the built up area and there is no risk of sprawl.</p>	<p>The General Area is connected to the built up area along one boundary consisting of its north western corner. Development of the General Area would not constitute rounding off therefore creating the risk of sprawl. Score: Strong</p>
<p>Ribbon development: What role does the General Area play in preventing ribbon development? (may not be relevant in all circumstances).</p>	<p>Strong: There is limited existing ribbon development within the General Area / There is existing ribbon development outside of the General Area but adjacent to it. There is potential for further limited ribbon development which the General Area has a weak role in preventing / There is potential for limited ribbon development entering the General Area which the General Area has a weak role in preventing. Moderate: There is existing ribbon development within the General Area / There is limited existing ribbon development within the General Area. There is potential for some further ribbon development which the General Area has a moderate role in preventing. Weak: There is existing ribbon development within the General Area. There is a high potential for further ribbon development which the General Area has a strong role in preventing. No contribution: There is no potential for ribbon development</p>	<p>There is no existing ribbon development Score: No contribution.</p>
<p>Overall assessment: What level of contribution does the General Area make to purpose 1?</p>	<p>Bring together all conclusions from above to determine the overall assessment (taking balanced view). Apply scoring system: Strong / Moderate / Weak / No</p>	<p>Score: Strong</p>
<p>Purpose 2: To prevent neighbouring towns from merging into one another</p>		
<p>Sub-Criteria</p>	<p>Scoring</p>	<p>Assessment</p>
<p>Does the General Area lie in a gap between settlements?</p>	<p>Describe the location of the General Area in relation to the gaps between settlements.</p>	<p>The Local Interpretation of the second purpose within Durham County seeks to ensure that settlements do not merge into one another. In the case of General Area 8, this applies to the settlements of Durham City and Sherburn, and also Sherburn and Shincliffe / High Shincliffe.</p>
<p>What contribution does the General Area make towards maintaining a gap between settlements?</p>	<p>Strong: The General Area plays a crucial role in maintaining a gap between settlements: loss of openness would cause them to merge, or substantially reduce the gap between them. Moderate: The General Area plays some role in maintaining a gap between settlements: loss of openness would not cause settlements to merge but would erode the gap between them. Weak: The General Area plays a very limited role in maintaining a gap between settlements: loss of openness would not reduce such a gap. No contribution: The General Area plays no role in maintaining a gap between settlements.</p>	<p>The land gap between Durham City and Sherburn is approximately 1.2km and comprises open countryside. There are clear open views between the settlements which emphasises the perceived gap between the two settlements. The land gap between the settlements only exists to the north of the General Area. The southern section of the General Area does not form a land gap between Durham City and Sherburn. There is no direct road link between the two settlements through the General Area. The land gap between Sherburn and Shincliffe / High Shincliffe is approximately 2.7km at the nearest point, and comprises open countryside. The settlements are separated by the A1 (M) but there is no direct road link between the settlements and the settlements are not visible. The General Area plays a very limited role in maintaining the gap between Durham City and Sherburn: loss of openness would not reduce the perceived gap given that only the northern</p>

		<p>section of the General Area forms part of this gap and the gap is already narrower elsewhere. The General Area plays a very limited role in maintaining the gap between Sherburn and Shincliffe / High Shincliffe: loss of openness would not reduce the perceived gap.</p> <p>Score: Weak</p>
Overall assessment: What level of contribution does the General Area make to purpose 2?	Bring together above factors to determine overall assessment (taking balanced view) Apply scoring system: No / Weak / Moderate / Strong	Score: Weak
Purpose 3: To assist in safeguarding the countryside from encroachment		
Sub-Criteria	Scoring	Assessment
What are the principal land-uses within the General Area?	Describe the principal land uses within the General Area (e.g. agricultural, woodland, recreational, residential, commercial, industrial).	The principal land use within the General Area is open countryside and agricultural land. The General Area has less than 5% built development. The only built development consists of non-rural land uses including residential development at Whitwell Grange and the B1198 runs through the General Area.
What is the level of built development within the General Area?	<p>Strong: The General Area is made up of predominantly rural land-uses with less than 5% built development.</p> <p>Moderate: The General Area is made up of a mixture of rural and non-rural land uses with between 5% and 10% built development.</p> <p>Weak: The General Area is made up of predominantly non-rural land uses with between 10% and 25% built development</p> <p>No contribution: The General Area is made up of non-rural land uses with more than 25% built development.</p>	Score: Strong
What contribution does the General Area make to the perceived openness of the Green Belt?	Describe the degree of visual openness or enclosure of the General Area and the presence of longer views and vistas and consider what impact this may have on the overall score.	The topography of the General Area slopes down the A181 away from Durham and thus there are open long line views from Durham outwards to the south of the General Area contributing to the visual openness. There are low levels of vegetation overall in the General Area however there is an area of dense woodland within the middle and along the western boundary. .
Overall assessment: What level of contribution does the General Area make to purpose 3?	Bring together above factors to determine overall assessment (taking balanced view) Apply scoring system: No / Weak / Moderate / Strong	Score: Strong
Purpose 4: To preserve the setting and special character of historic towns		
Sub-Criteria	Scoring	Assessment
To preserve the setting and special character of Durham City	<p>Strong Contribution: The Landscape and Setting of the General Area or Green Belt parcel is considered to be strongly supporting the setting of the historic City of Durham.</p> <p>Moderate Contribution: The Landscape and Setting of the Green Belt is considered to be moderately supporting the setting of the historic City of Durham.</p> <p>Weak Contribution: The Landscape and Setting of the General Area is considered to be weakly supporting the setting of the historic City of Durham.</p> <p>No contribution: The Landscape and Setting of the General Area is not considered to have an adverse impact on the setting of the historic City of Durham.</p>	<p>Durham City has been identified as the Historic City. The Durham City Conservation Area has been defined as the boundary of the Historic Core for Durham City. The contribution of the General Area in supporting the historic setting of Durham has been classified using six criteria.</p> <p>1. Perception of the Scale of the City The Historic Core (Durham City Conservation Area) is located approximately 1.5 km north west of this General Area (from its nearest point to the Historic Core). The 1.5km gap consists of the modern built form of Durham City and Green Belt within General Areas 9, 10 and 11. This General Area therefore makes a weak contribution to the perception of the scale of the City.</p> <p>2. Physical form of the Inner Setting (green fingers into the City). The General Area is located beyond the inner setting of Durham City and does not form a Green Finger into the City. Therefore the General Area makes a weak contribution to the special character and perceived scale of the City.</p> <p>3. Views In and Out towards the Countryside, including long distance views</p>

		<p>The General Area contains no notable views from the World Heritage Site Conservation Area Appraisal. There are no views of the Historic Core from the General Area and it does not form part of the backdrop for the World Heritage site, therefore the General Area makes a weak contribution to the special character and perceived scale of the City.</p> <p>4. Key approaches to and journeys to the City</p> <p>The General Area contains one secondary transport route (B1198), which runs through the centre of the General Area. There are no direct views of the Historic Core along this route. Development in this General Area would result in Durham City being located to the east of the A1(M).</p> <p>This General Area is prominent from this transport route and development in this General Area would moderately contribution to the perceived scale of Durham City.</p> <p>5. Historic and cultural association</p> <p>The General Area contains one Grade II Listed Building called Sherburn Hospital Dispensary. Seven other Listed Buildings related to the Sherburn Hospital are located immediately to the east of General Area 8, in General Area 7.</p> <p>The Sherburn House Conservation Area covers approximately 25% of the General Area focused around the Sherburn Hospital. Sherburn Hospital is with is considered to be a Parks and Gardens of Local Importance The General Area contains no Scheduled Monuments of Registered Historic Park and Gardens.</p> <p>Sherburn House Conservation Area is a small isolated hamlet with medieval origins established by the Prior of Durham Cathedral, at its core is the leper hospital “Sherburn Hospital”, founded in 1181 by Bishop Pudsey, supported by a diverse collection of historic buildings including the private chapel, gatehouse and masters house. The whole area is set within a secluded valley with an intimate character; the lands enveloping the valley are predominantly open and rural generally broad in scale of gently rolling terraces of open arable and mixed use farmland. This combination creates a distinctive landscape of high scenic value contribution to the wider rural landscape forming the setting of Durham City. Further significance is drawn from the area having inherent historical connections to Durham City and in the views attainable towards Durham Cathedral.</p> <p>The General Area contains no Conservation Areas, Registered Park and Gardens, Scheduled Monuments or Registered Historic Park and Gardens.</p> <p>The General Area includes the Sherburn House Conservation Area. General Area is contains notable heritage assets of significance. This General Area therefore makes a strong contribution to the setting of Durham City.</p> <p>6. Landscape character / Quality</p> <p>The majority to the General Area falls within the Wear Lowland Countryside Character Area and within the Broad Landscape Type: Incised Lowland Valley. This part of the General Area is therefore considered to make a strong contribution to the historic setting of Durham.</p> <p>Approximately 30% of the of the General Area falls (to the far east and far west of the General Area) are within the Wear Lowlands Countryside Character Area and within the Broad Landscape Type: Lowland Valley Terraces. This part of the General Area is therefore considered to make a moderate contribution to the historic setting of Durham.</p> <p>Score: Moderate</p>
--	--	--

<p>What is the proximity of the Durham City historic core to the Green Belt?</p>	<p>Strong: The historic core is adjacent to the Green Belt boundary Moderate: Historic core is separated from Green Belt by non-designated but pre WWII development. Weak: Historic core is separated from Green Belt by post WWII development. No: Historic core is 5km or greater from the Green Belt boundary.</p>	<p>The Historic Core (Durham City Conservation Area) is located approximately 1.5 km north west of this General Area (from its nearest point to the Historic Core). The Historic Core is separated from General Area 8 by the Green Belt within General Areas 8, 9,10 and 11. The first built form from the General Area to Durham falls within the Historic Core. This General Area therefore makes a moderate contribution to the setting of the historic City of Durham.</p> <p>Score: Moderate</p>
<p>Overall assessment: What level of contribution does the General Area make to purpose 4?</p>	<p>Bring together above conclusions to determine the overall assessment (taking balanced view).</p> <p>Apply scoring system: Strong / Moderate / Weak / No</p>	<p>Score: Moderate</p>
<p>Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.</p>		
<p>Sub-Criteria</p>	<p>Scoring</p>	<p>Assessment</p>
<p>Overall assessment: What level of contribution does the General Area make to purpose 5?</p>	<p>All Green Belt land can be considered to support urban regeneration of settlements beyond the County Durham Green Belt and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Therefore in the final Stage 1 Green Belt Assessment all General Areas are considered to score moderately against purpose 5.</p>	<p>Score: Moderate</p>

9 General Area 9 : East

GENERAL AREA: 9		
Location	East of Durham and west of A1(M), north of High Shincliffe	
Area	192.1ha	
		
Purpose 1: To check the unrestricted sprawl of Large Built Up Areas		
Sub-Criteria	Scoring	Assessment
Existing boundary with built up area: a. Is there an existing durable boundary between the built up area and the Green Belt General Area / parcel which could prevent sprawl? b. Does the Green Belt have a role protecting land which is considered to be open?	Strong: The General Area is connected to and in close proximity to a large built up area. The existing Green Belt boundary supports a strongly defined and durable existing boundary feature and has a role protecting land which is considered to be open. Moderate: The General Area is connected to and in close proximity to a defined large built up area. The existing Green Belt boundary consists of a mix of durable and less durable features and Green Belt has a role protecting land which is considered to be open. Weak: The General Area is connected to and in close proximity to a defined large built up area. The existing Green Belt boundary is predominantly lacking in durability, or the Green Belt designation is not considered to be protecting land which is open. No contribution: The General Area forms part of the County Durham Green Belt, but it is not adjacent to any large built up area.	The General Area exists to the east of the large built up area of Durham City, but is not directly adjacent to Durham City. The General Area exists to the north of Shincliffe and High Shincliffe, which are not identified as large built up areas. The Green Belt at this location is therefore connected to the County Durham Green Belt, but not in close proximity to any large built up areas. Score: No contribution

<p>Connection to the built up area: a. Is the General Area well connected to the built up area along a number of boundaries? b. Is there a risk of sprawl or could development of the General Area constitute 'rounding off' of the built up area?</p>	<p>Strong: The General Area is connected to the built up area along one boundary and development would not constitute rounding off therefore creating the risk of sprawl. The General Area is not directly connected to the built up area however there is still a risk of sprawl as it lies close to it and it is connected via a transport corridor or has a visual connection. Development would not constitute rounding off therefore creating the risk of sprawl. Moderate: The General Area is connected to the built up area along two boundaries and while there is some potential for development to constitute rounding off there is some risk of sprawl. Weak: The General Area is connected to the built up area along three boundaries and development would constitute rounding off therefore there is limited risk of sprawl. No contribution: The General Area is not connected to or close to the built up area and there is no risk of sprawl.</p>	<p>While a small part of the general area lies close to Durham City, the greater part of it lies at some remove and does not play a role in preventing sprawl. Score: No contribution.</p>
<p>Ribbon development: What role does the General Area play in preventing ribbon development? (may not be relevant in all circumstances).</p>	<p>Strong: There is limited existing ribbon development within the General Area / There is existing ribbon development outside of the General Area but adjacent to it. There is potential for further limited ribbon development which the General Area has a weak role in preventing / There is potential for limited ribbon development entering the General Area which the General Area has a weak role in preventing. Moderate: There is existing ribbon development within the General Area / There is limited existing ribbon development within the General Area. There is potential for some further ribbon development which the General Area has a moderate role in preventing. Weak: There is existing ribbon development within the General Area. There is a high potential for further ribbon development which the General Area has a strong role in preventing. No contribution: There is no potential for ribbon development</p>	<p>The General Area is not adjacent or connected to a built up area and does not play a role in preventing sprawl. Score: No contribution.</p>
<p>Overall assessment: What level of contribution does the GA make to purpose 1?</p>	<p>Bring together all conclusions from above to determine the overall assessment (taking balanced view). Apply scoring system: Strong / Moderate / Weak / No</p>	<p>Score: No contribution</p>
<p>Purpose 2: To prevent neighbouring towns from merging into one another</p>		
<p>Sub-Criteria</p>	<p>Scoring</p>	<p>Assessment</p>
<p>Does the General Area lie in a gap between settlements?</p>	<p>Describe the location of the General Area in relation to the gaps between settlements.</p>	<p>The Local Interpretation of the second purpose within Durham County seeks to ensure that settlements do not merge into one another. In the case of General Area 9, this applies to the settlements of Durham City and Shincliffe / High Shincliffe, as well as Sherburn and Shincliffe / High Shincliffe.</p>
<p>What contribution does the General Area make towards maintaining a gap between settlements?</p>	<p>Strong: The General Area plays a crucial role in maintaining a gap between settlements: loss of openness would cause them to merge, or substantially reduce the gap between them. Moderate: The General Area plays some role in maintaining a gap between settlements: loss of openness would not cause settlements to merge but would erode the gap between them. Weak: The General Area plays a very limited role in maintaining a gap between settlements: loss of openness would not reduce such a gap. No contribution: The General Area plays no role in maintaining a gap between settlements.</p>	<p>The land gap between Durham City and Shincliffe / High Shincliffe is approximately 1.1km and comprises open countryside. There is no visibility between the settlements and there is no direct road access between the settlements. The land gap between Sherburn and Shincliffe / High Shincliffe is approximately 2.7km at the nearest point, and comprises open countryside. There is no visibility between the settlements. The settlements are separated by the A1 (M) but there is no direct road link between the settlements. The General Area plays a crucial role in maintaining the gap between Durham City and Shincliffe / High Shincliffe: loss of openness would substantially reduce the gap between them due to the shape of the General Area and would result in their perceived merging. The General</p>

		Area plays some role in maintaining the gap between Sherburn and Shincliffe / High Shincliffe: loss of openness would not cause settlements to merge but would erode the gap between them. Score: Strong
Overall assessment: What level of contribution does the General Area make to purpose 2?	Bring together above factors to determine overall assessment (taking balanced view) Apply scoring system: No / Weak / Moderate / Strong	Score: Strong
Purpose 3: To assist in safeguarding the countryside from encroachment		
Sub-Criteria	Scoring	Assessment
What are the principal land-uses within the General Area?	Describe the principal land uses within the General Area (e.g. agricultural, woodland, recreational, residential, commercial, industrial).	The principal land use within the General Area is open countryside and agricultural land. The General Area has less than 5% built development. The majority of built development consists of rural land uses including farm buildings.
What is the level of built development within the General Area?	Strong: The General Area is made up of predominantly rural land-uses with less than 5% built development. Moderate: The General Area is made up of a mixture of rural and non-rural land uses with between 5% and 10% built development. Weak: The General Area is made up of predominantly non-rural land uses with between 10% and 25% built development No contribution: The General Area is made up of non-rural land uses with more than 25% built development.	Score: Strong
What contribution does the General Area make to the perceived openness of the Green Belt?	Describe the degree of visual openness or enclosure of the General Area and the presence of longer views and vistas and consider what impact this may have on the overall score.	Owing to the topography of the General Area, there are long line views in all directions, including towards Durham City. This contributes to the visual openness of the General Area. The topography of the General Area is highest along a ridge linking Manor Farm to High Shincliffe, with land sloping to the east and west of the ridge. The General Area to the south and west of Shincliffe is more contained and has limited views out of the General Area. There is some dense vegetation, including along Whitewell Beck however generally there are low levels of vegetation.
Overall assessment: What level of contribution does the General Area make to purpose 3?	Bring together above factors to determine overall assessment (taking balanced view) Apply scoring system: No / Weak / Moderate / Strong	Score: Strong
Purpose 4: To preserve the setting and special character of historic towns		
Sub-Criteria	Scoring	Assessment
To preserve the setting and special character of Durham City	Strong Contribution: The Landscape and Setting of the General Area or Green Belt parcel is considered to be strongly supporting the setting of the historic City of Durham. Moderate Contribution: The Landscape and Setting of the Green Belt is considered to be moderately supporting the setting of the historic City of Durham. Weak Contribution: The Landscape and Setting of the General Area is considered to be weakly supporting the setting of the historic City of Durham. No contribution: The Landscape and Setting of the General Area is not considered to have an adverse impact on the setting of the historic City of Durham.	Durham City has been identified as a Historic City. The Durham City Conservation Area has been defined as the boundary of the Historic Core for Durham City. The contribution of the General Area in supporting the historic setting of Durham has been classified using six criteria. 1. Perception of the Scale of the City The Historic Core (Durham City Conservation Area) falls within very north-west corner of General Area 9. Approximately 1/10 of the General Area is therefore within the Historic Core. This General Area therefore makes a strong contribution to the perception of the scale of the City. 2. Physical form of the Inner Setting (green fingers into the City). This north of this General Area forms part of a Green Finger that penetrates Durham City from the south-east. This Green Finger consists of 'the valley of the Wear to the south-east of the city from the racecourse to Shincliffe and between Gilesgate / Sherburn Road Estate and Whinney Hill. This north of the General Area therefore considered to make a strong contribution to the setting of the historic City of Durham, whilst the south of the General Area

		<p>(south of High Shincliffe) makes a lesser contribution. The General Area therefore makes a strong contribution to the setting of Durham under this criteria</p> <p>3. Views In and Out towards the Countryside, including long distance views.</p> <p>The north of General Area falls within the Inner Setting or Inner Bowl of Durham City. It contains one notable viewpoints between High Shincliffe and Manor Farm. This was viewed on site and offers a strong view towards the historic core of Durham.</p> <p>The north of the General Area is therefore considered to make a strong contribution to the perception to the setting of the historic City of Durham, whilst the area to the south of High Shincliffe is considered to make a lesser contribution. Overall the General Area makes a moderate / strong contribution to the setting of Durham under this criteria.</p> <p>4. Key approaches to and journeys to the City.</p> <p>The General Area includes one primary transport route at its northern boundary (A177) and one secondary transport route (B1198).</p> <p>The A177 in this General Area provides access between High Shincliffe, Shincliffe and then onwards to Durham City. This part of the A177 is therefore defined by the urban form of these inset villages, and then a gap (within General Area 11) prior to the entrance to Durham City. The route has no prominent views towards Durham City and minor development within the villages is unlikely to impact on the overall scale of Durham.</p> <p>The B1198 provides access into the A177 to the north of Shincliffe. There are views towards Durham, but they are obscured by heavily wooded bluffs. There is no development along the B1198 until you reach the village of Shincliffe.</p> <p>If this General Area was developed along the A177 and B1198 then the scale Durham only be moderately affected as the historic core is not visible other modern village development has occurred along this route.</p> <p>5. Historic and cultural association</p> <p>The General Area contains no Listed Building, Scheduled Monuments, Registered Park and Gardens or other known heritage assets. The Durham City Conservation Area is located in the north, which directly links to the Shincliffe Conservation Area, which covers approximately ¼ of the General Area, and the full extent of the inset settlement of Shincliffe. The Shincliffe conservation area is significant in forming part of the wider historic rural landscape vital to the setting of Durham City, and in providing a distinctive natural contrast to the dense urban form while possessing intrinsic historical connections, the village being established by the Prior of Durham Cathedral.</p> <p>The General Area falls partly in the Durham City and Shincliffe Conservation Areas. The General Area is considered only one notable heritage asset in the form of the conservation area designation and this is considered to have limited significance. This General Area therefore makes a moderate contribution to the setting of Durham City.</p> <p>6. Landscape character / Quality</p> <p>The majority of this General Area falls within the Wear Lowlands Countryside Character Area and within the Broad Landscape Type: Incised Lowland Valley The General Area to the south of High Shincliffe is within the Lowland Valley Terrace is therefore considered to make a moderate contribution. Overall the General area is considered to make a moderate / strong contribution to the setting of historic Durham.</p> <p>Score: Strong</p>
--	--	--

-	<p>Strong: The historic core is adjacent to the Green Belt boundary</p> <p>Moderate: Historic core is separated from Green Belt by non-designated but pre WWII development.</p> <p>Weak: Historic core is separated from Green Belt by post WWII development.</p> <p>No: Historic core is 5km or greater from the Green Belt boundary.</p>	<p>The Historic Core (Durham City Conservation Area) falls within General Area 9. Approximately one tenth of the General Area is therefore within the Historic Core. This General Area therefore makes a strong contribution.</p> <p>Score: Strong</p>
Overall assessment: What level of contribution does the General Area make to purpose 4?	<p>Bring together above conclusions to determine the overall assessment (taking balanced view).</p> <p>Apply scoring system: Strong / Moderate / Weak / No</p>	Score: Strong
Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.		
Sub-Criteria	Scoring	Assessment
Overall assessment: What level of contribution does the General Area make to purpose 5?	<p>All Green Belt land can be considered to support urban regeneration of settlements beyond the County Durham Green Belt and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Therefore in the final Stage 1 Green Belt Assessment all General Areas are considered to score moderately against purpose 5.</p>	Score: Moderate

10 General Area 10: East

GENERAL AREA: 10 East		
Location	East of Durham and west of A1 (M)	
Area	145.6ha	
Purpose 1: To check the unrestricted sprawl of Large Built Up Areas		
Sub-Criteria	Scoring	Assessment
Existing boundary with built up area: a. Is there an existing durable boundary between the built up area and the Green Belt General Area / parcel which could prevent sprawl? b. Does the Green Belt have a role protecting land which is considered to be open?	<p>Strong: The General Area is connected to and in close proximity to a large built up area. The existing Green Belt boundary supports a strongly defined and durable existing boundary feature and has a role protecting land which is considered to be open.</p> <p>Moderate: The General Area is connected to and in close proximity to a defined large built up area. The existing Green Belt boundary consists of a mix of durable and less durable features and Green Belt has a role protecting land which is considered to be open.</p> <p>Weak: The General Area is connected to and in close proximity to a defined large built up area. The existing Green Belt boundary is predominantly lacking in durability, or the Green Belt designation is not considered to be protecting land which is open.</p> <p>No contribution: The General Area forms part of the County Durham Green Belt, but it is not adjacent to any large built up area.</p>	<p>The General Area exists to the east of the large built up area of Durham City. The existing Green Belt boundary with Durham City is defined by Bent House Lane to the east, a tree line to the rear of properties along Sunderland Place, Fir Avenue and Gilesgate. However to the west of the General Area the boundary appears to have no physical presence on the ground and is located to the east and south of built form.</p> <p>The Green Belt boundary is therefore considered to be connected to and in close proximity to a Large Built up Area and the boundary consists of a mix of durable less durable features. The Green Belt is considered to be protecting open land.</p> <p>Durham City is considered to be a 'large built up area' within the original designation of the Green Belt.</p> <p>Score: Moderate</p>

<p>Connection to the built up area: a. Is the General Area well connected to the built up area along a number of boundaries? b. Is there a risk of sprawl or could development of the General Area constitute 'rounding off' of the built up area?</p>	<p>Strong: The General Area is connected to the built up area along one boundary and development would not constitute rounding off therefore creating the risk of sprawl. The General Area is not directly connected to the built up area however there is still a risk of sprawl as it lies close to it and it is connected via a transport corridor or has a visual connection. Development would not constitute rounding off therefore creating the risk of sprawl. Moderate: The General Area is connected to the built up area along two boundaries and while there is some potential for development to constitute rounding off there is some risk of sprawl. Weak: The General Area is connected to the built up area along three boundaries and development would constitute rounding off therefore there is limited risk of sprawl. No contribution: The General Area is not connected to or close to the built up area and there is no risk of sprawl.</p>	<p>The General Area is connected to the built up area along two boundaries. Whilst there is some potential for development to the east of Bent House Lane to constitute rounding off by following the existing settlement pattern there is still some risk of sprawl in the General Area.</p> <p>Score: Moderate</p>
<p>Ribbon development: What role does the General Area play in preventing ribbon development? (may not be relevant in all circumstances).</p>	<p>Strong: There is existing ribbon development within the General Area. There is a high potential for further ribbon development which the General Area has a strong role in preventing. Moderate: There is existing ribbon development within the General Area / There is limited existing ribbon development within the General Area. There is potential for some further ribbon development which the General Area has a moderate role in preventing. Weak: There is limited existing ribbon development within the General Area / There is existing ribbon development outside of the General Area but adjacent to it. There is potential for further limited ribbon development which the General Area has a weak role in preventing / There is potential for limited ribbon development entering the General Area which the General Area has a weak role in preventing.</p>	<p>There is no existing ribbon development.</p> <p>Score: No contribution</p>
<p>Overall assessment: What level of contribution does the GA make to purpose 1?</p>	<p>Bring together all conclusions from above to determine the overall assessment (taking balanced view).</p> <p>Apply scoring system: Strong / Moderate / Weak / No</p>	<p>Score: Moderate</p>
<p>Purpose 2: To prevent neighbouring towns from merging into one another</p>		
<p>Sub-Criteria</p>	<p>Scoring</p>	<p>Assessment</p>
<p>Does the General Area lie in a gap between settlements?</p>	<p>Describe the location of the General Area in relation to the gaps between settlements.</p>	<p>The Local Interpretation of the second purpose within Durham County seeks to ensure that settlements do not merge into one another. In the case of General Area 10, this applies to the settlements of Durham City and Sherburn, as well as Durham City and Shincliffe / High Shincliffe.</p>
<p>What contribution does the General Area make towards maintaining a gap between settlements?</p>	<p>Strong: The General Area plays a crucial role in maintaining a gap between settlements: loss of openness would cause them to merge, or substantially reduce the gap between them. Moderate: The General Area plays some role in maintaining a gap between settlements: loss of openness would not cause settlements to merge but would erode the gap between them. Weak: The General Area plays a very limited role in maintaining a gap between settlements: loss of openness would not reduce such a gap. No contribution: The General Area plays no role in maintaining a gap between settlements.</p>	<p>The land gap between Durham City and Sherburn is approximately 1.3km and comprises the open countryside. There is no visibility between the settlements from the General Area. The A181/ B1283 provide a direct road link between Durham City and Sherburn, but only a small section of this road is within General Area 10.</p> <p>The land gap between Durham City and Shincliffe / High Shincliffe is approximately 1.1km at the nearest point, and comprises open countryside. There is no visibility between settlements and there is no direct road link between the settlements.</p> <p>The General Area plays a very limited role in maintaining the gap between Durham City and Sherburn: loss of openness would not reduce the perceived gap given that the gap is already</p>

		narrower in other locations. The General Area plays some role in maintaining the gap between Durham City and Shincliffe / High Shincliffe: loss of openness would not cause settlements to merge but would erode the gap between them. Score: Moderate
Overall assessment: What level of contribution does the General Area make to purpose 2?	Bring together above factors to determine overall assessment (taking balanced view) Apply scoring system: No / Weak / Moderate / Strong	Score: Moderate
Purpose 3: To assist in safeguarding the countryside from encroachment		
Sub-Criteria	Scoring	Assessment
What are the principal land-uses within the General Area?	Describe the principal land uses within the General Area (e.g. agricultural, woodland, recreational, residential, commercial, industrial).	The principal land use within the General Area is open countryside and agricultural land. The General Area has less than 5% built development. The built development consists of non-rural land uses as the village of Old Durham is located in the General Area. This is located within the centre of the General Area.
What is the level of built development within the General Area?	Strong: The General Area is made up of predominantly rural land-uses with less than 5% built development. Moderate: The General Area is made up of a mixture of rural and non-rural land uses with between 5% and 10% built development. Weak: The General Area is made up of predominantly non-rural land uses with between 10% and 25% built development No contribution: The General Area is made up of non-rural land uses with more than 25% built development.	Score: Strong
What contribution does the General Area make to the perceived openness of the Green Belt?	Describe the degree of visual openness or enclosure of the General Area and the presence of longer views and vistas and consider what impact this may have on the overall score.	The west of the General Area is enclosed by heavy tree planting, whilst in the east of the General Area the topography is undulating and slopes to the west. The east of the General Area is open, with long views to the south, east and west towards Durham City. The land to the east of Bent House Lane has strong views to the south and east, but no direct views towards Durham City.
Overall assessment: What level of contribution does the General Area make to purpose 3?	Bring together above factors to determine overall assessment (taking balanced view) Apply scoring system: No / Weak / Moderate / Strong	Score: Strong
Purpose 4: To preserve the setting and special character of historic towns		
Sub-Criteria	Scoring	Assessment
To preserve the setting and special character of Durham City	Strong Contribution: The Landscape and Setting of the General Area or Green Belt parcel is considered to be strongly supporting the setting of the historic City of Durham. Moderate Contribution: The Landscape and Setting of the Green Belt is considered to be moderately supporting the setting of the historic City of Durham. Weak Contribution: The Landscape and Setting of the General Area is considered to be weakly supporting the setting of the historic City of Durham. No contribution: The Landscape and Setting of the General Area is not considered to have an adverse impact on the setting of the historic City of Durham.	Durham City has been identified as a Historic City. The Durham City Conservation Area has been defined as the boundary of the Historic Core for Durham City. The contribution of the General Area in supporting the historic setting of Durham has been classified using six criteria. 1. Perception of the Scale of the City The Historic Core (Durham City Conservation Area) falls within General Area 10. Approximately 1/4 of the General Area is therefore within the Historic Core. This General Area therefore makes a strong contribution to the perception of the scale of the City. 2. Physical form of the Inner Setting (green fingers into the City). This General Area forms part of a Green Finger that penetrates Durham City from the south-east. This Green Finger consists of 'the valley of the Wear to the south-east of the city from the racecourse to Shincliffe and between Gilesgate / Sherburn Road Estate and Whinney Hill. This General Area therefore considered to make a strong contribution to the perception to the setting of the historic City of Durham. 3. Views In and Out towards the Countryside, including long distance views.

		<p>The General Area falls within the Inner Setting or Inner Bowl of Durham City. It contains four notable viewpoints. These viewpoints were also identified on site. The General Area is therefore considered to make a strong contribution to the perception to the setting of the historic City of Durham.</p> <p>4. Key approaches to and journeys to the City.</p> <p>The General Area includes one primary transport route at its northern boundary. The A181 provides access to Durham City. The approach includes modern built form prior to meeting the Historic Core (edge of the Conservation Area).</p> <p>If this General Area was developed along the A181 then the scale Durham only be weakly affected as the historic core is not visible and modern development has occurred along this route.</p> <p>5. Historic and cultural association</p> <p>The General Area contains two Grade II Listed Buildings:</p> <ul style="list-style-type: none"> • Retaining Wall and Gazebo on the west side of Old Durham. • Barn to north-west of Old Durham Farmhouse. <p>The General Area also contains Old Durham Gardens a Registered Historic Park and Garden.</p> <p>In addition, approximately ¼ of the General Area falls within the Durham City Conservation Area.</p> <p>The General Area lies partly in the Durham City Conservation Area. The General Area is considered to notable heritage asset focused around Old Durham, but with limited significance. The General Area therefore makes a moderate contribution to the setting of Durham City.</p> <p>6. Landscape character / Quality</p> <p>The General Area falls within the Wear Lowlands Countryside Character Area and within the Broad Landscape Type: Incised Lowland Valley and is therefore considered to make a strong contribution to the historic setting of Durham.</p> <p>Score: Strong</p>
<p>What is the proximity of the Durham City historic core to the Green Belt?</p>	<p>Strong: The historic core is adjacent to the Green Belt boundary Moderate: Historic core is separated from Green Belt by non-designated but pre WWII development. Weak: Historic core is separated from Green Belt by post WWII development. No: Historic core is 5km or greater from the Green Belt boundary.</p>	<p>The Historic Core (Durham City Conservation Area) falls within General Area 10. Approximately 1/4 of the General Area is therefore within the Historic Core. This General Area therefore makes a strong contribution.</p> <p>Score: Strong</p>
<p>Overall assessment: What level of contribution does the General Area make to purpose 4?</p>	<p>Bring together above conclusions to determine the overall assessment (taking balanced view).</p> <p>Apply scoring system: Strong / Moderate / Weak / No</p>	<p>Score: Strong</p>
<p>Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.</p>		
<p>Sub-Criteria</p>	<p>Scoring</p>	<p>Assessment</p>
<p>What settlements are adjacent to the general area or parcel?</p>	<ul style="list-style-type: none"> • More than 10% - the Green Belt performs a strong contribution to purpose 5. • 5–10% - the Green Belt performs a moderate contribution to purpose 5. • 0–4.9% - the Green Belt performs a weak contribution to purpose 5. 	<p>The General Area is located within the Durham City Green Belt. The settlement of Durham City is adjacent to the General Area. Durham City has 5.07% brownfield urban capacity, therefore the General Area is considered to make a moderate contribution to the purpose.</p>

What is the percentage of brownfield land within the selected settlement(s)?	<ul style="list-style-type: none">• 0% - the Green Belt makes no contribution to purpose 5. Where the general area or parcel relates to multiple settlements, note the contribution made in relation to each settlement and conclude the assessment for purpose 5 with the highest rating.	Score: Moderate
--	--	------------------------

11 General Area 11: East

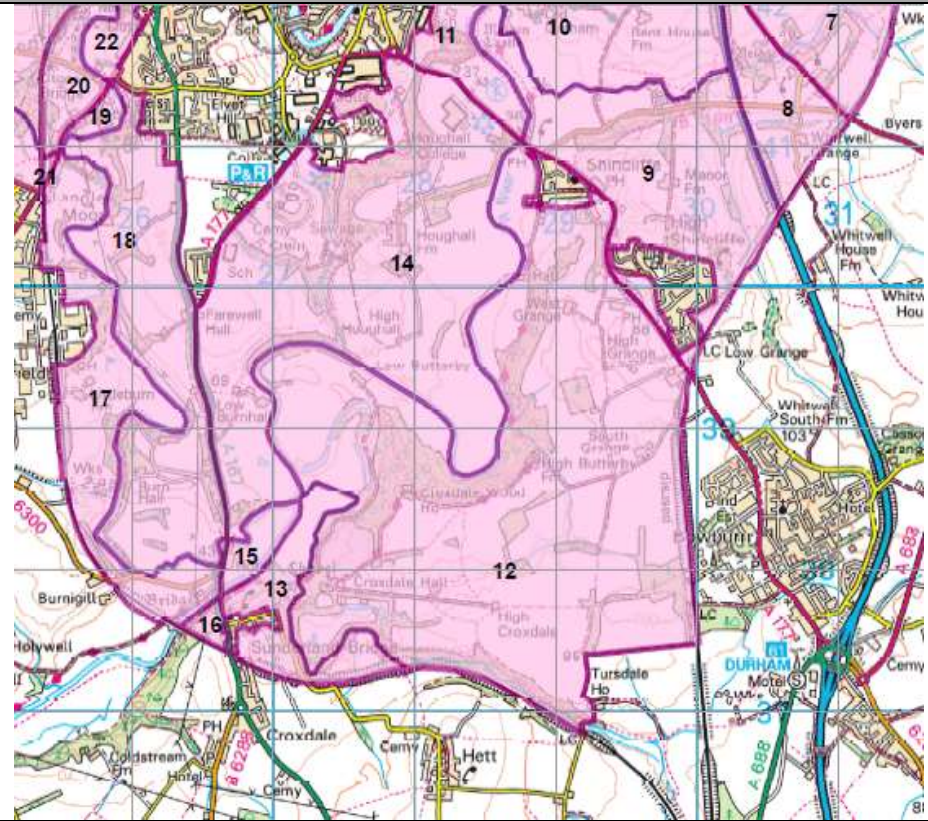
GENERAL AREA: 11 East		
Location	East of Durham, north of A177 and south of River Wear	
Area	52.7ha	
Purpose 1: To check the unrestricted sprawl of Large Built Up Areas		
Sub-Criteria	Scoring	Assessment
Existing boundary with built up area: a. Is there an existing durable boundary between the built up area and the Green Belt General Area / parcel which could prevent sprawl? b. Does the Green Belt have a role protecting land which is considered to be open?	<p>Strong: The General Area is connected to and in close proximity to a large built up area. The existing Green Belt boundary supports a strongly defined and durable existing boundary feature and has a role protecting land which is considered to be open.</p> <p>Moderate: The General Area is connected to and in close proximity to a defined large built up area. The existing Green Belt boundary consists of a mix of durable and less durable features and Green Belt has a role protecting land which is considered to be open.</p> <p>Weak: The General Area is connected to and in close proximity to a defined large built up area. The existing Green Belt boundary is predominantly lacking in durability, or the Green Belt designation is not considered to be protecting land which is open.</p> <p>No contribution: The General Area forms part of the County Durham Green Belt, but it is not adjacent to any large built up area.</p>	<p>The General Area exists to the east of the large built up area of Durham City. The existing Green Belt boundary with Durham City is defined by the River Wear to the north-west, an access road to the east of Durham University Cricket Pavilion, Green Lane and heavy wooded edge along to the east of Whinney Hill.</p> <p>The Green Belt boundary is therefore considered to be strong, with roads and strong wooded boundaries preventing sprawl into the General Area however the Green Belt is not protecting land which is considered to be open due to a number of existing outdoor sports facilities being located in the General Area.</p> <p>Durham City is considered to be a 'large built up area' within the original designation of the Green Belt.</p> <p>Score: Weak</p>

<p>Connection to the built up area: a. Is the General Area well connected to the built up area along a number of boundaries? b. Is there a risk of sprawl or could development of the General Area constitute 'rounding off' of the built up area?</p>	<p>Strong: The General Area is connected to the built up area along one boundary and development would not constitute rounding off therefore creating the risk of sprawl. The General Area is not directly connected to the built up area however there is still a risk of sprawl as it lies close to it and it is connected via a transport corridor or has a visual connection. Development would not constitute rounding off therefore creating the risk of sprawl. Moderate: The General Area is connected to the built up area along two boundaries and while there is some potential for development to constitute rounding off there is some risk of sprawl. Weak: The General Area is connected to the built up area along three boundaries and development would constitute rounding off therefore there is limited risk of sprawl. No contribution: The General Area is not connected to or close to the built up area and there is no risk of sprawl.</p>	<p>The General Area is connected to the built up area along one side but this is split across a number of boundaries. To the north-west along the River Wear and along two long boundaries: Green Lane and Winney Hill. Development would not constitute rounding off therefore creating the risk of sprawl. Score: Strong</p>
<p>Ribbon development: What role does the General Area play in preventing ribbon development? (may not be relevant in all circumstances).</p>	<p>Strong: There is existing ribbon development within the General Area. There is a high potential for further ribbon development which the General Area has a strong role in preventing. Moderate: There is existing ribbon development within the General Area / There is limited existing ribbon development within the General Area. There is potential for some further ribbon development which the General Area has a moderate role in preventing. Weak: There is limited existing ribbon development within the General Area / There is existing ribbon development outside of the General Area but adjacent to it. There is potential for further limited ribbon development which the General Area has a weak role in preventing / There is potential for limited ribbon development entering the General Area which the General Area has a weak role in preventing.</p>	<p>There is no existing ribbon development. Score: No contribution</p>
<p>Overall assessment: What level of contribution does the GA make to purpose 1?</p>	<p>Bring together all conclusions from above to determine the overall assessment (taking balanced view). Apply scoring system: Strong / Moderate / Weak / No</p>	<p>Score: Moderate</p>
<p>Purpose 2: To prevent neighbouring towns from merging into one another</p>		
<p>Sub-Criteria</p>	<p>Scoring</p>	<p>Assessment</p>
<p>Does the General Area lie in a gap between settlements?</p>	<p>Describe the location of the General Area in relation to the gaps between settlements.</p>	<p>The Local Interpretation of the second purpose within Durham County seeks to ensure that settlements do not merge into one another. In the case of General Area 11, this applies to the settlements of Durham City and Shincliffe.</p>
<p>What contribution does the General Area make towards maintaining a gap between settlements?</p>	<p>Strong: The General Area plays a crucial role in maintaining a gap between settlements: loss of openness would cause them to merge, or substantially reduce the gap between them. Moderate: The General Area plays some role in maintaining a gap between settlements: loss of openness would not cause settlements to merge but would erode the gap between them. Weak: The General Area plays a very limited role in maintaining a gap between settlements: loss of openness would not reduce such a gap. No contribution: The General Area plays no role in maintaining a gap between settlements.</p>	<p>The land gap between Durham City and Shincliffe is approximately 1.1km and comprises a range of recreational facilities, including university sports facilities and a raised area of land known as Winney Hill and a densely wooded area where Maiden Castle, a Scheduled Ancient Monument is located. Due to this raised land, the views between the settlements are restricted. The General Area therefore plays a crucial role in maintaining a gap between Durham City and Shincliffe: loss of openness would substantially reduce the gap between them and result in the perceived merging of the settlements. Score: Strong</p>

Overall assessment: What level of contribution does the General Area make to purpose 2?	Bring together above factors to determine overall assessment (taking balanced view) Apply scoring system: No / Weak / Moderate / Strong	Score: Strong
Purpose 3: To assist in safeguarding the countryside from encroachment		
Sub-Criteria	Scoring	Assessment
What are the principal land-uses within the General Area?	Describe the principal land uses within the General Area (e.g. agricultural, woodland, recreational, residential, commercial, industrial).	The principal land use within the General Area is characterised by a wide range of recreational uses including Durham City Cricket Club, Durham Amateur Rowing Club, Durham City Rugby Club and a range of facilities related to Durham University Sport, for example a running track, AstroTurf, rugby pitches and a cricket pitch. These facilities are supported by some ancillary buildings, but the majority of the General Area comprises outdoor sports facilities. The General Area is not considered to be open countryside and contains no agricultural buildings. The General Area therefore contains between 10% and 25% built development which consists of non-rural recreational uses.
What is the level of built development within the General Area?	Strong: The General Area is made up of predominantly rural land-uses with less than 5% built development. Moderate: The General Area is made up of a mixture of rural and non-rural land uses with between 5% and 10% built development. Weak: The General Area is made up of predominantly non-rural land uses with between 10% and 25% built development No contribution: The General Area is made up of non-rural land uses with more than 25% built development.	Score: Weak
What contribution does the General Area make to the perceived openness of the Green Belt?	Describe the degree of visual openness or enclosure of the General Area and the presence of longer views and vistas and consider what impact this may have on the overall score.	The topography is enclosed in the centre of the General Area. To the north-west of the General Area there are views towards the centre of Durham. To the south of Winney Hill the topography is more open and supports short views to the south-east (towards Shincliffe), whilst the views towards Durham are restricted by Winney Hill / Maiden Castle. Whilst the General Area has some visual openness this does not impact upon the score given the level of built form.
Overall assessment: What level of contribution does the General Area make to purpose 3?	Bring together above factors to determine overall assessment (taking balanced view) Apply scoring system: No / Weak / Moderate / Strong	Score: Weak
Purpose 4: To preserve the setting and special character of historic towns		
Sub-Criteria	Scoring	Assessment
To preserve the setting and special character of Durham City	Strong Contribution: The Landscape and Setting of the General Area or Green Belt parcel is considered to be strongly supporting the setting of the historic City of Durham. Moderate Contribution: The Landscape and Setting of the Green Belt is considered to be moderately supporting the setting of the historic City of Durham. Weak Contribution: The Landscape and Setting of the General Area is considered to be weakly supporting the setting of the historic City of Durham. No contribution: The Landscape and Setting of the General Area is not considered to have an adverse impact on the setting of the historic City of Durham.	Durham City has been identified as a Historic City. The Durham City Conservation Area has been defined as the boundary of the Historic Core for Durham City. The contribution of the General Area in supporting the historic setting of Durham has been classified using six criteria. 1. Perception of the Scale of the City The Historic Core (Durham City Conservation Area) falls within General Area 11. Approximately 2/3 of the General Area is therefore within the Historic Core. This General Area therefore makes a strong contribution to perception of scale of the City. 2. Physical form of the Inner Setting (green fingers into the City). This General Area forms part of a Green Finger that penetrates Durham City from the south-east. This Green Finger consists of 'the valley of the Wear to the south-east of the city from the racecourse to Shincliffe and between Gilesgate / Sherburn Road Estate and Whinney Hill. This General Area therefore makes a strong contribution to the perception and scale of the city. 3. Views In and Out towards the Countryside, including long distance views. The General Area falls within the Inner Setting or Inner Bowl of Durham City. It contains two notable viewpoints: <ul style="list-style-type: none"> • In the North of the General Area from River Wear • Whinney Hill.

		<p>The General Area is therefore considered to make a strong contribution towards the perception of scale of the City.</p> <p>4. Key approaches to and journeys to the City.</p> <p>The General Area includes one primary transport route. The A177 provides the boundary of the General Area to the south. The approach towards Durham City along the A177 involves leaving Shincliffe and passing through the General Area. The first built form on the approach to Durham is within the Conservation area and therefore you immediately reach the historic core of Durham.</p> <p>If this General Area was developed along the A177 then the scale Durham would be strongly affected. There are not any strong views of the historic core along the A177 due to the heavy wooded bluff containing Maiden Castle.</p> <p>5. Historic and cultural association</p> <p>The General Area contains one Listed Building, the Grade II St Cuthberts Society Boat House, which is located in the north-west corner of the General Area.</p> <p>The General Area also contains Maiden Castle, a Scheduled Monument. Maiden Castle is an Iron Age promontory fort covering two acres and protected on all but the west side by steep natural slopes, rampart and ditch defences. The site is a significant and rare historical feature of the Durham landscape contributing to the setting of the city. Such defended prehistoric settlements are uncommon in the county and possess high evidential values, adding to the knowledge base and understanding of historic settlement activity in the area.</p> <p>The General Area lies in the Durham City Conservation Area. The General Area is considered to contain the notable and significant heritage asset of Maiden Castle and therefore makes a strong contribution to the setting of Durham City.</p> <p>6. Landscape character / Quality</p> <p>The General Area falls within the Wear Lowlands Countryside Character Area and within the Broad Landscape Type: Incised Lowland Valley and is therefore considered to make a strong contribution to the historic setting of Durham.</p> <p>Score: Strong</p>
<p>What is the proximity of the Durham City historic core to the Green Belt?</p>	<p>Strong: The historic core is adjacent to the Green Belt boundary Moderate: Historic core is separated from Green Belt by non-designated but pre WWII development. Weak: Historic core is separated from Green Belt by post WWII development. No: Historic core is 5km or greater from the Green Belt boundary.</p>	<p>The Historic Core (Durham City Conservation Area) falls within General Area 11. Approximately 2/3 of the General Area is therefore within the Historic Core. This General Area therefore makes a strong contribution.</p> <p>Score: Strong</p>
<p>Overall assessment: What level of contribution does the General Area make to purpose 4?</p>	<p>Bring together above conclusions to determine the overall assessment (taking balanced view).</p> <p>Apply scoring system: Strong / Moderate / Weak / No</p>	<p>Score: Strong</p>
<p>Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.</p>		
<p>Sub-Criteria</p>	<p>Scoring</p>	<p>Assessment</p>
<p>Overall assessment: What level of contribution does the General Area make to purpose 5?</p>	<p>All Green Belt land can be considered to support urban regeneration of settlements beyond the County Durham Green Belt and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Therefore in the final Stage 1 Green Belt Assessment all General Areas are considered to score moderately against purpose 5.</p>	<p>Score: Moderate</p>

12 General Area 12: South

GENERAL AREA: 12 South		
Location	South of Durham and the River Wear, north and west of railway lines	
Area	695.2ha	
Purpose 1: To check the unrestricted sprawl of Large Built Up Areas		
Sub-Criteria	Scoring	Assessment
Existing boundary with built up area: a. Is there an existing durable boundary between the built up area and the Green Belt General Area / parcel which could prevent sprawl? b. Does the Green Belt have a role protecting land which is considered to be open?	Strong: The General Area is connected to and in close proximity to a large built up area. The existing Green Belt boundary supports a strongly defined and durable existing boundary feature and has a role protecting land which is considered to be open. Moderate: The General Area is connected to and in close proximity to a defined large built up area. The existing Green Belt boundary consists of a mix of durable and less durable features and Green Belt has a role protecting land which is considered to be open. Weak: The General Area is connected to and in close proximity to a defined large built up area. The existing Green Belt boundary is predominantly lacking in durability, or the Green Belt designation is not considered to be protecting land which is open. No contribution: The General Area forms part of the County Durham Green Belt, but it is not adjacent to any large built up area.	The General Area exists to the south of the Green Belt boundary with Durham City. The General Area adjoins the inset settlement of Shincliffe which is not identified as a large built up area. The Green Belt at this location therefore forms part of the County Durham Green Belt, but is not in close proximity to any large built up areas. Score: No contribution

<p>Connection to the built up area: a. Is the General Area well connected to the built up area along a number of boundaries? b. Is there a risk of sprawl or could development of the General Area constitute 'rounding off' of the built up area?</p>	<p>Strong: The General Area is connected to the built up area along one boundary and development would not constitute rounding off therefore creating the risk of sprawl. The General Area is not directly connected to the built up area however there is still a risk of sprawl as it lies close to it and it is connected via a transport corridor or has a visual connection. Development would not constitute rounding off therefore creating the risk of sprawl. Moderate: The General Area is connected to the built up area along two boundaries and while there is some potential for development to constitute rounding off there is some risk of sprawl. Weak: The General Area is connected to the built up area along three boundaries and development would constitute rounding off therefore there is limited risk of sprawl. No contribution: The General Area is not connected to or close to the built up area and there is no risk of sprawl.</p>	<p>The General Area is not connected to or close to the built up area and there is no risk of sprawl. Score: No contribution.</p>
<p>Ribbon development: What role does the General Area play in preventing ribbon development? (may not be relevant in all circumstances).</p>	<p>Strong: There is limited existing ribbon development within the General Area / There is existing ribbon development outside of the General Area but adjacent to it. There is potential for further limited ribbon development which the General Area has a weak role in preventing / There is potential for limited ribbon development entering the General Area which the General Area has a weak role in preventing. Moderate: There is existing ribbon development within the General Area / There is limited existing ribbon development within the General Area. There is potential for some further ribbon development which the General Area has a moderate role in preventing. Weak: There is existing ribbon development within the General Area. There is a high potential for further ribbon development which the General Area has a strong role in preventing. No contribution: There is no potential for ribbon development</p>	<p>There is no existing ribbon development. Score: No contribution.</p>
<p>Overall assessment: What level of contribution does the GA make to purpose 1?</p>	<p>Bring together all conclusions from above to determine the overall assessment (taking balanced view). Apply scoring system: Strong / Moderate / Weak / No</p>	<p>Score: No contribution</p>
<p>Purpose 2: To prevent neighbouring towns from merging into one another</p>		
<p>Sub-Criteria</p>	<p>Scoring</p>	<p>Assessment</p>
<p>Does the General Area lie in a gap between settlements?</p>	<p>Describe the location of the General Area in relation to the gaps between settlements.</p>	<p>The Local Interpretation of the second purpose within Durham County seeks to ensure that settlements do not merge into one another. In the case of General Area 12, this applies to the settlements of Durham City and Bowburn, Durham City and Sunderland Bridge, Durham City and Shincliffe, and Durham City and High Shincliffe.</p>
<p>What contribution does the General Area make towards maintaining a gap between settlements?</p>	<p>Strong: The General Area plays a crucial role in maintaining a gap between settlements: loss of openness would cause them to merge, or substantially reduce the gap between them. Moderate: The General Area plays some role in maintaining a gap between settlements: loss of openness would not cause settlements to merge but would erode the gap between them. Weak: The General Area plays a very limited role in maintaining a gap between settlements: loss of openness would not reduce such a gap. No contribution: The General Area plays no role in maintaining a gap between settlements.</p>	<p>The land gap between Durham City and Bowburn is approximately 4km and consists predominantly of open countryside. There is no visibility between the settlements. The A177 provides direct access between Bowburn and Durham City. The land gap between Durham City and Sunderland Bridge is approximately 2.2 km at its nearest point and consists predominantly of open countryside. The A167 forms a direct route between the settlements and the land form slopes downwards going south away from Durham City thus whilst it is not possible to see Sunderland Bridge from Durham City, there is fairly good visibility from Durham City outwards.</p>

		<p>The land gap between Durham City and Shincliffe is approximately 1.1km and consists of open countryside. The A177 (east) provide a direct road link between Durham City and Shincliffe, but there is no visibility between the settlements due to wooded bluffs around Maiden Castle.</p> <p>The land gap between Durham City and High Shincliffe is approximately 2km. The A177 (east) provides a direct road link between Durham City and High Shincliffe, but there is no visibility between the settlements due to wooded bluffs around Maiden Castle and Shincliffe being located between the settlements.</p> <p>The General Area plays some role in maintaining a gap between Durham City and Bowburn, Durham City and Sunderland Bridge, Durham City and Shincliffe, and Durham City and High Shincliffe: loss of openness would not cause these settlements to merge but would erode the gap between them albeit there is limited visibility between the settlements.</p> <p>Score: Moderate</p>
Overall assessment: What level of contribution does the General Area make to purpose 2?	Bring together above factors to determine overall assessment (taking balanced view) Apply scoring system: No / Weak / Moderate / Strong	Score: Moderate
Purpose 3: To assist in safeguarding the countryside from encroachment		
Sub-Criteria	Scoring	Assessment
What are the principal land-uses within the General Area?	Describe the principal land uses within the General Area (e.g. agricultural, woodland, recreational, residential, commercial, industrial).	The principal land use within the General Area is open countryside and agricultural land. The General Area has less than 5% built development. The built development includes the non-rural land use of Croxdale Hall which is located in the south west of the General Area. There are also rural land uses consisting of farms with High Grange Farm, East Grange Farm, Moor House Farm, South Grange Farm and West Grange Farm located to the east of the General Area.
What is the level of built development within the General Area?	<p>Strong: The General Area is made up of predominantly rural land-uses with less than 5% built development.</p> <p>Moderate: The General Area is made up of a mixture of rural and non-rural land uses with between 5% and 10% built development.</p> <p>Weak: The General Area is made up of predominantly non-rural land uses with between 10% and 25% built development</p> <p>No contribution: The General Area is made up of non-rural land uses with more than 25% built development.</p>	Score: Strong
What contribution does the General Area make to the perceived openness of the Green Belt?	Describe the degree of visual openness or enclosure of the General Area and the presence of longer views and vistas and consider what impact this may have on the overall score.	The General Area has an undulating topography and there are no long line views of the settlements however the southern section of the General Area is visually open. There is heavy vegetation within the General Area particularly to the north of it near the River Wear consisting of Shincliffe Wood, Butterby Wood, and Croxdale Wood. These areas of dense vegetation restrict long line views and increase the sense of enclosure. This sense of enclosure does not impact upon the score given the low levels of built development within the General Area.
Overall assessment: What level of contribution does the General Area make to purpose 3?	Bring together above factors to determine overall assessment (taking balanced view) Apply scoring system: No / Weak / Moderate / Strong	Score: Strong
Purpose 4: To preserve the setting and special character of historic towns		
Sub-Criteria	Scoring	Assessment
To preserve the setting and special character of Durham City	<p>Strong Contribution: The Landscape and Setting of the General Area or Green Belt parcel is considered to be strongly supporting the setting of the historic City of Durham.</p> <p>Moderate Contribution: The Landscape and Setting of the Green Belt is considered to be moderately supporting the setting of the historic City of Durham.</p> <p>Weak Contribution: The Landscape and Setting of the General Area is considered to be weakly supporting the setting of the historic City of Durham.</p> <p>No contribution: The Landscape and Setting of the General Area is not considered to have an adverse impact on the setting of the historic City of Durham.</p>	<p>Durham City has been identified as a Historic City. The Durham City Conservation Area has been defined as the boundary of the Historic Core for Durham City. The contribution of the General Area in supporting the historic setting of Durham has been classified using six criteria.</p> <p>1. Perception of the Scale of the City</p>

		<p>The Historic Core (Durham City Conservation Area) is located approximately 1km to the north-east of the General Area (from its nearest point to the Historic Core). There is Green Belt, contained with General Areas 11 and 14 separating the General Area from the Historic Core. The first built form within Durham following the Green Belt is within the Historic Core. The General Area therefore makes a moderate contribution to perception of scale of the City.</p> <p>2. Physical form of the Inner Setting (green fingers into the City).</p> <p>This General Area forms the outer part of a Green Finger that penetrates Durham City from the south-east. This Green Finger consists of 'the valley of the Wear to the south-east of the city from the racecourse to Shincliffe and between Gilesgate / Sherburn Road Estate and Whinney Hill. This General Area therefore makes a strong contribution to the perception and scale of the city.</p> <p>3. Views In and Out towards the Countryside, including long distance views.</p> <p>The northern part of the General Area falls within the Inner Setting or Inner Bowl of Durham City, however there are no notable viewpoints identified in the World Heritage Site Management Plan from within this part of the General Area. This General Area therefore makes a moderate contribution to the perception and scale of the city.</p> <p>4. Key approaches to and journeys to the City.</p> <p>The General Area includes one primary transport route. The A177 provides the boundary of the General Area to the north. The approach towards Durham City along the A177 involves leaving Shincliffe and passing through this General Area and then General Area 11 and 14. Within General Areas 11 and 14 the first built form on the approach to Durham is within the Conservation area and therefore you immediately reach the historic core of Durham. There are not any strong views of the historic core along the A177 due to the heavy wooded bluff containing Maiden Castle.</p> <p>If this General Area was developed along the A177 then the scale Durham would be moderately affected, as urban form in A177 would appear as an extension to Shincliffe, rather than as part of the Durham urban form.</p> <p>5. Historic and cultural association</p> <p>The General Area contains 16 Listed Building, including two Grade I Listed Building, four Grade II* Listed Buildings and 10 Grade II Listed Buildings. They are Listed below and focus around the Croxdale Estate:</p> <ul style="list-style-type: none"> • Old England on Hall Lane (II). • Moat Walls, 2 bridges across moat, Garden Wall and Gate Piers at Low Butterby Farm (II*). • Low Butterby Farmhouse and Barn adjoining at south-east (II*). • Two Farmbuildings, flanking drive to south-east of Butterby Farmhouse (II). Walls surrounding paddock to east of Low Butterby Farmhouse (II). • Croxdale Wood House (II). • Church 50 metres north-east of Croxdale Hall (I). • Cross shaft base 8 metres south of church to north-east of Croxdale Hall (II). • Haybarn and rear yard walls 110 metres east of Croxdale Hall (II*). • North and East Courtyard range and walls, to east of Croxdale Hall (II). • Priests House 90 metres east of Croxdale Hall (II*). • Croxdale Hall (I). • South Courtyard range and cottage, to east of Croxdale Hall (II). • Garden Wall and gates to south east of Croxdale Hall (II). • Orangery, Walls and Gate Piers to east of Croxdale Hall (II).
--	--	---

		<ul style="list-style-type: none"> • High Croxdale Farmhouse and Flanking Barns (II). <p>The General Area contains two Conservation Areas. The Shincliffe Conservation Area in the north of the General Area and the Sunderland Bridge Conservation Area in the south-west of the General Area. The Croxdale Hall Registered Historic Park and Garden is located within this General Area within the Sunderland Bridge Conservation Area.</p> <p>The Moated Site of Butterby Farm is also located in this General Area.</p> <p><u>Shincliffe Conservation Area:</u> The Shincliffe conservation area is significant in forming part of the wider historic rural landscape vital to the setting of Durham City, and in providing a distinctive natural contrast to the dense urban form while possessing intrinsic historical connections, the village being established by the Prior of Durham Cathedral.</p> <p><u>Sunderland Bridge Conservation Area and Croxdale Hall Registered Historic Park and Garden:</u> The Sunderland Bridge Conservation Area in this General Area consists of large open areas of either agricultural fields or planned landscaped gardens. These sit alongside the extensive private estate of Croxdale Hall the seat of the Salvin family since the 15th century. The estate includes notable listed buildings such as the private chapel, priest's house, hay barn and the orangery etc set within extensive relatively intact designed gardens and pleasure grounds drawing from the natural topography and influenced by the fashions of the time. The area also includes Low Butterby an important medieval manor with rare surviving features in the form of moat walls. It is this combination of planned village, landmark upper class country house estate and dramatic modified landscape that contributes significantly to the wider setting of Durham City.</p> <p>The General Area contains two conservation areas, a Registered Historic Park and Garden, a Scheduled Monument and a number of Grade I, II* and II Listed Buildings. The General Area is considered to contain the notable and significant heritage assets and therefore makes a strong contribution to the setting of Durham City.</p> <p>6. Landscape character / Quality</p> <p>The north and west of the General Area falls within the Wear Lowlands Countryside Character Area and within the Broad Landscape Type: Incised Lowland Valley and is therefore considered to make a strong contribution to the setting of Durham.</p> <p>The east and south of the General Area falls within the Wear Lowlands Countryside Character Area and within the Broad Landscape Type: Lowland Valley Terraces and is therefore considered to make a moderate contribution to the historic setting of Durham.</p> <p>Score: Strong</p>
<p>What is the proximity of the Durham City historic core to the Green Belt?</p>	<p>Strong: The historic core is adjacent to the Green Belt boundary Moderate: Historic core is separated from Green Belt by non-designated but pre WWII development. Weak: Historic core is separated from Green Belt by post WWII development. No: Historic core is 5km or greater from the Green Belt boundary.</p>	<p>The Historic Core (Durham City Conservation Area) is located approximately 0.8 metres to the north-west of General Area 12. The General Area and the Historic Core are separated by Green Belt within General Area 11 and 14. The first built form adjacent to the Green Belt is immediately within the Historic Core.</p> <p>This General Area therefore makes a moderate contribution to the setting of the historic City of Durham.</p> <p>Score: Moderate</p>
<p>Overall assessment: What level of contribution does the General Area make to purpose 4?</p>	<p>Bring together above conclusions to determine the overall assessment (taking balanced view).</p> <p>Apply scoring system: Strong / Moderate / Weak / No</p>	<p>Score: Strong</p>
<p>Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.</p>		
<p>Sub-Criteria</p>	<p>Scoring</p>	<p>Assessment</p>

<p>Overall assessment: What level of contribution does the General Area make to purpose 5?</p>	<p>All Green Belt land can be considered to support urban regeneration of settlements beyond the County Durham Green Belt and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Therefore in the final Stage 1 Green Belt Assessment all General Areas are considered to score moderately against purpose 5.</p>	<p>Score: Moderate</p>
--	--	-------------------------------

13 General Area 13: South

GENERAL AREA: 13 South		
Location	South of Durham and the River Wear, north of railway line, surrounding Sunderland Bridge	
Area	59.6ha	
Purpose 1: To check the unrestricted sprawl of Large Built Up Areas		
Sub-Criteria	Scoring	Assessment
Existing boundary with built up area: a. Is there an existing durable boundary between the built up area and the Green Belt General Area / parcel which could prevent sprawl? b. Does the Green Belt have a role protecting land which is considered to be open?	Strong: The General Area is connected to and in close proximity to a large built up area. The existing Green Belt boundary supports a strongly defined and durable existing boundary feature and has a role protecting land which is considered to be open. Moderate: The General Area is connected to and in close proximity to a defined large built up area. The existing Green Belt boundary consists of a mix of durable and less durable features and Green Belt has a role protecting land which is considered to be open. Weak: The General Area is connected to and in close proximity to a defined large built up area. The existing Green Belt boundary is predominantly lacking in durability, or the Green Belt designation is not considered to be protecting land which is open. No contribution: The General Area forms part of the County Durham Green Belt, but it is not adjacent to any large built up area.	The General Area exists to the south of the Green Belt boundary with Durham City. The General Area contains the inset settlement of Sunderland Bridge which is not identified as a large built up area. The Green Belt at this location therefore forms part of the County Durham Green Belt, but is not in close proximity to any large built up areas. Score: No contribution

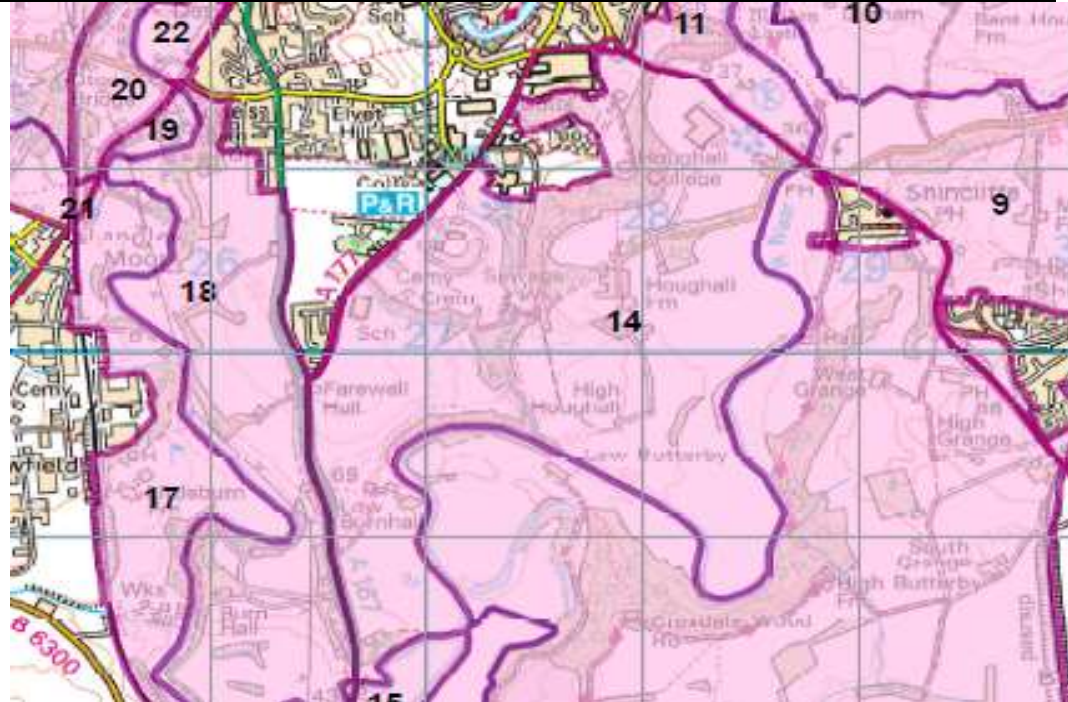
<p>Connection to the built up area: a. Is the General Area well connected to the built up area along a number of boundaries? b. Is there a risk of sprawl or could development of the General Area constitute 'rounding off' of the built up area?</p>	<p>Strong: The General Area is connected to the built up area along one boundary and development would not constitute rounding off therefore creating the risk of sprawl. The General Area is not directly connected to the built up area however there is still a risk of sprawl as it lies close to it and it is connected via a transport corridor or has a visual connection. Development would not constitute rounding off therefore creating the risk of sprawl. Moderate: The General Area is connected to the built up area along two boundaries and while there is some potential for development to constitute rounding off there is some risk of sprawl. Weak: The General Area is connected to the built up area along three boundaries and development would constitute rounding off therefore there is limited risk of sprawl. No contribution: The General Area is not connected to or close to the built up area and there is no risk of sprawl.</p>	<p>The General Area is not connected to or close to the built up area and there is no risk of sprawl. Score: No contribution.</p>
<p>Ribbon development: What role does the General Area play in preventing ribbon development? (may not be relevant in all circumstances).</p>	<p>Strong: There is limited existing ribbon development within the General Area / There is existing ribbon development outside of the General Area but adjacent to it. There is potential for further limited ribbon development which the General Area has a weak role in preventing / There is potential for limited ribbon development entering the General Area which the General Area has a weak role in preventing. Moderate: There is existing ribbon development within the General Area / There is limited existing ribbon development within the General Area. There is potential for some further ribbon development which the General Area has a moderate role in preventing. Weak: There is existing ribbon development within the General Area. There is a high potential for further ribbon development which the General Area has a strong role in preventing. No contribution: There is no potential for ribbon development</p>	<p>There is no existing ribbon development. Score: No contribution.</p>
<p>Overall assessment: What level of contribution does the General Area make to purpose 1?</p>	<p>Bring together all conclusions from above to determine the overall assessment (taking balanced view). Apply scoring system: Strong / Moderate / Weak / No</p>	<p>Score: no contribution</p>
<p>Purpose 2: To prevent neighbouring towns from merging into one another</p>		
<p>Sub-Criteria</p>	<p>Scoring</p>	<p>Assessment</p>
<p>Does the General Area lie in a gap between settlements?</p>	<p>Describe the location of the General Area in relation to the gaps between settlements.</p>	<p>The Local Interpretation of the second purpose within Durham County seeks to ensure that settlements do not merge into one another. In the case of General Area 13, this applies to the settlements of Durham City and Sunderland Bridge.</p>
<p>What contribution does the General Area make towards maintaining a gap between settlements?</p>	<p>Strong: The General Area plays a crucial role in maintaining a gap between settlements: loss of openness would cause them to merge, or substantially reduce the gap between them. Moderate: The General Area plays some role in maintaining a gap between settlements: loss of openness would not cause settlements to merge but would erode the gap between them. Weak: The General Area plays a very limited role in maintaining a gap between settlements: loss of openness would not reduce such a gap. No contribution: The General Area plays no role in maintaining a gap between settlements.</p>	<p>The land gap between Durham City and Sunderland Bridge is approximately 2.2km and comprises open land. Owing to the topography of the area, it is possible to see Durham City from Sunderland Bridge however as the land form slopes downwards going south away from the Durham City is it not possible to see Sunderland Bridge from Durham City. This affects the perceived gap in one direction. The A167 forms a direct route between the settlements. The General Area plays some role in maintaining a gap between Durham City and Sunderland Bridge: loss of openness would not cause settlements to merge but would erode the gap between them. Score: Moderate</p>

Overall assessment: What level of contribution does the General Area make to purpose 2?	Bring together above factors to determine overall assessment (taking balanced view) Apply scoring system: No / Weak / Moderate / Strong	Score: Moderate
Purpose 3: To assist in safeguarding the countryside from encroachment		
Sub-Criteria	Scoring	Assessment
What are the principal land-uses within the General Area?	Describe the principal land uses within the General Area (e.g. agricultural, woodland, recreational, residential, commercial, industrial).	The principal land use within the General Area is open countryside and agricultural land. The General Area has less than 5% built development. The only built development consists of non-rural land uses including residential properties on the edge of the settlement (Sunderland Bridge) which fall within the Green Belt. Score: Strong
What is the level of built development within the General Area?	Strong: The General Area is made up of predominantly rural land-uses with less than 5% built development. Moderate: The General Area is made up of a mixture of rural and non-rural land uses with between 5% and 10% built development. Weak: The General Area is made up of predominantly non-rural land uses with between 10% and 25% built development No contribution: The General Area is made up of non-rural land uses with more than 25% built development.	
What contribution does the General Area make to the perceived openness of the Green Belt?	Describe the degree of visual openness or enclosure of the General Area and the presence of longer views and vistas and consider what impact this may have on the overall score.	The topography of the northern section of the General Area is open with the land sloping down from Sunderland Bridge towards the River Wear. The topography of the southern section of the General Area is open with the land sloping down from Sunderland Bridge towards the railway line, thus Sunderland Bridge lies on slightly higher ground. There are long line views from Sunderland Bridge outwards to the north and south. There are areas of dense woodland along the eastern boundary and to the east of the General Area consisting of Croxdale Wood, The Heugh and Crime Wood which impact upon long line views to the east.
Overall assessment: What level of contribution does the General Area make to purpose 3?	Bring together above factors to determine overall assessment (taking balanced view) Apply scoring system: No / Weak / Moderate / Strong	Score: Strong
Purpose 4: To preserve the setting and special character of historic towns		
Sub-Criteria	Scoring	Assessment
To preserve the setting and special character of Durham City	Strong Contribution: The Landscape and Setting of the General Area or Green Belt parcel is considered to be strongly supporting the setting of the historic City of Durham. Moderate Contribution: The Landscape and Setting of the Green Belt is considered to be moderately supporting the setting of the historic City of Durham. Weak Contribution: The Landscape and Setting of the General Area is considered to be weakly supporting the setting of the historic City of Durham. No contribution: The Landscape and Setting of the General Area is not considered to have an adverse impact on the setting of the historic City of Durham.	Durham City has been identified as a Historic City. The Durham City Conservation Area has been defined as the boundary of the Historic Core for Durham City. The contribution of the General Area in supporting the historic setting of Durham has been classified using six criteria. 1. Perception of the Scale of the City The Historic Core (Durham City Conservation Area) is located approximately 3km north of this General Area. This General Area therefore makes a weak contribution to the perception of the scale of the City. 2. Physical form of the Inner Setting (green fingers into the City). This General Area forms the outer extent of a Green Finger that penetrates Durham City from the south-east. This Green Finger consists of 'the valley of the Wear to the south-east of the city from the racecourse to Shincliffe and between Gilesgate / Sherburn Road Estate and Whinney Hill. This General Area therefore considered to make a moderate contribution to the perception to the setting of the historic City of Durham. 3. Views In and Out towards the Countryside, including long distance views. The General Area falls within the Outer Setting of Durham City. It does not contain any notable viewpoints and there are no views towards the Historic Core. The General Area is

		<p>therefore considered to make a weak contribution to the setting of the historic setting of Durham.</p> <p>4. Key approaches to and journeys to the City.</p> <p>The General Area includes one primary transport route; the A167, which provides access to Durham City. However the General Area is over 3km from the Historic Core / historic built form and passes through General Area 15 and 14 before reaching Durham City. The built form of Sunderland Bridge is present from the A167, followed by open countryside towards Durham City. Therefore If this General Area was developed along the A167 then the scale Durham would be weakly affected. There are not any strong views of the historic core along the A167 based on the distance from Durham City and the open countryside prior to reaching Durham City.</p> <p>5. Historic and cultural association</p> <p>The General Area contains two Grade II Listed Buildings:</p> <p>The Mill House. Bridge 170 Metres North of the Mill House.</p> <p>The General Area does not contain any Registered Monument. The General Area to the north of Sunderland Bridge contains the Croxhale Hall Registered Historic Park and Garden. The Sunderland Bridge Conservation Area covers the full extent of General Area 13. The Conservation Area in this General Area consists of large open areas of either agricultural fields or planned landscaped gardens. These sit alongside the extensive private estate of Croxdale Hall the seat of the Salvin family since the 15th century. It is this combination of planned village, landmark upper class country house estate and dramatic modified landscape that contributes significantly to the wider setting of Durham City.</p> <p>The General Area is considered to contain notable and significant heritage assets. The General Area therefore makes a strong contribution to the setting of Durham City.</p> <p>6. Landscape character / Quality</p> <p>The General Area to the north of Sunderland Bridge falls within the Wear Lowlands Countryside Character Area and within the Broad Landscape Type: Incised Lowland Valley and is therefore considered to make a strong contribution to the setting of Durham. The General Area to the south of Sunderland Bridge falls within the Wear Lowlands Countryside Character Area and within the Broad Landscape Type: Lowland Valley Terrace. This part of the General Area is therefore considered to make a weak contribution to the historic setting of Durham.</p> <p>Score: Moderate</p>
<p>What is the proximity of the Durham City historic core to the Green Belt?</p>	<p>Strong: The historic core is adjacent to the Green Belt boundary Moderate: Historic core is separated from Green Belt by non-designated but pre WWII development. Weak: Historic core is separated from Green Belt by post WWII development. No: Historic core is 5km or greater from the Green Belt boundary.</p>	<p>The Historic Core (Durham City Conservation Area) is located 3km from this General Area and is separated by post WWII development and open countryside.</p> <p>Score: Weak</p>
<p>Overall assessment: What level of contribution does the General Area make to purpose 4?</p>	<p>Bring together above conclusions to determine the overall assessment (taking balanced view).</p> <p>Apply scoring system:</p>	<p>Score: Moderate</p>

	Strong / Moderate / Weak / No	
Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.		
Sub-Criteria	Scoring	Assessment
Overall assessment: What level of contribution does the General Area make to purpose 5?	All Green Belt land can be considered to support urban regeneration of settlements beyond the County Durham Green Belt and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Therefore in the final Stage 1 Green Belt Assessment all General Areas are considered to score moderately against purpose 5.	Score: Moderate

14 General Area 14: South

GENERAL AREA: 14		
Location	South of Durham and north of the River Wear, east of A167	
Area	409.7ha	
Purpose 1: To check the unrestricted sprawl of Large Built Up Areas		
Sub-Criteria	Scoring	Assessment
Existing boundary with built up area: a. Is there an existing durable boundary between the built up area and the Green Belt General Area / parcel which could prevent sprawl? b. Does the Green Belt have a role protecting land which is considered to be open?	Strong: The General Area is connected to and in close proximity to a large built up area. The existing Green Belt boundary supports a strongly defined and durable existing boundary feature and has a role protecting land which is considered to be open. Moderate: The General Area is connected to and in close proximity to a defined large built up area. The existing Green Belt boundary consists of a mix of durable and less durable features and Green Belt has a role protecting land which is considered to be open. Weak: The General Area is connected to and in close proximity to a defined large built up area. The existing Green Belt boundary is predominantly lacking in durability, or the Green Belt designation is not considered to be protecting land which is open. No contribution: The General Area forms part of the County Durham Green Belt, but it is not adjacent to any large built up area.	The General Area exists to the south of the large built up area of Durham City. The existing Green Belt boundary with Durham City is defined by the A177 to the west and Great High Woods around Collingwood College and Durham University Buildings and a university access road. The Green Belt boundary is therefore considered to be connected to and in close proximity to a Large Built up Area and the Green Belt supports a strongly defined and durable existing boundary feature. Durham City is considered to be a 'large built up area' within the original designation of the Green Belt. Score: Strong.

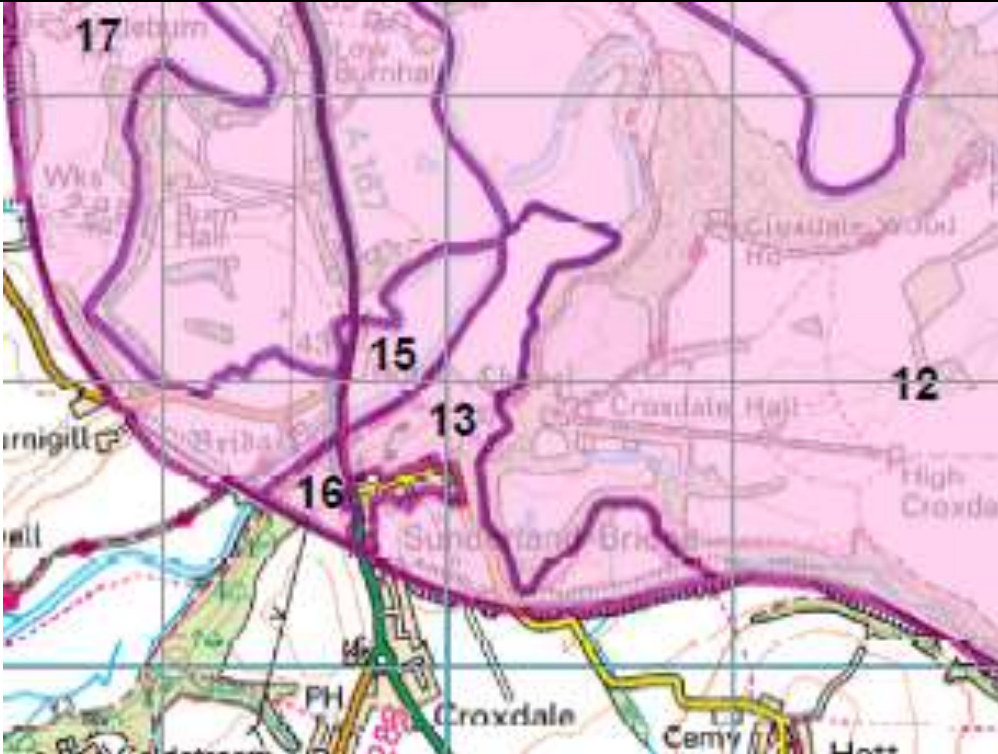
<p>Connection to the built up area: a. Is the General Area well connected to the built up area along a number of boundaries? b. Is there a risk of sprawl or could development of the General Area constitute 'rounding off' of the built up area?</p>	<p>Strong: The General Area is connected to the built up area along one boundary and development would not constitute rounding off therefore creating the risk of sprawl. The General Area is not directly connected to the built up area however there is still a risk of sprawl as it lies close to it and it is connected via a transport corridor or has a visual connection. Development would not constitute rounding off therefore creating the risk of sprawl. Moderate: The General Area is connected to the built up area along two boundaries and while there is some potential for development to constitute rounding off there is some risk of sprawl. Weak: The General Area is connected to the built up area along three boundaries and development would constitute rounding off therefore there is limited risk of sprawl. No contribution: The General Area is not connected to or close to the built up area and there is no risk of sprawl.</p>	<p>The General Area is connected to the built up area along one long boundary. There is considered to be a very limited opportunity to round off development between the university campuses to the very north of the General Area.. Overall development would not constitute rounding off therefore creating the risk of sprawl.</p> <p>Score: Strong</p>
<p>Ribbon development: What role does the General Area play in preventing ribbon development? (may not be relevant in all circumstances).</p>	<p>Strong: There is limited existing ribbon development within the General Area / There is existing ribbon development outside of the General Area but adjacent to it. There is potential for further limited ribbon development which the General Area has a weak role in preventing / There is potential for limited ribbon development entering the General Area which the General Area has a weak role in preventing. Moderate: There is existing ribbon development within the General Area / There is limited existing ribbon development within the General Area. There is potential for some further ribbon development which the General Area has a moderate role in preventing. Weak: There is existing ribbon development within the General Area. There is a high potential for further ribbon development which the General Area has a strong role in preventing No contribution: There is no potential for ribbon development.</p>	<p>Ribbon development has occurred along the A177 and includes a park and ride facility and a range of university accommodation. There is high potential for further ribbon development within the General Area.</p> <p>Score: Weak</p>
<p>Overall assessment: What level of contribution does the GA make to purpose 1?</p>	<p>Bring together all conclusions from above to determine the overall assessment (taking balanced view).</p> <p>Apply scoring system: Strong / Moderate / Weak / No</p>	<p>Score: Strong</p>
<p>Purpose 2: To prevent neighbouring towns from merging into one another</p>		
<p>Sub-Criteria</p>	<p>Scoring</p>	<p>Assessment</p>
<p>Does the General Area lie in a gap between settlements?</p>	<p>Describe the location of the General Area in relation to the gaps between settlements.</p>	<p>The Local Interpretation of the second purpose within Durham County seeks to ensure that settlements do not merge into one another. In the case of General Area 14, this applies to the gap between the settlements of Durham City and Sunderland Bridge, and Durham City and Shincliffe.</p>
<p>What contribution does the General Area make towards maintaining a gap between settlements?</p>	<p>Strong: The General Area plays a crucial role in maintaining a gap between settlements: loss of openness would cause them to merge, or substantially reduce the gap between them. Moderate: The General Area plays some role in maintaining a gap between settlements: loss of openness would not cause settlements to merge but would erode the gap between them. Weak: The General Area plays a very limited role in maintaining a gap between settlements: loss of openness would not reduce such a gap. No contribution: The General Area plays no role in maintaining a gap between settlements.</p>	<p>The land gap between Durham City and Sunderland Bridge is approximately 2.2km and comprises open land. Owing to the topography of the area, it is possible to see Durham City from Sunderland Bridge however as the land form slopes downwards going south away from the Durham City is it not possible to see Sunderland Bridge from Durham City. This affects the perceived gap in one direction. The A167 forms a direct route between the settlements. There is a perception of leaving Durham City and entering Sunderland Bridge.</p> <p>The land gap between Durham City and Shincliffe is approximately 1.1km and comprises open countryside. The A177 (East) provides a direct road link between Durham City and Shincliffe</p>

		<p>however due to the wooded bluffs around Maiden Castle, there is no visibility between Durham City and Shincliffe.</p> <p>The General Area plays a crucial role in maintaining a gap between Durham City and Shincliffe: loss of openness would substantially reduce the gap between them and cause the perceived merging. The General Area plays a crucial role in maintaining a gap between Durham City and Sunderland Bridge: loss of openness would substantially reduce the gap between them.</p> <p>Score: Strong</p>
Overall assessment: What level of contribution does the General Area make to purpose 2?	Bring together above factors to determine overall assessment (taking balanced view) Apply scoring system: No / Weak / Moderate / Strong	Score: Strong
Purpose 3: To assist in safeguarding the countryside from encroachment		
Sub-Criteria	Scoring	Assessment
What are the principal land-uses within the General Area?	Describe the principal land uses within the General Area (e.g. agricultural, woodland, recreational, residential, commercial, industrial).	The principal land use within the General Area is split, and the General Area has two different characteristics. The General Area has a mixture of rural and non-rural land uses with between 5% and 10% built development. The non-rural land uses consist of Josephine Butler College, a Park and Ride Facility and a crematorium immediately to the east of the A177 (south). There is also university uses along the A177 (east) and the village of Houghall, which his washed over by the Green Belt. The south of the General Area has very limited built development and is characterised by rural land uses consisting of isolated farmsteads.
What is the level of built development within the General Area?	<p>Strong: The General Area is made up of predominantly rural land-uses with less than 5% built development.</p> <p>Moderate: The General Area is made up of a mixture of rural and non-rural land uses with between 5% and 10% built development.</p> <p>Weak: The General Area is made up of predominantly non-rural land uses with between 10% and 25% built development</p> <p>No contribution: The General Area is made up of non-rural land uses with more than 25% built development.</p>	Score: Moderate
What contribution does the General Area make to the perceived openness of the Green Belt?	Describe the degree of visual openness or enclosure of the General Area and the presence of longer views and vistas and consider what impact this may have on the overall score.	The north of the General Area is more enclosed than the south with limited long line views. The topography of the south of the General Area is relatively open with long line views to the east and south. There are limited views towards Durham City, which are obscured by heavily wooded bluffs. The topography is undulating and slopes towards toe east, before rising outside the General Area in the east. The presence of visual openness to the south of the General Area does not impact upon the score given the level of built form in the north of the General Area.
Overall assessment: What level of contribution does the General Area make to purpose 3?	Bring together above factors to determine overall assessment (taking balanced view) Apply scoring system: No / Weak / Moderate / Strong	Score: Moderate
Purpose 4: To preserve the setting and special character of historic towns		
Sub-Criteria	Scoring	Assessment

<p>To preserve the setting and special character of Durham City</p>	<p>Strong Contribution: The Landscape and Setting of the General Area or Green Belt parcel is considered to be strongly supporting the setting of the historic City of Durham.</p> <p>Moderate Contribution: The Landscape and Setting of the Green Belt is considered to be moderately supporting the setting of the historic City of Durham.</p> <p>Weak Contribution: The Landscape and Setting of the General Area is considered to be weakly supporting the setting of the historic City of Durham.</p> <p>No contribution: The Landscape and Setting of the General Area is not considered to have an adverse impact on the setting of the historic City of Durham.</p>	<p>Durham City has been identified as a Historic City. The Durham City Conservation Area has been defined as the boundary of the Historic Core for Durham City. The contribution of the General Area in supporting the historic setting of Durham has been classified using six criteria.</p> <p>1. Perception of the Scale of the City The Historic Core (Durham City Conservation Area) falls within General Area 14. Approximately 1/30 of the General Area is therefore within the Historic Core. This General Area therefore makes a strong contribution to the perception of the scale of the City.</p> <p>2. Physical form of the Inner Setting (green fingers into the City). This General Area forms part of a Green Finger that penetrates Durham City from the south-east. This Green Finger consists of ‘the valley of the Wear to the south-east of the city from the racecourse to Shincliffe and between Gilesgate / Sherburn Road Estate and Whinney Hill.</p> <p>Mount Joy and Little High Wood / Great High Wood are also located within this General Area. This General Area therefore considered to make a strong contribution to the perception to the setting of the historic City of Durham.</p> <p>3. Views In and Out towards the Countryside, including long distance views. The General Area falls within the Inner Setting or Inner Bowl of Durham City. It does not contain any notable viewpoints and views towards Durham City are obscured by heavily wooded bluffs. The General Area is therefore considered to make a weak contribution to the setting of the historic setting of Durham.</p> <p>4. Key approaches to and journeys to the City. The General Area includes two primary transport route at its northern and western</p> <p>The A177 (south) provides access to Durham City. The approach includes modern built form prior to meeting the Historic Core (edge of the Conservation Area), including modern university buildings and a park and ride facility. If this General Area was developed along the A177 (south) then the scale Durham only be weakly affected as the historic core is not visible and modern development has occurred along this route</p> <p>The A177 (east) provides access to Durham City. The approach involves leaving Shincliffe and passing through the General Area. The first built form on the approach to Durham is within the Conservation area and therefore you immediately reach the historic core of Durham.</p> <p>If this General Area was developed along the A177 (east) then the scale Durham would be strongly affected. There are not any strong views of the historic core along the A177 due to the heavy wooded bluff containing Maiden Castle.</p> <p>5. Historic and cultural association The General Area contains eight Grade II Listed Buildings;</p> <ul style="list-style-type: none"> ● Boundary Stone North of School of Agriculture on A171 (east). ● Shincliffe Bridge. ● Water board cottages and building on the road from A177 to Houghall. ● Houghall Farm Barns. ● Hollingside House and Wall. ● High Houghall Farmhouse Barn to east and Barn to north (listed as three buildings). ● Cottage North-West of Low Burn Hall Farmhouse.
---	---	--

		<p>The south-west of the General Area falls within the Burn Hall Conservation Area. Whilst the majority of listed structures fall within General Area 18, the wider estate falls within this General Area. Approximately 1/20th of the General Area falls within the Durham City Conservation Area.</p> <p>The General Area does not contain any Registered Monument or Registered Historic Park and Gardens.</p> <p>The very small proportion of the General Area lies partly in the Durham City Conservation Area. The General Area is considered to contain few notable heritage assets with limited significance, as the Burn Hall Conservation Area only covers part of the General Area. The General Area therefore makes a moderate contribution to the setting of Durham City.</p> <p>6. Landscape character / Quality</p> <p>The General Area falls within the Wear Lowlands Countryside Character Area and within the Broad Landscape Type: Incised Lowland Valley and is therefore considered to make a strong contribution to the historic setting of Durham.</p> <p>Score: Strong</p>
What is the proximity of the Durham City historic core to the Green Belt?	<p>Strong: The historic core is adjacent to the Green Belt boundary</p> <p>Moderate: Historic core is separated from Green Belt by non-designated but pre WWII development.</p> <p>Weak: Historic core is separated from Green Belt by post WWII development.</p> <p>No: Historic core is 5km or greater from the Green Belt boundary.</p>	<p>The Historic Core (Durham City Conservation Area) falls very slightly within General Area 14. Approximately 1/30th of the General Area is therefore within the Historic Core. This General Area therefore makes a strong contribution.</p> <p>Score: Strong</p>
Overall assessment: What level of contribution does the General Area make to purpose 4?	<p>Bring together above conclusions to determine the overall assessment (taking balanced view).</p> <p>Apply scoring system: Strong / Moderate / Weak / No</p>	<p>Score: Strong</p>
Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.		
Sub-Criteria	Scoring	Assessment
Overall assessment: What level of contribution does the General Area make to purpose 5?	<p>All Green Belt land can be considered to support urban regeneration of settlements beyond the County Durham Green Belt and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Therefore in the final Stage 1 Green Belt Assessment all General Areas are considered to score moderately against purpose 5.</p>	<p>Score: Moderate</p>

15 General Area 15: South

GENERAL AREA: 15 South		
Location	North of the River Wear and south of the River Browney, east of A167	
Area	18ha	
Purpose 1: To check the unrestricted sprawl of Large Built Up Areas		
Sub-Criteria	Scoring	Assessment
Existing boundary with built up area: a. Is there an existing durable boundary between the built up area and the Green Belt General Area / parcel which could prevent sprawl? b. Does the Green Belt have a role protecting land which is considered to be open?	Strong: The General Area is connected to and in close proximity to a large built up area. The existing Green Belt boundary supports a strongly defined and durable existing boundary feature and has a role protecting land which is considered to be open. Moderate: The General Area is connected to and in close proximity to a defined large built up area. The existing Green Belt boundary consists of a mix of durable and less durable features and Green Belt has a role protecting land which is considered to be open. Weak: The General Area is connected to and in close proximity to a defined large built up area. The existing Green Belt boundary is predominantly lacking in durability, or the Green Belt designation is not considered to be protecting land which is open. No contribution: The General Area forms part of the County Durham Green Belt, but it is not adjacent to any large built up area.	The General Area exists to the south of the Green Belt boundary with Durham City. The General Area has no connection to a large built up area. The Green Belt at this location therefore forms part of the County Durham Green Belt, but is not in close proximity to any large built up areas. Score: No contribution

<p>Connection to the built up area: a. Is the General Area well connected to the built up area along a number of boundaries? b. Is there a risk of sprawl or could development of the General Area constitute 'rounding off' of the built up area?</p>	<p>Strong: The General Area is connected to the built up area along one boundary and development would not constitute rounding off therefore creating the risk of sprawl. The General Area is not directly connected to the built up area however there is still a risk of sprawl as it lies close to it and it is connected via a transport corridor or has a visual connection. Development would not constitute rounding off therefore creating the risk of sprawl. Moderate: The General Area is connected to the built up area along two boundaries and while there is some potential for development to constitute rounding off there is some risk of sprawl. Weak: The General Area is connected to the built up area along three boundaries and development would constitute rounding off therefore there is limited risk of sprawl. No contribution: The General Area is not connected to or close to the built up area and there is no risk of sprawl.</p>	<p>The General Area is not connected to or close to the built up area and there is no risk of sprawl. Score: No contribution.</p>
<p>Ribbon development: What role does the General Area play in preventing ribbon development? (may not be relevant in all circumstances).</p>	<p>Strong: There is limited existing ribbon development within the General Area / There is existing ribbon development outside of the General Area but adjacent to it. There is potential for further limited ribbon development which the General Area has a weak role in preventing / There is potential for limited ribbon development entering the General Area which the General Area has a weak role in preventing. Moderate: There is existing ribbon development within the General Area / There is limited existing ribbon development within the General Area. There is potential for some further ribbon development which the General Area has a moderate role in preventing. Weak: There is existing ribbon development within the General Area. There is a high potential for further ribbon development which the General Area has a strong role in preventing. No contribution: There is no potential for ribbon development</p>	<p>There is no existing ribbon development. Score: No contribution.</p>
<p>Overall assessment: What level of contribution does the General Area make to purpose 1?</p>	<p>Bring together all conclusions from above to determine the overall assessment (taking balanced view). Apply scoring system: Strong / Moderate / Weak / No</p>	<p>Score: No contribution</p>
<p>Purpose 2: To prevent neighbouring towns from merging into one another</p>		
<p>Sub-Criteria</p>	<p>Scoring</p>	<p>Assessment</p>
<p>Does the General Area lie in a gap between settlements?</p>	<p>Describe the location of the General Area in relation to the gaps between settlements.</p>	<p>The Local Interpretation of the second purpose within Durham County seeks to ensure that settlements do not merge into one another. In the case of General Area 15, this applies to the settlements of Durham City and Sunderland Bridge.</p>
<p>What contribution does the General Area make towards maintaining a gap between settlements?</p>	<p>Strong: The General Area plays a crucial role in maintaining a gap between settlements: loss of openness would cause them to merge, or substantially reduce the gap between them. Moderate: The General Area plays some role in maintaining a gap between settlements: loss of openness would not cause settlements to merge but would erode the gap between them. Weak: The General Area plays a very limited role in maintaining a gap between settlements: loss of openness would not reduce such a gap. No contribution: The General Area plays no role in maintaining a gap between settlements.</p>	<p>The land gap between Durham City and Sunderland Bridge is approximately 2.2km and consists predominately of open countryside. The A167 forms a direct route between the settlements and the land form slopes downwards going south away from Durham City. There is no direct views between the settlements. The General Area plays some role in maintaining a gap between these settlements: loss of openness would not cause settlements to merge but would erode the gap between them. Score: Moderate</p>
<p>Overall assessment: What level of contribution does the General Area make to purpose 2?</p>	<p>Bring together above factors to determine overall assessment (taking balanced view) Apply scoring system: No / Weak / Moderate / Strong</p>	<p>Score: Moderate</p>
<p>Purpose 3: To assist in safeguarding the countryside from encroachment</p>		
<p>Sub-Criteria</p>	<p>Scoring</p>	<p>Assessment</p>

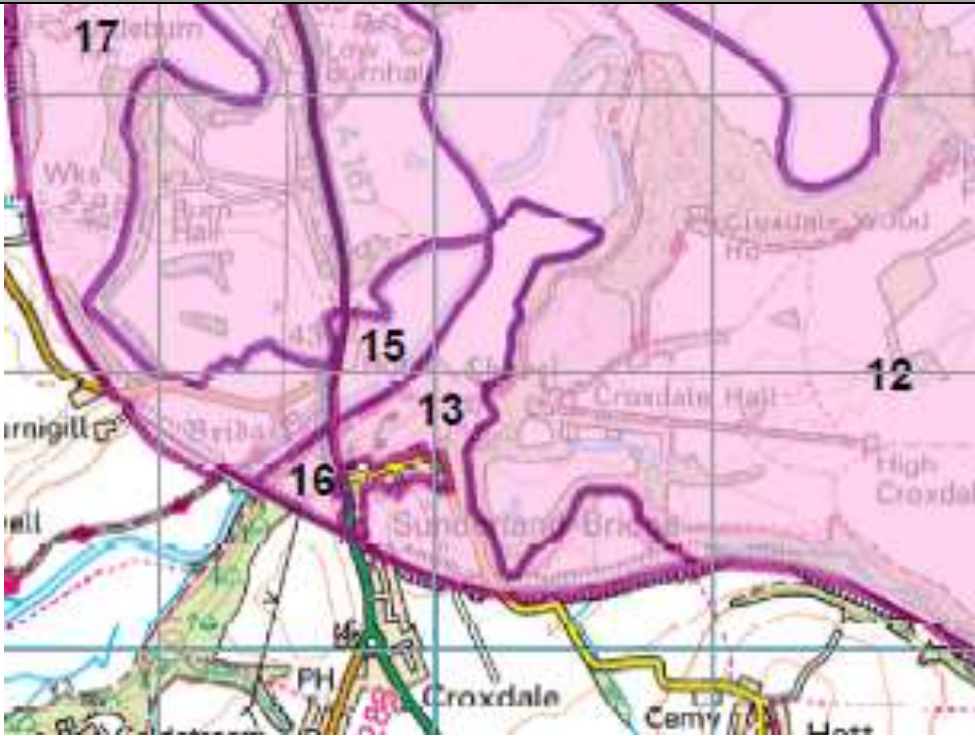
What are the principal land-uses within the General Area?	Describe the principal land uses within the General Area (e.g. agricultural, woodland, recreational, residential, commercial, industrial).	The principal land use within the General Area is open countryside and agricultural land. The General Area has between 5% and 10% built development consisting of non-rural land uses including a hotel and its car park (The Honest Lawyer) which are in the south-west corner of the General Area.
What is the level of built development within the General Area?	<p>Strong: The General Area is made up of predominantly rural land-uses with less than 5% built development.</p> <p>Moderate: The General Area is made up of a mixture of rural and non-rural land uses with between 5% and 10% built development.</p> <p>Weak: The General Area is made up of predominantly non-rural land uses with between 10% and 25% built development</p> <p>No contribution: The General Area is made up of non-rural land uses with more than 25% built development.</p>	Score: Moderate
What contribution does the General Area make to the perceived openness of the Green Belt?	Describe the degree of visual openness or enclosure of the General Area and the presence of longer views and vistas and consider what impact this may have on the overall score.	The topography of the General Area is flat and it is entirely open with long line views across it. This does not impact upon the score given the levels of built development within the General Area. Heavy trees line the boundaries of the General Area particularly along the River Wear however there is no vegetation within the General Area.
Overall assessment: What level of contribution does the General Area make to purpose 3?	Bring together above factors to determine overall assessment (taking balanced view) Apply scoring system: No / Weak / Moderate / Strong	Score: Moderate

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

Sub-Criteria	Scoring	Assessment
To preserve the setting and special character of Durham City	<p>Strong Contribution: The Landscape and Setting of the General Area or Green Belt parcel is considered to be strongly supporting the setting of the historic City of Durham.</p> <p>Moderate Contribution: The Landscape and Setting of the Green Belt is considered to be moderately supporting the setting of the historic City of Durham.</p> <p>Weak Contribution: The Landscape and Setting of the General Area is considered to be weakly supporting the setting of the historic City of Durham.</p> <p>No contribution: The Landscape and Setting of the General Area is not considered to have an adverse impact on the setting of the historic City of Durham.</p>	<p>Durham City has been identified as a Historic City. The Durham City Conservation Area has been defined as the boundary of the Historic Core for Durham City. The contribution of the General Area in supporting the historic setting of Durham has been classified using six criteria.</p> <p>1. Perception of the Scale of the City</p> <p>The Historic Core (Durham City Conservation Area) is located approximately 3km north of this General Area. This General Area therefore makes a weak contribution to the perception of the scale of the City.</p> <p>2. Physical form of the Inner Setting (green fingers into the City).</p> <p>This General Area forms the outer extent of a Green Finger that penetrates Durham City from the south-east. This Green Finger consists of ‘the valley of the Wear to the south-east of the city from the racecourse to Shincliffe and between Gilesgate / Sherburn Road Estate and Whinney Hill. This General Area therefore considered to make a moderate contribution to the perception to the setting of the historic City of Durham.</p> <p>3. Views In and Out towards the Countryside, including long distance views.</p> <p>The General Area falls within the Outer Setting of Durham City. It does not contain any notable viewpoints and there are no views towards the Historic Core. The General Area is therefore considered to make a weak contribution to the setting of the historic setting of Durham.</p> <p>4. Key approaches to and journeys to the City.</p> <p>The General Area includes one primary transport route; the A167 running along the western boundary of the General Area. This route provides access to Durham City. However the General Area is over 3km from the Historic Core / historic built form and passes through General Area 14 before reaching Durham City. Therefore if this General Area was developed along the A167 then the scale Durham would be weakly affected. There are not any strong views of the historic core along the A167 based on the distance from Durham City and the open countryside prior to reaching Durham City.</p>

		<p>5. Historic and cultural association</p> <p>The General Area contains no Listed Buildings or Registered Monument. The Sunderland Bridge Conservation Area covers the full extent of General Area 15. The Conservation Area in this General Area consists of large open areas of either agricultural fields or planned landscaped gardens. These sit alongside the extensive private estate of Croxdale Hall the seat of the Salvin family since the 15th century (fall within General Area 13). It is this combination of planned village, landmark upper class country house estate and dramatic modified landscape that contributes significantly to the wider setting of Durham City.</p> <p>The General Area is considered to contain few notable with limited significance heritage assets. The General Area therefore makes a moderate contribution to the setting of Durham City.</p> <p>6. Landscape character / Quality</p> <p>The General Area falls within the Wear Lowlands Countryside Character Area and within the Broad Landscape Type: Incised Lowland Valley and is therefore considered to make a strong contribution to the historic setting of Durham.</p> <p>Score: Moderate</p>
What is the proximity of the Durham City historic core to the Green Belt?	<p>Strong: The historic core is adjacent to the Green Belt boundary</p> <p>Moderate: Historic core is separated from Green Belt by non-designated but pre WWII development.</p> <p>Weak: Historic core is separated from Green Belt by post WWII development.</p> <p>No: Historic core is 5km or greater from the Green Belt boundary.</p>	<p>The Historic Core (Durham City Conservation Area) is located 3km from this General Area and is separated by post WWII development and open countryside.</p> <p>Score: Weak</p>
Overall assessment: What level of contribution does the General Area make to purpose 4?	<p>Bring together above conclusions to determine the overall assessment (taking balanced view).</p> <p>Apply scoring system: Strong / Moderate / Weak / No</p>	Score: Moderate
Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.		
Sub-Criteria	Scoring	Assessment
Overall assessment: What level of contribution does the General Area make to purpose 5?	All Green Belt land can be considered to support urban regeneration of settlements beyond the County Durham Green Belt and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Therefore in the final Stage 1 Green Belt Assessment all General Areas are considered to score moderately against purpose 5.	Score: Moderate

16 General Area 16: South

GENERAL AREA: 16 South		
Location	South of the River Wear, west of A167 and north of railway line	
Area	6.3ha	
Purpose 1: To check the unrestricted sprawl of Large Built Up Areas		
Sub-Criteria	Scoring	Assessment
Existing boundary with built up area: a. Is there an existing durable boundary between the built up area and the Green Belt General Area / parcel which could prevent sprawl? b. Does the Green Belt have a role protecting land which is considered to be open?	<p>Strong: The General Area is connected to and in close proximity to a large built up area. The existing Green Belt boundary supports a strongly defined and durable existing boundary feature and has a role protecting land which is considered to be open.</p> <p>Moderate: The General Area is connected to and in close proximity to a defined large built up area. The existing Green Belt boundary consists of a mix of durable and less durable features and Green Belt has a role protecting land which is considered to be open.</p> <p>Weak: The General Area is connected to and in close proximity to a defined large built up area. The existing Green Belt boundary is predominantly lacking in durability, or the Green Belt designation is not considered to be protecting land which is open.</p> <p>No contribution: The General Area forms part of the County Durham Green Belt, but it is not adjacent to any large built up area.</p>	<p>The General Area exists to the south of the Green Belt boundary with Durham City. The General Area lies adjacent to the inset settlement of Sunderland Bridge which is not identified as a large built up area.</p> <p>The Green Belt at this location therefore forms part of the County Durham Green Belt, but is not in close proximity to any large built up areas.</p> <p>Score: No contribution</p>

<p>Connection to the built up area: a. Is the General Area well connected to the built up area along a number of boundaries? b. Is there a risk of sprawl or could development of the General Area constitute 'rounding off' of the built up area?</p>	<p>Strong: The General Area is connected to the built up area along one boundary and development would not constitute rounding off therefore creating the risk of sprawl. The General Area is not directly connected to the built up area however there is still a risk of sprawl as it lies close to it and it is connected via a transport corridor or has a visual connection. Development would not constitute rounding off therefore creating the risk of sprawl. Moderate: The General Area is connected to the built up area along two boundaries and while there is some potential for development to constitute rounding off there is some risk of sprawl. Weak: The General Area is connected to the built up area along three boundaries and development would constitute rounding off therefore there is limited risk of sprawl. No contribution: The General Area is not connected to or close to the built up area and there is no risk of sprawl.</p>	<p>The General Area is not connected to or close to the built up area and there is no risk of sprawl. Score: No contribution.</p>
<p>Ribbon development: What role does the General Area play in preventing ribbon development? (may not be relevant in all circumstances).</p>	<p>Strong: There is limited existing ribbon development within the General Area / There is existing ribbon development outside of the General Area but adjacent to it. There is potential for further limited ribbon development which the General Area has a weak role in preventing / There is potential for limited ribbon development entering the General Area which the General Area has a weak role in preventing. Moderate: There is existing ribbon development within the General Area / There is limited existing ribbon development within the General Area. There is potential for some further ribbon development which the General Area has a moderate role in preventing. Weak: There is existing ribbon development within the General Area. There is a high potential for further ribbon development which the General Area has a strong role in preventing. No contribution: There is no potential for ribbon development</p>	<p>There is no existing ribbon development. Score: No contribution.</p>
<p>Overall assessment: What level of contribution does the General Area make to purpose 1?</p>	<p>Bring together all conclusions from above to determine the overall assessment (taking balanced view). Apply scoring system: Strong / Moderate / Weak / No</p>	<p>Score: No contribution</p>
<p>Purpose 2: To prevent neighbouring towns from merging into one another</p>		
<p>Sub-Criteria</p>	<p>Scoring</p>	<p>Assessment</p>
<p>Does the General Area lie in a gap between settlements?</p>	<p>Describe the location of the General Area in relation to the gaps between settlements.</p>	<p>The Local Interpretation of the second purpose within Durham County seeks to ensure that settlements do not merge into one another. In the case of General Area 16, this applies to the settlements of Sunderland Bridge and Tudhoe.</p>
<p>What contribution does the General Area make towards maintaining a gap between settlements?</p>	<p>Strong: The General Area plays a crucial role in maintaining a gap between settlements: loss of openness would cause them to merge, or substantially reduce the gap between them. Moderate: The General Area plays some role in maintaining a gap between settlements: loss of openness would not cause settlements to merge but would erode the gap between them. Weak: The General Area plays a very limited role in maintaining a gap between settlements: loss of openness would not reduce such a gap. No contribution: The General Area plays no role in maintaining a gap between settlements.</p>	<p>The land gap between Sunderland Bridge and Tudhoe is approximately 2km and consists of predominantly open countryside. The B6288 forms a direct route between the settlements but there is no visibility between the settlements. The General Area plays a very limited role in maintaining the gap between settlements: loss of openness would not reduce the perceived gap. Score: Weak</p>
<p>Overall assessment: What level of contribution does the General Area make to purpose 2?</p>	<p>Bring together above factors to determine overall assessment (taking balanced view) Apply scoring system: No / Weak / Moderate / Strong</p>	<p>Score: Weak</p>
<p>Purpose 3: To assist in safeguarding the countryside from encroachment</p>		
<p>Sub-Criteria</p>	<p>Scoring</p>	<p>Assessment</p>
<p>What are the principal land-uses within the General Area?</p>	<p>Describe the principal land uses within the General Area (e.g. agricultural, woodland, recreational, residential, commercial, industrial).</p>	<p>The principal land use within the General Area is open countryside and agricultural land. The General Area has between 5% and 10% built development consisting of non-rural land uses</p>

<p>What is the level of built development within the General Area?</p>	<p>Strong: The General Area is made up of predominantly rural land-uses with less than 5% built development. Moderate: The General Area is made up of a mixture of rural and non-rural land uses with between 5% and 10% built development. Weak: The General Area is made up of predominantly non-rural land uses with between 10% and 25% built development No contribution: The General Area is made up of non-rural land uses with more than 25% built development.</p>	<p>including the sewage treatment works which is located at the western most corner of the General Area and a small gate house with a wall and gates located in the northern most corner of the General Area, which is linked to the access road which runs through the northern section.</p> <p>Score: Moderate</p>
<p>What contribution does the General Area make to the perceived openness of the Green Belt?</p>	<p>Describe the degree of visual openness or enclosure of the General Area and the presence of longer views and vistas and consider what impact this may have on the overall score.</p>	<p>The topography of the General Area slopes downwards towards the River Wear with the northern section of the General Area being at the lowest point. There are some areas of dense woodland particularly to the north of the General Area with some tree lining within the General Area itself. There are therefore some open long line views from Sunderland Bridge outwards into the General Area however some views are restricted due to vegetation. The visual openness in some places does not impact upon the score given the level of built form within the General Area.</p>
<p>Overall assessment: What level of contribution does the General Area make to purpose 3?</p>	<p>Bring together above factors to determine overall assessment (taking balanced view) Apply scoring system: No / Weak / Moderate / Strong</p>	<p>Score: Moderate</p>
<p>Purpose 4: To preserve the setting and special character of historic towns</p>		
<p>Sub-Criteria</p>	<p>Scoring</p>	<p>Assessment</p>
<p>To preserve the setting and special character of Durham City</p>	<p>Strong Contribution: The Landscape and Setting of the General Area or Green Belt parcel is considered to be strongly supporting the setting of the historic City of Durham. Moderate Contribution: The Landscape and Setting of the Green Belt is considered to be moderately supporting the setting of the historic City of Durham. Weak Contribution: The Landscape and Setting of the General Area is considered to be weakly supporting the setting of the historic City of Durham. No contribution: The Landscape and Setting of the General Area is not considered to have an adverse impact on the setting of the historic City of Durham.</p>	<p>Durham City has been identified as a Historic City. The Durham City Conservation Area has been defined as the boundary of the Historic Core for Durham City. The contribution of the General Area in supporting the historic setting of Durham has been classified using six criteria.</p> <p>1. Perception of the Scale of the City The Historic Core (Durham City Conservation Area) is located over 3km north of this General Area. This General Area therefore makes a weak contribution to the perception of the scale of the City.</p> <p>2. Physical form of the Inner Setting (green fingers into the City). The General Area is located beyond the inner setting of Durham City and does not form a Green Finger into the City. Therefore the General Area makes a weak contribution to the special character and perceived scale of the City.</p> <p>3. Views In and Out towards the Countryside, including long distance views. The General Area falls within the Outer Setting of Durham City. It does not contain any notable viewpoints and there are no views towards the Historic Core. The General Area is therefore considered to make a weak contribution to the setting of the historic setting of Durham.</p> <p>4. Key approaches to and journeys to the City. The General Area includes one primary transport route; the A167 running along the eastern boundary of the General Area. This route provides access to Durham City. However the General Area is over 3km from the Historic Core / historic built form and passes through General Area 14 and 15 before reaching Durham City. Therefore if this General Area was developed along the A167 then the scale Durham would be weakly affected. There are not any strong views of the historic core along the A167 based on the distance from Durham City and the open countryside prior to reaching Durham City.</p> <p>5. Historic and cultural association</p>

		<p>The General Area contains no Listed Buildings. It does contain the Sunderland Bridge Scheduled Monument. The Sunderland Bridge Conservation Area covers the full extent of General Area 16. The Conservation Area in this General Area consists of large open areas of either agricultural fields or planned landscaped gardens. These sit alongside the extensive private estate of Croxdale Hall the seat of the Salvin family since the 15th century (fall within General Area 13). It is this combination of planned village, landmark upper class country house estate and dramatic modified landscape that contributes significantly to the wider setting of Durham City.</p> <p>The General Area is considered to contain few notable with limited significance heritage assets. The General Area therefore makes a moderate contribution to the setting of Durham City.</p> <p>6. Landscape character / Quality</p> <p>The General Area falls within the Wear Lowlands Countryside Character Area and within the Broad Landscape Type: Incised Lowland Valley and is therefore considered to make a strong contribution to the historic setting of Durham.</p> <p>Score: Moderate</p>
What is the proximity of the Durham City historic core to the Green Belt?	<p>Strong: The historic core is adjacent to the Green Belt boundary</p> <p>Moderate: Historic core is separated from Green Belt by non-designated but pre WWII development.</p> <p>Weak: Historic core is separated from Green Belt by post WWII development.</p> <p>No: Historic core is 5km or greater from the Green Belt boundary.</p>	<p>The Historic Core (Durham City Conservation Area) is located over 3km from this General Area and is separated by post WWII development and open countryside.</p> <p>Score: Weak</p>
Overall assessment: What level of contribution does the General Area make to purpose 4?	<p>Bring together above conclusions to determine the overall assessment (taking balanced view).</p> <p>Apply scoring system: Strong / Moderate / Weak / No</p>	<p>Score: Moderate</p>
Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.		
Sub-Criteria	Scoring	Assessment
Overall assessment: What level of contribution does the General Area make to purpose 5?	<p>All Green Belt land can be considered to support urban regeneration of settlements beyond the County Durham Green Belt and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Therefore in the final Stage 1 Green Belt Assessment all General Areas are considered to score moderately against purpose 5.</p>	<p>Score: Moderate</p>

17 General Area 17: South


GENERAL AREA: 17 South		
Location	South of Durham, west of River Browney and east of Durham-York train line	
Area	134.3ha	
Purpose 1: To check the unrestricted sprawl of Large Built Up Areas		
Sub-Criteria	Scoring	Assessment
Existing boundary with built up area: a. Is there an existing durable boundary between the built up area and the Green Belt General Area / parcel which could prevent sprawl? b. Does the Green Belt have a role protecting land which is considered to be open?	Strong: The General Area is connected to and in close proximity to a large built up area. The existing Green Belt boundary supports a strongly defined and durable existing boundary feature and has a role protecting land which is considered to be open. Moderate: The General Area is connected to and in close proximity to a defined large built up area. The existing Green Belt boundary consists of a mix of durable and less durable features and Green Belt has a role protecting land which is considered to be open. Weak: The General Area is connected to and in close proximity to a defined large built up area. The existing Green Belt boundary is predominantly lacking in durability, or the Green Belt designation is not considered to be protecting land which is open. No contribution: The General Area forms part of the County Durham Green Belt, but it is not adjacent to any large built up area.	The General Area exists to the east of Langley Moor which is not defined as a large built up area. The General Area forms part of the County Durham Green Belt, but it is not adjacent to any large built up area. Score: No contribution

<p>Connection to the built up area: a. Is the General Area well connected to the built up area along a number of boundaries? b. Is there a risk of sprawl or could development of the General Area constitute 'rounding off' of the built up area?</p>	<p>Strong: The General Area is connected to the built up area along one boundary and development would not constitute rounding off therefore creating the risk of sprawl. The General Area is not directly connected to the built up area however there is still a risk of sprawl as it lies close to it and it is connected via a transport corridor or has a visual connection. Development would not constitute rounding off therefore creating the risk of sprawl. Moderate: The General Area is connected to the built up area along two boundaries and while there is some potential for development to constitute rounding off there is some risk of sprawl. Weak: The General Area is connected to the built up area along three boundaries and development would constitute rounding off therefore there is limited risk of sprawl. No contribution: The General Area is not connected to or close to the built up area and there is no risk of sprawl.</p>	<p>The General Area is not connected to or close to the built up area and there is no risk of sprawl. Score: No contribution</p>
<p>Ribbon development: What role does the General Area play in preventing ribbon development? (may not be relevant in all circumstances).</p>	<p>Strong: There is limited existing ribbon development within the General Area / There is existing ribbon development outside of the General Area but adjacent to it. There is potential for further limited ribbon development which the General Area has a weak role in preventing / There is potential for limited ribbon development entering the General Area which the General Area has a weak role in preventing. Moderate: There is existing ribbon development within the General Area / There is limited existing ribbon development within the General Area. There is potential for some further ribbon development which the General Area has a moderate role in preventing. Weak: There is existing ribbon development within the General Area. There is a high potential for further ribbon development which the General Area has a strong role in preventing. No contribution: There is no potential for ribbon development</p>	<p>There is no existing ribbon development. Score: No contribution.</p>
<p>Overall assessment: What level of contribution does the General Area make to purpose 1?</p>	<p>Bring together all conclusions from above to determine the overall assessment (taking balanced view). Apply scoring system: Strong / Moderate / Weak / No</p>	<p>Score: No contribution</p>
<p>Purpose 2: To prevent neighbouring towns from merging into one another</p>		
<p>Sub-Criteria</p>	<p>Scoring</p>	<p>Assessment</p>
<p>Does the General Area lie in a gap between settlements?</p>	<p>Describe the location of the General Area in relation to the gaps between settlements.</p>	<p>The Local Interpretation of the second purpose within Durham County seeks to ensure that settlements do not merge into one another. In the case of General Area 17, this applies to the settlements of Durham City and Langley Moor.</p>
<p>What contribution does the General Area make towards maintaining a gap between settlements?</p>	<p>Strong: The General Area plays a crucial role in maintaining a gap between settlements: loss of openness would cause them to merge, or substantially reduce the gap between them. Moderate: The General Area plays some role in maintaining a gap between settlements: loss of openness would not cause settlements to merge but would erode the gap between them. Weak: The General Area plays a very limited role in maintaining a gap between settlements: loss of openness would not reduce such a gap. No contribution: The General Area plays no role in maintaining a gap between settlements.</p>	<p>The land gap between Durham City and Langley Moor is approximately 1km and comprises open countryside that has an area of heavy woodland and Nevilles Cross Bank which is located in the middle of the two settlements. The distance between Langley Moor Industrial Estate and Durham City (across General Area 17 and 18) is approximately 0.85km and there is visibility between these areas due to the land form which slopes gently down away from Durham and is raised at Langley Moor. This forms part of the Browney Valley between General Area 17 and 18. The A690 forms a direct route between the settlements. The General Area plays a crucial role in maintaining a gap between Durham City and Langley Moor as loss of openness would substantially reduce the gap between them. Score: Strong</p>
<p>Overall assessment: What level of contribution does the General Area make to purpose 2?</p>	<p>Bring together above factors to determine overall assessment (taking balanced view) Apply scoring system:</p>	<p>Score: Strong</p>

	No / Weak / Moderate / Strong	
Purpose 3: To assist in safeguarding the countryside from encroachment		
Sub-Criteria	Scoring	Assessment
What are the principal land-uses within the General Area?	Describe the principal land uses within the General Area (e.g. agricultural, woodland, recreational, residential, commercial, industrial).	The General Area is characterised by open countryside in agricultural use and areas of woodland. The General Area has between 10% and 25% built development which is predominantly non-rural uses. There are residential properties located to the north of the General Area off of the A690. There is also a new residential development located to the west of the railway line (Holliday Close). Deerness Kennels is located in the middle of the General Area and Durham City Golf Club and a sewage treatment works are located to the south of the General Area. There is a park located to the north of the General Area and a wooded area surrounding the Langley Moor Industrial Estate. Score: Weak
What is the level of built development within the General Area?	Strong: The General Area is made up of predominantly rural land-uses with less than 5% built development. Moderate: The General Area is made up of a mixture of rural and non-rural land uses with between 5% and 10% built development. Weak: The General Area is made up of predominantly non-rural land uses with between 10% and 25% built development No contribution: The General Area is made up of non-rural land uses with more than 25% built development.	
What contribution does the General Area make to the perceived openness of the Green Belt?	Describe the degree of visual openness or enclosure of the General Area and the presence of longer views and vistas and consider what impact this may have on the overall score.	The topography of the General Area slopes upwards from the valley located along the eastern boundary of the River Browney. There are therefore long line views from Durham City towards Langley Moor which is at a raised level. There are also views from Langley Moor towards Durham although some views are hindered by vegetation. The presence of some visual openness in places does not impact upon the score given the level of built development within the General Area.
Overall assessment: What level of contribution does the General Area make to purpose 3?	Bring together above factors to determine overall assessment (taking balanced view) Apply scoring system: No / Weak / Moderate / Strong	Score: Weak
Purpose 4: To preserve the setting and special character of historic towns		
Sub-Criteria	Scoring	Assessment
To preserve the setting and special character of Durham City	Strong Contribution: The Landscape and Setting of the General Area or Green Belt parcel is considered to be strongly supporting the setting of the historic City of Durham. Moderate Contribution: The Landscape and Setting of the Green Belt is considered to be moderately supporting the setting of the historic City of Durham. Weak Contribution: The Landscape and Setting of the General Area is considered to be weakly supporting the setting of the historic City of Durham. No contribution: The Landscape and Setting of the General Area is not considered to have an adverse impact on the setting of the historic City of Durham.	Durham City has been identified as a Historic City. The Durham City Conservation Area has been defined as the boundary of the Historic Core for Durham City. The contribution of the General Area in supporting the historic setting of Durham has been classified using six criteria. 1. Perception of the Scale of the City The Historic Core (Durham City Conservation Area) is located approximately 1km north east of this General Area (from its nearest point to the Historic Core). There is Green Belt (within General Area 19 and 20) and the modern built form of Durham between the General Area and the Historic Core. This General Area therefore makes a weak contribution to the perception of the scale of the City. 2. Physical form of the Inner Setting (green fingers into the City). This General Area does not form part of a Green Finger penetrates Durham City from the south-east. This General Area therefore considered to make a weak contribution to the perception to the setting of the historic City of Durham. 3. Views In and Out towards the Countryside, including long distance views. The General Area falls within the Outer Setting of Durham City. It does not contain any notable viewpoints and there are no views towards the Historic Core. The General Area is therefore considered to make a weak contribution to the setting of the historic setting of Durham. 4. Key approaches to and journeys to the City.

		<p>The General Area includes one primary transport route; the A190 running along the northern boundary of the General Area. This route provides access to Durham City. The approach includes modern built form within Durham City, prior to meeting the Historic Core (edge of the Conservation Area). The stretch of the A690 in General Area 17 includes a large caravan along stretching along the road. There are not any views of the historic core along the A690 from this General Area is perceived as part of the Brandon built form.</p> <p>Therefore if this General Area was developed along the A690 then the scale Durham would be moderately affected.</p> <p>5. Historic and cultural association</p> <p>The General Area contains three Grade II Listed Buildings all focused around Littleburn Farm, including the Farm House, Garden Wall / Gate Piers and Barn. The General Area contains no Conservation Areas or Registered Historic Parks and Gardens. The General Area contains the Sunderland Bridge Scheduled Monument.</p> <p>The General Area is considered to contain no notable assets. The General Area therefore makes a weak contribution to the setting of Durham City.</p> <p>6. Landscape character / Quality</p> <p>The majority of the General Area falls within the Wear Lowlands Countryside Character Area and within the Broad Landscape Type: Incised Lowland Valley and is therefore considered to make a strong contribution to the setting of Durham. The middle western section of the General Area falls within the Wear Lowlands Countryside Character Area and within the Broad Landscape Type: Lowland Valley Terrace. This part of the General Area is therefore considered to make a moderate contribution to the historic setting of Durham.</p> <p>Score: Weak</p>
<p>What is the proximity of the Durham City historic core to the Green Belt?</p>	<p>Strong: The historic core is adjacent to the Green Belt boundary Moderate: Historic core is separated from Green Belt by non-designated but pre WWII development. Weak: Historic core is separated from Green Belt by post WWII development. No: Historic core is 5km or greater from the Green Belt boundary.</p>	<p>The Historic Core (Durham City Conservation Area) is located 1km from this General Area and is separated by post WWII development and open countryside.</p> <p>Score: Weak</p>
<p>Overall assessment: What level of contribution does the General Area make to purpose 4?</p>	<p>Bring together above conclusions to determine the overall assessment (taking balanced view).</p> <p>Apply scoring system: Strong / Moderate / Weak / No</p>	<p>Score: Weak</p>
<p>Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.</p>		
<p>Sub-Criteria</p>	<p>Scoring</p>	<p>Assessment</p>
<p>Overall assessment: What level of contribution does the General Area make to purpose 5?</p>	<p>All Green Belt land can be considered to support urban regeneration of settlements beyond the County Durham Green Belt and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Therefore in the final Stage 1 Green Belt Assessment all General Areas are considered to score moderately against purpose 5.</p>	<p>Score: Moderate</p>

18 General Area 18: South

GENERAL AREA: 18 South		
Location	South of Durham, east of River Browney and west of A167	
Area	189.6ha	
		
Purpose 1: To check the unrestricted sprawl of Large Built Up Areas		
Sub-Criteria	Scoring	Assessment
Existing boundary with built up area: a. Is there an existing durable boundary between the built up area and the Green Belt General Area / parcel which could prevent sprawl? b. Does the Green Belt have a role protecting land which is considered to be open?	<p>Strong: The General Area is connected to and in close proximity to a large built up area. The existing Green Belt boundary supports a strongly defined and durable existing boundary feature and has a role protecting land which is considered to be open.</p> <p>Moderate: The General Area is connected to and in close proximity to a defined large built up area. The existing Green Belt boundary consists of a mix of durable and less durable features and Green Belt has a role protecting land which is considered to be open.</p> <p>Weak: The General Area is connected to and in close proximity to a defined large built up area. The existing Green Belt boundary is predominantly lacking in durability, or the Green Belt designation is not considered to be protecting land which is open.</p> <p>No contribution: The General Area forms part of the County Durham Green Belt, but it is not adjacent to any large built up area.</p>	<p>The General Area exists to the south west of the large built up area of Durham City. The existing Green Belt boundary to the north east of the General Area adjoining Durham City consists of the rear gardens of residential properties along Kings Grove and Hastings Avenue which do not represent durable boundaries however the Green Belt has had a role protecting land which is considered to be open. It also consists of the A167 and Lowes Barn Bank which are strong and durable boundaries.</p> <p>The General Area is connected to and in close proximity to a defined large built up area. The existing Green Belt boundary consists of a mix of durable and less durable features and Green Belt has a role protecting land which is considered to be open.</p> <p>Score: Moderate</p>

<p>Connection to the built up area: a. Is the General Area well connected to the built up area along a number of boundaries? b. Is there a risk of sprawl or could development of the General Area constitute 'rounding off' of the built up area?</p>	<p>Strong: The General Area is connected to the built up area along one boundary and development would not constitute rounding off therefore creating the risk of sprawl. The General Area is not directly connected to the built up area however there is still a risk of sprawl as it lies close to it and it is connected via a transport corridor or has a visual connection. Development would not constitute rounding off therefore creating the risk of sprawl. Moderate: The General Area is connected to the built up area along two boundaries and while there is some potential for development to constitute rounding off there is some risk of sprawl. Weak: The General Area is connected to the built up area along three boundaries and development would constitute rounding off therefore there is limited risk of sprawl. No contribution: The General Area is not connected to or close to the built up area and there is no risk of sprawl.</p>	<p>The General Area is connected to the built up area along one boundary consisting of the north eastern boundary. Development would not constitute rounding off therefore creating the risk of sprawl. Score: Strong</p>
<p>Ribbon development: What role does the General Area play in preventing ribbon development? (may not be relevant in all circumstances).</p>	<p>Strong: There is limited existing ribbon development within the General Area / There is existing ribbon development outside of the General Area but adjacent to it. There is potential for further limited ribbon development which the General Area has a weak role in preventing / There is potential for limited ribbon development entering the General Area which the General Area has a weak role in preventing. Moderate: There is existing ribbon development within the General Area / There is limited existing ribbon development within the General Area. There is potential for some further ribbon development which the General Area has a moderate role in preventing. Weak: There is existing ribbon development within the General Area. There is a high potential for further ribbon development which the General Area has a strong role in preventing. No contribution: There is no potential for ribbon development</p>	<p>There is no existing ribbon development. Score: No Contribution</p>
<p>Overall assessment: What level of contribution does the General Area make to purpose 1?</p>	<p>Bring together all conclusions from above to determine the overall assessment (taking balanced view). Apply scoring system: Strong / Moderate / Weak / No</p>	<p>Score: Strong</p>
<p>Purpose 2: To prevent neighbouring towns from merging into one another</p>		
<p>Sub-Criteria</p>	<p>Scoring</p>	<p>Assessment</p>
<p>Does the General Area lie in a gap between settlements?</p>	<p>Describe the location of the General Area in relation to the gaps between settlements.</p>	<p>The Local Interpretation of the second purpose within Durham County seeks to ensure that settlements do not merge into one another. In the case of General Area 18, this applies to the settlements of Durham City and Langley Moor.</p>
<p>What contribution does the General Area make towards maintaining a gap between settlements?</p>	<p>Strong: The General Area plays a crucial role in maintaining a gap between settlements: loss of openness would cause them to merge, or substantially reduce the gap between them. Moderate: The General Area plays some role in maintaining a gap between settlements: loss of openness would not cause settlements to merge but would erode the gap between them. Weak: The General Area plays a very limited role in maintaining a gap between settlements: loss of openness would not reduce such a gap. No contribution: The General Area plays no role in maintaining a gap between settlements.</p>	<p>The land gap between Durham City and Langley Moor is approximately 1km and comprises open countryside that has an area of heavy woodland and Nevilles Cross Bank which is located in the middle of the two settlements. The distance between Langley Moor Industrial Estate and Durham City (across General Area 17 and 18) is approximately 0.85km and there is visibility between these areas due to the land form which slopes gently down away from Durham and is raised at Langley Moor. The A690 forms a direct route between the settlements. The General Area plays a crucial role in maintaining a gap between Durham City and Langley Moor as loss of openness would substantially reduce the gap between them. Score: Strong</p>

Overall assessment: What level of contribution does the General Area make to purpose 2?	Bring together above factors to determine overall assessment (taking balanced view) Apply scoring system: No / Weak / Moderate / Strong	Score: Strong
Purpose 3: To assist in safeguarding the countryside from encroachment		
Sub-Criteria	Scoring	Assessment
What are the principal land-uses within the General Area?	Describe the principal land uses within the General Area (e.g. agricultural, woodland, recreational, residential, commercial, industrial).	The principal land use within the General Area is open countryside and agricultural land with areas of woodland. The General Area has less than 5% built development. The built development consists of non-rural land uses including a number of heritage buildings. St Cuthbert's Hospice and a children's playground and play area are located to the north of the General Area, and Burn Hall and Herwood House are located to the south of the General Area.
What is the level of built development within the General Area?	Strong: The General Area is made up of predominantly rural land-uses with less than 5% built development. Moderate: The General Area is made up of a mixture of rural and non-rural land uses with between 5% and 10% built development. Weak: The General Area is made up of predominantly non-rural land uses with between 10% and 25% built development No contribution: The General Area is made up of non-rural land uses with more than 25% built development.	Score: Strong
What contribution does the General Area make to the perceived openness of the Green Belt?	Describe the degree of visual openness or enclosure of the General Area and the presence of longer views and vistas and consider what impact this may have on the overall score.	The topography of the General Area slopes gently down away from Durham City along the eastern boundary of the General Area creating a valley at the River Browney between General Area 17 and 18. There are therefore long line views from Durham City towards Langley Moor which is at a raised level. There are a number of wooded areas located throughout the General Area consisting of Moorhouse Wood, Borehole Wood, Farewellhall Wood, North Wood, and around Burn Hall.
Overall assessment: What level of contribution does the General Area make to purpose 3?	Bring together above factors to determine overall assessment (taking balanced view) Apply scoring system: No / Weak / Moderate / Strong	Score: Strong
Purpose 4: To preserve the setting and special character of historic towns		
Sub-Criteria	Scoring	Assessment
To preserve the setting and special character of Durham City	Strong Contribution: The Landscape and Setting of the General Area or Green Belt parcel is considered to be strongly supporting the setting of the historic City of Durham. Moderate Contribution: The Landscape and Setting of the Green Belt is considered to be moderately supporting the setting of the historic City of Durham. Weak Contribution: The Landscape and Setting of the General Area is considered to be weakly supporting the setting of the historic City of Durham. No contribution: The Landscape and Setting of the General Area is not considered to have an adverse impact on the setting of the historic City of Durham.	Durham City has been identified as a Historic City. The Durham City Conservation Area has been defined as the boundary of the Historic Core for Durham City. The contribution of the General Area in supporting the historic setting of Durham has been classified using six criteria. 1. Perception of the Scale of the City The Historic Core (Durham City Conservation Area) is located approximately 0.6 km north east of this General Area (from its nearest point to the Historic Core). There is modern built form between the General Area and the Historic Core. This General Area therefore makes a weak contribution to the perception of the scale of the City. 2. Physical form of the Inner Setting (green fingers into the City). This General Area does not form part of a Green Finger penetrates Durham City from the south-east. This General Area therefore considered to make a weak contribution to the perception to the setting of the historic City of Durham. 3. Views In and Out towards the Countryside, including long distance views. The General Area falls within the Outer Setting of Durham City. It does not contain any notable viewpoints and there are no views towards the Historic Core. The General Area is therefore considered to make a weak contribution to the setting of the historic setting of Durham. 4. Key approaches to and journeys to the City.

		<p>The General Area includes one primary transport route; the A167 running along the eastern boundary of the General Area. This route provides access to Durham City. The approach includes 1.8km stretch of modern built form within Durham City (outside the Green Belt), prior to meeting the Historic Core (edge of the Conservation Area). There are not any views of the historic core along the A167 as they are obscured by large wooded bluffs.</p> <p>Therefore if this General Area was developed along the A167 then the scale Durham would be moderately affected.</p> <p>5. Historic and cultural association</p> <p>The General Area contains two Grade II* Listed Buildings and seven Grade II Listed Buildings all related to the Burn Hall Estate and therefore focused in the south of the General Area:</p> <ul style="list-style-type: none"> • Gateway and Railing to East of Burn Hall (II) • Burn Hall (Grade II*) • Ha-Ha Wall to South of Burn Hall (Grade II) • Cow House of Home Farm, Burn Hall (Grade II*) • Ice House to North-West of Home Farm (Grade II) • Garden Wall North of Burn Hall and Garden House (Grade II) • Garden Scheme Offices, North West of Burn Hall (Grade II) • Conservatory North West of Burn Hall (Grade II) • Water Pump North West of Burn Hall (Grade II) <p>The General Area contains the Burn Hall Conservation Areas and the Burn Hall Registered Historic Parks and Garden. The General Area does not contain any Registered Monuments. Burn Hall is a Neo-classical private country house constructed between 1821 & 1834 to the design of renowned architect Ignatius Bonomi. It is set at heart of extensive grounds that are divided into open parkland-pasture and wooded fringes of the River Browney. The house is listed grade II* and the park is a Nationally Registered Historic Park and Garden (grade II). Within this are located the Home Farm and the irregularly shaped walled kitchen garden of the late 18th /early 19th century. The area also includes the historic farmsteads of Low Burn Hall and Farewell Hall Farm adding historic depth, these farmsteads illustrates the successive adaptation of agricultural buildings over time used in the operation of the adjacent Croxdale Colliery. Together these have high significance in presenting a picture of traditional rural life outside Durham City Centre. The historic parkland has great scenic value and is a living record of the evolving aesthetics of landscape design contributing significantly to the rural landscape setting of Durham City.</p> <p>The General Area is considered to contain a number of notable and significant heritage assets focused around the Burn Hall Estate in the south of the General Area. The General Area therefore makes a strong contribution to the setting of Durham City.</p> <p>6. Landscape character / Quality</p> <p>The majority of the General Area falls within the Wear Lowlands Countryside Character Area and within the Broad Landscape Type: Incised Lowland Valley and is therefore considered to make a strong contribution to the historic setting of Durham.</p> <p>The north east part of the General Area falls within the Wear Lowlands Countryside Character Area and within the Broad Landscape Type: Lowland Valley Terrace. This part of the General Area is therefore considered to make a moderate contribution to the historic setting of Durham.</p> <p>Score: Moderate</p>
--	--	---

<p>What is the proximity of the Durham City historic core to the Green Belt?</p>	<p>Strong: The historic core is adjacent to the Green Belt boundary Moderate: Historic core is separated from Green Belt by non-designated but pre WWII development. Weak: Historic core is separated from Green Belt by post WWII development. No: Historic core is 5km or greater from the Green Belt boundary.</p>	<p>The Historic Core (Durham City Conservation Area) is located 0.6km from this General Area and is separated by post WWII development. Score: Weak</p>
<p>Overall assessment: What level of contribution does the General Area make to purpose 4?</p>	<p>Bring together above conclusions to determine the overall assessment (taking balanced view). Apply scoring system: Strong / Moderate / Weak / No</p>	<p>Score: Moderate</p>
<p>Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.</p>		
<p>Sub-Criteria</p>	<p>Scoring</p>	<p>Assessment</p>
<p>Overall assessment: What level of contribution does the General Area make to purpose 5?</p>	<p>All Green Belt land can be considered to support urban regeneration of settlements beyond the County Durham Green Belt and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Therefore in the final Stage 1 Green Belt Assessment all General Areas are considered to score moderately against purpose 5.</p>	<p>Score: Moderate</p>

19 General Area 19: West

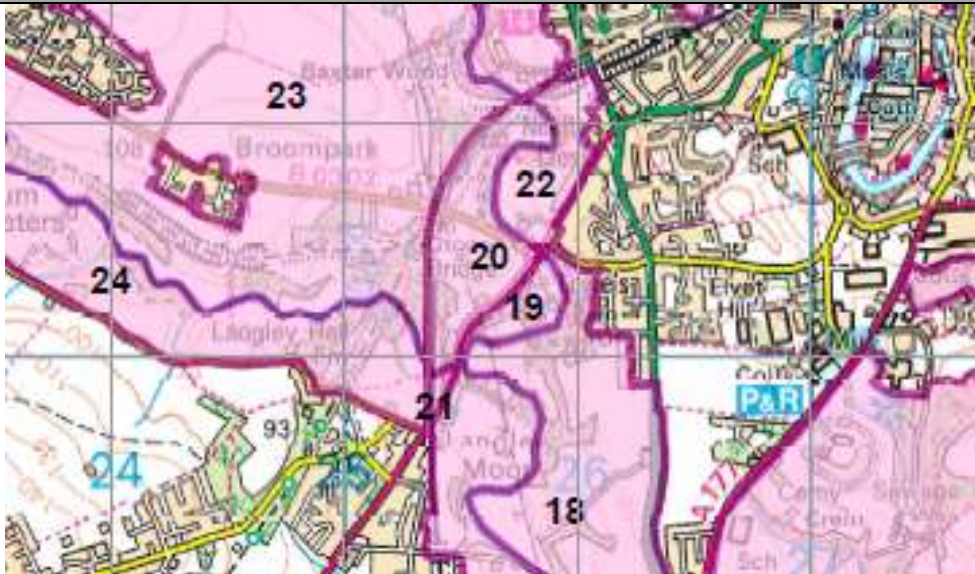
GENERAL AREA: 19 West		
Location	South of Durham, west of River Browney and east of A690	
Area	32.7ha	
Purpose 1: To check the unrestricted sprawl of Large Built Up Areas		
Sub-Criteria	Scoring	Assessment
<p>Existing boundary with built up area:</p> <p>a. Is there an existing durable boundary between the built up area and the Green Belt General Area / parcel which could prevent sprawl?</p> <p>b. Does the Green Belt have a role protecting land which is considered to be open?</p>	<p>Strong: The General Area is connected to and in close proximity to a large built up area. The existing Green Belt boundary supports a strongly defined and durable existing boundary feature and has a role protecting land which is considered to be open.</p> <p>Moderate: The General Area is connected to and in close proximity to a defined large built up area. The existing Green Belt boundary consists of a mix of durable and less durable features and Green Belt has a role protecting land which is considered to be open.</p> <p>Weak: The General Area is connected to and in close proximity to a defined large built up area. The existing Green Belt boundary is predominantly lacking in durability, or the Green Belt designation is not considered to be protecting land which is open.</p> <p>No contribution: The General Area forms part of the County Durham Green Belt, but it is not adjacent to any large built up area.</p>	<p>The General Area exists to the west of the large built up area of Durham City, but it is not directly adjacent to the Green Belt boundary with Durham City.</p> <p>Score: No contribution</p>
<p>Connection to the built up area:</p> <p>a. Is the General Area well connected to the built up area along a number of boundaries?</p> <p>b. Is there a risk of sprawl or could development of the General Area constitute 'rounding off' of the built up area?</p>	<p>Strong: The General Area is connected to the built up area along one boundary and development would not constitute rounding off therefore creating the risk of sprawl. The General Area is not directly connected to the built up area however there is still a risk of sprawl as it lies close to it and it is connected via a transport corridor or has a visual connection. Development would not constitute rounding off therefore creating the risk of sprawl.</p> <p>Moderate: The General Area is connected to the built up area along two boundaries and while there is some potential for development to constitute rounding off there is some risk of sprawl.</p> <p>Weak: The General Area is connected to the built up area along three boundaries and development would constitute rounding off therefore there is limited risk of sprawl.</p> <p>No contribution: The General Area is not connected to or close to the built up area and there is no risk of sprawl.</p>	<p>The General Area is not directly connected to the built up area however there is still a risk of sprawl as it is perceived to be connected due to the transport corridor of the A690 and is visually connected due to its proximity from Durham City. Development would not constitute rounding off therefore creating the risk of sprawl.</p> <p>Score: Strong</p>
<p>Ribbon development: What role does the General Area play in preventing ribbon development? (may not be relevant in all circumstances).</p>	<p>Strong: There is limited existing ribbon development within the General Area / There is existing ribbon development outside of the General Area but adjacent to it. There is potential for further limited ribbon development which the General Area has a weak role in preventing / There is potential for limited ribbon development entering the General Area which the General Area has a weak role in preventing.</p> <p>Moderate: There is existing ribbon development within the General Area / There is limited existing ribbon development within the General Area. There is potential for some further ribbon development which the General Area has a moderate role in preventing.</p>	<p>There is no existing ribbon development.</p> <p>Score: No Contribution</p>

	<p>Weak: There is existing ribbon development within the General Area. There is a high potential for further ribbon development which the General Area has a strong role in preventing.</p> <p>No contribution: There is no potential for ribbon development.</p>	
Overall assessment: What level of contribution does the General Area make to purpose 1?	<p>Bring together all conclusions from above to determine the overall assessment (taking balanced view).</p> <p>Apply scoring system: Strong / Moderate / Weak / No</p>	Score: Moderate
Purpose 2: To prevent neighbouring towns from merging into one another		
Sub-Criteria	Scoring	Assessment
Does the General Area lie in a gap between settlements?	Describe the location of the General Area in relation to the gaps between settlements.	The Local Interpretation of the second purpose within Durham County seeks to ensure that settlements do not merge into one another. In the case of General Area 19, this applies to the settlements of Durham City and Langley Moor.
What contribution does the General Area make towards maintaining a gap between settlements?	<p>Strong: The General Area plays a crucial role in maintaining a gap between settlements: loss of openness would cause them to merge, or substantially reduce the gap between them.</p> <p>Moderate: The General Area plays some role in maintaining a gap between settlements: loss of openness would not cause settlements to merge but would erode the gap between them.</p> <p>Weak: The General Area plays a very limited role in maintaining a gap between settlements: loss of openness would not reduce such a gap.</p> <p>No contribution: The General Area plays no role in maintaining a gap between settlements.</p>	<p>The land gap between Durham City and Langley Moor is approximately 1km and comprises open countryside with heavy woodland and Nevilles Cross Bank which is located in the middle of the two settlements. The A690 forms a direct route between the settlements albeit heavy trees and woodland limits visibility between the settlements.</p> <p>The General Area therefore plays a crucial role in maintaining a gap between Durham City and Langley Moor as loss of openness would substantially reduce the gap between them and result in the perceived merging of the settlements.</p> <p>Score: Strong</p>
Overall assessment: What level of contribution does the General Area make to purpose 2?	<p>Bring together above factors to determine overall assessment (taking balanced view)</p> <p>Apply scoring system: No / Weak / Moderate / Strong</p>	Score: Strong
Purpose 3: To assist in safeguarding the countryside from encroachment		
Sub-Criteria	Scoring	Assessment
What are the principal land-uses within the General Area?	Describe the principal land uses within the General Area (e.g. agricultural, woodland, recreational, residential, commercial, industrial).	The principal land use within the General Area is non-rural land uses, with more than 25% built development. The eastern side of the General Area consists of Neville Cross Bank which includes the former Stonebridge Dairy which has now been developed for residential use and also the headquarters for the Church of England's Durham Diocese. There is a hotel (The Stonebridge Inn) located to the north of the General Area with some further residential properties located in the middle of the General Area. The remainder of the General Area consists of open countryside.
What is the level of built development within the General Area?	<p>Strong: The General Area is made up of predominantly rural land-uses with less than 5% built development.</p> <p>Moderate: The General Area is made up of a mixture of rural and non-rural land uses with between 5% and 10% built development.</p> <p>Weak: The General Area is made up of predominantly non-rural land uses with between 10% and 25% built development</p> <p>No contribution: The General Area is made up of non-rural land uses with more than 25% built development.</p>	Score: No contribution
What contribution does the General Area make to the perceived openness of the Green Belt?	Describe the degree of visual openness or enclosure of the General Area and the presence of longer views and vistas and consider what impact this may have on the overall score.	The topography of the General Area is flat and there are no long line views due to the level of built development. There are also low levels of vegetation. The lack of visual openness does not impact upon the score given the level of built development within the General Area.
Overall assessment: What level of contribution does the General Area make to purpose 3?	<p>Bring together above factors to determine overall assessment (taking balanced view)</p> <p>Apply scoring system: No / Weak / Moderate / Strong</p>	Score: No contribution
Purpose 4: To preserve the setting and special character of historic towns		
Sub-Criteria	Scoring	Assessment
To preserve the setting and special character of Durham City	Strong Contribution: The Landscape and Setting of the General Area or Green Belt parcel is considered to be strongly supporting the setting of the historic City of Durham.	Durham City has been identified as a Historic City. The Durham City Conservation Area has been defined as the boundary of the Historic Core for Durham City. The contribution of the

	<p>Moderate Contribution: The Landscape and Setting of the Green Belt is considered to be moderately supporting the setting of the historic City of Durham.</p> <p>Weak Contribution: The Landscape and Setting of the General Area is considered to be weakly supporting the setting of the historic City of Durham.</p> <p>No contribution: The Landscape and Setting of the General Area is not considered to have an adverse impact on the setting of the historic City of Durham.</p>	<p>General Area in supporting the historic setting of Durham has been classified using six criteria.</p> <p>1. Perception of the Scale of the City The Historic Core (Durham City Conservation Area) is located approximately 0.7km north east of this General Area (from its nearest point to the Historic Core). There is narrow strip of Green Belt (General Area 17) and modern built form of Durham City between the General Area and the Historic Core. However based on the distance to the Historic Core the General Area is considered to make a weak contribution to the perception of the scale of the City.</p> <p>2. Physical form of the Inner Setting (green fingers into the City). This General Area does not form part of a Green Finger penetrates Durham City from the south-east. This General Area therefore considered to make a weak contribution to the perception to the setting of the historic City of Durham.</p> <p>3. Views In and Out towards the Countryside, including long distance views. The General Area falls within the Outer Setting of Durham City. It does not contain any notable viewpoints and there are no views towards the Historic Core. The General Area is therefore considered to make a weak contribution to the setting of the historic setting of Durham.</p> <p>4. Key approaches to and journeys to the City. The General Area includes one primary transport route; the A190, which forms the north-west boundary to the General Area. Approximately 50% of the General Area has been developed for residential development. This development is located along the A190. There is therefore no further development that could affect the scale of Durham City from the A190 in this General Area. 0 running along the northern boundary of the General Area. This route provides access to Durham City. The approach includes modern built form within Durham City, prior to meeting the Historic Core (edge of the Conservation Area).The stretch of the A690 in General Area 17 includes a large caravan along stretching along the road. There are not any views of the historic core along the A690 from this General Area is perceived as part of the Brandon built form. Therefore if this General Area was developed along the A690 then the scale Durham would be moderately affected.</p> <p>5. Historic and cultural association The General Area contains three Grade II Listed Buildings all focused around Littleburn Farm, including the Farm House, Garden Wall / Gate Piers and Barn. The General Area contains no Conservation Areas, Registered Monuments or Registered Historic Parks and Gardens. The General Area is considered to contain no notable assets. The General Area therefore makes a weak contribution to the setting of Durham City.</p> <p>6. Landscape character / Quality The majority of the General Area falls within the Wear Lowlands Countryside Character Area and within the Broad Landscape Type: Incised Lowland Valley and is therefore considered to make a strong contribution to the historic setting of Durham. The middle western section of the General Area falls within the Wear Lowlands Countryside Character Area and within the</p>
--	---	--

		Broad Landscape Type: Lowland Valley Terrace. This part of the General Area is therefore considered to make a weak contribution to the historic setting of Durham. Score: Weak
What is the proximity of the Durham City historic core to the Green Belt?	Strong: The historic core is adjacent to the Green Belt boundary Moderate: Historic core is separated from Green Belt by non-designated but pre WWII development. Weak: Historic core is separated from Green Belt by post WWII development. No: Historic core is 5km or greater from the Green Belt boundary.	The Historic Core (Durham City Conservation Area) is located 0.7km from this General Area and is separated by post WWII development and open countryside. Score: Weak
Overall assessment: What level of contribution does the General Area make to purpose 4?	Bring together above conclusions to determine the overall assessment (taking balanced view). Apply scoring system: Strong / Moderate / Weak / No	Score: Weak
Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.		
Sub-Criteria	Scoring	Assessment
Overall assessment: What level of contribution does the General Area make to purpose 5?	All Green Belt land can be considered to support urban regeneration of settlements beyond the County Durham Green Belt and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Therefore in the final Stage 1 Green Belt Assessment all General Areas are considered to score moderately against purpose 5.	Score: Moderate

20 General Area 20: West

GENERAL AREA: 20 West		
Location	East of Durham-York train line, west of River Browney and A690	
Area	32.7ha	
		
Purpose 1: To check the unrestricted sprawl of Large Built Up Areas		
Sub-Criteria	Scoring	Assessment
<p>Existing boundary with built up area:</p> <p>a. Is there an existing durable boundary between the built up area and the Green Belt General Area / parcel which could prevent sprawl?</p> <p>b. Does the Green Belt have a role protecting land which is considered to be open?</p>	<p>Strong: The General Area is connected to and in close proximity to a large built up area. The existing Green Belt boundary supports a strongly defined and durable existing boundary feature and has a role protecting land which is considered to be open.</p> <p>Moderate: The General Area is connected to and in close proximity to a defined large built up area. The existing Green Belt boundary consists of a mix of durable and less durable features and Green Belt has a role protecting land which is considered to be open.</p> <p>Weak: The General Area is connected to and in close proximity to a defined large built up area. The existing Green Belt boundary is predominantly lacking in durability, or the Green Belt designation is not considered to be protecting land which is open.</p> <p>No contribution: The General Area forms part of the County Durham Green Belt, but it is not adjacent to any large built up area.</p>	<p>The General Area exists to the west of the large built up area of Durham City, but it is not directly adjacent to the Green Belt boundary with Durham City. The General Area exists to the north east of Langley Moor and to the east of Broompark, these settlements are not identified as large built up areas.</p> <p>Therefore whilst the Green Belt in this General Area is not connected to the large built up area of Durham it is very close to the boundary and is performing a role in preventing sprawl, The land within General Area 20 is considered to be open.</p> <p>It is therefore considered to moderately perform this purpose</p> <p>The Green Belt at this location therefore forms part of the County Durham Green Belt, but it is not in close proximity to any large built up areas.</p> <p>Score: Moderate</p>

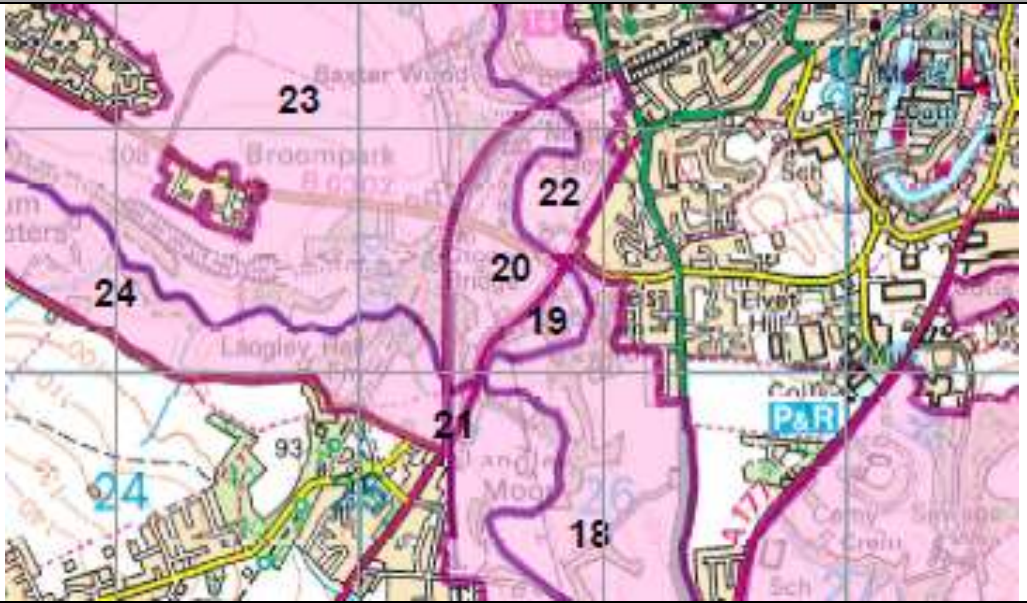
<p>Connection to the built up area: a. Is the General Area well connected to the built up area along a number of boundaries? b. Is there a risk of sprawl or could development of the General Area constitute 'rounding off' of the built up area?</p>	<p>Strong: The General Area is connected to the built up area along one boundary and development would not constitute rounding off therefore creating the risk of sprawl. The General Area is not directly connected to the built up area however there is still a risk of sprawl as it lies close to it and it is connected via a transport corridor or has a visual connection. Development would not constitute rounding off therefore creating the risk of sprawl. Moderate: The General Area is connected to the built up area along two boundaries and while there is some potential for development to constitute rounding off there is some risk of sprawl. Weak: The General Area is connected to the built up area along three boundaries and development would constitute rounding off therefore there is limited risk of sprawl. No contribution: The General Area is not connected to or close to the built up area and there is no risk of sprawl.</p>	<p>The General Area is not connected to or close to the built up area and there is no risk of sprawl. Score: No contribution.</p>
<p>Ribbon development: What role does the General Area play in preventing ribbon development? (may not be relevant in all circumstances).</p>	<p>Strong: There is limited existing ribbon development within the General Area / There is existing ribbon development outside of the General Area but adjacent to it. There is potential for further limited ribbon development which the General Area has a weak role in preventing / There is potential for limited ribbon development entering the General Area which the General Area has a weak role in preventing. Moderate: There is existing ribbon development within the General Area / There is limited existing ribbon development within the General Area. There is potential for some further ribbon development which the General Area has a moderate role in preventing. Weak: There is existing ribbon development within the General Area. There is a high potential for further ribbon development which the General Area has a strong role in preventing. No contribution: There is no potential for ribbon development</p>	<p>There is no existing ribbon development. Score: No contribution.</p>
<p>Overall assessment: What level of contribution does the General Area make to purpose 1?</p>	<p>Bring together all conclusions from above to determine the overall assessment (taking balanced view). Apply scoring system: Strong / Moderate / Weak / No</p>	<p>Score: Moderate</p>
<p>Purpose 2: To prevent neighbouring towns from merging into one another</p>		
<p>Sub-Criteria</p>	<p>Scoring</p>	<p>Assessment</p>
<p>Does the General Area lie in a gap between settlements?</p>	<p>Describe the location of the General Area in relation to the gaps between settlements.</p>	<p>The Local Interpretation of the second purpose within Durham County seeks to ensure that settlements do not merge into one another. In the case of General Area 20, this applies to the settlements of Durham City and Langley Moor, Broompark and Ushaw Moor.</p>
<p>What contribution does the General Area make towards maintaining a gap between settlements?</p>	<p>Strong: The General Area plays a crucial role in maintaining a gap between settlements: loss of openness would cause them to merge, or substantially reduce the gap between them. Moderate: The General Area plays some role in maintaining a gap between settlements: loss of openness would not cause settlements to merge but would erode the gap between them. Weak: The General Area plays a very limited role in maintaining a gap between settlements: loss of openness would not reduce such a gap. No contribution: The General Area plays no role in maintaining a gap between settlements.</p>	<p>The land gap between Durham City and Langley Moor is approximately 1 km and consists of open countryside with heavy woodland and Nevilles Cross Bank which is located in the middle of the two settlements. The A690 forms a direct route between the settlements however the land gap formed by General Area 20 lies to the west of the A690 up to the railway line. The land gap between Durham City and Broompark is approximately 1.35km and consists of open countryside with some areas of heavy woodland (Relley Wood). The B6302 (Broom Lane) forms a direct route between the settlements however due to the topography of the land there is only visibility between the settlements at the western boundary of General Area 20 where the B6302 crosses the railway line as this forms the top of the hill between both settlements. From this position, views of Durham City and Broompark are visible.</p>

		<p>The land gap between Durham City and Ushaw Moor is approximately 1.77km and consists of open countryside with some areas of heavy woodland (Relley Wood). The B6302 (Broom Lane) forms a direct route between the settlements however the settlements are not visible from each other due to Broompark being located in between them.</p> <p>The General Area plays a crucial role in maintaining the gap between Durham City and Langley Moor, as well as Durham City and Broompark: loss of openness would substantially reduce the gap between these settlements and would result in the perceived visual merging of the settlements. The General Area plays some role in maintaining the gap between Durham City and Ushaw Moor: loss of openness would not cause settlements to merge but would erode the gap between them.</p> <p>Score: Strong</p>
Overall assessment: What level of contribution does the General Area make to purpose 2?	Bring together above factors to determine overall assessment (taking balanced view) Apply scoring system: No / Weak / Moderate / Strong	Score: Strong
Purpose 3: To assist in safeguarding the countryside from encroachment		
Sub-Criteria	Scoring	Assessment
What are the principal land-uses within the General Area?	Describe the principal land uses within the General Area (e.g. agricultural, woodland, recreational, residential, commercial, industrial).	The principal land use within the General Area is open countryside and agricultural land. The General Area has less than 5% built development. The built development consists of non-rural land uses including a car dealership and petrol station located to the south of the General Area and the rural use of a farm located to the north of the General Area.
What is the level of built development within the General Area?	<p>Strong: The General Area is made up of predominantly rural land-uses with less than 5% built development.</p> <p>Moderate: The General Area is made up of a mixture of rural and non-rural land uses with between 5% and 10% built development.</p> <p>Weak: The General Area is made up of predominantly non-rural land uses with between 10% and 25% built development</p> <p>No contribution: The General Area is made up of non-rural land uses with more than 25% built development.</p>	Score: Strong
What contribution does the General Area make to the perceived openness of the Green Belt?	Describe the degree of visual openness or enclosure of the General Area and the presence of longer views and vistas and consider what impact this may have on the overall score.	The topography of the General Area is open and slopes downwards gently from west to east. There are long line views across the General Area. Views of Durham City are visible from the western edge of the General Area (on the B6302). There is an area of dense woodland to the south of the General Area and also lining the River Browney along part of the eastern boundary. The rest of the General Area has low levels of vegetation.
Overall assessment: What level of contribution does the General Area make to purpose 3?	Bring together above factors to determine overall assessment (taking balanced view) Apply scoring system: No / Weak / Moderate / Strong	Score: Strong
Purpose 4: To preserve the setting and special character of historic towns		
Sub-Criteria	Scoring	Assessment
To preserve the setting and special character of Durham City	<p>Strong Contribution: The Landscape and Setting of the General Area or Green Belt parcel is considered to be strongly supporting the setting of the historic City of Durham.</p> <p>Moderate Contribution: The Landscape and Setting of the Green Belt is considered to be moderately supporting the setting of the historic City of Durham.</p> <p>Weak Contribution: The Landscape and Setting of the General Area is considered to be weakly supporting the setting of the historic City of Durham.</p> <p>No contribution: The Landscape and Setting of the General Area is not considered to have an adverse impact on the setting of the historic City of Durham.</p>	<p>Durham City has been identified as a Historic City. The Durham City Conservation Area has been defined as the boundary of the Historic Core for Durham City. The contribution of the General Area in supporting the historic setting of Durham has been classified using six criteria.</p> <p>1. Perception of the Scale of the City The Historic Core (Durham City Conservation Area) is located approximately 0.25 km north east of this General Area (from its nearest point to the Historic Core). The 0.25 km gap is Green Belt within General Area 22. The first built form adjacent to the General Area is immediately within the Historic Core. This General Area therefore makes a moderate contribution to the perception of the scale of the City.</p>

		<p>2. Physical form of the Inner Setting (green fingers into the City).</p> <p>This General Area does not form part of a Green Finger penetrates Durham City from the south-east. This General Area therefore considered to make a weak contribution to the perception to the setting of the historic City of Durham.</p> <p>3. Views In and Out towards the Countryside, including long distance views.</p> <p>The General Area falls within the Outer Setting of Durham City. It does not contain any notable viewpoints from World Heritage Site Management Plan, but does include a notable view from Broom Hill. The General Area is therefore considered to make a strongly contribution to the setting of the historic setting of Durham.</p> <p>4. Key approaches to and journeys to the City.</p> <p>The General Area includes one secondary transport route; B6302 Broom Lane running east to west through the centre of the General Area. This route provides access to Durham City. The B6302 running through General Area 20 and then meets the modern built form of Durham City. There are not any views of the historic core along the B6302.</p> <p>Therefore if this General Area was developed along the B6302 then the scale Durham would be moderately affected.</p> <p>5. Historic and cultural association</p> <p>The General Area contains two Grade II Listed Buildings, as detailed below: Relley Mill House. Barn, 20 metres south of Relley Mill House.</p> <p>The General Area contains no Conservation Area, Scheduled Monuments or Registered Historic Parks and Garden.</p> <p>The General Area is considered to contain no notable heritage assets and therefore makes a weak contribution to the setting of Durham City.</p> <p>6. Landscape character / Quality</p> <p>The General Area falls within the Wear Lowlands Countryside Character Area and within the Broad Landscape Type: Incised Lowland Valley. This part of the General Area is therefore considered to make a strong contribution to the historic setting of Durham.</p> <p>Score: Moderate</p>
<p>What is the proximity of the Durham City historic core to the Green Belt?</p>	<p>Strong: The historic core is adjacent to the Green Belt boundary Moderate: Historic core is separated from Green Belt by non-designated but pre WWII development. Weak: Historic core is separated from Green Belt by post WWII development. No: Historic core is 5km or greater from the Green Belt boundary.</p>	<p>The Historic Core (Durham City Conservation Area) is located approximately 0.3 km north east of this General Area (from its nearest point to the Historic Core). The 0.3km gap is Green Belt within General Area 22. The first built form adjacent to the General Area is immediately within the Historic Core.</p> <p>This General Area therefore makes a moderate contribution to the setting of the historic City of Durham</p> <p>Score: Moderate.</p>
<p>Overall assessment: What level of contribution does the General Area make to purpose 4?</p>	<p>Bring together above conclusions to determine the overall assessment (taking balanced view).</p> <p>Apply scoring system: Strong / Moderate / Weak / No</p>	<p>Score: Moderate</p>
<p>Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.</p>		
<p>Sub-Criteria</p>	<p>Scoring</p>	<p>Assessment</p>

<p>Overall assessment: What level of contribution does the General Area make to purpose 5?</p>	<p>All Green Belt land can be considered to support urban regeneration of settlements beyond the County Durham Green Belt and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Therefore in the final Stage 1 Green Belt Assessment all General Areas are considered to score moderately against purpose 5.</p>	<p>Score: Moderate</p>
--	--	-------------------------------

21 General Area 21: West

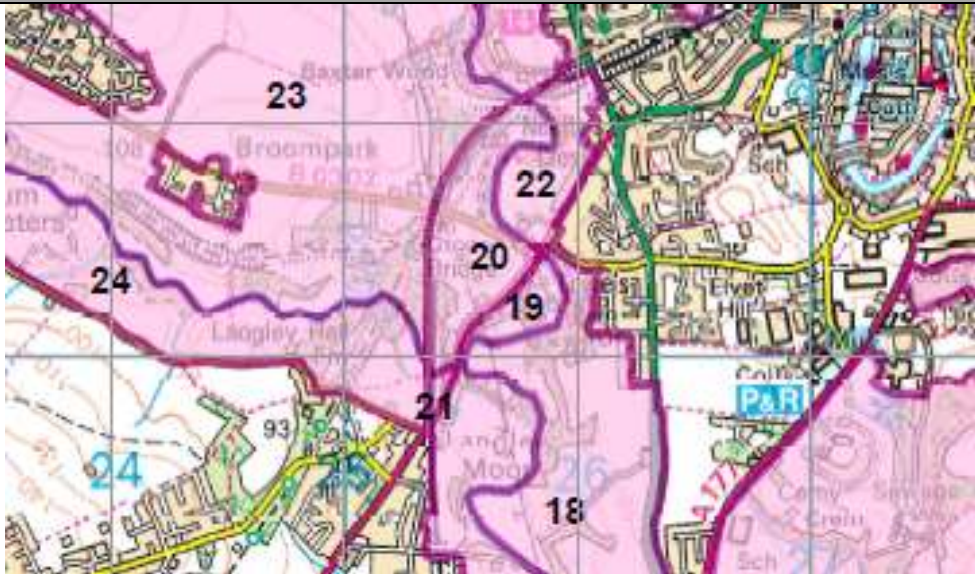
GENERAL AREA: 21 West		
Location	East of Durham-York train line and west of A690	
Area	1.8ha	
Purpose 1: To check the unrestricted sprawl of Large Built Up Areas		
Sub-Criteria	Scoring	Assessment
Existing boundary with built up area: a. Is there an existing durable boundary between the built up area and the Green Belt General Area / parcel which could prevent sprawl? b. Does the Green Belt have a role protecting land which is considered to be open?	<p>Strong: The General Area is connected to and in close proximity to a large built up area. The existing Green Belt boundary supports a strongly defined and durable existing boundary feature and has a role protecting land which is considered to be open.</p> <p>Moderate: The General Area is connected to and in close proximity to a defined large built up area. The existing Green Belt boundary consists of a mix of durable and less durable features and Green Belt has a role protecting land which is considered to be open.</p> <p>Weak: The General Area is connected to and in close proximity to a defined large built up area. The existing Green Belt boundary is predominantly lacking in durability, or the Green Belt designation is not considered to be protecting land which is open.</p> <p>No contribution: The General Area forms part of the County Durham Green Belt, but it is not adjacent to any large built up area.</p>	<p>The General Area exists to the west of the large built up area of Durham City, but it is not directly adjacent to the Green Belt boundary with Durham City. The General Area exists to the north east of Langley Moor however this is not identified as a large built up area.</p> <p>The Green Belt at this location therefore forms part of the County Durham Green Belt, but it is not in close proximity to any large built up areas.</p> <p>Score: No contribution</p>
Connection to the built up area: a. Is the General Area well connected to the built up area along a number of boundaries? b. Is there a risk of sprawl or could development of the General Area constitute 'rounding off' of the built up area?	<p>Strong: The General Area is connected to the built up area along one boundary and development would not constitute rounding off therefore creating the risk of sprawl. The General Area is not directly connected to the built up area however there is still a risk of sprawl as it lies close to it and it is connected via a transport corridor or has a visual connection. Development would not constitute rounding off therefore creating the risk of sprawl.</p> <p>Moderate: The General Area is connected to the built up area along two boundaries and while there is some potential for development to constitute rounding off there is some risk of sprawl.</p> <p>Weak: The General Area is connected to the built up area along three boundaries and development would constitute rounding off therefore there is limited risk of sprawl.</p> <p>No contribution: The General Area is not connected to or close to the built up area and there is no risk of sprawl.</p>	<p>The General Area is not connected to or close to the built up area and there is no risk of sprawl.</p> <p>Score: No contribution.</p>
Ribbon development: What role does the General Area play in preventing ribbon development? (may not be relevant in all circumstances).	<p>Strong: There is limited existing ribbon development within the General Area / There is existing ribbon development outside of the General Area but adjacent to it. There is potential for further limited ribbon development which the General Area has a weak role in preventing / There is potential for limited ribbon development entering the General Area which the General Area has a weak role in preventing.</p>	<p>There is no existing ribbon development.</p> <p>Score: No contribution.</p>

	<p>Moderate: There is existing ribbon development within the General Area / There is limited existing ribbon development within the General Area. There is potential for some further ribbon development which the General Area has a moderate role in preventing.</p> <p>Weak: There is existing ribbon development within the General Area. There is a high potential for further ribbon development which the General Area has a strong role in preventing.</p> <p>No contribution: There is no potential for ribbon development</p>	
Overall assessment: What level of contribution does the General Area make to purpose 1?	<p>Bring together all conclusions from above to determine the overall assessment (taking balanced view).</p> <p>Apply scoring system: Strong / Moderate / Weak / No</p>	Score: No contribution
Purpose 2: To prevent neighbouring towns from merging into one another		
Sub-Criteria	Scoring	Assessment
Does the General Area lie in a gap between settlements?	Describe the location of the General Area in relation to the gaps between settlements.	The Local Interpretation of the second purpose within Durham County seeks to ensure that settlements do not merge into one another. In the case of General Area 21, this applies to the settlements of Durham City and Langley Moor.
What contribution does the General Area make towards maintaining a gap between settlements?	<p>Strong: The General Area plays a crucial role in maintaining a gap between settlements: loss of openness would cause them to merge, or substantially reduce the gap between them.</p> <p>Moderate: The General Area plays some role in maintaining a gap between settlements: loss of openness would not cause settlements to merge but would erode the gap between them.</p> <p>Weak: The General Area plays a very limited role in maintaining a gap between settlements: loss of openness would not reduce such a gap.</p> <p>No contribution: The General Area plays no role in maintaining a gap between settlements.</p>	<p>The land gap between Durham City and Langley Moor is approximately 1km and consists of open countryside with heavy woodland and Nevilles Cross Bank which is located in the middle of the two settlements. The A690 forms a direct route between the settlements.</p> <p>The General Area plays a crucial role in maintaining a gap between Durham City and Langley Moor as loss of openness would substantially reduce the gap between them and result in the perceived merging of the settlements.</p> <p>Score: Strong</p>
Overall assessment: What level of contribution does the General Area make to purpose 2?	<p>Bring together above factors to determine overall assessment (taking balanced view)</p> <p>Apply scoring system: No / Weak / Moderate / Strong</p>	Score: Strong
Purpose 3: To assist in safeguarding the countryside from encroachment		
Sub-Criteria	Scoring	Assessment
What are the principal land-uses within the General Area?	Describe the principal land uses within the General Area (e.g. agricultural, woodland, recreational, residential, commercial, industrial).	The principal land use within the General Area are non-rural commercial/industrial uses. There is over 25% built development in the General Area with business/industrial uses to the south, consisting of a garage, Durham Van Hire offices and Hertz hire car offices. The north of the General Area is occupied by a row of residential properties with back gardens. The railway line also runs through the General Area.
What is the level of built development within the General Area?	<p>Strong: The General Area is made up of predominantly rural land-uses with less than 5% built development.</p> <p>Moderate: The General Area is made up of a mixture of rural and non-rural land uses with between 5% and 10% built development.</p> <p>Weak: The General Area is made up of predominantly non-rural land uses with between 10% and 25% built development</p> <p>No contribution: The General Area is made up of non-rural land uses with more than 25% built development.</p>	Score: No contribution
What contribution does the General Area make to the perceived openness of the Green Belt?	Describe the degree of visual openness or enclosure of the General Area and the presence of longer views and vistas and consider what impact this may have on the overall score.	The General Area slopes upwards in a northerly direction. There are no long line views due to the amount of built development. There is heavy vegetation lining the western boundary of the General Area. The sense of enclosure does not impact upon the scores given the levels of built development within the General Area.
Overall assessment: What level of contribution does the General Area make to purpose 3?	<p>Bring together above factors to determine overall assessment (taking balanced view)</p> <p>Apply scoring system: No / Weak / Moderate / Strong</p>	Score: No contribution
Purpose 4: To preserve the setting and special character of historic towns		
Sub-Criteria	Scoring	Assessment

<p>To preserve the setting and special character of Durham City</p>	<p>Strong Contribution: The Landscape and Setting of the General Area or Green Belt parcel is considered to be strongly supporting the setting of the historic City of Durham. Moderate Contribution: The Landscape and Setting of the Green Belt is considered to be moderately supporting the setting of the historic City of Durham. Weak Contribution: The Landscape and Setting of the General Area is considered to be weakly supporting the setting of the historic City of Durham. No contribution: The Landscape and Setting of the General Area is not considered to have an adverse impact on the setting of the historic City of Durham.</p>	<p>Durham City has been identified as a Historic City. The Durham City Conservation Area has been defined as the boundary of the Historic Core for Durham City. The contribution of the General Area in supporting the historic setting of Durham has been classified using six criteria.</p> <p>1. Perception of the Scale of the City The Historic Core (Durham City Conservation Area) is located approximately 1.2km north-east of this General Area (from its nearest point to the Historic Core). There is Green Belt (within General Area 19 and 20) and the modern built form of Durham between the General Area and the Historic Core. This General Area therefore makes a weak contribution to the perception of the scale of the City.</p> <p>2. Physical form of the Inner Setting (green fingers into the City).</p> <p>This General Area does not form part of a Green Finger penetrates Durham City from the south-east. This General Area therefore considered to make a weak contribution to the perception to the setting of the historic City of Durham.</p> <p>3. Views In and Out towards the Countryside, including long distance views.</p> <p>The General Area falls within the Outer Setting of Durham City. It does not contain any notable viewpoints and there are no views towards the Historic Core. The General Area is therefore considered to make a weak contribution to the setting of the historic setting of Durham.</p> <p>4. Key approaches to and journeys to the City.</p> <p>The General Area includes one primary transport route; the A190 running along the eastern boundary of the General Area. This route provides access to Durham City. The approach includes modern built form within Durham City, prior to meeting the Historic Core (edge of the Conservation Area).The stretch of the A690 in General Area 21 includes built form, including a car garage along the road. There are not any views of the historic core along the A690 from this General Area. The General Area is perceived as part of the built form of Brandon.</p> <p>5. Historic and cultural association</p> <p>The General Area no Listed Buildings, Conservation Areas, Registered Monuments or Registered Historic Parks and Gardens.</p> <p>The General Area is considered to contain no notable assets. The General Area therefore makes a weak contribution to the setting of Durham City.</p> <p>6. Landscape character / Quality</p> <p>Approximately 1/3 of the General Area falls within the Wear Lowlands Countryside Character Area and within the Broad Landscape Type: Incised Lowland Valley and is therefore considered to make a strong contribution to the historic setting of Durham. The remaining part of the General Area is within the Broad Landscape Type: Lowland Valley Terrace and is therefore considered to make a moderate contribution to the historic setting of Durham.</p> <p>Score: Weak</p>
<p>What is the proximity of the Durham City historic core to the Green Belt?</p>	<p>Strong: The historic core is adjacent to the Green Belt boundary Moderate: Historic core is separated from Green Belt by non-designated but pre WWII development. Weak: Historic core is separated from Green Belt by post WWII development. No: Historic core is 5km or greater from the Green Belt boundary.</p>	<p>The Historic Core (Durham City Conservation Area) is located 1.2km from this General Area and is separated by post WWII development and open countryside.</p> <p>Score: Weak</p>
<p>Overall assessment: What level of contribution does the General Area make to purpose 4?</p>	<p>Bring together above conclusions to determine the overall assessment (taking balanced view).</p>	<p>Score: Weak</p>

	Apply scoring system: Strong / Moderate / Weak / No	
Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.		
Sub-Criteria	Scoring	Assessment
Overall assessment: What level of contribution does the General Area make to purpose 5?	All Green Belt land can be considered to support urban regeneration of settlements beyond the County Durham Green Belt and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Therefore in the final Stage 1 Green Belt Assessment all General Areas are considered to score moderately against purpose 5.	Score: Moderate

22 General Area 22: West

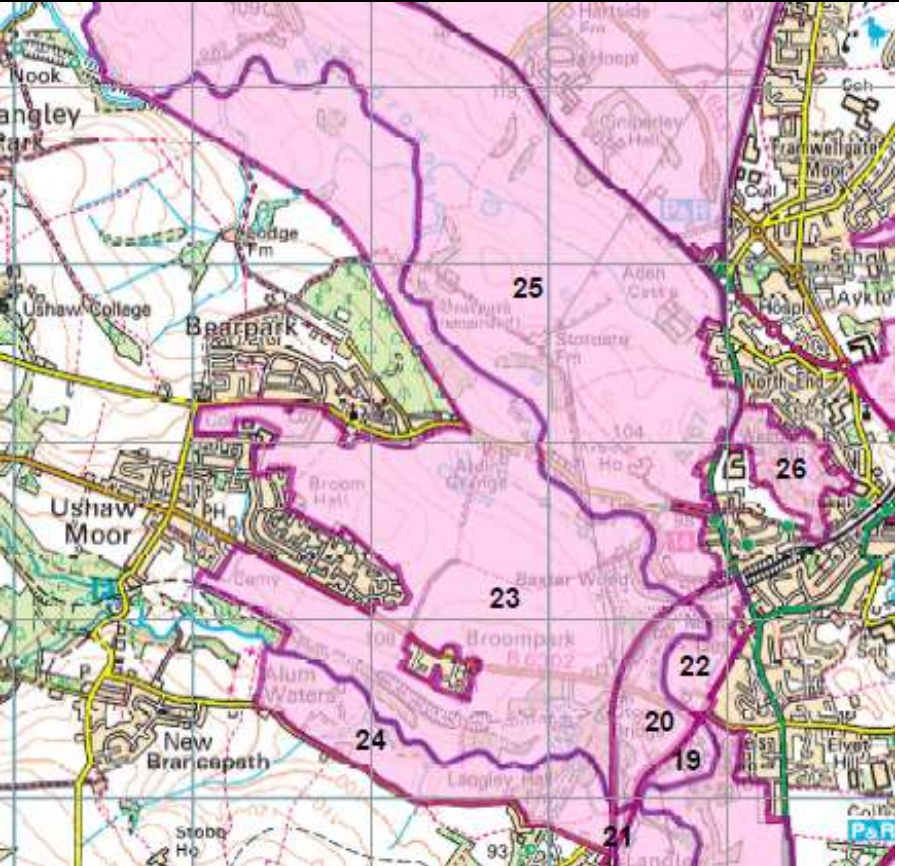
GENERAL AREA: 22 West		
Location	South of Durham-York train line, east of River Browney and west of A690	
Area	19.4ha	
Purpose 1: To check the unrestricted sprawl of Large Built Up Areas		
Sub-Criteria	Scoring	Assessment
<p>Existing boundary with built up area:</p> <p>a. Is there an existing durable boundary between the built up area and the Green Belt General Area / parcel which could prevent sprawl?</p> <p>b. Does the Green Belt have a role protecting land which is considered to be open?</p>	<p>Strong: The General Area is connected to and in close proximity to a large built up area. The existing Green Belt boundary supports a strongly defined and durable existing boundary feature and has a role protecting land which is considered to be open.</p> <p>Moderate: The General Area is connected to and in close proximity to a defined large built up area. The existing Green Belt boundary consists of a mix of durable and less durable features and Green Belt has a role protecting land which is considered to be open.</p> <p>Weak: The General Area is connected to and in close proximity to a defined large built up area. The existing Green Belt boundary is predominantly lacking in durability, or the Green Belt designation is not considered to be protecting land which is open.</p> <p>No contribution: The General Area forms part of the County Durham Green Belt, but it is not adjacent to any large built up area.</p>	<p>The General Area exists to the west of the large built up area of Durham City and adjoins it along its eastern boundary. The existing eastern Green Belt boundary is defined by the rear gardens of residential properties along the A690 and the grounds of Neville's Cross Primary School as well as small section of the A690 and the A167. With the exception of the A690 and A167, these boundaries are less durable. However the Green Belt has had a role in protecting land which is considered to be open.</p> <p>Score: Moderate</p>
<p>Connection to the built up area:</p> <p>a. Is the General Area well connected to the built up area along a number of boundaries?</p> <p>b. Is there a risk of sprawl or could development of the General Area constitute 'rounding off' of the built up area?</p>	<p>Strong: The General Area is connected to the built up area along one boundary and development would not constitute rounding off therefore creating the risk of sprawl. The General Area is not directly connected to the built up area however there is still a risk of sprawl as it lies close to it and it is connected via a transport corridor or has a visual connection. Development would not constitute rounding off therefore creating the risk of sprawl.</p> <p>Moderate: The General Area is connected to the built up area along two boundaries and while there is some potential for development to constitute rounding off there is some risk of sprawl.</p> <p>Weak: The General Area is connected to the built up area along three boundaries and development would constitute rounding off therefore there is limited risk of sprawl.</p> <p>No contribution: The General Area is not connected to or close to the built up area and there is no risk of sprawl.</p>	<p>The General Area is connected to the built up area of Durham City along two boundaries. Limited development in the north of the General Area could constitute rounding off however there is still some risk of sprawl in the General Area.</p> <p>Score: Moderate</p>
<p>Ribbon development: What role does the General Area play in preventing ribbon development? (may not be relevant in all circumstances).</p>	<p>Strong: There is limited existing ribbon development within the General Area / There is existing ribbon development outside of the General Area but adjacent to it. There is potential for further limited ribbon development which the General Area has a weak role in preventing / There is potential for limited ribbon development entering the General Area which the General Area has a weak role in preventing.</p> <p>Moderate: There is existing ribbon development within the General Area / There is limited existing ribbon development within the General Area. There is potential for some further ribbon development which the General Area has a moderate role in preventing.</p>	<p>There is existing ribbon development along the A690 however this is not within the Green Belt.</p> <p>Score: No contribution.</p>

	<p>Weak: There is existing ribbon development within the General Area. There is a high potential for further ribbon development which the General Area has a strong role in preventing.</p> <p>No contribution: There is no potential for ribbon development</p>	
Overall assessment: What level of contribution does the General Area make to purpose 1?	<p>Bring together all conclusions from above to determine the overall assessment (taking balanced view).</p> <p>Apply scoring system: Strong / Moderate / Weak / No</p>	Score: Moderate
Purpose 2: To prevent neighbouring towns from merging into one another		
Sub-Criteria	Scoring	Assessment
Does the General Area lie in a gap between settlements?	Describe the location of the General Area in relation to the gaps between settlements.	The Local Interpretation of the second purpose within Durham County seeks to ensure that settlements do not merge into one another. In the case of General Area 22, this applies to the settlements of Durham City and Broompark, and Durham City and Ushaw Moor.
What contribution does the General Area make towards maintaining a gap between settlements?	<p>Strong: The General Area plays a crucial role in maintaining a gap between settlements: loss of openness would cause them to merge, or substantially reduce the gap between them.</p> <p>Moderate: The General Area plays some role in maintaining a gap between settlements: loss of openness would not cause settlements to merge but would erode the gap between them.</p> <p>Weak: The General Area plays a very limited role in maintaining a gap between settlements: loss of openness would not reduce such a gap.</p> <p>No contribution: The General Area plays no role in maintaining a gap between settlements.</p>	<p>The land gap between Durham City and Broompark is approximately 1.35km and consists of open countryside with some areas of heavy woodland. The B6302 (Broom Lane) forms a direct route between the settlements however due to the topography of the land there is only visibility between the settlements at the point where the B6302 crosses the railway line (at the western boundary of General Area 20), as this forms the top of the hill between both settlements. From this position, views of Durham City and Broompark are visible.</p> <p>The land gap between Durham City and Ushaw Moor is approximately 1.77km and consists of open countryside with some areas of heavy woodland. The B6302 (Broom Lane) forms a direct route between the settlements however the settlements are not visible from each other due to Broompark being located inbetween them.</p> <p>The General Area plays a crucial role in maintaining a gap between Durham City and Broompark as loss of openness would substantially reduce the gap between them and would result in the perceived merging of the settlements. The General Area plays some role in maintaining the gap between Durham City and Ushaw Moor as loss of openness would not cause settlements to merge but would erode the gap between them.</p> <p>Score: Strong</p>
Overall assessment: What level of contribution does the General Area make to purpose 2?	<p>Bring together above factors to determine overall assessment (taking balanced view)</p> <p>Apply scoring system: No / Weak / Moderate / Strong</p>	Score: Strong
Purpose 3: To assist in safeguarding the countryside from encroachment		
Sub-Criteria	Scoring	Assessment
What are the principal land-uses within the General Area?	Describe the principal land uses within the General Area (e.g. agricultural, woodland, recreational, residential, commercial, industrial).	The principal land use within the General Area is open countryside and agricultural land. The General Area has less than 5% built development. There are some non-rural uses including the railway line to the north of the General Area and the sewage treatment works to the south. There are allotments lining the eastern boundary which are considered to be a rural use.
What is the level of built development within the General Area?	<p>Strong: The General Area is made up of predominantly rural land-uses with less than 5% built development.</p> <p>Moderate: The General Area is made up of a mixture of rural and non-rural land uses with between 5% and 10% built development.</p> <p>Weak: The General Area is made up of predominantly non-rural land uses with between 10% and 25% built development</p> <p>No contribution: The General Area is made up of non-rural land uses with more than 25% built development.</p>	Score: Strong
What contribution does the General Area make to the perceived openness of the Green Belt?	Describe the degree of visual openness or enclosure of the General Area and the presence of longer views and vistas and consider what impact this may have on the overall score.	The topography of the General Area rises up from the south to the north. There are open long line views within the General Area however not beyond it due to vegetation and development along the boundaries. Dense woodland lines the River Browney along the western boundary of the General Area.

Overall assessment: What level of contribution does the General Area make to purpose 3?	Bring together above factors to determine overall assessment (taking balanced view) Apply scoring system: No / Weak / Moderate / Strong	Score: Strong
Purpose 4: To preserve the setting and special character of historic towns		
Sub-Criteria	Scoring	Assessment
To preserve the setting and special character of Durham City	<p>Strong Contribution: The Landscape and Setting of the General Area or Green Belt parcel is considered to be strongly supporting the setting of the historic City of Durham.</p> <p>Moderate Contribution: The Landscape and Setting of the Green Belt is considered to be moderately supporting the setting of the historic City of Durham.</p> <p>Weak Contribution: The Landscape and Setting of the General Area is considered to be weakly supporting the setting of the historic City of Durham.</p> <p>No contribution: The Landscape and Setting of the General Area is not considered to have an adverse impact on the setting of the historic City of Durham.</p>	<p>Durham City has been identified as the Historic City. The Durham City Conservation Area has been defined as the boundary of the Historic Core for Durham City. The contribution of the General Area in supporting the historic setting of Durham has been classified using six criteria.</p> <p>1. Perception of the Scale of the City</p> <p>The Historic Core (Durham City Conservation Area) is located immediately adjacent to the General Area with the first built form constituting the Historic Core. This General Area therefore makes a strong contribution to the perception of the scale of the City.</p> <p>2. Physical form of the Inner Setting (green fingers into the City).</p> <p>This General Area does not form part of a Green Finger penetrates Durham City from the south-east. This General Area therefore considered to make a weak contribution to the perception to the setting of the historic City of Durham.</p> <p>3. Views In and Out towards the Countryside, including long distance views.</p> <p>The General Area falls within the Outer Setting of Durham City. It does not contain any notable viewpoints and there are no views towards the Historic Core. The General Area is therefore considered to make a weak contribution to the setting of the historic setting of Durham.</p> <p>4. Key approaches to and journeys to the City.</p> <p>The General Area is not prominent from any primary or secondary route, therefore it makes no contribution to the perceived scale of Durham City.</p> <p>5. Historic and cultural association</p> <p>The General Area contains no Listed Buildings, Conservation Areas, Historic Park and Gardens or Scheduled Monuments or any other notable heritage assets. The General Area therefore makes a weak contribution to the setting of Durham City.</p> <p>6. Landscape character / Quality</p> <p>The General Area falls within the Wear Lowlands Countryside Character Area and within the Broad Landscape Type: Incised Lowland Valley and is therefore considered to make a strong contribution to the historic setting of Durham.</p> <p>Score: Moderate</p>
What is the proximity of the Durham City historic core to the Green Belt?	<p>Strong: The historic core is adjacent to the Green Belt boundary</p> <p>Moderate: Historic core is separated from Green Belt by non-designated but pre WWII development.</p> <p>Weak: Historic core is separated from Green Belt by post WWII development.</p> <p>No: Historic core is 5km or greater from the Green Belt boundary.</p>	<p>The Historic Core (Durham City Conservation Area) is located immediately adjacent to this General Area.</p> <p>Score: Strong</p>
Overall assessment: What level of contribution does the General Area make to purpose 4?	Bring together above conclusions to determine the overall assessment (taking balanced view). Apply scoring system:	Score: Moderate

	Strong / Moderate / Weak / No	
Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.		
Sub-Criteria	Scoring	Assessment
Overall assessment: What level of contribution does the General Area make to purpose 5?	All Green Belt land can be considered to support urban regeneration of settlements beyond the County Durham Green Belt and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Therefore in the final Stage 1 Green Belt Assessment all General Areas are considered to score moderately against purpose 5.	Score: Moderate

23 General Area 23: West

GENERAL AREA: 23 West		
Location	East of Ushaw Moor and Bearpark, south of River Browney and west of Durham-York train line. Surrounds Broompark.	
Area	409.6ha	
Purpose 1: To check the unrestricted sprawl of Large Built Up Areas		
Sub-Criteria	Scoring	Assessment
Existing boundary with built up area: a. Is there an existing durable boundary between the built up area and the Green Belt General Area / parcel which could prevent sprawl? b. Does the Green Belt have a role protecting land which is considered to be open?	<p>Strong: The General Area is connected to and in close proximity to a large built up area. The existing Green Belt boundary supports a strongly defined and durable existing boundary feature and has a role protecting land which is considered to be open.</p> <p>Moderate: The General Area is connected to and in close proximity to a defined large built up area. The existing Green Belt boundary consists of a mix of durable and less durable features and Green Belt has a role protecting land which is considered to be open.</p> <p>Weak: The General Area is connected to and in close proximity to a defined large built up area. The existing Green Belt boundary is predominantly lacking in durability, or the Green Belt designation is not considered to be protecting land which is open.</p> <p>No contribution: The General Area forms part of the County Durham Green Belt, but it is not adjacent to any large built up area.</p>	<p>The General Area exists to the west of the large built up area of Durham City, but it is not directly adjacent to the Green Belt boundary with Durham City. The General Area exists to the east of Ushaw Moor and Bearpark and surrounds the inset settlement of Broompark, these settlements are not identified as large built up areas.</p> <p>The Green Belt at this location therefore forms part of the County Durham Green Belt, but it is not in close proximity to any large built up areas.</p> <p>Score: No contribution</p>
Connection to the built up area: a. Is the General Area well connected to the built up area along a number of boundaries? b. Is there a risk of sprawl or could development of the General Area constitute 'rounding off' of the built up area?	<p>Strong: The General Area is connected to the built up area along one boundary and development would not constitute rounding off therefore creating the risk of sprawl. The General Area is not directly connected to the built up area however there is still a risk of sprawl as it lies close to it and it is connected via a transport corridor or has a visual connection. Development would not constitute rounding off therefore creating the risk of sprawl.</p> <p>Moderate: The General Area is connected to the built up area along two boundaries and while there is some potential for development to constitute rounding off there is some risk of sprawl.</p> <p>Weak: The General Area is connected to the built up area along three boundaries and development would constitute rounding off therefore there is limited risk of sprawl.</p> <p>No contribution: The General Area is not connected to or close to the built up area and there is no risk of sprawl.</p>	<p>The General Area is not connected to or close to the built up area and there is no risk of sprawl.</p> <p>Score: No contribution.</p>


Ribbon development: What role does the General Area play in preventing ribbon development? (may not be relevant in all circumstances).	<p>Strong: There is limited existing ribbon development within the General Area / There is existing ribbon development outside of the General Area but adjacent to it. There is potential for further limited ribbon development which the General Area has a weak role in preventing / There is potential for limited ribbon development entering the General Area which the General Area has a weak role in preventing.</p> <p>Moderate: There is existing ribbon development within the General Area / There is limited existing ribbon development within the General Area. There is potential for some further ribbon development which the General Area has a moderate role in preventing.</p> <p>Weak: There is existing ribbon development within the General Area. There is a high potential for further ribbon development which the General Area has a strong role in preventing.</p> <p>No contribution: There is no potential for ribbon development</p>	<p>There is no existing ribbon development.</p> <p>Score: No contribution.</p>
Overall assessment: What level of contribution does the General Area make to purpose 1?	<p>Bring together all conclusions from above to determine the overall assessment (taking balanced view).</p> <p>Apply scoring system: Strong / Moderate / Weak / No</p>	Score: No contribution
Purpose 2: To prevent neighbouring towns from merging into one another		
Sub-Criteria	Scoring	Assessment
Does the General Area lie in a gap between settlements?	Describe the location of the General Area in relation to the gaps between settlements.	The Local Interpretation of the second purpose within Durham County seeks to ensure that settlements do not merge into one another. In the case of General Area 23, this applies to the settlements of Durham City with Broompark, Ushaw Moor, and Langley Moor, and also Bearpark and Ushaw Moor.
What contribution does the General Area make towards maintaining a gap between settlements?	<p>Strong: The General Area plays a crucial role in maintaining a gap between settlements: loss of openness would cause them to merge, or substantially reduce the gap between them.</p> <p>Moderate: The General Area plays some role in maintaining a gap between settlements: loss of openness would not cause settlements to merge but would erode the gap between them.</p> <p>Weak: The General Area plays a very limited role in maintaining a gap between settlements: loss of openness would not reduce such a gap.</p> <p>No contribution: The General Area plays no role in maintaining a gap between settlements.</p>	<p>The land gap between Durham City and Broompark is approximately 1.3km and consists of open countryside with some areas of heavy woodland (Relley Wood). The B6302 (Broom Lane) forms a direct route between the settlements, however, due to the topography of the land, there is only visibility between the settlements at the eastern boundary of the General Area where the B6302 crosses the railway line, as this forms the top of the hill between both settlements. From this position, views of Durham City and Broompark are visible.</p> <p>The land gap between Durham City and Ushaw Moor is approximately 1.8km and consists of open countryside with some areas of heavy woodland (Relley Wood). The B6302 (Broom Lane) forms a direct route between the settlements however the settlements are not visible from each other due to Broompark being located in between them.</p> <p>The land gap between Durham City and Langley Moor is approximately 1km and consists of open countryside with heavy woodland and Nevilles Cross Bank which is located in the middle of the two settlements. The A690 forms a direct route between the settlements however the land gap formed by General Area 23 follows the railway line to the west of the A690.</p> <p>The land gap between Bearpark and Ushaw Moor is less than 100m at its nearest point. The gap consists of open countryside and there is visibility between the settlements from Durham Community Business College to Woodland Road. Whitehouse Lane forms a direct road link between the settlements.</p> <p>The General Area plays a crucial role in maintaining land gaps between Durham City and the inset settlements of Broompark, Ushaw Moor, and Langley Moor, as well as between Bearpark and Ushaw Moor as loss of openness from development of the whole General Area</p>

		would substantially reduce the gap between them resulting in their perceived merging. Development of the north western section only would not result in the perceived merging of settlements. Score: Strong
Overall assessment: What level of contribution does the General Area make to purpose 2?	Bring together above factors to determine overall assessment (taking balanced view) Apply scoring system: No / Weak / Moderate / Strong	Score: Strong
Purpose 3: To assist in safeguarding the countryside from encroachment		
Sub-Criteria	Scoring	Assessment
What are the principal land-uses within the General Area?	Describe the principal land uses within the General Area (e.g. agricultural, woodland, recreational, residential, commercial, industrial).	The principal land use within the General Area is open countryside and agricultural land. The General Area has less than 5% built development. The built development consists of non-rural uses with a sewage treatment works and an area of residential properties to the east of Bearpark. There are also rural uses with a fishery and sparsely located farm buildings.
What is the level of built development within the General Area?	Strong: The General Area is made up of predominantly rural land-uses with less than 5% built development. Moderate: The General Area is made up of a mixture of rural and non-rural land uses with between 5% and 10% built development. Weak: The General Area is made up of predominantly non-rural land uses with between 10% and 25% built development No contribution: The General Area is made up of non-rural land uses with more than 25% built development.	Score: Strong
What contribution does the General Area make to the perceived openness of the Green Belt?	Describe the degree of visual openness or enclosure of the General Area and the presence of longer views and vistas and consider what impact this may have on the overall score.	In the southern section of the General Area the topography is open with the land sloping south away from Ushaw Moor and Broompark towards the River Deerness creating a valley. Thus there are long line views from Ushaw Moor and Broompark towards New Brancepath and Brandon. To the east of Ushaw Moor and Broom Park is Broom Hill which is at a higher level and thus there are long line views of Durham City. In the northern section of the General Area, Bearpark woodland is located at a lower level and there are open views from Bearpark over the woodland into the northern section of the General Area with the A691 being visible.
Overall assessment: What level of contribution does the General Area make to purpose 3?	Bring together above factors to determine overall assessment (taking balanced view) Apply scoring system: No / Weak / Moderate / Strong	Score: Strong
Purpose 4: To preserve the setting and special character of historic towns		
Sub-Criteria	Scoring	Assessment
To preserve the setting and special character of Durham City	Strong Contribution: The Landscape and Setting of the General Area or Green Belt parcel is considered to be strongly supporting the setting of the historic City of Durham. Moderate Contribution: The Landscape and Setting of the Green Belt is considered to be moderately supporting the setting of the historic City of Durham. Weak Contribution: The Landscape and Setting of the General Area is considered to be weakly supporting the setting of the historic City of Durham. No contribution: The Landscape and Setting of the General Area is not considered to have an adverse impact on the setting of the historic City of Durham.	Durham City has been identified as a Historic City. The Durham City Conservation Area has been defined as the boundary of the Historic Core for Durham City. The contribution of the General Area in supporting the historic setting of Durham has been classified using six criteria. 1. Perception of the Scale of the City The Historic Core (Durham City Conservation Area) is located approximately 0.3 km north east of this General Area (from its nearest point to the Historic Core). The 0.3km gap is Green Belt within General Area 22. The first built form adjacent to the General Area is immediately within the Historic Core. This General Area therefore makes a strong contribution to the perception of the scale of the City. 2. Physical form of the Inner Setting (green fingers into the City).

		<p>This General Area does not form part of a Green Finger penetrating Durham City. This General Area therefore considered to make a weak contribution to the perception to the setting of the historic City of Durham.</p> <p>3. Views In and Out towards the Countryside, including long distance views.</p> <p>The General Area falls within the Outer Setting of Durham City. It does not contain any notable viewpoints from World Heritage Site Management Plan, but does include a notable view from Broom Hill. The General Area is therefore considered to make a strongly contribution to the setting of the historic setting of Durham.</p> <p>4. Key approaches to and journeys to the City.</p> <p>The General Area includes one secondary transport route; B6302 Broom Lane running east to west through the centre of the General Area. This route provides access to Durham City. The approach includes the village of Broompark, followed by open countryside before reaching modern built form within Durham City and then the Historic Core (edge of the Conservation Area). There are not any views of the historic core along the B6302.</p> <p>Therefore if this General Area was developed along the B6302 then the scale Durham would be moderately affected.</p> <p>5. Historic and cultural association</p> <p>The General Area contains six Grade II Listed Buildings, as detailed below:</p> <ul style="list-style-type: none"> • Aldin Grange Bridge. • Farm Building adjoining to north west of Baxter Wood Farmhouse. • Baxter Wood Farmhouse. • Conduit House, South-East of Baxter Wood Farmhouse. • Relley Mill House. • Barn near Relley Mill House. <p>The General Area contains no Conservation Area, Scheduled Monuments or Registered Historic Parks and Garden. However the Bearpark Scheduled Monument is located in General Area 25 (to the north of this General Area).</p> <p>The General Area is considered to contain contains few notable with limited significance heritage assets. The General Area therefore makes a moderate contribution to the setting of Durham City.</p> <p>6. Landscape character / Quality</p> <p>The General Area falls within the Wear Lowlands Countryside Character Area and within the Broad Landscape Type: Coalfield Valley. This part of the General Area is therefore considered to make a weak contribution to the historic setting of Durham.</p> <p>Score: Moderate</p>
<p>What is the proximity of the Durham City historic core to the Green Belt?</p>	<p>Strong: The historic core is adjacent to the Green Belt boundary Moderate: Historic core is separated from Green Belt by non-designated but pre WWII development. Weak: Historic core is separated from Green Belt by post WWII development. No: Historic core is 5km or greater from the Green Belt boundary.</p>	<p>The Historic Core (Durham City Conservation Area) is located approximately 0.3 km north east of this General Area (from its nearest point to the Historic Core). The 0.3km gap is Green Belt within General Area 22. The first built form adjacent to the General Area is immediately within the Historic Core.</p> <p>This General Area therefore makes a moderately contribution to the setting of the historic City of Durham.</p> <p>Score: Moderate</p>
<p>Overall assessment: What level of contribution does the General Area make to purpose 4?</p>	<p>Bring together above conclusions to determine the overall assessment (taking balanced view).</p>	<p>Score: Moderate</p>

	Apply scoring system: Strong / Moderate / Weak / No	
Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.		
Sub-Criteria	Scoring	Assessment
Overall assessment: What level of contribution does the General Area make to purpose 5?	All Green Belt land can be considered to support urban regeneration of settlements beyond the County Durham Green Belt and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Therefore in the final Stage 1 Green Belt Assessment all General Areas are considered to score moderately against purpose 5.	Score: Moderate

24 General Area 24: West

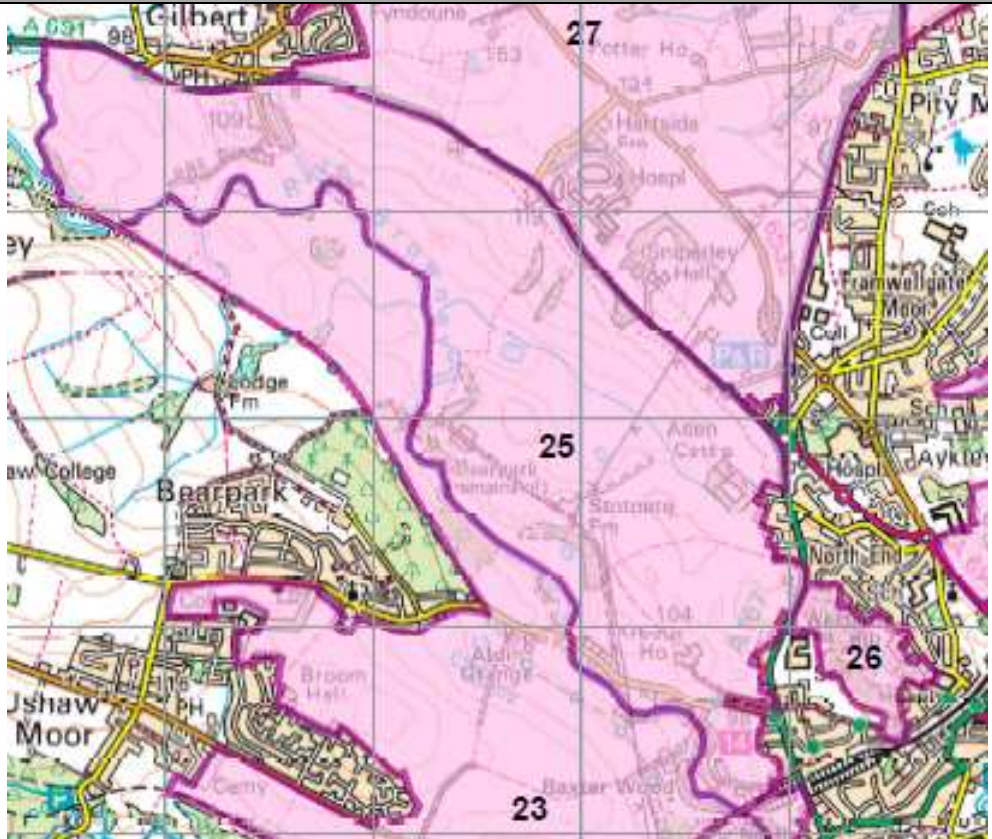
GENERAL AREA: 24 West		
Location	North of Sleetburn Lane, south of River Deerness and west of Durham-York train line	
Area	70.2ha	
Purpose 1: To check the unrestricted sprawl of Large Built Up Areas		
Sub-Criteria	Scoring	Assessment
<p>Existing boundary with built up area:</p> <p>a. Is there an existing durable boundary between the built up area and the Green Belt General Area / parcel which could prevent sprawl?</p> <p>b. Does the Green Belt have a role protecting land which is considered to be open?</p>	<p>Strong: The General Area is connected to and in close proximity to a large built up area. The existing Green Belt boundary supports a strongly defined and durable existing boundary feature and has a role protecting land which is considered to be open.</p> <p>Moderate: The General Area is connected to and in close proximity to a defined large built up area. The existing Green Belt boundary consists of a mix of durable and less durable features and Green Belt has a role protecting land which is considered to be open.</p> <p>Weak: The General Area is connected to and in close proximity to a defined large built up area. The existing Green Belt boundary is predominantly lacking in durability, or the Green Belt designation is not considered to be protecting land which is open.</p> <p>No contribution: The General Area forms part of the County Durham Green Belt, but it is not adjacent to any large built up area.</p>	<p>The General Area exists to the west of the large built up area of Durham City, but it is not directly adjacent to the Green Belt boundary with Durham City. The General Area exists to the north and west of Langley Moor which is not identified as a large built up area.</p> <p>The Green Belt at this location therefore forms part of the County Durham Green Belt, but not in close proximity to any large built up areas.</p> <p>Score: No contribution</p>
<p>Connection to the built up area:</p> <p>a. Is the General Area well connected to the built up area along a number of boundaries?</p> <p>b. Is there a risk of sprawl or could development of the General Area constitute 'rounding off' of the built up area?</p>	<p>Strong: The General Area is connected to the built up area along one boundary and development would not constitute rounding off therefore creating the risk of sprawl. The General Area is not directly connected to the built up area however there is still a risk of sprawl as it lies close to it and it is connected via a transport corridor or has a visual connection. Development would not constitute rounding off therefore creating the risk of sprawl.</p> <p>Moderate: The General Area is connected to the built up area along two boundaries and while there is some potential for development to constitute rounding off there is some risk of sprawl.</p> <p>Weak: The General Area is connected to the built up area along three boundaries and development would constitute rounding off therefore there is limited risk of sprawl.</p> <p>No contribution: The General Area is not connected to or close to the built up area and there is no risk of sprawl.</p>	<p>The General Area is not connected to or close to the built up area and there is no risk of sprawl.</p> <p>Score: No contribution.</p>
<p>Ribbon development: What role does the General Area play in preventing ribbon development? (may not be relevant in all circumstances).</p>	<p>Strong: There is limited existing ribbon development within the General Area / There is existing ribbon development outside of the General Area but adjacent to it. There is potential for further limited ribbon development which the General Area has a weak role in preventing / There is potential for limited ribbon development entering the General Area which the General Area has a weak role in preventing.</p> <p>Moderate: There is existing ribbon development within the General Area / There is limited existing ribbon development within the General Area. There is potential for some further ribbon development which the General Area has a moderate role in preventing.</p>	<p>There is no existing ribbon development.</p> <p>Score: No contribution.</p>

	<p>Weak: There is existing ribbon development within the General Area. There is a high potential for further ribbon development which the General Area has a strong role in preventing.</p> <p>No contribution: There is no potential for ribbon development</p>	
Overall assessment: What level of contribution does the General Area make to purpose 1?	<p>Bring together all conclusions from above to determine the overall assessment (taking balanced view).</p> <p>Apply scoring system: Strong / Moderate / Weak / No</p>	Score: No contribution
Purpose 2: To prevent neighbouring towns from merging into one another		
Sub-Criteria	Scoring	Assessment
Does the General Area lie in a gap between settlements?	Describe the location of the General Area in relation to the gaps between settlements.	The Local Interpretation of the second purpose within Durham County seeks to ensure that settlements do not merge into one another. In the case of General Area 24, this applies to the settlements of Durham City and Langley Moor, as well as between the settlements of Langley Moor and Ushaw Moor.
What contribution does the General Area make towards maintaining a gap between settlements?	<p>Strong: The General Area plays a crucial role in maintaining a gap between settlements: loss of openness would cause them to merge, or substantially reduce the gap between them.</p> <p>Moderate: The General Area plays some role in maintaining a gap between settlements: loss of openness would not cause settlements to merge but would erode the gap between them.</p> <p>Weak: The General Area plays a very limited role in maintaining a gap between settlements: loss of openness would not reduce such a gap.</p> <p>No contribution: The General Area plays no role in maintaining a gap between settlements.</p>	<p>The land gap between Durham City and Langley Moor is approximately 1 km and consists of open countryside with heavy woodland and Nevilles Cross Bank which is located in the middle of the two settlements. The A690 forms a direct route between the settlements albeit heavy trees and woodland limits visibility between the settlements.</p> <p>The land gap between Langley Moor and Ushaw Moor is approximately 1.88km and consists of open countryside with heavy woodland lining the River Deerness. There is no visibility between the settlements and there is no direct road link between the two settlements.</p> <p>The General Area plays some role in maintaining a gap between both Durham City and Langley Moor, and Langley Moor and Ushaw Moor as loss of openness would not cause settlements to merge but would erode the actual and perceptual gap between them.</p> <p>Score: Moderate</p>
Overall assessment: What level of contribution does the General Area make to purpose 2?	<p>Bring together above factors to determine overall assessment (taking balanced view)</p> <p>Apply scoring system: No / Weak / Moderate / Strong</p>	Score: Moderate
Purpose 3: To assist in safeguarding the countryside from encroachment		
Sub-Criteria	Scoring	Assessment
What are the principal land-uses within the General Area?	Describe the principal land uses within the General Area (e.g. agricultural, woodland, recreational, residential, commercial, industrial).	The principal land use within the General Area is open countryside and agricultural land. The General Area has less than 5% built development. The built development consists of non-rural land uses as there are terraced houses located to the south western corner of the General Area (Alum Waters) and industrial development around Langley Hall Farm, with the farm being considered a rural use. There are also other rural land uses including Primrose Side Farm and Beach Green Farm.
What is the level of built development within the General Area?	<p>Strong: The General Area is made up of predominantly rural land-uses with less than 5% built development.</p> <p>Moderate: The General Area is made up of a mixture of rural and non-rural land uses with between 5% and 10% built development.</p> <p>Weak: The General Area is made up of predominantly non-rural land uses with between 10% and 25% built development</p> <p>No contribution: The General Area is made up of non-rural land uses with more than 25% built development.</p>	Score: Strong
What contribution does the General Area make to the perceived openness of the Green Belt?	Describe the degree of visual openness or enclosure of the General Area and the presence of longer views and vistas and consider what impact this may have on the overall score.	The topography of the General Area is open with the land sloping upwards from north to south with the northern section of the General Area creating a valley between Ushaw Moor and New Brancepath/Brandon. Thus there are long line views across the General Area from Ushaw Moor to New Brancepath and Brandon, and also from Langley Moor looking north. Views of Durham City are not visible from the General Area. There are some areas of dense woodland particularly lining the River Deerness however due to topography these do not impact upon long line views.

Overall assessment: What level of contribution does the General Area make to purpose 3?	Bring together above factors to determine overall assessment (taking balanced view) Apply scoring system: No / Weak / Moderate / Strong	Score: Strong
Purpose 4: To preserve the setting and special character of historic towns		
Sub-Criteria	Scoring	Assessment
To preserve the setting and special character of Durham City	<p>Strong Contribution: The Landscape and Setting of the General Area or Green Belt parcel is considered to be strongly supporting the setting of the historic City of Durham.</p> <p>Moderate Contribution: The Landscape and Setting of the Green Belt is considered to be moderately supporting the setting of the historic City of Durham.</p> <p>Weak Contribution: The Landscape and Setting of the General Area is considered to be weakly supporting the setting of the historic City of Durham.</p> <p>No contribution: The Landscape and Setting of the General Area is not considered to have an adverse impact on the setting of the historic City of Durham.</p>	<p>Durham City has been identified as a Historic City. The Durham City Conservation Area has been defined as the boundary of the Historic Core for Durham City. The contribution of the General Area in supporting the historic setting of Durham has been classified using six criteria.</p> <p>1. Perception of the Scale of the City The Historic Core (Durham City Conservation Area) is located approximately 1.4 km north east of this General Area (from its nearest point to the Historic Core). The 1.4km gap is Green Belt within General Area 18, 19, 20 and 21. There is modern built form between the Green Belt and the Historic Core. This General Area therefore makes a weak contribution to the perception of the scale of the City.</p> <p>2. Physical form of the Inner Setting (green fingers into the City). This General Area does not form part of a Green Finger penetrates Durham City from the south-east. This General Area therefore considered to make a weak contribution to the perception to the setting of the historic City of Durham.</p> <p>3. Views In and Out towards the Countryside, including long distance views. The General Area falls within the Outer Setting of Durham City. It does not contain any notable viewpoints from World Heritage Site Management Plan and no views toward the Historic Core were noted on site. The General Area is therefore considered to make a weak contribution to the setting of the historic setting of Durham.</p> <p>4. Key approaches to and journeys to the City. The General Area includes does not contain any primary or secondary transport routes. However development in this General Area would be visible from the B6302 Broom Lane and would have result in the perceived size of Durham increasing. However this General Area was developed along the B6302 within this General Area is considered to weakly affect the scale of Durham.</p> <p>5. Historic and cultural association The General Area contains no Listed Buildings, Conservation Area, Scheduled Monuments or Registered Historic Parks and Garden. The General Area is considered to contain no notable heritage assets. The General Area therefore makes a weak contribution to the setting of Durham City.</p> <p>6. Landscape character / Quality The majority of the General Area falls within the Wear Lowlands Countryside Character Area and within the Broad Landscape Type: Coalfield Valley. This part of the General Area is therefore considered to make a weak contribution to the setting of Durham. The eastern part of the General Area fall within the Broad Landscape Type: Lowland Valley Terraces and is therefore considered to make a moderate contribution to the historic setting of Durham.</p> <p>Score: Weak</p>
What is the proximity of the Durham City historic core to the Green Belt?	Strong: The historic core is adjacent to the Green Belt boundary	The Historic Core (Durham City Conservation Area) is located approximately 1.4 km north east of this General Area (from its nearest point to the Historic Core). The 1.4km gap is Green

	<p>Moderate: Historic core is separated from Green Belt by non-designated but pre WWII development.</p> <p>Weak: Historic core is separated from Green Belt by post WWII development.</p> <p>No: Historic core is 5km or greater from the Green Belt boundary.</p>	<p>Belt within General Areas 18, 19, 20 and 21. The Historic Core is separated from the Green Belt by post WWII development.</p> <p>This General Area therefore makes a weak contribution to the setting of the historic City of Durham.</p> <p>Score: Weak</p>
Overall assessment: What level of contribution does the General Area make to purpose 4?	<p>Bring together above conclusions to determine the overall assessment (taking balanced view).</p> <p>Apply scoring system: Strong / Moderate / Weak / No</p>	<p>Score: Weak</p>
<p>Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.</p>		
Sub-Criteria	Scoring	Assessment
Overall assessment: What level of contribution does the General Area make to purpose 5?	<p>All Green Belt land can be considered to support urban regeneration of settlements beyond the County Durham Green Belt and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Therefore in the final Stage 1 Green Belt Assessment all General Areas are considered to score moderately against purpose 5.</p>	<p>Score: Moderate</p>

25 General Area 25: West

GENERAL AREA: 25 West		
Location	North of River Browney, south of A691 and west of A167	
Area	429.5ha	
		
Purpose 1: To check the unrestricted sprawl of Large Built Up Areas		
Sub-Criteria	Scoring	Assessment
<p>Existing boundary with built up area:</p> <p>a. Is there an existing durable boundary between the built up area and the Green Belt General Area / parcel which could prevent sprawl?</p> <p>b. Does the Green Belt have a role protecting land which is considered to be open?</p>	<p>Strong: The General Area is connected to and in close proximity to a large built up area. The existing Green Belt boundary supports a strongly defined and durable existing boundary feature and has a role protecting land which is considered to be open.</p> <p>Moderate: The General Area is connected to and in close proximity to a defined large built up area. The existing Green Belt boundary consists of a mix of durable and less durable features and Green Belt has a role protecting land which is considered to be open.</p> <p>Weak: The General Area is connected to and in close proximity to a defined large built up area. The existing Green Belt boundary is predominantly lacking in durability, or the Green Belt designation is not considered to be protecting land which is open.</p> <p>No contribution: The General Area forms part of the County Durham Green Belt, but it is not adjacent to any large built up area.</p>	<p>The General Area exists to the west of the large built up area of Durham City. The eastern boundary adjoining Durham City consists partly of the rear gardens of residential properties interspersed with sections of the A167.</p> <p>The A167 forms a strong and durable boundary however the rear gardens are less durable features. However the Green Belt has had a role in protecting land which is considered to be open</p> <p>The General Area is connected to and in close proximity to a defined large built up area. The existing Green Belt boundary consists of a mix of durable and less durable boundaries and the Green Belt has had a role protecting land which is considered to be open.</p> <p>Score: Moderate</p>


<p>Connection to the built up area: a. Is the General Area well connected to the built up area along a number of boundaries? b. Is there a risk of sprawl or could development of the General Area constitute 'rounding off' of the built up area?</p>	<p>Strong: The General Area is connected to the built up area along one boundary and development would not constitute rounding off therefore creating the risk of sprawl. The General Area is not directly connected to the built up area however there is still a risk of sprawl as it lies close to it and it is connected via a transport corridor or has a visual connection. Development would not constitute rounding off therefore creating the risk of sprawl. Moderate: The General Area is connected to the built up area along two boundaries and while there is some potential for development to constitute rounding off there is some risk of sprawl. Weak: The General Area is connected to the built up area along three boundaries and development would constitute rounding off therefore there is limited risk of sprawl. No contribution: The General Area is not connected to or close to the built up area and there is no risk of sprawl.</p>	<p>The General Area is connected to the built up along one boundary consisting of the eastern boundary. Development would not constitute rounding off therefore creating the risk of sprawl. Score: Strong</p>
<p>Ribbon development: What role does the General Area play in preventing ribbon development? (may not be relevant in all circumstances).</p>	<p>Strong: There is limited existing ribbon development within the General Area / There is existing ribbon development outside of the General Area but adjacent to it. There is potential for further limited ribbon development which the General Area has a weak role in preventing / There is potential for limited ribbon development entering the General Area which the General Area has a weak role in preventing. Moderate: There is existing ribbon development within the General Area / There is limited existing ribbon development within the General Area. There is potential for some further ribbon development which the General Area has a moderate role in preventing. Weak: There is existing ribbon development within the General Area. There is a high potential for further ribbon development which the General Area has a strong role in preventing. No contribution: There is no potential for ribbon development</p>	<p>There is existing ribbon development along Toll House Road, however, this is not within the Green Belt. Score: No contribution.</p>
<p>Overall assessment: What level of contribution does the General Area make to purpose 1?</p>	<p>Bring together all conclusions from above to determine the overall assessment (taking balanced view). Apply scoring system: Strong / Moderate / Weak / No</p>	<p>Score: Strong</p>
<p>Purpose 2: To prevent neighbouring towns from merging into one another</p>		
<p>Sub-Criteria</p>	<p>Scoring</p>	<p>Assessment</p>
<p>Does the General Area lie in a gap between settlements?</p>	<p>Describe the location of the General Area in relation to the gaps between settlements.</p>	<p>The Local Interpretation of the second purpose within Durham County seeks to ensure that settlements do not merge into one another. In the case of General Area 25, this applies to the settlements of Durham City and the settlements of Langley Park, Witton Gilbert and Bearpark.</p>
<p>What contribution does the General Area make towards maintaining a gap between settlements?</p>	<p>Strong: The General Area plays a crucial role in maintaining a gap between settlements: loss of openness would cause them to merge, or substantially reduce the gap between them. Moderate: The General Area plays some role in maintaining a gap between settlements: loss of openness would not cause settlements to merge but would erode the gap between them. Weak: The General Area plays a very limited role in maintaining a gap between settlements: loss of openness would not reduce such a gap. No contribution: The General Area plays no role in maintaining a gap between settlements.</p>	<p>The land gap between Durham City and Langley Park is approximately 4 km and consists of open countryside. There is a direct road access between Durham City and Langley Park along the A691 however there is no visibility between the two settlements. The land gap between Durham City and Witton Gilbert is approximately 3.5 km and consists of open countryside. There is a direct road access between Durham City and Witton Gilbert along the A691 however there is no visibility between the two settlements. The land gap between Durham City and Bearpark is approximately 1.7 km. There is a direct road access between Durham City and Bearpark along Toll House Road however there is no visibility between the two settlements.</p>

		<p>The General Area plays a crucial role in maintaining the gap between Durham City and Witton Gilbert as loss of openness from development of the General Area would cause the settlements to merge. The General Area plays some role in maintaining the gap between Durham City and Langley Park, and Durham City and Bearpark: loss of openness would not cause the settlements to merge but would erode the gap between them..</p> <p>Score: Strong</p>
Overall assessment: What level of contribution does the General Area make to purpose 2?	Bring together above factors to determine overall assessment (taking balanced view) Apply scoring system: No / Weak / Moderate / Strong	Score: Strong
Purpose 3: To assist in safeguarding the countryside from encroachment		
Sub-Criteria	Scoring	Assessment
What are the principal land-uses within the General Area?	Describe the principal land uses within the General Area (e.g. agricultural, woodland, recreational, residential, commercial, industrial).	The principal land use within the General Area is open countryside and agricultural land. The General Area has less than 5% built development. The only built development consists of non-rural land uses including Witton Hall and a few residential properties and a sewage treatment works in the north of the General Area located to the south of Witton Gilbert. There are rural land uses within the General Area consisting of sparsely located farm buildings.
What is the level of built development within the General Area?	<p>Strong: The General Area is made up of predominantly rural land-uses with less than 5% built development.</p> <p>Moderate: The General Area is made up of a mixture of rural and non-rural land uses with between 5% and 10% built development.</p> <p>Weak: The General Area is made up of predominantly non-rural land uses with between 10% and 25% built development</p> <p>No contribution: The General Area is made up of non-rural land uses with more than 25% built development.</p>	Score: Strong
What contribution does the General Area make to the perceived openness of the Green Belt?	Describe the degree of visual openness or enclosure of the General Area and the presence of longer views and vistas and consider what impact this may have on the overall score.	The topography of the General Area slopes gently south from the northern boundary of the A691. This forms a shallow valley in the middle of the General Area with the valley sloping downwards towards General Area 23. In the south of the General Area, the land form rises to form a number of hills. Thus there are long line views across the General Area. There is limited vegetation overall, with an area of woodland around the Dene Burn and around the River Browney.
Overall assessment: What level of contribution does the General Area make to purpose 3?	Bring together above factors to determine overall assessment (taking balanced view) Apply scoring system: No / Weak / Moderate / Strong	Score: Strong
Purpose 4: To preserve the setting and special character of historic towns		
Sub-Criteria	Scoring	Assessment
To preserve the setting and special character of Durham City	<p>Strong Contribution: The Landscape and Setting of the General Area or Green Belt parcel is considered to be strongly supporting the setting of the historic City of Durham.</p> <p>Moderate Contribution: The Landscape and Setting of the Green Belt is considered to be moderately supporting the setting of the historic City of Durham.</p> <p>Weak Contribution: The Landscape and Setting of the General Area is considered to be weakly supporting the setting of the historic City of Durham.</p> <p>No contribution: The Landscape and Setting of the General Area is not considered to have an adverse impact on the setting of the historic City of Durham.</p>	<p>Durham City has been identified as the Historic City. The Durham City Conservation Area has been defined as the boundary of the Historic Core for Durham City. The contribution of the General Area in supporting the historic setting of Durham has been classified using six criteria.</p> <p>1. Perception of the Scale of the City</p> <p>The Historic Core (Durham City Conservation Area) is located approximately 0.1 km east of this General Area. There is a 0.1km gap in Green Belt. Therefore this submitted site makes a moderate contribution to the perception of the scale of the City, as the General Area is not directly adjacent to the historic core.</p> <p>2. Physical form of the Inner Setting (green fingers into the City).</p> <p>This north of this General Area forms part of a Green Finger that penetrates Durham City from the north-west. This Green Finger consists of 'Flass Vale'. The General Area therefore makes a strong contribution to the setting of Durham under this criteria</p>

		<p>3. Views In and Out towards the Countryside, including long distance views.</p> <p>The General Area falls within the Outer Setting of Durham City. It does not contain any notable viewpoints from World Heritage Site Management Plan, however there are some lone line glimpses of the cathedral tower from the General Area.</p> <p>The General Area is therefore considered to make a moderate contribution to the setting of the historic setting of Durham.</p> <p>4. Key approaches to and journeys to the City.</p> <p>The General Area contains two primary transport routes. The A691 forms the northern boundary of the General Area. The General Area is prominent from the primary route of the A691 and there is a strong sense of openness when overlooking the area from this route. The General Area is prominent from the A167, which forms the eastern boundary of the General Area.</p> <p>The General Area is also prominent from the secondary route of Club Lane. The General Area is considered to make a strong contribution to the perceived scale of the City.</p> <p>5. Historic and cultural association</p> <p>The General Area contains twelve Listed Buildings, including 1 Grade II* Listed Building and eleven Grade II Listed Buildings relating to Aldin Grange, Witton Hall, Bearpark and Beaurepaire. They are listed below:</p> <ul style="list-style-type: none"> • Aldin Grange Bridge (II). • Bearpark Hall Farmhouse (II). • Boundary Wall circa 200 metres north of Beaurepaire Manor House (II). • Bearpark Hall Farmhouse (II). • Barn at Witton Hall Farm (II). • Witton Hall and Wall Attached (II*). • Church of St Michaels and All Angels (II). • Hopper Tomb circa 1 metre east of Church of St Michael (II). • Snaith Tomb circa 7 metres south of Church of St Michaels (II). • Jobling and Hogen Tombs circa 15 metres south of Church of St Michael (II). • Clark Tomb circa 15 metres south of west end of Church of St Michael (II). • Pickeran Tomb circa 8 metres south of east end of Church of St Michael (II). <p><u>Bearpark and Beaurepaire:</u> The ruins of the manor house of the Prior of Durham dating from the 13th to the 16th century. After the Dissolution the buildings became the property of the Dean of Durham and their subsequent use is not clear, although principally agricultural. In 1640 and 1644 most of the buildings were demolished by the Scottish army. There are two scheduled monument located in Bearpark; the Grange and Chapel and Aldin Grange (or Bearpark) Bridge.</p> <p>This landscape contributes highly to the significance of the landscape surrounding Durham City. The land surrounding Beaurepaire manor represents a unique landscape of high significance within the setting of Durham City which possesses aesthetic, historic and evidential values. It represents a former deer park associated with the Prior of Durham's manor house, this gives an indication into the manors wealth as deer parks could only be established on royal licence and because of this cost they became high status symbols. The Prince Bishops established such hunting parks during the Norman times across their country retreats to provide food for the ecclesiastical table. The park land was extensive and manipulated to produce a suitable habitat and space for hunting purposes, this landscape was intended to be visually pleasing as well as functional.</p> <p>The known pilgrimage route of Club Lane runs through this General Area.</p>
--	--	--

		<p>The Neville’s Cross Registered Battlefield is located in the south of the General Area. The site of a battle on the 17th of October 1346 between the English under Ralph de Neville (Earl of Westmoreland) and Henry de Percy (Northumberland) and the Scottish under King David II, the English were victorious and David plus most of the Scots nobility were taken prisoner. Little physical evidence for the battle has ever been recorded despite several archaeological interventions in the area. The only tangible evidence to date remains a number of corroded iron medieval objects recovered during construction of the main east coast railway line in the 19th century and from a Northumbrian Water Pipeline in 1996. The site lies on the western fringe of Durham City and is partially built over along the natural high ground now occupied by the A167. The western side of the battlefield on the falling ground to the River Browney remains largely undeveloped. Given the nature of the heritage asset the most important factors are the sites historic significance and archaeological potential while being an intrinsic part of the city’s identity.</p> <p>There are no Historic Parks and Gardens or Conservation Areas in this General Area. Therefore the General Area makes a strong contribution to the historic setting and special character of the City.</p> <p>6. Landscape character / Quality</p> <p>The General Area falls within the Wear Lowlands Countryside Character Area, within three broad landscape types.</p> <p>The south-eastern part of the General Area is located within broad landscape type: Incised Lowland Valley and therefore makes a strong contribution to the historic setting and special character of the City.</p> <p>The north-eastern part of the General Area is located within broad landscape type: Lowland Valley Terraces and therefore makes a moderate contribution to the historic setting and special character of the City.</p> <p>The remaining western part of the General Area is located within broad landscape type: Coalfield Valley and therefore makes a weak contribution to the historic setting and special character of the City.</p> <p>Score: Strong</p>
<p>What is the proximity of the Durham City historic core to the Green Belt?</p>	<p>Strong: The historic core is adjacent to the Green Belt boundary Moderate: Historic core is separated from Green Belt by non-designated but pre WWII development. Weak: Historic core is separated from Green Belt by post WWII development. No: Historic core is 5km or greater from the Green Belt boundary.</p>	<p>The Historic Core (Durham City Conservation Area) is 0.1m from the historic core. Green Belt land and the A167 separating the Historic Core. This submitted site therefore makes a moderate contribution to the setting of the historic City of Durham as the submitted site is not directly adjacent to the historic core.</p> <p>Score: Moderate</p>
<p>Overall assessment: What level of contribution does the General Area make to purpose 4?</p>	<p>Bring together above conclusions to determine the overall assessment (taking balanced view).</p> <p>Apply scoring system: Strong / Moderate / Weak / No</p>	<p>Score: Strong</p>
<p>Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.</p>		
<p>Sub-Criteria</p>	<p>Scoring</p>	<p>Assessment</p>
<p>Overall assessment: What level of contribution does the General Area make to purpose 5?</p>	<p>All Green Belt land can be considered to support urban regeneration of settlements beyond the County Durham Green Belt and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Therefore in the final Stage 1 Green Belt Assessment all General Areas are considered to score moderately against purpose 5.</p>	<p>Score: Moderate</p>

26 General Area 26: West


GENERAL AREA: 26 West		
Location	West of central Durham, east of A167	
Area	22.8 ha	
Purpose 1: To check the unrestricted sprawl of Large Built Up Areas		
Sub-Criteria	Scoring	Assessment
Existing boundary with built up area: a. Is there an existing durable boundary between the built up area and the Green Belt General Area / parcel which could prevent sprawl? b. Does the Green Belt have a role protecting land which is considered to be open?	<p>Strong: The General Area is connected to and in close proximity to a large built up area. The existing Green Belt boundary supports a strongly defined and durable existing boundary feature and has a role protecting land which is considered to be open.</p> <p>Moderate: The General Area is connected to and in close proximity to a defined large built up area. The existing Green Belt boundary consists of a mix of durable and less durable features and Green Belt has a role protecting land which is considered to be open.</p> <p>Weak: The General Area is connected to and in close proximity to a defined large built up area. The existing Green Belt boundary is predominantly lacking in durability, or the Green Belt designation is not considered to be protecting land which is open.</p> <p>No contribution: The General Area forms part of the County Durham Green Belt, but it is not adjacent to any large built up area.</p>	<p>The General Area exists on the western side of the large built up area of Durham City. The northern and eastern boundary consists of the rear gardens of residential properties and the ground of a hotel (The Kings Lodge Inn) to the east. The southern boundary consists of the boundary of Durham Johnston school and its associated sports fields. The Green Belt has a role protecting land which is considered to be open.</p> <p>General Area is connected to and in close proximity to a defined large built up area. The existing Green Belt boundary is predominantly less durable however the Green Belt has had a role in protecting land which is considered to be open.</p> <p>Score: Moderate</p>
Connection to the built up area: a. Is the General Area well connected to the built up area along a number of boundaries? b. Is there a risk of sprawl or could development of the General Area constitute 'rounding off' of the built up area?	<p>Strong: The General Area is connected to the built up area along one boundary and development would not constitute rounding off therefore creating the risk of sprawl. The General Area is not directly connected to the built up area however there is still a risk of sprawl as it lies close to it and it is connected via a transport corridor or has a visual connection. Development would not constitute rounding off therefore creating the risk of sprawl.</p> <p>Moderate: The General Area is connected to the built up area along two boundaries and while there is some potential for development to constitute rounding off there is some risk of sprawl.</p> <p>Weak: The General Area is connected to the built up area along three boundaries and development would constitute rounding off therefore there is limited risk of sprawl.</p>	<p>The General Area is connected to the built up area along three boundaries. Development would constitute rounding off as the General Area is nearly completely enclosed by the built up area and therefore there is a very limited risk of sprawl.</p> <p>Score: Weak</p>

	No contribution: The General Area is not connected to or close to the built up area and there is no risk of sprawl.	
Ribbon development: What role does the General Area play in preventing ribbon development? (may not be relevant in all circumstances).	Strong: There is limited existing ribbon development within the General Area / There is existing ribbon development outside of the General Area but adjacent to it. There is potential for further limited ribbon development which the General Area has a weak role in preventing / There is potential for limited ribbon development entering the General Area which the General Area has a weak role in preventing. Moderate: There is existing ribbon development within the General Area / There is limited existing ribbon development within the General Area. There is potential for some further ribbon development which the General Area has a moderate role in preventing. Weak: There is existing ribbon development within the General Area. There is a high potential for further ribbon development which the General Area has a strong role in preventing. No contribution: There is no potential for ribbon development	There is no existing ribbon development within the General Area. Score: No contribution.
Overall assessment: What level of contribution does the General Area make to purpose 1?	Bring together all conclusions from above to determine the overall assessment (taking balanced view). Apply scoring system: Strong / Moderate / Weak / No	Score: Moderate
Purpose 2: To prevent neighbouring towns from merging into one another		
Sub-Criteria	Scoring	Assessment
Does the General Area lie in a gap between settlements?	Describe the location of the General Area in relation to the gaps between settlements.	The Local Interpretation of the second purpose within Durham County seeks to ensure that settlements do not merge into one another.
What contribution does the General Area make towards maintaining a gap between settlements?	Strong: The General Area plays a crucial role in maintaining a gap between settlements: loss of openness would cause them to merge, or substantially reduce the gap between them. Moderate: The General Area plays some role in maintaining a gap between settlements: loss of openness would not cause settlements to merge but would erode the gap between them. Weak: The General Area plays a very limited role in maintaining a gap between settlements: loss of openness would not reduce such a gap. No contribution: The General Area plays no role in maintaining a gap between settlements.	Given that General Area 26 is almost completely enclosed by Durham City, it makes no discernable contribution to maintaining a gap between settlements. Score: No contribution
Overall assessment: What level of contribution does the General Area make to purpose 2?	Bring together above factors to determine overall assessment (taking balanced view) Apply scoring system: No / Weak / Moderate / Strong	Score: No contribution
Purpose 3: To assist in safeguarding the countryside from encroachment		
Sub-Criteria	Scoring	Assessment
What are the principal land-uses within the General Area?	Describe the principal land uses within the General Area (e.g. agricultural, woodland, recreational, residential, commercial, industrial).	The principal land use within the General Area is open countryside and agricultural land. The General Area has less than 5% built development. The built development consists of non-rural land uses including two residential properties on the western side of the General Area and rural land uses with an allotment to the south of Shaw Wood Close.
What is the level of built development within the General Area?	Strong: The General Area is made up of predominantly rural land-uses with less than 5% built development. Moderate: The General Area is made up of a mixture of rural and non-rural land uses with between 5% and 10% built development. Weak: The General Area is made up of predominantly non-rural land uses with between 10% and 25% built development No contribution: The General Area is made up of non-rural land uses with more than 25% built development.	Score: Strong
What contribution does the General Area make to the perceived openness of the Green Belt?	Describe the degree of visual openness or enclosure of the General Area and the presence of longer views and vistas and consider what impact this may have on the overall score.	The topography of the General Area slopes upwards from south to north. There are no long line views due to the heavy vegetation throughout the General Area. The General Area has heavy vegetation throughout consisting entirely of woodland. This sense of enclosure does not impact upon the score given the lack of built development within the General Area.

Overall assessment: What level of contribution does the General Area make to purpose 3?	Bring together above factors to determine overall assessment (taking balanced view) Apply scoring system: No / Weak / Moderate / Strong	Score: Strong
Purpose 4: To preserve the setting and special character of historic towns		
Sub-Criteria	Scoring	Assessment
To preserve the setting and special character of Durham City	<p>Strong Contribution: The Landscape and Setting of the General Area or Green Belt parcel is considered to be strongly supporting the setting of the historic City of Durham.</p> <p>Moderate Contribution: The Landscape and Setting of the Green Belt is considered to be moderately supporting the setting of the historic City of Durham.</p> <p>Weak Contribution: The Landscape and Setting of the General Area is considered to be weakly supporting the setting of the historic City of Durham.</p> <p>No contribution: The Landscape and Setting of the General Area is not considered to have an adverse impact on the setting of the historic City of Durham.</p>	<p>Durham City has been identified as the Historic City. The Durham City Conservation Area has been defined as the boundary of the Historic Core for Durham City. The contribution of the General Area in supporting the historic setting of Durham has been classified using six criteria.</p> <p>1. Perception of the Scale of the City The Historic Core (Durham City Conservation Area) covers the full extent of General Area 26. This General Area therefore makes a strong contribution to the perception of the scale of the City.</p> <p>2. Physical form of the Inner Setting (green fingers into the City). This General Area forms part of a Green Finger that penetrates Durham City from the north-west. This Green Finger consists of 'Flass Vale'. The General Area therefore makes a strong contribution to the setting of Durham under this criteria</p> <p>3. Views In and Out towards the Countryside, including long distance views. The General Area falls within the Inner Setting or Inner Bowl of Durham City. It contains one notable viewpoint from the World Heritage Site Management Plan. The General Area is heavily wooded so other views of the City are restricted, however the area forms an important backdrop for the World Heritage Site from viewpoints across the City. The General Area is therefore considered to make a strong contribution to the historic setting and special character of Durham.</p> <p>4. Key approaches to and journeys to the City. The General Area does not include any primary or secondary transport routes. The General Area is prominent from the primary route of the East Coast Mainline railway and makes a strong contribution to the perceived scale of Durham City.</p> <p>5. Historic and cultural association The General Area contains no Listed Buildings or Registered Historic Parks and Gardens. This General Area contains the Maident;s Bower Round Cairn Scheduled Monument. The Durham Conservation Area (Historic Core) covers the full extent of the General Area. Based on the inclusion in the Conservation Area the General Area is considered to contain a notable asset and significant heritage asset and be strongly contributing to the special character of the City.</p> <p>6. Landscape character / Quality The General Area falls within the Wear Lowlands Countryside Character Area and within the Broad Landscape Type: Incised Lowland Valley and is therefore considered to make a strong contribution to the historic setting of Durham.</p> <p>Score: Strong</p>
What is the proximity of the Durham City historic core to the Green Belt?	Strong: The historic core is adjacent to the Green Belt boundary Moderate: Historic core is separated from Green Belt by non-designated but pre WWII development.	The full extent of the General Area is within the Historic Core (Durham City Conservation Area) and therefore the General Area makes a strong contribution to the historic setting.

	<p>Weak: Historic core is separated from Green Belt by post WWII development. No: Historic core is 5km or greater from the Green Belt boundary.</p>	<p>Score: Strong</p>
<p>Overall assessment: What level of contribution does the General Area make to purpose 4?</p>	<p>Bring together above conclusions to determine the overall assessment (taking balanced view).</p> <p>Apply scoring system: Strong / Moderate / Weak / No</p>	<p>Score: Strong</p>
<p>Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.</p>		
<p>Sub-Criteria</p>	<p>Scoring</p>	<p>Assessment</p>
<p>Overall assessment: What level of contribution does the General Area make to purpose 5?</p>	<p>All Green Belt land can be considered to support urban regeneration of settlements beyond the County Durham Green Belt and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Therefore in the final Stage 1 Green Belt Assessment all General Areas are considered to score moderately against purpose 5.</p>	<p>Score: Moderate</p>

27 General Area 27: North

GENERAL AREA: 27 North		
Location	North of A691 west of A167, south of Chester-le-Street and Sacriston	
Area	757.5ha	
		
Purpose 1: To check the unrestricted sprawl of Large Built Up Areas		
Sub-Criteria	Scoring	Assessment
<p>Existing boundary with built up area:</p> <p>a. Is there an existing durable boundary between the built up area and the Green Belt General Area / parcel which could prevent sprawl?</p> <p>b. Does the Green Belt have a role protecting land which is considered to be open??</p>	<p>Strong: The General Area is connected to and in close proximity to a large built up area. The existing Green Belt boundary supports a strongly defined and durable existing boundary feature and has a role protecting land which is considered to be open.</p> <p>Moderate: The General Area is connected to and in close proximity to a defined large built up area. The existing Green Belt boundary consists of a mix of durable and less durable features and Green Belt has a role protecting land which is considered to be open.</p> <p>Weak: The General Area is connected to and in close proximity to a defined large built up area. The existing Green Belt boundary is predominantly lacking in durability, or the Green Belt designation is not considered to be protecting land which is open.</p> <p>No contribution: The General Area forms part of the County Durham Green Belt, but it is not adjacent to any large built up area.</p>	<p>The General Area exists to the north of Durham City and to the south of Chester-le-Street, both of which are considered to be large built up areas.</p> <p>The existing Green Belt boundary to Durham City is formed by the A167 to the south east of the General Area, which is a durable boundary that is able to prevent sprawl into the General Area. A very small section of the boundary with Durham City at the southernmost point of the General Area consists of the rear gardens of residential properties which is less durable. The Green Belt has had a role in protecting land which is considered to be open.</p> <p>The existing Green Belt boundary between the General Area and Chester-le-Street is defined by numerous features along the northern boundary. Along the western edge of the northern boundary, the boundary is defined by the outer edge of the Green Belt boundary (this section could be edited to be along Waldrige Lane, which would create a durable boundary), the next section of the boundary is defined by Chester Street and then it is dense tree line. The next section of the northern boundary is Waldrige Lane, then the settlement boundary and then Hauxley Drive forms part of the boundary. The remainder of the northern boundary is defined by dense woodland, from Waldrige Wood (which South Burn is running through) and / or</p>

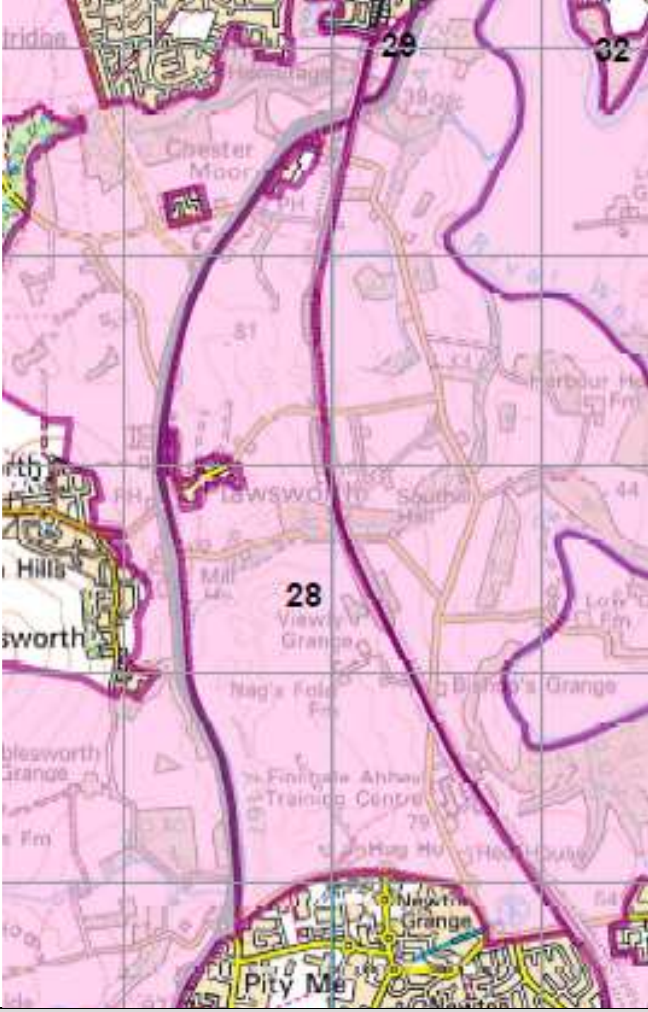
		<p>metalled roads. This boundary is a mix of durable and less durable features however the Green Belt has had a role in protecting land which is considered to be open.</p> <p>Overall, the General Area is connected to two defined large built up areas. The existing Green Belt boundary consists of a mix of durable and less durable boundaries and the Green Belt has had a role protecting land which is considered to be open.</p> <p>Score: Moderate</p>
<p>Connection to the built up area: a. Is the General Area well connected to the built up area along a number of boundaries? b. Is there a risk of sprawl or could development of the General Area constitute ‘rounding off’ of the built up area?</p>	<p>Strong: The General Area is connected to the built up area along one boundary and development would not constitute rounding off therefore creating the risk of sprawl. The General Area is not directly connected to the built up area however there is still a risk of sprawl as it lies close to it and it is connected via a transport corridor or has a visual connection. Development would not constitute rounding off therefore creating the risk of sprawl.</p> <p>Moderate: The General Area is connected to the built up area along two boundaries and while there is some potential for development to constitute rounding off there is some risk of sprawl.</p> <p>Weak: The General Area is connected to the built up area along three boundaries and development would constitute rounding off therefore there is limited risk of sprawl.</p> <p>No contribution: The General Area is not connected to or close to the built up area and there is no risk of sprawl.</p>	<p>The General Area is connected to the built up area of Durham City along one boundary consisting of the A167. The General Area is also connected to the built up area of Chester-le-Street along one boundary which is defined by numerous features. Development would not constitute rounding off therefore creating the risk of sprawl.</p> <p>Score: Strong</p>
<p>Ribbon development: What role does the General Area play in preventing ribbon development? (may not be relevant in all circumstances).</p>	<p>Strong: There is limited existing ribbon development within the General Area / There is existing ribbon development outside of the General Area but adjacent to it. There is potential for further limited ribbon development which the General Area has a weak role in preventing / There is potential for limited ribbon development entering the General Area which the General Area has a weak role in preventing.</p> <p>Moderate: There is existing ribbon development within the General Area / There is limited existing ribbon development within the General Area. There is potential for some further ribbon development which the General Area has a moderate role in preventing.</p> <p>Weak: There is existing ribbon development within the General Area. There is a high potential for further ribbon development which the General Area has a strong role in preventing.</p> <p>No contribution: There is no potential for ribbon development</p>	<p>There is no existing ribbon development within the General Area.</p> <p>Score: No contribution</p>
<p>Overall assessment: What level of contribution does the General Area make to purpose 1?</p>	<p>Bring together all conclusions from above to determine the overall assessment (taking balanced view).</p> <p>Apply scoring system: Strong / Moderate / Weak / No</p>	<p>Score: Strong</p>
<p>Purpose 2: To prevent neighbouring towns from merging into one another</p>		
<p>Sub-Criteria</p>	<p>Scoring</p>	<p>Assessment</p>
<p>Does the General Area lie in a gap between settlements?</p>	<p>Describe the location of the General Area in relation to the gaps between settlements.</p>	<p>The Local Interpretation of the second purpose within Durham County seeks to ensure that settlements do not merge into one another. In the case of General Area 27, this applies to the settlements of Durham City and Chester-le-Street, as well as between Chester Moor and Chester-le-Street, between Durham City and Sacriston/ Witton Gilbert, and between Durham City and Kimblesworth. This General Area also supports a land gap between Chester-le-Street and Waldrige village.</p>
<p>What contribution does the General Area make towards maintaining a gap between settlements?</p>	<p>Strong: The General Area plays a crucial role in maintaining a gap between settlements: loss of openness would cause them to merge, or substantially reduce the gap between them.</p> <p>Moderate: The General Area plays some role in maintaining a gap between settlements: loss of openness would not cause settlements to merge but would erode the gap between them.</p> <p>Weak: The General Area plays a very limited role in maintaining a gap between settlements: loss of openness would not reduce such a gap.</p>	<p>The land gap between Durham City and Chester-le-Street is approximately 4.5km and consists of open countryside and some inset settlements. The A167 forms a direct route between the settlements. There are no direct views between the settlements. The General Area is</p>

	<p>No contribution: The General Area plays no role in maintaining a gap between settlements.</p>	<p>considered to play a crucial role in maintaining a gap between settlements as loss of openness from development of the northern or southern section of the General Area would substantially reduce the gap between them resulting in their perceived merging. Development of the whole of the General Area would cause settlements to merge.</p> <p>The land gap between Chester Moor and Chester-le-Street is approximately 0.41km and consists of open countryside including Waldrige Wood which provides visual separation between the settlements. Development of the northernmost section of the General Area could result in the merging of the settlements thus the General Area plays a crucial role in maintaining a gap between settlements as loss of openness would cause them to merge.</p> <p>The land gap between Durham City and Sacriston / Witton Gilbert is approximately 2km and consists of open countryside. The B6532 and A691 forms a direct route between the settlements. Given that Sacriston is raised being on top of a hill it overlooks Durham City with long line open views. Development of the southern section of the General Area could result in the merging of the settlements thus the General Area plays a crucial role in maintaining a gap between settlements as loss of openness would cause them to merge.</p> <p>The land gap between Durham City and Kimblesworth is approximately 1km across the General Area and consists of open countryside. There is no direct route between the settlements however the A167 is close by. Due to the topography and vegetation there is no visibility between settlements.</p> <p>The land gap between Chester-le-Street and Waldrige village is 350 metres. The edge of Waldrige is visible from Chester-le Street. Waldrige Road provides direct access between the settlements. The General Area plays a crucial role in maintaining a gap between settlements as loss of openness would cause settlements to merge.</p> <p>Overall General Area 27 plays a crucial role in maintaining a gap between settlements whereby loss of openness would cause them to merge, or substantially reduce the gap between them.</p>
<p>Overall assessment: What level of contribution does the General Area make to purpose 2?</p>	<p>Bring together above factors to determine overall assessment (taking balanced view) Apply scoring system: No / Weak / Moderate / Strong</p>	<p>Score: Strong</p>
<p>Purpose 3: To assist in safeguarding the countryside from encroachment</p>		
<p>Sub-Criteria</p>	<p>Scoring</p>	<p>Assessment</p>
<p>What are the principal land-uses within the General Area?</p>	<p>Describe the principal land uses within the General Area (e.g. agricultural, woodland, recreational, residential, commercial, industrial).</p>	<p>The principal land use within the General Area is open countryside and agricultural land. The General Area has between 5% and 10% built development which is concentrated towards the south of the General Area. The built development consists of non-rural land uses with a number of residential buildings within the General Area with Lanchester Road Hospital and Sniperley Hall located to the south of the General Area. A nursery and household waste recycling centre are located to the south east of the General Area. Rural land uses are present in the General Area consisting of sparsely located farm buildings.</p>
<p>What is the level of built development within the General Area?</p>	<p>Strong: The General Area is made up of predominantly rural land-uses with less than 5% built development. Moderate: The General Area is made up of a mixture of rural and non-rural land uses with between 5% and 10% built development. Weak: The General Area is made up of predominantly non-rural land uses with between 10% and 25% built development No contribution: The General Area is made up of non-rural land uses with more than 25% built development.</p>	<p>Score: Moderate</p>
<p>What contribution does the General Area make to the perceived openness of the Green Belt?</p>	<p>Describe the degree of visual openness or enclosure of the General Area and the presence of longer views and vistas and consider what impact this may have on the overall score.</p>	<p>Northern section In the northern section of the General Area, there is dense vegetation surrounding South Burn and Waldrige Country Park. The topography of this section is undulating, with no major changes in topography..</p> <p>Southern section In the southern section of the General Area, there are some small areas of woodland however overall there are low levels of vegetation. The topography of the southern section consists of a</p>

		<p>hill with the land form sloping upwards away from Durham City to Sacriston, thus Sacriston is located at the top of the hill (Findon Hill) and therefore there are open long line views from Sacriston to Durham City. From the middle of this southern section along the B6532, there are open long line views to Bear Park. The top of Durham Cathedral is also visible from within this southern section. The southern boundary of the A691 consists of a ridge which falls to a lower level adjoining General Area 25 and this limits views from the southern boundary. The visual openness from Sacriston to Durham City does not impact upon the score given the level of built development within the General Area.</p>
<p>Overall assessment: What level of contribution does the General Area make to purpose 3?</p>	<p>Bring together above factors to determine overall assessment (taking balanced view) Apply scoring system: No / Weak / Moderate / Strong</p>	<p>Score: Moderate</p>
<p>Purpose 4: To preserve the setting and special character of historic towns</p>		
<p>Sub-Criteria</p>	<p>Scoring</p>	<p>Assessment</p>
<p>To preserve the setting and special character of Durham City</p>	<p>Strong Contribution: The Landscape and Setting of the General Area or Green Belt parcel is considered to be strongly supporting the setting of the historic City of Durham. Moderate Contribution: The Landscape and Setting of the Green Belt is considered to be moderately supporting the setting of the historic City of Durham. Weak Contribution: The Landscape and Setting of the General Area is considered to be weakly supporting the setting of the historic City of Durham. No contribution: The Landscape and Setting of the General Area is not considered to have an adverse impact on the setting of the historic City of Durham.</p>	<p>Durham City has been identified as the Historic City. The Durham City Conservation Area has been defined as the boundary of the Historic Core for Durham City. The contribution of the General Area in supporting the historic setting of Durham has been classified using six criteria.</p> <p>1. Perception of the Scale of the City</p> <p>The Historic Core (Durham City Conservation Area) is located approximately 0.7 km south of this General Area (from its nearest point to the Historic Core). The 0.7km gap is built form. This General Area therefore makes a weak contribution to the perception of the scale of the City.</p> <p>2. Physical form of the Inner Setting (green fingers into the City).</p> <p>This General Area does not form part of a Green Finger penetrates Durham City from the south-east. This General Area therefore considered to make a weak contribution to the perception to the setting of the historic City of Durham.</p> <p>3. Views In and Out towards the Countryside, including long distance views.</p> <p>The General Area falls within the Outer Setting of Durham City. It contains one notable viewpoints from World Heritage Site Management Plan from the B6532. There are glimpses of the cathedral tower from the south-western part of the General Area, however this does not feature in the backdrop to the World Heritage Site as this is a low lying area within the valley and cannot be viewed from the City. There are long line views of the cathedral and World Heritage Site from Findon Hill (south of Sacriston) and this area forms part of the backdrop from viewpoints across the City. The south of the General Area is considered to make a strong contribution to the historic setting of Durham City.</p> <p>The northern part of the General Area around Chester-le-Street has no visual association with the City and make a weak contribution to the setting and special character.</p> <p>Therefore the General Area makes a moderate contribution to the setting and special character.</p> <p>4. Key approaches to and journeys to the City.</p> <p>The General Area does not have a strong relationship with the Historic Core and the first urban form at the gateway of the City along the B6532, A691 and A167 comprises of post World War II development. The northern part of the General Area is visible from the A167 however this is some distance from the City. Within the southern part of the General Area there is some visibility from the A691 and greater prominence from the secondary route of the B6532.</p>

		<p>Taking into account the limited visibility from the primary routes and the built form at the gateway into the City, the General Area is considered to make a moderate contribution to the perceived scale of the City.</p> <p>5. Historic and cultural association</p> <p>The General Area contains four Grade II Listed Buildings:</p> <ul style="list-style-type: none"> • Kimblesworth Grange Farmhouse and outhouse attached (II). • Cottage and Stables circa 100 metres west of Kimbleworth Grange Farmhouse (II). • Well House circa 20 metres south of Fyndoune Mews (II). • Fyndoune and Fynedoune Mews (II). <p>The General Area contains no Registered Park and Gardens, Conservation Area or Scheduled Monuments. A Park and Garden of Local Importance (Sniperley Park) is located in this General Area. Therefore this makes a moderate contribution for this aspect of the assessment.</p> <p>6. Landscape character / Quality</p> <p>The majority of the General Area falls within the Wear Lowlands Countryside Character Area and within the Broad Landscape Type: Lowland Valley Terraces and is therefore considered to make a moderate contribution to the historic setting of Durham.</p> <p>The small part of the west of the General Area falls within the Wear Lowlands Countryside Character Area and within the Broad Landscape Type: Coalfield Valley. This part of the General Area is therefore considered to make a Weak contribution to the historic setting of Durham. A small area to the south-east of the General Area is within the Broad Landscape Type: Incised Lowland Valley. This part of the General Area is therefore considered to make a strong contribution to the historic setting of Durham.</p> <p>Score: Moderate</p>
<p>What is the proximity of the Durham City historic core to the Green Belt?</p>	<p>Strong: The historic core is adjacent to the Green Belt boundary Moderate: Historic core is separated from Green Belt by non-designated but pre WWII development. Weak: Historic core is separated from Green Belt by post WWII development. No: Historic core is 5km or greater from the Green Belt boundary.</p>	<p>The Historic Core (Durham City Conservation Area) is located approximately 0.7 km south of this General Area (from its nearest point to the Historic Core). The 0.7km gap is post WWII built form. This General Area therefore makes a moderate contribution to the setting of the historic City of Durham.</p> <p>Score: Moderate</p>
<p>Overall assessment: What level of contribution does the General Area make to purpose 4?</p>	<p>Bring together above conclusions to determine the overall assessment (taking balanced view).</p> <p>Apply scoring system: Strong / Moderate / Weak / No</p>	<p>Score: Moderate</p>
<p>Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.</p>		
<p>Sub-Criteria</p>	<p>Scoring</p>	<p>Assessment</p>
<p>Overall assessment: What level of contribution does the General Area make to purpose 5?</p>	<p>All Green Belt land can be considered to support urban regeneration of settlements beyond the County Durham Green Belt and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Therefore in the final Stage 1 Green Belt Assessment all General Areas are considered to score moderately against purpose 5.</p>	<p>Score: Moderate</p>

28 General Area 28: North

GENERAL AREA: 28 North		
Location	East of A167, west of Durham - Chester-le-Street train line, north of Arnison Retail Centre	
Area	302.7ha	
Purpose 1: To check the unrestricted sprawl of Large Built Up Areas		
Sub-Criteria	Scoring	Assessment
Existing boundary with built up area: a. Is there an existing durable boundary between the built up area and the Green Belt General Area / parcel which could prevent sprawl? b. Does the Green Belt have a role protecting land which is considered to be open?	<p>Strong: The General Area is connected to and in close proximity to a large built up area. The existing Green Belt boundary supports a strongly defined and durable existing boundary feature and has a role protecting land which is considered to be open.</p> <p>Moderate: The General Area is connected to and in close proximity to a defined large built up area. The existing Green Belt boundary consists of a mix of durable and less durable features and Green Belt has a role protecting land which is considered to be open.</p> <p>Weak: The General Area is connected to and in close proximity to a defined large built up area. The existing Green Belt boundary is predominantly lacking in durability, or the Green Belt designation is not considered to be protecting land which is open.</p> <p>No contribution: The General Area forms part of the County Durham Green Belt, but it is not adjacent to any large built up area.</p>	<p>The General Area exists to the north of the large built up area of Durham City and to the south of the large built up area of Chester-le-Street however it does not adjoin Chester-le-Street.</p> <p>The existing Green Belt boundary with Durham City is formed by Rotary Way, Finchale Road and Finchale Avenue. This represents a strong and durable boundary and the Green Belt has had a role in protecting land which is considered to be open.</p> <p>Score: Strong</p>


<p>Connection to the built up area: a. Is the General Area well connected to the built up area along a number of boundaries? b. Is there a risk of sprawl or could development of the General Area constitute 'rounding off' of the built up area?</p>	<p>Strong: The General Area is connected to the built up area along one boundary and development would not constitute rounding off therefore creating the risk of sprawl. The General Area is not directly connected to the built up area however there is still a risk of sprawl as it lies close to it and it is connected via a transport corridor or has a visual connection. Development would not constitute rounding off therefore creating the risk of sprawl. Moderate: The General Area is connected to the built up area along two boundaries and while there is some potential for development to constitute rounding off there is some risk of sprawl. Weak: The General Area is connected to the built up area along three boundaries and development would constitute rounding off therefore there is limited risk of sprawl. No contribution: The General Area is not connected to or close to the built up area and there is no risk of sprawl.</p>	<p>The General Area is connected to the built up area along one boundary consisting of the southern boundary. Development would not constitute rounding off therefore creating the risk of sprawl. Score: Strong</p>
<p>Ribbon development: What role does the General Area play in preventing ribbon development? (may not be relevant in all circumstances).</p>	<p>Strong: There is limited existing ribbon development within the General Area / There is existing ribbon development outside of the General Area but adjacent to it. There is potential for further limited ribbon development which the General Area has a weak role in preventing / There is potential for limited ribbon development entering the General Area which the General Area has a weak role in preventing. Moderate: There is existing ribbon development within the General Area / There is limited existing ribbon development within the General Area. There is potential for some further ribbon development which the General Area has a moderate role in preventing. Weak: There is existing ribbon development within the General Area. There is a high potential for further ribbon development which the General Area has a strong role in preventing. No contribution: There is no potential for ribbon development</p>	<p>There is no existing ribbon development. Score: No contribution</p>
<p>Overall assessment: What level of contribution does the General Area make to purpose 1?</p>	<p>Bring together all conclusions from above to determine the overall assessment (taking balanced view). Apply scoring system: Strong / Moderate / Weak / No</p>	<p>Score: Strong</p>
<p>Purpose 2: To prevent neighbouring towns from merging into one another</p>		
<p>Sub-Criteria</p>	<p>Scoring</p>	<p>Assessment</p>
<p>Does the General Area lie in a gap between settlements?</p>	<p>Describe the location of the General Area in relation to the gaps between settlements.</p>	<p>The Local Interpretation of the second purpose within Durham County seeks to ensure that settlements do not merge into one another. In the case of General Area 28, this applies to the settlements of Durham City and Chester-le-Street, as well as Durham City and Plawsworth, Durham City and Kimblesworth, and Chester-le-Street and Plawsworth.</p>
<p>What contribution does the General Area make towards maintaining a gap between settlements?</p>	<p>Strong: The General Area plays a crucial role in maintaining a gap between settlements: loss of openness would cause them to merge, or substantially reduce the gap between them. Moderate: The General Area plays some role in maintaining a gap between settlements: loss of openness would not cause settlements to merge but would erode the gap between them. Weak: The General Area plays a very limited role in maintaining a gap between settlements: loss of openness would not reduce such a gap. No contribution: The General Area plays no role in maintaining a gap between settlements.</p>	<p>The land gap between Durham City and Chester-le-Street is approximately 4.5km and consists of open countryside and some inset settlements. The A167 forms a direct route between the settlements. The General Area plays a crucial role in maintaining a gap between these settlements as loss of openness from development of the General Area would substantially reduce the gap between them resulting in the perceived merging of the settlements. The land gap between Durham City and Plawsworth is approximately 1.95km and consists of open countryside. The A167 forms a direct route between the settlements. Development of the southern section of the General Area would result in the merging of these settlements thus the General Area plays a crucial role in maintaining a gap between the settlements as loss of openness would cause them to merge. The land gap between Durham City and Kimblesworth is approximately 1.1km across the south western corner of the General Area and consists of open countryside. There is no direct route between the settlements however the A167 is close by. Due to the topography and</p>

		<p>vegetation there is no visibility between the settlements. The General Area plays a crucial role in maintaining a gap between settlements as development of the southern section of the General Area would substantially reduce the gap between the settlements albeit would not result in them merging.</p> <p>The land gap between Chester-le-Street and Plawsworth is approximately 1.5 km and consists of open countryside and a number of inset villages. The A167 forms a direct route between the settlements. Whilst development of the northern section of the General Area would not result in the actual merging of the settlements, it would reduce the visual and perceptual distance between them. The General Area plays a crucial role in maintaining a gap between the settlements as loss of openness would substantially reduce the gap between them and result in the perceived merging of settlements.</p> <p>Overall, the General Area plays a crucial role in maintaining a gap between settlements as loss of openness would cause them to merge, or substantially reduce the gap between them.</p>
Overall assessment: What level of contribution does the General Area make to purpose 2?	Bring together above factors to determine overall assessment (taking balanced view) Apply scoring system: No / Weak / Moderate / Strong	Score: Strong
Purpose 3: To assist in safeguarding the countryside from encroachment		
Sub-Criteria	Scoring	Assessment
What are the principal land-uses within the General Area?	Describe the principal land uses within the General Area (e.g. agricultural, woodland, recreational, residential, commercial, industrial).	<p>The principal land use within the General Area is open countryside and agricultural land. The General Area has less than 5% built development. The only built development consists of non-rural land uses including some residential uses to the north of the General Area near to Chester Moor and Finchale College Training Centre to the south of the General Area. There is also a sewage treatment works located near to Plawsworth.</p> <p>Score: Strong</p>
What is the level of built development within the General Area?	<p>Strong: The General Area is made up of predominantly rural land-uses with less than 5% built development.</p> <p>Moderate: The General Area is made up of a mixture of rural and non-rural land uses with between 5% and 10% built development.</p> <p>Weak: The General Area is made up of predominantly non-rural land uses with between 10% and 25% built development</p> <p>No contribution: The General Area is made up of non-rural land uses with more than 25% built development.</p>	
What contribution does the General Area make to the perceived openness of the Green Belt?	Describe the degree of visual openness or enclosure of the General Area and the presence of longer views and vistas and consider what impact this may have on the overall score.	<p>The topography of the General Area is undulating consisting of small hills. There are long line views from Chester Moor southwards towards Plawsworth. There are also views towards Chester-le-Street Castle and cricket ground. There are no long line views from west to east due to the land form. The General Area has an area of woodland in the middle surrounding the Blackdene Burn however there are low levels of vegetation overall.</p>
Overall assessment: What level of contribution does the General Area make to purpose 3?	Bring together above factors to determine overall assessment (taking balanced view) Apply scoring system: No / Weak / Moderate / Strong	Score: Strong
Purpose 4: To preserve the setting and special character of historic towns		
Sub-Criteria	Scoring	Assessment
To preserve the setting and special character of Durham City	<p>Strong Contribution: The Landscape and Setting of the General Area or Green Belt parcel is considered to be strongly supporting the setting of the historic City of Durham.</p> <p>Moderate Contribution: The Landscape and Setting of the Green Belt is considered to be moderately supporting the setting of the historic City of Durham.</p> <p>Weak Contribution: The Landscape and Setting of the General Area is considered to be weakly supporting the setting of the historic City of Durham.</p> <p>No contribution: The Landscape and Setting of the General Area is not considered to have an adverse impact on the setting of the historic City of Durham.</p>	<p>Durham City has been identified as the Historic City. The Durham City Conservation Area has been defined as the boundary of the Historic Core for Durham City. The contribution of the General Area in supporting the historic setting of Durham has been classified using six criteria.</p> <p>1. Perception of the Scale of the City</p> <p>The Historic Core (Durham City Conservation Area) is located approximately 2.6 km south of this General Area (from its nearest point to the Historic Core). The 2.6 km gap consists of modern built form. This General Area therefore makes a weak contribution to the perception of the scale of the City.</p>

		<p>2. Physical form of the Inner Setting (green fingers into the City).</p> <p>This General Area does not form part of a Green Finger penetrates Durham City. This General Area therefore considered to make a weak contribution to the perception to the setting of the historic City of Durham.</p> <p>3. Views In and Out towards the Countryside, including long distance views.</p> <p>The General Area falls within the Outer Setting of Durham City. It does not contain any notable viewpoints from World Heritage Site Management Plan and no views toward the Historic Core were noted on site. The General Area does not feature within the backdrop to the World Heritage Site from view points across the City. The General Area is therefore considered to make a weak contribution to the setting of the historic setting of Durham.</p> <p>4. Key approaches to and journeys to the City.</p> <p>The General Area does not have a strong relationship with the Historic Core and the first urban form at the gateway of the City along the A167 comprises of post-World War II development. Whilst the General Area is visible from the A167 the road is set down within the valley The General Area is visible from the East Coast Mainline to the east of the land parcel.</p> <p>Taking into account the visibility from two primary route the, the General Area is considered to make a moderate contribution to the perceived scale of the City.</p> <p>5. Historic and cultural association</p> <p>The General Area contains two Grade II Listed:</p> <ul style="list-style-type: none"> • Viewly Grange Farmhouse and attached farmbuilding (II). • Wall with Bee Boles and Privy adjoining Viewly Grange Farmhouse on north (II). <p>The General Area contains Scheduled Monuments or Registered Historic Parks and Garden. The Plasworth Conservation Area is located within this General Area. The General Area is considered to contain few notable heritage assets with limited significance and therefore makes a moderate contribution to the setting of Durham City.</p> <p>6. Landscape character / Quality</p> <p>Half of the General Area falls within the Wear Lowlands Countryside Character Area and within the Broad Landscape Type: Incised Lowland Valley and is therefore considered to make a strong contribution to the historic setting of Durham.</p> <p>A small part of the south of the General Area and the north of the General Area falls within the Wear Lowlands Countryside Character Area and within the Broad Landscape Type: Lowland Valley Terraces. This part of the General Area is therefore considered to make a moderate contribution to the historic setting of Durham.</p> <p>Score: Moderate</p>
<p>What is the proximity of the Durham City historic core to the Green Belt?</p>	<p>Strong: The historic core is adjacent to the Green Belt boundary Moderate: Historic core is separated from Green Belt by non-designated but pre WWII development. Weak: Historic core is separated from Green Belt by post WWII development. No: Historic core is 5km or greater from the Green Belt boundary.</p>	<p>The Historic Core (Durham City Conservation Area) is located approximately 2.6 km south of this General Area (from its nearest point to the Historic Core). The 2.6km gap is separated from the Green Belt by post WWII development.</p> <p>This General Area therefore makes a weak contribution to the setting of the historic City of Durham.</p> <p>Score: Weak</p>
<p>Overall assessment: What level of contribution does the General Area make to purpose 4?</p>	<p>Bring together above conclusions to determine the overall assessment (taking balanced view).</p>	<p>Score: Moderate</p>

	Apply scoring system: Strong / Moderate / Weak / No	
Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.		
Sub-Criteria	Scoring	Assessment
Overall assessment: What level of contribution does the General Area make to purpose 5?	All Green Belt land can be considered to support urban regeneration of settlements beyond the County Durham Green Belt and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Therefore in the final Stage 1 Green Belt Assessment all General Areas are considered to score moderately against purpose 5.	Score: Moderate

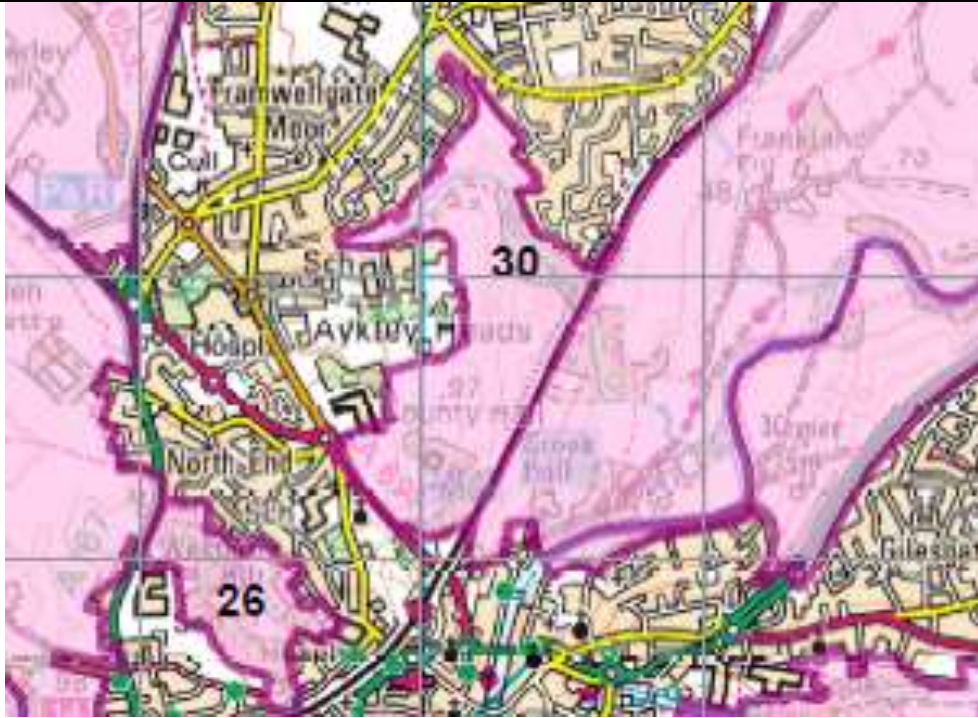
29 General Area 29: Chester-le-Street

GENERAL AREA: 29 Chester-le-Street		
Location	East of Durham - Chester-le-Street train line, west of A167, south of Chester-le-Street	
Area	4.5 ha	
Purpose 1: To check the unrestricted sprawl of Large Built Up Areas		
Sub-Criteria	Scoring	Assessment
Existing boundary with built up area: a. Is there an existing durable boundary between the built up area and the Green Belt General Area / parcel which could prevent sprawl? b. Does the Green Belt have a role protecting land which is considered to be open?	Strong: The General Area is connected to and in close proximity to a large built up area. The existing Green Belt boundary supports a strongly defined and durable existing boundary feature and has a role protecting land which is considered to be open. Moderate: The General Area is connected to and in close proximity to a defined large built up area. The existing Green Belt boundary consists of a mix of durable and less durable features and Green Belt has a role protecting land which is considered to be open. Weak: The General Area is connected to and in close proximity to a defined large built up area. The existing Green Belt boundary is predominantly lacking in durability, or the Green Belt designation is not considered to be protecting land which is open. No contribution: The General Area forms part of the County Durham Green Belt, but it is not adjacent to any large built up area.	The General Area is located to the south of Chester-le-Street. The existing Green Belt boundary with Chester-le-Street is a field boundary to the south that is marked on the ground by sparse tree line. The existing Green Belt boundary is lacking in durability however the Green Belt is protecting land that is considered to be open. There is potential for the boundary to be brought slightly south in order to follow the unnamed road that is south of the Green Belt boundary. Chester-le-Street is considered to be a 'large built up area' within the original designation of the Green Belt. Score: Moderate
Connection to the built up area: a. Is the General Area well connected to the built up area along a number of boundaries? b. Is there a risk of sprawl or could development of the General Area constitute 'rounding off' of the built up area?	Strong: The General Area is connected to the built up area along one boundary and development would not constitute rounding off therefore creating the risk of sprawl. The General Area is not directly connected to the built up area however there is still a risk of sprawl as it lies close to it and it is connected via a transport corridor or has a visual connection. Development would not constitute rounding off therefore creating the risk of sprawl. Moderate: The General Area is connected to the built up area along two boundaries and while there is some potential for development to constitute rounding off there is some risk of sprawl. Weak: The General Area is connected to the built up area along three boundaries and development would constitute rounding off therefore there is limited risk of sprawl. No contribution: The General Area is not connected to or close to the built up area and there is no risk of sprawl.	The General Area is connected to the built up area along one boundary. Development would not constitute rounding off therefore creating the risk of sprawl. Score: Strong
Ribbon development: What role does the General Area play in preventing ribbon development? (may not be relevant in all circumstances).	Strong: There is limited existing ribbon development within the General Area / There is existing ribbon development outside of the General Area but adjacent to it. There is potential for further limited ribbon development which the General Area has a weak role in preventing / There is potential for limited ribbon development entering the General Area which the General Area has a weak role in preventing. Moderate: There is existing ribbon development within the General Area / There is limited existing ribbon development within the General Area. There is potential for some further ribbon development which the General Area has a moderate role in preventing.	There is no existing ribbon development. Score: No contribution

	<p>Weak: There is existing ribbon development within the General Area. There is a high potential for further ribbon development which the General Area has a strong role in preventing.</p> <p>No contribution: There is no potential for ribbon development</p>	
Overall assessment: What level of contribution does the General Area make to purpose 1?	<p>Bring together all conclusions from above to determine the overall assessment (taking balanced view).</p> <p>Apply scoring system: Strong / Moderate / Weak / No</p>	Score: Strong
Purpose 2: To prevent neighbouring towns from merging into one another		
Sub-Criteria	Scoring	Assessment
Does the General Area lie in a gap between settlements?	Describe the location of the General Area in relation to the gaps between settlements.	The Local Interpretation of the second purpose within Durham County seeks to ensure that settlements do not merge into one another. In the case of General Area 29, this applies to the settlements of Chester-le-Street and Chester Moor.
What contribution does the General Area make towards maintaining a gap between settlements?	<p>Strong: The General Area plays a crucial role in maintaining a gap between settlements: loss of openness would cause them to merge, or substantially reduce the gap between them.</p> <p>Moderate: The General Area plays some role in maintaining a gap between settlements: loss of openness would not cause settlements to merge but would erode the gap between them.</p> <p>Weak: The General Area plays a very limited role in maintaining a gap between settlements: loss of openness would not reduce such a gap.</p> <p>No contribution: The General Area plays no role in maintaining a gap between settlements.</p>	<p>The land gap between Chester-le-Street and Chester Moor is approximately 1.16km and is predominately open countryside, including a wooded area (South Burn). A train line and heavy wooded planting (South Burn) separate the two settlements. There is no direct road link between the two settlements.</p> <p>The General Area plays a very limited role in maintaining a gap between settlements as loss of openness would not reduce the perception of a gap.</p> <p>Score: Weak</p>
Overall assessment: What level of contribution does the General Area make to purpose 2?	<p>Bring together above factors to determine overall assessment (taking balanced view)</p> <p>Apply scoring system: No / Weak / Moderate / Strong</p>	Score: Weak
Purpose 3: To assist in safeguarding the countryside from encroachment		
Sub-Criteria	Scoring	Assessment
What are the principal land-uses within the General Area?	Describe the principal land uses within the General Area (e.g. agricultural, woodland, recreational, residential, commercial, industrial).	The principal land use within the General Area is open countryside and agricultural land. The General Area has no built development. There is a significant area of wooded land which South Burn runs within.
What is the level of built development within the General Area?	<p>Strong: The General Area is made up of predominantly rural land-uses with less than 5% built development.</p> <p>Moderate: The General Area is made up of a mixture of rural and non-rural land uses with between 5% and 10% built development.</p> <p>Weak: The General Area is made up of predominantly non-rural land uses with between 10% and 25% built development</p> <p>No contribution: The General Area is made up of non-rural land uses with more than 25% built development.</p>	Score: Strong
What contribution does the General Area make to the perceived openness of the Green Belt?	Describe the degree of visual openness or enclosure of the General Area and the presence of longer views and vistas and consider what impact this may have on the overall score.	The topography of the General Area is undulating, with the General Area sloping downwards towards the A167. The General Area has dense vegetation in the southern section. Due to the dense areas of vegetation and the topography there are limited long line views. This sense of enclosure does not impact upon the score given the lack of built development within the General Area.
Overall assessment: What level of contribution does the General Area make to purpose 3?	<p>Bring together above factors to determine overall assessment (taking balanced view)</p> <p>Apply scoring system: No / Weak / Moderate / Strong</p>	Score: Strong
Purpose 4: To preserve the setting and special character of historic towns		
Sub-Criteria	Scoring	Assessment
To preserve the setting and special character of Durham City	<p>Strong Contribution: The Landscape and Setting of the General Area or Green Belt parcel is considered to be strongly supporting the setting of the historic City of Durham.</p> <p>Moderate Contribution: The Landscape and Setting of the Green Belt is considered to be moderately supporting the setting of the historic City of Durham.</p>	<p>General Area 29 is over 5km away from the Durham Historic Core with no direct views towards the historic core.</p> <p>The Landscape and Setting of General Area 29 is not considered to have an adverse impact on the setting of the historic City of Durham.</p>

	<p>Weak Contribution: The Landscape and Setting of the General Area is considered to be weakly supporting the setting of the historic City of Durham.</p> <p>No contribution: The Landscape and Setting of the General Area is not considered to have an adverse impact on the setting of the historic City of Durham.</p>	Score: No contribution
What is the proximity of the Durham City historic core to the Green Belt?	<p>Strong: The historic core is adjacent to the Green Belt boundary</p> <p>Moderate: Historic core is separated from Green Belt by non-designated but pre WWII development.</p> <p>Weak: Historic core is separated from Green Belt by post WWII development.</p> <p>No: Historic core is 5km or greater from the Green Belt boundary.</p>	<p>The Historic Core is over 5km from the Green Belt boundary of General Area 29.</p> <p>Score: No contribution</p>
Overall assessment: What level of contribution does the General Area make to purpose 4?	<p>Bring together above conclusions to determine the overall assessment (taking balanced view).</p> <p>Apply scoring system: Strong / Moderate / Weak / No</p>	Score: No contribution
Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.		
Sub-Criteria	Scoring	Assessment
Overall assessment: What level of contribution does the General Area make to purpose 5?	All Green Belt land can be considered to support urban regeneration of settlements beyond the County Durham Green Belt and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Therefore in the final Stage 1 Green Belt Assessment all General Areas are considered to score moderately against purpose 5.	Score: Moderate

30 General Area 30: North

GENERAL AREA: 30 North		
Location	West of Durham - Chester-le-Street train line, north of Framwelgate Peth and surrounded on all other sides by north Durham development	
Area	65.8ha	
Purpose 1: To check the unrestricted sprawl of Large Built Up Areas		
Sub-Criteria	Scoring	Assessment
Existing boundary with built up area: a. Is there an existing durable boundary between the built up area and the Green Belt General Area / parcel which could prevent sprawl? b. Does the Green Belt have a role protecting land which is considered to be open?	Strong: The General Area is connected to and in close proximity to a large built up area. The existing Green Belt boundary supports a strongly defined and durable existing boundary feature and has a role protecting land which is considered to be open. Moderate: The General Area is connected to and in close proximity to a defined large built up area. The existing Green Belt boundary consists of a mix of durable and less durable features and Green Belt has a role protecting land which is considered to be open. Weak: The General Area is connected to and in close proximity to a defined large built up area. The existing Green Belt boundary is predominantly lacking in durability, or the Green Belt designation is not considered to be protecting land which is open. No contribution: The General Area forms part of the County Durham Green Belt, but it is not adjacent to any large built up area.	The General Area exists to the north of the large built up area of Durham City. The northern boundary adjoining Durham City consists of the rear gardens of residential properties which is a less durable boundary. The western boundary consists of the limits of office development which is also a less durable boundary. However these less durable boundaries have had a role in protecting land which is considered to be open. The southern boundary consists of the A691 which is a strong and durable boundary. The General Area is connected to and in close proximity to a defined large built up area. The existing Green Belt boundary is predominantly lacking in durability apart from the southern boundary however the Green Belt has a role protecting land which is considered to be open. Score: Moderate

<p>Connection to the built up area: a. Is the General Area well connected to the built up area along a number of boundaries? b. Is there a risk of sprawl or could development of the General Area constitute 'rounding off' of the built up area?</p>	<p>Strong: The General Area is connected to the built up area along one boundary and development would not constitute rounding off therefore creating the risk of sprawl. The General Area is not directly connected to the built up area however there is still a risk of sprawl as it lies close to it and it is connected via a transport corridor or has a visual connection. Development would not constitute rounding off therefore creating the risk of sprawl. Moderate: The General Area is connected to the built up area along two boundaries and while there is some potential for development to constitute rounding off there is some risk of sprawl. Weak: The General Area is connected to the built up area along three boundaries and development would constitute rounding off therefore there is limited risk of sprawl. No contribution: The General Area is not connected to or close to the built up area and there is no risk of sprawl.</p>	<p>The General Area is connected to the built up area of Durham City along three boundaries. It is therefore very enclosed by the built up area and the development of the General Area would round off the settlement pattern. Overall, there is limited risk of sprawl. Score: Weak</p>
<p>Ribbon development: What role does the General Area play in preventing ribbon development? (may not be relevant in all circumstances).</p>	<p>Strong: There is limited existing ribbon development within the General Area / There is existing ribbon development outside of the General Area but adjacent to it. There is potential for further limited ribbon development which the General Area has a weak role in preventing / There is potential for limited ribbon development entering the General Area which the General Area has a weak role in preventing. Moderate: There is existing ribbon development within the General Area / There is limited existing ribbon development within the General Area. There is potential for some further ribbon development which the General Area has a moderate role in preventing. Weak: There is existing ribbon development within the General Area. There is a high potential for further ribbon development which the General Area has a strong role in preventing. No contribution: There is no potential for ribbon development</p>	<p>There is no existing ribbon development. Score: No contribution.</p>
<p>Overall assessment: What level of contribution does the General Area make to purpose 1?</p>	<p>Bring together all conclusions from above to determine the overall assessment (taking balanced view). Apply scoring system: Strong / Moderate / Weak / No</p>	<p>Score: Moderate</p>
<p>Purpose 2: To prevent neighbouring towns from merging into one another</p>		
<p>Sub-Criteria</p>	<p>Scoring</p>	<p>Assessment</p>
<p>Does the General Area lie in a gap between settlements?</p>	<p>Describe the location of the General Area in relation to the gaps between settlements.</p>	<p>The Local Interpretation of the second purpose within Durham County seeks to ensure that settlements do not merge into one another.</p>
<p>What contribution does the General Area make towards maintaining a gap between settlements?</p>	<p>Strong: The General Area plays a crucial role in maintaining a gap between settlements: loss of openness would cause them to merge, or substantially reduce the gap between them. Moderate: The General Area plays some role in maintaining a gap between settlements: loss of openness would not cause settlements to merge but would erode the gap between them. Weak: The General Area plays a very limited role in maintaining a gap between settlements: loss of openness would not reduce such a gap. No contribution: The General Area plays no role in maintaining a gap between settlements.</p>	<p>Given that General Area 30 is enclosed by Durham City, it makes no discernable contribution to maintaining a gap between settlements. Score: No Contribution</p>
<p>Overall assessment: What level of contribution does the General Area make to purpose 2?</p>	<p>Bring together above factors to determine overall assessment (taking balanced view) Apply scoring system: No / Weak / Moderate / Strong</p>	<p>Score: No contribution</p>
<p>Purpose 3: To assist in safeguarding the countryside from encroachment</p>		
<p>Sub-Criteria</p>	<p>Scoring</p>	<p>Assessment</p>

<p>What are the principal land-uses within the General Area?</p>	<p>Describe the principal land uses within the General Area (e.g. agricultural, woodland, recreational, residential, commercial, industrial).</p>	<p>The principal land use within the General Area is open countryside and public open space / recreation ground. The General Area has less than 5% built development. There are non-rural land uses which contribute to the built development, including the Durham Light Infantry Museum and Gallery to the south of the General Area, the car park associated with Durham County Hall in the south west, a number of access roads and Aykley Heads Recreation Ground in the middle of the General Area. There are also rural uses with the allotments in the north of the General Area.</p>
<p>What is the level of built development within the General Area?</p>	<p>Strong: The General Area is made up of predominantly rural land-uses with less than 5% built development. Moderate: The General Area is made up of a mixture of rural and non-rural land uses with between 5% and 10% built development. Weak: The General Area is made up of predominantly non-rural land uses with between 10% and 25% built development No contribution: The General Area is made up of non-rural land uses with more than 25% built development.</p>	<p>Score: Strong</p>
<p>What contribution does the General Area make to the perceived openness of the Green Belt?</p>	<p>Describe the degree of visual openness or enclosure of the General Area and the presence of longer views and vistas and consider what impact this may have on the overall score.</p>	<p>There is a wooded area along the northern boundary (Hopper’s Wood). The topography of the northern section of the General Area is slightly undulating and slopes downwards from the settlement into the wooded area. There are long line open views from this northern boundary with Durham City which extends to the wooded area. This northern section is very enclosed by Durham City.</p> <p>The middle section of the General Area viewed from the police headquarters consists of open fields (Aykley Heads Recreation Ground) which slope downwards away from Durham City towards the railway line creating a valley just beyond the railway line. There is limited vegetation and therefore there are long line views of The Sands which is in immediate views and also of Gilesgate in the far distance. The A691 is also visible from this middle section.</p> <p>The southern section of the General Area consists of a wooded area around the museum and a playing field along the southern boundary adjacent to the County Hall car park. This section of the General Area has a more urban character.</p> <p>The sense of enclosure of the northern section and the visual openness of the middle section of the General Area does not impact upon the score given the lack of built development within the General Area.</p>
<p>Overall assessment: What level of contribution does the General Area make to purpose 3?</p>	<p>Bring together above factors to determine overall assessment (taking balanced view) Apply scoring system: No / Weak / Moderate / Strong</p>	<p>Score: Strong</p>
<p>Purpose 4: To preserve the setting and special character of historic towns</p>		
<p>Sub-Criteria</p>	<p>Scoring</p>	<p>Assessment</p>
<p>To preserve the setting and special character of Durham City</p>	<p>Strong Contribution: The Landscape and Setting of the General Area or Green Belt parcel is considered to be strongly supporting the setting of the historic City of Durham. Moderate Contribution: The Landscape and Setting of the Green Belt is considered to be moderately supporting the setting of the historic City of Durham. Weak Contribution: The Landscape and Setting of the General Area is considered to be weakly supporting the setting of the historic City of Durham. No contribution: The Landscape and Setting of the General Area is not considered to have an adverse impact on the setting of the historic City of Durham.</p>	<p>Durham City has been defined as a Historic City. The Durham City Conservation Area has been defined as the boundary of the Historic Core for Durham City. The contribution of the General Area in supporting the historic setting of Durham has been classified using six criteria.</p> <p>1. Perception of the Scale of the City</p> <p>The Historic Core (Durham City Conservation Area) falls within General Area 30. Approximately 20% of the southern part of the General Area is located within the Historic Core, therefore the area makes a strong contribution to the perception of the scale of the City.</p> <p>2. Physical form of the Inner Setting (green fingers into the City).</p> <p>This General Area forms part of a Green Finger that penetrates Durham City from the north-east. This Green Finger consists of ‘the valley of the Wear to the north-east of the city from Aykley Heads, Barker’s Haugh and The Sands to Franklands Farm, and between Newton Hall and Gilesgate Moor. This General Area therefore considered to make a strong contribution to the perception to the setting of the historic City of Durham.</p> <p>3. Views In and Out towards the Countryside, including long distance views.</p>

		<p>The vast majority of the General Area, except the north-west corner is located within the inner setting with the ridge line forming the boundary for the Durham Inner Bowl or inner setting of the Durham World Heritage Site. The southern part of the General Area also forms a backdrop to the Cathedral and World Heritage Site when looking out across the city. The General Area includes two notable viewpoints from the World Heritage Site Management Plan. Views into the city are less prominent from the northern part of the area.</p> <p>Taking this into account the General Area is considered to make a strong contribution to the setting and special character of the City.</p> <p>4. Key approaches to and journeys to the City.</p> <p>The General Area contains one primary transport route: the East Coast Main Line. The General Area is prominent from the East Coast Mainline railway, which forms the eastern boundary of the General Area). The land in the General Area is also prominent from the A690 looking east. The built form on the edge of the General Area forms part of the historic core and the rural characteristics of the southern part of the area contribute to the sense of scale. The General Area is therefore considered to make a strong contribution to towards the perception of scale of the City.</p> <p>5. Historic and cultural association</p> <p>The southern part of the General Area is located within the Durham City Conservation Area. The General Area contains no Listed Buildings, Historic Park and Gardens or Scheduled Monuments. The General Area is considered to make a moderate contribution to the historic and cultural character of the City due to the proximity of the Historic Core.</p> <p>6. Landscape character / Quality</p> <p>The General Area falls within the North Wear Valley Countryside Area and within the Broad Landscape Types: Incised Lowland Valley in the east and Lowland Valley Terraces in the west. As the General Area features the Incised Lowland Valley landscape of the Wear this is considered to be a key component of the special character of the City and as such makes a strong contribution to the historic setting and special character of Durham.</p> <p>Score: Strong</p>
<p>What is the proximity of the Durham City historic core to the Green Belt?</p>	<p>Strong: The historic core is adjacent to the Green Belt boundary Moderate: Historic core is separated from Green Belt by non-designated but pre WWII development. Weak: Historic core is separated from Green Belt by post WWII development. No: Historic core is 5km or greater from the Green Belt boundary.</p>	<p>The Historic Core (Durham City Conservation Area) falls within General Area 30. Approximately 20% of the southern part of the General Area is located within the Historic Core, therefore the area makes a strong contribution to supporting the setting and special character of Durham City.</p> <p>Score: Strong</p>
<p>Overall assessment: What level of contribution does the General Area make to purpose 4?</p>	<p>Bring together above conclusions to determine the overall assessment (taking balanced view).</p> <p>Apply scoring system: Strong / Moderate / Weak / No</p>	<p>Score: Strong</p>
<p>Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.</p>		
<p>Sub-Criteria</p>	<p>Scoring</p>	<p>Assessment</p>
<p>Overall assessment: What level of contribution does the General Area make to purpose 5?</p>	<p>All Green Belt land can be considered to support urban regeneration of settlements beyond the County Durham Green Belt and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Therefore in the final Stage 1 Green Belt Assessment all General Areas are considered to score moderately against purpose 5.</p>	<p>Score: Moderate</p>

31 General Area 31: North

GENERAL AREA: 31 North		
Location	East of Durham - Chester-le-Street train line, west of River Wear and north of central Durham development boundary	
Area	947.6ha	
Purpose 1: To check the unrestricted sprawl of Large Built Up Areas		
Sub-Criteria	Scoring	Assessment
<p>Existing boundary with built up area:</p> <p>a. Is there an existing durable boundary between the built up area and the Green Belt General Area / parcel which could prevent sprawl?</p> <p>b. Does the Green Belt have a role protecting land which is considered to be open??</p>	<p>Strong: The General Area is connected to and in close proximity to a large built up area. The existing Green Belt boundary supports a strongly defined and durable existing boundary feature and has a role protecting land which is considered to be open.</p> <p>Moderate: The General Area is connected to and in close proximity to a defined large built up area. The existing Green Belt boundary consists of a mix of durable and less durable features and Green Belt has a role protecting land which is considered to be open.</p> <p>Weak: The General Area is connected to and in close proximity to a defined large built up area. The existing Green Belt boundary is predominantly lacking in durability, or the Green Belt designation is not considered to be protecting land which is open.</p> <p>No contribution: The General Area forms part of the County Durham Green Belt, but it is not adjacent to any large built up area.</p>	<p>The General Area exists to the north of Durham City and to the south of Chester-le-Street.</p> <p>The existing Green Belt boundary with Durham City consists of the River Wear, the boundary of a surface car park, part of a road (Sidegate), and the development limits of a row of residential properties and office building (at the southernmost point of the General Area). These boundaries are predominantly lacking in durability and have not protected land which is considered to be open given that there is a considerable amount of development adjacent to this southern boundary with Durham City.</p> <p>General Area 31 also has a boundary that connects it with Chester-le-Street, this boundary is formed by the A167 which is a durable boundary, and the rear gardens of residential properties along Crichton Avenue which is a less durable boundary. However the Green Belt here has had a role in protecting land which is considered to be open.</p>

		The General Area is connected to and in close proximity to two defined large built up areas. The existing Green Belt boundary consists of a mix of durable and less durable boundaries and the Green Belt has had a role protecting land which is considered to be open. Score: Moderate
Connection to the built up area: a. Is the General Area well connected to the built up area along a number of boundaries? b. Is there a risk of sprawl or could development of the General Area constitute 'rounding off' of the built up area?	Strong: The General Area is connected to the built up area along one boundary and development would not constitute rounding off therefore creating the risk of sprawl. The General Area is not directly connected to the built up area however there is still a risk of sprawl as it lies close to it and it is connected via a transport corridor or has a visual connection. Development would not constitute rounding off therefore creating the risk of sprawl. Moderate: The General Area is connected to the built up area along two boundaries and while there is some potential for development to constitute rounding off there is some risk of sprawl. Weak: The General Area is connected to the built up area along three boundaries and development would constitute rounding off therefore there is limited risk of sprawl. No contribution: The General Area is not connected to or close to the built up area and there is no risk of sprawl.	The General Area is connected to the built up area along of Durham along one boundary and the built up area of Chester-le-Street along one boundary. Development would not constitute rounding off therefore creating the risk of sprawl. Score: Strong
Ribbon development: What role does the General Area play in preventing ribbon development? (may not be relevant in all circumstances).	Strong: There is limited existing ribbon development within the General Area / There is existing ribbon development outside of the General Area but adjacent to it. There is potential for further limited ribbon development which the General Area has a weak role in preventing / There is potential for limited ribbon development entering the General Area which the General Area has a weak role in preventing. Moderate: There is existing ribbon development within the General Area / There is limited existing ribbon development within the General Area. There is potential for some further ribbon development which the General Area has a moderate role in preventing. Weak: There is existing ribbon development within the General Area. There is a high potential for further ribbon development which the General Area has a strong role in preventing. No contribution: There is no potential for ribbon development	There is no existing ribbon development. Score: No contribution
Overall assessment: What level of contribution does the General Area make to purpose 1?	Bring together all conclusions from above to determine the overall assessment (taking balanced view). Apply scoring system: Strong / Moderate / Weak / No	Score: Strong
Purpose 2: To prevent neighbouring towns from merging into one another		
Scoring	Sub-Criteria	Assessment
Does the General Area lie in a gap between settlements?	Describe the location of the General Area in relation to the gaps between settlements.	The Local Interpretation of the second purpose within Durham County seeks to ensure that settlements do not merge into one another. In the case of General Area 31, this applies to the settlements of Durham City and Chester-le-Street, and also between Brasside and Durham City.
What contribution does the General Area make towards maintaining a gap between settlements?	Strong: The General Area plays a crucial role in maintaining a gap between settlements: loss of openness would cause them to merge, or substantially reduce the gap between them. Moderate: The General Area plays some role in maintaining a gap between settlements: loss of openness would not cause settlements to merge but would erode the gap between them. Weak: The General Area plays a very limited role in maintaining a gap between settlements: loss of openness would not reduce such a gap. No contribution: The General Area plays no role in maintaining a gap between settlements.	The land gap between Durham City and Chester-le-Street is approximately 4.5km at its nearest point and consists of open countryside and some inset settlements. The A167 forms a direct route between the settlements. Whilst development of the southern section of the General Area does not impact upon the gap given it is already narrower to the west from Pity Me and Newton Grange, the northern section of the General Area plays a crucial role in maintaining a gap between these settlements as loss of openness from development of the northern section of the General Area would cause them to merge.


		<p>The land gap between Durham City and Brassside is approximately 0.11km at its nearest point. Finchale Avenue forms a direct route between the settlements and there is visibility between the settlements along this route. This section of the General Area plays a crucial role in maintaining a gap between settlements as loss of openness would cause them to merge.</p> <p>Overall, the General Area plays a crucial role in maintaining a gap between settlements as loss of openness would cause the settlements to merge.</p> <p>Score: Strong</p>
Overall assessment: What level of contribution does the General Area make to purpose 2?	Bring together above factors to determine overall assessment (taking balanced view) Apply scoring system: No / Weak / Moderate / Strong	Score: Strong
Purpose 3: To assist in safeguarding the countryside from encroachment		
Sub-Criteria	Scoring	Assessment
What are the principal land-uses within the General Area?	Describe the principal land uses within the General Area (e.g. agricultural, woodland, recreational, residential, commercial, industrial).	The principal land use within the General Area is open countryside and agricultural land. The General Area has between 5% and 10% built development consisting of a mixture of rural and non-rural land uses. There are rural land uses, with an allotment in the northern most part of the General Area. In the southern section of the General Area, Finchale Priory is located adjacent to the River Wear along the eastern boundary. There are also two outdoor recreational uses consisting of Northern Wilderness which is an outdoor activity centre and has limited built form, and Adventure Valley which includes kids indoor play centres and has more built form associated with it. Adjacent to the inset settlement of Brassside is HM Prison Frankland. Keping Quarries, a dismantled quarry is located to the south east of the General Area adjacent to the River Wear. There is a large sewage treatment works located to the south of the General area adjacent to Durham City with a smaller sewage treatment works in the middle. Along the southern boundary of the General Area, along Frankland Lane there are a number of uses including Riverside Medical Centre, a garage, some business/industrial units, and Crook Hall, as well as car parks associated with these uses. All of these are non-rural land uses. There are also sparsely located farm buildings throughout the General Area which are a rural-use.
What is the level of built development within the General Area?	<p>Strong: The General Area is made up of predominantly rural land-uses with less than 5% built development.</p> <p>Moderate: The General Area is made up of a mixture of rural and non-rural land uses with between 5% and 10% built development.</p> <p>Weak: The General Area is made up of predominantly non-rural land uses with between 10% and 25% built development</p> <p>No contribution: The General Area is made up of non-rural land uses with more than 25% built development.</p>	<p>Score: Moderate</p>
What contribution does the General Area make to the perceived openness of the Green Belt?	Describe the degree of visual openness or enclosure of the General Area and the presence of longer views and vistas and consider what impact this may have on the overall score.	<p>Northern Section The topography of the northern section is extremely undulating and this restricts views alongside the areas of vegetation. There are areas of dense woodland throughout the northern section of the General Area as well as sparsely located farm buildings. Therefore the General Area has limited long line views.</p> <p>Southern Section There are high level of vegetation lining the River Wear particularly in the middle and also to the south west of the General Area adjacent to the railway line. Within the southern section of the General Area from Franklands Farm there are long line views of Durham City including the Cathedral and The Sands. The topography of this section is fairly flat. The A690 is visible from this point through the woodlands. Within the middle section of the General Area around Brassside, long line views and openness are disrupted by the prison. The southernmost section of the General Area is less open and there are no long line views due to the topography of the General Area. Around the sewage treatment works in the south there is heavy woodland and the sewage works is located at a lower topography. There are high level of vegetation lining the River Wear particularly in the middle and also to the south west of the General Area adjacent to the railway line.</p> <p>The General Area lacks visual openness in parts although there is some visual openness in the south of the General Area however this does not impact upon the score given the levels of built development within the General Area.</p>

<p>Overall assessment: What level of contribution does the General Area make to purpose 3?</p>	<p>Bring together above factors to determine overall assessment (taking balanced view) Apply scoring system: No / Weak / Moderate / Strong</p>	<p>Score: Moderate</p>
<p>Purpose 4: To preserve the setting and special character of historic towns</p>		
<p>Sub-Criteria</p>	<p>Scoring</p>	<p>Assessment</p>
<p>To preserve the setting and special character of Durham City</p>	<p>Strong Contribution: The Landscape and Setting of the General Area or Green Belt parcel is considered to be strongly supporting the setting of the historic City of Durham. Moderate Contribution: The Landscape and Setting of the Green Belt is considered to be moderately supporting the setting of the historic City of Durham. Weak Contribution: The Landscape and Setting of the General Area is considered to be weakly supporting the setting of the historic City of Durham. No contribution: The Landscape and Setting of the General Area is not considered to have an adverse impact on the setting of the historic City of Durham.</p>	<p>The General Area extends from Chester-le-Street in the north to Durham City in the south. Durham City has been identified as a Historic City. The Durham City Conservation Area has been defined as the boundary of the Historic Core for Durham City. The contribution of the General Area in supporting the historic setting of Durham has been classified using six criteria.</p> <p>1. Proximity to Historic Core.</p> <p>A small area in the south of the General Area is located within the Historic Core (Durham City Conservation Area). As the General Area incorporates the Historic Core the <u>southern area</u> makes a strong contribution to the perception of scale and historic setting of the City.</p> <p>The <u>northern area</u> of the General Area towards Chester-le-Street is greater than 5km from the historic core so makes no contribution to the historic setting and special character of Durham City.</p> <p>2. Physical form of the Inner Setting (green fingers into the City).</p> <p>This <u>southern area</u> of the General Area forms part of a Green Finger that penetrates Durham City from the north-east. This Green Finger consists of ‘the valley of the Wear to the north-east of the city from Aykley Heads, Barker’s Haugh and The Sands to Franklands Farm, and between Newton Hall and Gilesgate Moor.</p> <p>The <u>southern area</u> of the General Area therefore considered to make a strong contribution to the perception to the setting of the historic City of Durham.</p> <p>Beyond the inner setting boundary the General Area makes a moderate contribution to the physical form and setting of the City.</p> <p>3. Views In and Out towards the Countryside, including long distance views.</p> <p>The <u>southern</u> of the General Area includes two notable viewpoint from the World Heritage Site Management Plan, from the East Coast Main Line and Frankland Park.</p> <p>There are other views of the Cathedral and World Heritage Site from the <u>southern area</u> of the General Area located within the inner setting. The ridge line forming the inner setting boundary which runs along Frankland Farm also forms an important backdrop to the World Heritage Site from views across the City.</p> <p>Therefore the <u>southern area</u> of the General Area makes a strong contribution to the historic setting and special character of the City. Beyond the inner setting boundary the cathedral tower remains visible in some locations. The south of the General Area is strongly performs against this purpose.</p> <p>The <u>northern part</u> of the General Area does not form a backdrop to the City, therefore around 80% of the area to the north makes a weak contribution to the setting and special character.</p> <p>4. Key approaches to and journeys to the City.</p> <p>The General Area contains one primary transport route: the East Coast Main Line. The area is prominent from the East Coast Mainline railway, which forms the eastern boundary of the General Area). The land in the General Area is also prominent from the A690 looking east.</p>

		<p>The built form on the edge of the General Area forms part of the historic core and the rural characteristics of the southern part of the area contribute to the sense of scale.</p> <p>It is also visible from the secondary route of Frankland Lane / Weardale Way. The General Area predominantly features rural areas between Chester-le-Street and Durham City with built form to the south of the area comprising of the Historic Core.</p> <p>The General Area is therefore considered to make a strong contribution to towards the perception of scale of the City.</p> <p>5. Historic and cultural association</p> <p>The General Area contains twelve Listed Buildings, including two Grade I Listed Buildings, one Grade II* Listed Buildings 9 Grade II Listed Buildings. This Listed Buildings are detailed below:</p> <ul style="list-style-type: none"> • Crook Hall (I). • Barn West of Crook Hall (II). • Barn North of Crook Hall (II). • Belmont Viaduct (II). • Union Hall Farmhouse (II). • Barn and Gin-Gang, 100 metres south west of Finchale Priory (I) • Finchale Abbey Farmhouse (II*). • Finchale Abbey Farmhouse (II). • Southhill Hall (II) • Harbour House (II) • Former Chapel North of Harbour House (II) Former Threshing Barn and 2 Gin-Gangs 40 metres east of Harbour House (II). <p>The General Area contains the following Scheduled Monuments:</p> <ul style="list-style-type: none"> • Findale Priory. • Settlement South West of Harbour Road. • Harbour House Farm Chapel. <p>Crook Hall: The General Area features Crook Hall, a grade I listed manor house originating from the 13th Century. Crook Hall is of high historic, architectural, aesthetic and evidential value set within well preserved historic gardens with the whole site making a major contribution to the inner landscape setting of Durham City.</p> <p>Finchale Priory: Finchale Priory is a major historical site with high historic, evidential and archaeological values, it was founded in circa 1196 on the site of the earlier hermitage of St Godric on the banks of the River Wear, under the permission of Ranulf Flambard, then Bishop of Durham (1099-1128). Extensive remains still stand these are set within the priory's former parkland stretching down to a meander of the river wear, these lands enjoy high status and form an idyllic backdrop that contribute to significantly to the wider landscape setting of Durham City.</p> <p>The known medieval / pilgrimage routes of Frankland Lane runs through this General Area.</p> <p>The General Area contains no Listed Buildings or Historic Park and Gardens.</p> <p>The General Area is considered to make a strong contribution to the historic and cultural character of the City due to the proximity of the Historic Core and Grade I Listed Buildings. The heritage assets are distributed across the General Area.</p> <p>6. Landscape character / Quality</p>
--	--	--

		<p>The southern part of the General Area falls within the North Wear Valley Countryside Area and within the Broad Landscape Types: Incised Lowland Valley in the east and Lowland Valley Terraces in the west. As the General Area features the Incised Lowland Valley landscape of the Wear this is considered to be a key component of the special character of the City and as such makes a strong contribution to the historic setting and special character of Durham.</p> <p>The northern part of the General Area (beyond Frankland Park) falls within the North Wear Valley Countryside Area and within the Broad Landscape Types: Lowland Valley Terraces. This part of the General Area is considered to make a moderate contribution to the historic setting and special character of Durham.</p> <p>Score: Strong (weak in the north of the General Area).</p>
What is the proximity of the Durham City historic core to the Green Belt?	<p>Strong: The historic core is adjacent to the Green Belt boundary Moderate: Historic core is separated from Green Belt by non-designated but pre WWII development. Weak: Historic core is separated from Green Belt by post WWII development. No: Historic core is 5km or greater from the Green Belt boundary.</p>	<p>A small area to the south of the General Area is located within the Historic Core (Durham City Conservation Area). As the General Area incorporates the Historic Core the southern area makes a strong contribution to the perception of scale and historic setting of the City.</p> <p>The northern part of the General Area towards Chester-le-Street is greater than 5km from the historic core so makes no contribution to the historic setting and special character of Durham City.</p> <p>Score: Strong (no contribution in the north of the General Area)</p>
Overall assessment: What level of contribution does the General Area make to purpose 4?	<p>Bring together above conclusions to determine the overall assessment (taking balanced view).</p> <p>Apply scoring system: Strong / Moderate / Weak / No</p>	<p>Score: Strong / Weak in the north of the General Area).</p>
Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.		
Sub-Criteria	Scoring	Assessment
Overall assessment: What level of contribution does the General Area make to purpose 5?	<p>All Green Belt land can be considered to support urban regeneration of settlements beyond the County Durham Green Belt and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Therefore in the final Stage 1 Green Belt Assessment all General Areas are considered to score moderately against purpose 5.</p>	<p>Score: Moderate</p>

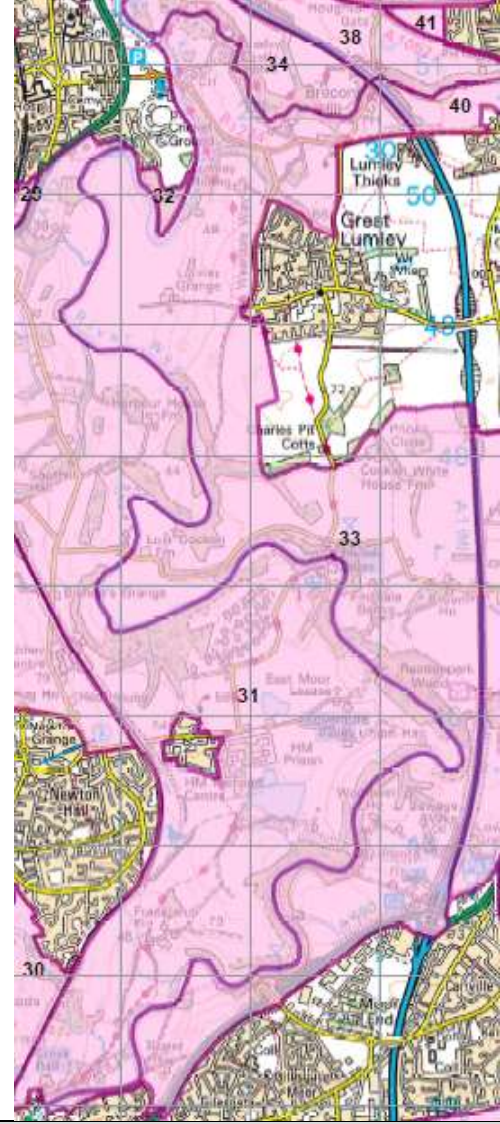
32 General Area 32: Chester-le-Street

GENERAL AREA: 32 Chester-le-Street		
Location	North of River Wear, south of development boundary	
Area	8.5 ha	
Purpose 1: To check the unrestricted sprawl of Large Built Up Areas		
Sub-Criteria	Scoring	Assessment
Existing boundary with built up area: a. Is there an existing durable boundary between the built up area and the Green Belt General Area / parcel which could prevent sprawl? b. Does the Green Belt have a role protecting land which is considered to be open?	Strong: The General Area is connected to and in close proximity to a large built up area. The existing Green Belt boundary supports a strongly defined and durable existing boundary feature and has a role protecting land which is considered to be open. Moderate: The General Area is connected to and in close proximity to a defined large built up area. The existing Green Belt boundary consists of a mix of durable and less durable features and Green Belt has a role protecting land which is considered to be open. Weak: The General Area is connected to and in close proximity to a defined large built up area. The existing Green Belt boundary is predominantly lacking in durability, or the Green Belt designation is not considered to be protecting land which is open. No contribution: The General Area forms part of the County Durham Green Belt, but it is not adjacent to any large built up area.	The General Area is located to the south of Chester-le-Street. The existing Green Belt boundary with Chester-le-Street is a dense area of forest to the north of the General Area and the rear of a residential development. The Green Belt boundary is therefore considered to be consist of a mix of durable and less durable boundaries. Chester-le-Street is considered to be a 'large built up area' within the original designation of the Green Belt. Score: Moderate
Connection to the built up area: a. Is the General Area well connected to the built up area along a number of boundaries? b. Is there a risk of sprawl or could development of the General Area constitute 'rounding off' of the built up area?	Strong: The General Area is connected to the built up area along one boundary and development would not constitute rounding off therefore creating the risk of sprawl. The General Area is not directly connected to the built up area however there is still a risk of sprawl as it lies close to it and it is connected via a transport corridor or has a visual connection. Development would not constitute rounding off therefore creating the risk of sprawl. Moderate: The General Area is connected to the built up area along two boundaries and while there is some potential for development to constitute rounding off there is some risk of sprawl. Weak: The General Area is connected to the built up area along three boundaries and development would constitute rounding off therefore there is limited risk of sprawl. No contribution: The General Area is not connected to or close to the built up area and there is no risk of sprawl.	The General Area is connected to the built up area along one boundary.. Development would not constitute rounding off therefore creating the risk of sprawl. Score: Strong
Ribbon development: What role does the General Area play in preventing ribbon development? (may not be relevant in all circumstances).	Strong: There is limited existing ribbon development within the General Area / There is existing ribbon development outside of the General Area but adjacent to it. There is potential for further limited ribbon development which the General Area has a weak role in preventing / There is potential for limited ribbon development entering the General Area which the General Area has a weak role in preventing. Moderate: There is existing ribbon development within the General Area / There is limited existing ribbon development within the General Area. There is potential for some further ribbon development which the General Area has a moderate role in preventing.	There is no existing ribbon development. Score: No contribution

	<p>Weak: There is existing ribbon development within the General Area. There is a high potential for further ribbon development which the General Area has a strong role in preventing.</p> <p>No contribution: There is no potential for ribbon development</p>	
Overall assessment: What level of contribution does the General Area make to purpose 1?	<p>Bring together all conclusions from above to determine the overall assessment (taking balanced view).</p> <p>Apply scoring system: Strong / Moderate / Weak / No</p>	Score: Strong
Purpose 2: To prevent neighbouring towns from merging into one another		
Sub-Criteria	Scoring	Assessment
Does the General Area lie in a gap between settlements?	Describe the location of the General Area in relation to the gaps between settlements.	The Local Interpretation of the second purpose within Durham County seeks to ensure that settlements do not merge into one another. In the case of General Area 32, this applies to the settlements of Chester-le-Street and Great Lumley.
What contribution does the General Area make towards maintaining a gap between settlements?	<p>Strong: The General Area plays a crucial role in maintaining a gap between settlements: loss of openness would cause them to merge, or substantially reduce the gap between them.</p> <p>Moderate: The General Area plays some role in maintaining a gap between settlements: loss of openness would not cause settlements to merge but would erode the gap between them.</p> <p>Weak: The General Area plays a very limited role in maintaining a gap between settlements: loss of openness would not reduce such a gap.</p> <p>No contribution: The General Area plays no role in maintaining a gap between settlements.</p>	<p>The land gap between Chester-le-Street and Great Lumley is approximately 0.7km. The River Wear separates the settlements and beyond the River there is 0.6km land gap. There is no direct road access between the settlements.</p> <p>The General Area plays some role in maintaining a gap between settlements of Chester-le-Street and Great Lumley whereby loss of openness would not cause settlements to merge but would erode the gap between them.</p> <p>Score: Moderate</p>
Overall assessment: What level of contribution does the General Area make to purpose 2?	<p>Bring together above factors to determine overall assessment (taking balanced view)</p> <p>Apply scoring system: No / Weak / Moderate / Strong</p>	Score: Moderate
Purpose 3: To assist in safeguarding the countryside from encroachment		
Sub-Criteria	Scoring	Assessment
What are the principal land-uses within the General Area?	Describe the principal land uses within the General Area (e.g. agricultural, woodland, recreational, residential, commercial, industrial).	The principal land use within the General Area is open countryside and a significant amount of woodland. There is no built development within the General Area.
What is the level of built development within the General Area?	<p>Strong: The General Area is made up of predominantly rural land-uses with less than 5% built development.</p> <p>Moderate: The General Area is made up of a mixture of rural and non-rural land uses with between 5% and 10% built development.</p> <p>Weak: The General Area is made up of predominantly non-rural land uses with between 10% and 25% built development</p> <p>No contribution: The General Area is made up of non-rural land uses with more than 25% built development.</p>	Score: Strong
What contribution does the General Area make to the perceived openness of the Green Belt?	Describe the degree of visual openness or enclosure of the General Area and the presence of longer views and vistas and consider what impact this may have on the overall score.	The topography of the General Area is predominately flat. The General Area has dense vegetation along the boundaries and within the General Area. Due to the dense areas of vegetation the General Area does not support open long line views however this does not impact upon the score given the lack of any built development..
Overall assessment: What level of contribution does the General Area make to purpose 3?	<p>Bring together above factors to determine overall assessment (taking balanced view)</p> <p>Apply scoring system: No / Weak / Moderate / Strong</p>	Score: Strong
Purpose 4: To preserve the setting and special character of historic towns		
Sub-Criteria	Scoring	Assessment
To preserve the setting and special character of Durham City	<p>Strong Contribution: The Landscape and Setting of the General Area or Green Belt parcel is considered to be strongly supporting the setting of the historic City of Durham.</p> <p>Moderate Contribution: The Landscape and Setting of the Green Belt is considered to be moderately supporting the setting of the historic City of Durham.</p>	General Area 32 is more than 5km away from the Durham Historic Core with no direct views towards the historic core.

	<p>Weak Contribution: The Landscape and Setting of the General Area is considered to be weakly supporting the setting of the historic City of Durham.</p> <p>No contribution: The Landscape and Setting of the General Area is not considered to have an adverse impact on the setting of the historic City of Durham.</p>	<p>The Landscape and Setting of General Area 32 is not considered to have an adverse impact on the setting of the historic City of Durham.</p> <p>Score: No contribution</p>
What is the proximity of the Durham City historic core to the Green Belt?	<p>Strong: The historic core is adjacent to the Green Belt boundary</p> <p>Moderate: Historic core is separated from Green Belt by non-designated but pre WWII development.</p> <p>Weak: Historic core is separated from Green Belt by post WWII development.</p> <p>No: Historic core is 5km or greater from the Green Belt boundary.</p>	<p>The Historic Core is more than 5km from the Green Belt boundary of General Area 32.</p> <p>Score: No contribution</p>
Overall assessment: What level of contribution does the General Area make to purpose 4?	<p>Bring together above conclusions to determine the overall assessment (taking balanced view).</p> <p>Apply scoring system: Strong / Moderate / Weak / No</p>	<p>Score: No contribution</p>
Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.		
Sub-Criteria	Scoring	Assessment
Overall assessment: What level of contribution does the General Area make to purpose 5?	<p>All Green Belt land can be considered to support urban regeneration of settlements beyond the County Durham Green Belt and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Therefore in the final Stage 1 Green Belt Assessment all General Areas are considered to score moderately against purpose 5.</p>	<p>Score: Moderate</p>

33 General Area 33: North

GENERAL AREA: 33 North		
Location	East of River Wear, west of Great Lumley and A1(M), south of Lumley Park Burn (waterway)	
Area	934.2 ha	
Purpose 1: To check the unrestricted sprawl of Large Built Up Areas		
Sub-Criteria	Scoring	Assessment
<p>Existing boundary with built up area:</p> <p>a. Is there an existing durable boundary between the built up area and the Green Belt General Area / parcel which could prevent sprawl?</p> <p>b. Does the Green Belt have a role protecting land which is considered to be open?</p>	<p>Strong: The General Area is connected to and in close proximity to a large built up area. The existing Green Belt boundary supports a strongly defined and durable existing boundary feature and has a role protecting land which is considered to be open.</p> <p>Moderate: The General Area is connected to and in close proximity to a defined large built up area. The existing Green Belt boundary consists of a mix of durable and less durable features and Green Belt has a role protecting land which is considered to be open.</p> <p>Weak: The General Area is connected to and in close proximity to a defined large built up area. The existing Green Belt boundary is predominantly lacking in durability, or the Green Belt designation is not considered to be protecting land which is open.</p> <p>No contribution: The General Area forms part of the County Durham Green Belt, but it is not adjacent to any large built up area.</p>	<p>The General Area exists to the north of Durham City and to the south of Chester-le-Street.</p> <p>The existing Green Belt boundary with Durham City is in two parts along the southern boundary. The majority of this boundary is defined by the A690 which represents a strong and durable boundary. The southernmost section is defined by a car park, Freeman's Place/Orchard Drive, the rear gardens of residential properties along Orchard Drive and the development limits of a plot of brownfield land. These boundaries are of mixed durability and on the whole have protected land which is considered to be open.</p> <p>The existing Green Belt boundary with Chester-le-Street consists of the River Wear which represents a strong and durable boundary which has a role protecting land which is considered to be open.</p>

		<p>The General Area is connected to and in close proximity to two defined large built up areas. The existing Green Belt boundary consists of a mix of durable and less durable boundaries with the less durable boundaries adjacent to Durham City. On the whole the Green Belt has a role protecting land which is considered to be open.</p> <p>Score: Moderate</p>
<p>Connection to the built up area: a. Is the General Area well connected to the built up area along a number of boundaries? b. Is there a risk of sprawl or could development of the General Area constitute ‘rounding off’ of the built up area?</p>	<p>Strong: The General Area is connected to the built up area along one boundary and development would not constitute rounding off therefore creating the risk of sprawl. The General Area is not directly connected to the built up area however there is still a risk of sprawl as it lies close to it and it is connected via a transport corridor or has a visual connection. Development would not constitute rounding off therefore creating the risk of sprawl. Moderate: The General Area is connected to the built up area along two boundaries and while there is some potential for development to constitute rounding off there is some risk of sprawl. Weak: The General Area is connected to the built up area along three boundaries and development would constitute rounding off therefore there is limited risk of sprawl. No contribution: The General Area is not connected to or close to the built up area and there is no risk of sprawl.</p>	<p>The General Area is connected to the built up area of Durham City along its southern boundary which is a long boundary. The General Area is connected to the built up area of Chester-le-Street along two short boundaries. Development would not constitute rounding off therefore creating the risk of sprawl.</p> <p>Score: Strong</p>
<p>Ribbon development: What role does the General Area play in preventing ribbon development? (may not be relevant in all circumstances).</p>	<p>Strong: There is limited existing ribbon development within the General Area / There is existing ribbon development outside of the General Area but adjacent to it. There is potential for further limited ribbon development which the General Area has a weak role in preventing / There is potential for limited ribbon development entering the General Area which the General Area has a weak role in preventing. Moderate: There is existing ribbon development within the General Area / There is limited existing ribbon development within the General Area. There is potential for some further ribbon development which the General Area has a moderate role in preventing. Weak: There is existing ribbon development within the General Area. There is a high potential for further ribbon development which the General Area has a strong role in preventing. No contribution: There is no potential for ribbon development</p>	<p>There is no existing ribbon development.</p> <p>Score: No contribution</p>
<p>Overall assessment: What level of contribution does the General Area make to purpose 1?</p>	<p>Bring together all conclusions from above to determine the overall assessment (taking balanced view).</p> <p>Apply scoring system: Strong / Moderate / Weak / No</p>	<p>Score: Strong</p>
<p>Purpose 2: To prevent neighbouring towns from merging into one another</p>		
<p>Sub-Criteria</p>	<p>Scoring</p>	<p>Assessment</p>
<p>Does the General Area lie in a gap between settlements?</p>	<p>Describe the location of the General Area in relation to the gaps between settlements.</p>	<p>The Local Interpretation of the second purpose within Durham County seeks to ensure that settlements do not merge into one another. In the case of General Area 33, this applies to the settlements of Durham City and Chester-le-Street and Chester-le-Street and Great Lumley.</p>
<p>What contribution does the General Area make towards maintaining a gap between settlements?</p>	<p>Strong: The General Area plays a crucial role in maintaining a gap between settlements: loss of openness would cause them to merge, or substantially reduce the gap between them. Moderate: The General Area plays some role in maintaining a gap between settlements: loss of openness would not cause settlements to merge but would erode the gap between them. Weak: The General Area plays a very limited role in maintaining a gap between settlements: loss of openness would not reduce such a gap.</p>	<p>The land gap between Durham City and Chester-le-Street is approximately 4.5km at its nearest point and consists of open countryside and some inset settlements. The A167 forms a direct route between the settlements. Whilst the southern section of the General Area does not impact upon the gap given it is already narrower to the west from Pity Me and Newton Grange, the northern section of the General Area plays a crucial role in maintaining a gap between settlements as loss of openness from development of this northern section would substantially reduce the gap between them and result in the perceived merging of settlements.</p>


	No contribution: The General Area plays no role in maintaining a gap between settlements.	The land gap between Chester-le-Street and Great Lumley is approximately 0.65km and consists of open countryside. Due to the wooded areas around the River Wear there is limited visibility between settlements. This northern section of the General Area plays a crucial role in maintaining a gap between settlements as loss of openness would cause them to merge. Overall, the General Area plays a crucial role in maintaining a gap between settlements as loss of openness would cause them to merge or substantially reduce the gap between them. Score: Strong
Overall assessment: What level of contribution does the General Area make to purpose 2?	Bring together above factors to determine overall assessment (taking balanced view) Apply scoring system: No / Weak / Moderate / Strong	Score: Strong
Purpose 3: To assist in safeguarding the countryside from encroachment		
Sub-Criteria	Scoring	Assessment
What are the principal land-uses within the General Area?	Describe the principal land uses within the General Area (e.g. agricultural, woodland, recreational, residential, commercial, industrial).	The principal land use within the General Area is open countryside and agricultural land. The General Area has less than 5% built development consisting of both rural and non-rural land uses. The northern section of the General Area includes Lumley Castle which is now a hotel, this is located at the northernmost point of the General Area. Within this northernmost section is Chester-le-Street golf club, Lumley Park, a washed over residential estate (Castle Dene) and a pub (The Smiths Arms). These are non-rural uses.
What is the level of built development within the General Area?	Strong: The General Area is made up of predominantly rural land-uses with less than 5% built development. Moderate: The General Area is made up of a mixture of rural and non-rural land uses with between 5% and 10% built development. Weak: The General Area is made up of predominantly non-rural land uses with between 10% and 25% built development No contribution: The General Area is made up of non-rural land uses with more than 25% built development.	Within the southern section of the General Area, there is a sewage works and a caravan site and industrial unit adjacent to the A1(M). At the southernmost point of the General Area is a training centre as well as the historic Kepier Hospital. In the middle section of the General Area there are a number of sparsely located farms and Finchale Banks and Cocken Lodge Golf Course. Score: Strong
What contribution does the General Area make to the perceived openness of the Green Belt?	Describe the degree of visual openness or enclosure of the General Area and the presence of longer views and vistas and consider what impact this may have on the overall score.	There are a number of wooded areas throughout the General Area and particularly lining the River Wear as well as around the Kepier Hospital. The topography of the northern section of the General Area is undulating. The General Area slopes towards Chester-le-Street which results in long line views into Chester-le-Street also resulting in views into Great Lumley from Chester-le-Street, as it is located on higher ground. The General Area is open and there are views to Lumley Castle. Within this southern section there are very open views from the A690 (along the southern boundary of the General Area) looking north across to General Area 31 with Frankland Farm being visible. From Gilesgate (along the A690) there are open views into General Area 30 and past General Area 31 to Newton Hall.
Overall assessment: What level of contribution does the General Area make to purpose 3?	Bring together above factors to determine overall assessment (taking balanced view) Apply scoring system: No / Weak / Moderate / Strong	Score: Strong
Purpose 4: To preserve the setting and special character of historic towns		
Sub-Criteria	Scoring	Assessment

<p>To preserve the setting and special character of Durham City</p>	<p>Strong Contribution: The Landscape and Setting of the General Area or Green Belt parcel is considered to be strongly supporting the setting of the historic City of Durham. Moderate Contribution: The Landscape and Setting of the Green Belt is considered to be moderately supporting the setting of the historic City of Durham. Weak Contribution: The Landscape and Setting of the General Area is considered to be weakly supporting the setting of the historic City of Durham. No contribution: The Landscape and Setting of the General Area is not considered to have an adverse impact on the setting of the historic City of Durham.</p>	<p>The General Area extends from Chester-le-Street in the north to Durham City in the south. Durham City has been identified as the Historic City. The Durham City Conservation Area has been defined as the boundary of the Historic Core for Durham City. The contribution of the General Area in supporting the historic setting of Durham has been classified using six criteria.</p> <p>1. Proximity to Historic Core.</p> <p>A small part of the southern section of the General Area is located within the Historic Core (Durham City Conservation Area). This area makes a strong contribution to the historic setting and special characteristics of Durham.</p> <p>Beyond the inner setting the relationship with the Historic Core is diluted and the remainder of the General Area makes a weak contribution.</p> <p>2. Physical form of the Inner Setting (green fingers into the City).</p> <p>The southern part of the General Area forms part of a Green Finger that penetrates Durham City from the north-east. This Green Finger consists of ‘the valley of the Wear to the north-east of the city from Aykley Heads, Barker’s Haugh and The Sands to Franklands Farm, and between Newton Hall and Gilesgate Moor. This part of the General Area therefore considered to make a strong contribution to the perception to the setting of the historic City of Durham.</p> <p>The remainder of the General Area (around 90%) makes a moderate contribution to the physical form and setting of the City.</p> <p>3. Views In and Out towards the Countryside, including long distance views. <u>Southern part of General Area</u> The General Area includes one notable viewpoint from the World Heritage Site Management Plan from the A690. Within the inner setting there are views of the cathedral and Historic Core from the southern part of the General Area. This area also forms the backdrop for the World Heritage Site from views across the City. Beyond the inner setting there are long line views of the cathedral tower.</p> <p>The <u>southern</u> part of the General Area makes a strong contribution to the historic setting, character and perceived scale.</p> <p><u>Northern part of General Area</u> The northern part of the General Area make a weak contribution with no views towards Durham.</p> <p>4. Key approaches to and journeys to the City. <u>Southern part of General Area</u></p> <p>The southern part of the General Area is prominent from the primary route of the East Coast Mainline, there are also glimpses of the area from the A690. Due to its rural nature and relationship with the Historic Core, the General Area makes a strong contribution to the perceived scale of the City.</p> <p><u>Northern part of General Area</u></p> <p>The northern part of the General Area is not prominent from any primary transport routes. The General Area makes a weak contribution to the perceived scale of the City.</p> <p>5. Historic and cultural association</p> <p>The General Area contains six Listed Buildings, including 3 Grade I Listed Building, 2 Grade II* Listed Buildings and 2 Grade II Listed Buildings, as detailed below. They are focused</p>
---	---	---

		<p>around Kepier Farmhouse and Hospital and Lumley Castle. They are distributed across the General Area:</p> <ul style="list-style-type: none"> • Great Gateway to Kepier Hospital (I) (two listings). Kepier Farmhouse (II*) • Loggia of Heath Family Mansion east of Great Gateway of Kepier Hospital (I) • Building attached to Kepier Hospital Gateway (II*) • Lumley Park House (II) • Lumley Castle (I). • Sundial 20 metres west of Lumley Castle (II). <p>The General Area contains two Scheduled Monuments:</p> <ul style="list-style-type: none"> • Chapel of St Mary Magdalene. • Kepier Hospital. <p><u>Kepier Hospital:</u> This is a key historical site that makes a major contribution to the significance of the landscape and setting of Durham City primarily relation to medieval origins, evolution and historic connections to the Prince Bishops. This site includes a number of Listed Buildings set out above and a Kepier Hospital is also a Scheduled Monument.</p> <p>The Hospital of St. Giles was originally founded by Bishop Flambard in 1112 standing on the hill near St. Giles's Church which originally served as the hospital chapel, Bishop Pudsey completely rebuilt the hospital on a new site at Kepier, and included an infirmary, dormitory and church dedicated to St. Mary and All Saints. The new site was strategically chosen due to its closeness to the River Wear with substantial surrounding agricultural lands so that the hospital could be self-sufficient. Only the fine buttressed gateway, built by Bishop Bury in 1341, remains at this second site, it leads to a courtyard on the opposite side of which is a 14th century building, now the farmhouse, partly on 12th century foundations. Overall the historic plan form and ancient character of these buildings is well preserved, and the agricultural use of the associated lands stretching as far as Ramside is still evident today.</p> <p><u>Lumley Castle:</u> The heritage asset is an important built component of the private Lumley Estate and is of historic and architectural interest, it contributes positively to the substantial historic estate significant to the landscape setting of Durham City which includes pleasure ground and park lands which displays several phases of activity during the 18th century with a number of leading designated making their mark on the landscape. The land around Lumley Castle is designated as a Registered Historic Park and Garden.</p> <p>A small area in the south of the General Area falls within the Durham City Conservation Area.</p> <p>Based on the number of notable and significant heritage assets in this General Area it is considered to make a strong historic and cultural association with the City and makes a strong contribution.</p> <p>6. Landscape character / Quality</p> <p>The north eastern part of the General Area falls within the North Wear Valley Countryside Area and within the Broad Landscape Types: Incised Lowland Valley. As the General Area features the Incised Lowland Valley landscape of the Wear this is considered to be a key component of the special character of the City and as such makes a strong contribution to the historic setting and special character of Durham.</p> <p>The south western part of the General Area falls within the North Wear Valley Countryside Area and within the Broad Landscape Types: Lowland Valley Terraces. This part of the General Area is considered to make a moderate contribution to the historic setting and special character of Durham.</p>
--	--	--

		Score: Strong (moderate in the north of the General Area).
What is the proximity of the Durham City historic core to the Green Belt?	<p>Strong: The historic core is adjacent to the Green Belt boundary</p> <p>Moderate: Historic core is separated from Green Belt by non-designated but pre WWII development.</p> <p>Weak: Historic core is separated from Green Belt by post WWII development.</p> <p>No: Historic core is 5km or greater from the Green Belt boundary.</p>	<p>A small area to the south of the General Area is located within the Historic Core (Durham City Conservation Area). As the General Area incorporates the Historic Core the southern area makes a strong contribution to the perception of scale and historic setting of the City.</p> <p>The northern part of the General Area towards Chester-le-Street is greater than 5km from the historic core so makes no contribution to the historic setting and special character of Durham City.</p> <p>Score: Strong</p>
Overall assessment: What level of contribution does the General Area make to purpose 4?	<p>Bring together above conclusions to determine the overall assessment (taking balanced view).</p> <p>Apply scoring system: Strong / Moderate / Weak / No</p>	Score: Strong (moderate in the north of the General Area).
Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.		
Sub-Criteria	Scoring	Assessment
Overall assessment: What level of contribution does the General Area make to purpose 5?	All Green Belt land can be considered to support urban regeneration of settlements beyond the County Durham Green Belt and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Therefore in the final Stage 1 Green Belt Assessment all General Areas are considered to score moderately against purpose 5.	Score: Moderate


34 General Area 34: Chester-le-Street

GENERAL AREA: 34 Chester-le-Street		
Location	South of A1(M), north of Lumley Park Burn (waterway) and east of River Wear	
Area	94.5 ha	
Purpose 1: To check the unrestricted sprawl of Large Built Up Areas		
Sub-Criteria	Scoring	Assessment
Existing boundary with built up area: a. Is there an existing durable boundary between the built up area and the Green Belt General Area / parcel which could prevent sprawl? b. Does the Green Belt have a role protecting land which is considered to be open?	Strong: The General Area is connected to and in close proximity to a large built up area. The existing Green Belt boundary supports a strongly defined and durable existing boundary feature and has a role protecting land which is considered to be open. Moderate: The General Area is connected to and in close proximity to a defined large built up area. The existing Green Belt boundary consists of a mix of durable and less durable features and Green Belt has a role protecting land which is considered to be open. Weak: The General Area is connected to and in close proximity to a defined large built up area. The existing Green Belt boundary is predominantly lacking in durability, or the Green Belt designation is not considered to be protecting land which is open. No contribution: The General Area forms part of the County Durham Green Belt, but it is not adjacent to any large built up area.	The General Area is located to the south east of Chester-le-Street. The existing Green Belt boundary with Chester-le-Street is defined by the River Wear. The Green Belt boundary consist of a strongly defined and durable boundary feature and has a role protecting land which is considered to be open. Chester-le-Street is considered to be a 'large built up area' within the original designation of the Green Belt. Score: Strong
Connection to the built up area: a. Is the General Area well connected to the built up area along a number of boundaries? b. Is there a risk of sprawl or could development of the General Area constitute 'rounding off' of the built up area?	Strong: The General Area is connected to the built up area along one boundary and development would not constitute rounding off therefore creating the risk of sprawl. The General Area is not directly connected to the built up area however there is still a risk of sprawl as it lies close to it and it is connected via a transport corridor or has a visual connection. Development would not constitute rounding off therefore creating the risk of sprawl. Moderate: The General Area is connected to the built up area along two boundaries and while there is some potential for development to constitute rounding off there is some risk of sprawl. Weak: The General Area is connected to the built up area along three boundaries and development would constitute rounding off therefore there is limited risk of sprawl. No contribution: The General Area is not connected to or close to the built up area and there is no risk of sprawl.	The General Area is connected to the built up area along one boundary which consists of the River Wear. Development would not constitute rounding off therefore creating the risk of sprawl. Score: Strong
Ribbon development: What role does the General Area play in preventing ribbon development? (may not be relevant in all circumstances).	Strong: There is limited existing ribbon development within the General Area / There is existing ribbon development outside of the General Area but adjacent to it. There is potential for further limited ribbon development which the General Area has a weak role in preventing / There is potential for limited ribbon development entering the General Area which the General Area has a weak role in preventing.	There is no existing ribbon development. Score: No contribution

	<p>Moderate: There is existing ribbon development within the General Area / There is limited existing ribbon development within the General Area. There is potential for some further ribbon development which the General Area has a moderate role in preventing.</p> <p>Weak: There is existing ribbon development within the General Area. There is a high potential for further ribbon development which the General Area has a strong role in preventing.</p> <p>No contribution: There is no potential for ribbon development</p>	
Overall assessment: What level of contribution does the General Area make to purpose 1?	<p>Bring together all conclusions from above to determine the overall assessment (taking balanced view).</p> <p>Apply scoring system: Strong / Moderate / Weak / No</p>	Score: Strong
Purpose 2: To prevent neighbouring towns from merging into one another		
Sub-Criteria	Scoring	Assessment
Does the General Area lie in a gap between settlements?	Describe the location of the General Area in relation to the gaps between settlements.	<p>The Local Interpretation of the second purpose within Durham County seeks to ensure that settlements do not merge into one another. In the case of General Area 34, this applies to the settlements of Chester-le-Street and Bournmoor.</p> <p>The land gap between Chester-le-Street and Bournmoor is predominantly open countryside however there is significant vegetation and therefore the views are restricted.</p> <p>The General Area plays some role in maintaining a gap between settlements as loss of openness would not cause settlements to merge but would erode the gap between them.</p> <p>Score: Moderate</p>
What contribution does the General Area make towards maintaining a gap between settlements?	<p>Strong: The General Area plays a crucial role in maintaining a gap between settlements: loss of openness would cause them to merge, or substantially reduce the gap between them.</p> <p>Moderate: The General Area plays some role in maintaining a gap between settlements: loss of openness would not cause settlements to merge but would erode the gap between them.</p> <p>Weak: The General Area plays a very limited role in maintaining a gap between settlements: loss of openness would not reduce such a gap.</p> <p>No contribution: The General Area plays no role in maintaining a gap between settlements.</p>	
Overall assessment: What level of contribution does the General Area make to purpose 2?	<p>Bring together above factors to determine overall assessment (taking balanced view)</p> <p>Apply scoring system: No / Weak / Moderate / Strong</p>	Score: Moderate
Purpose 3: To assist in safeguarding the countryside from encroachment		
Sub-Criteria	Scoring	Assessment
What are the principal land-uses within the General Area?	Describe the principal land uses within the General Area (e.g. agricultural, woodland, recreational, residential, commercial, industrial).	<p>The principal land use within the General Area is a golf course, and dense woodland and agricultural fields. The General Area has less than 5% built development which is a non-rural uses as it is the golf course.</p> <p>Score: Strong</p>
What is the level of built development within the General Area?	<p>Strong: The General Area is made up of predominantly rural land-uses with less than 5% built development.</p> <p>Moderate: The General Area is made up of a mixture of rural and non-rural land uses with between 5% and 10% built development.</p> <p>Weak: The General Area is made up of predominantly non-rural land uses with between 10% and 25% built development</p> <p>No contribution: The General Area is made up of non-rural land uses with more than 25% built development.</p>	
What contribution does the General Area make to the perceived openness of the Green Belt?	Describe the degree of visual openness or enclosure of the General Area and the presence of longer views and vistas and consider what impact this may have on the overall score.	<p>The General Area contains dense vegetation along the boundaries, with pockets of vegetation within the General Area. The topography of the General Area is undulating. Due to the dense areas of vegetation and the topography there are no open views however this does not impact upon the score given the lack of built development within the General Area.</p>
Overall assessment: What level of contribution does the General Area make to purpose 3?	<p>Bring together above factors to determine overall assessment (taking balanced view)</p> <p>Apply scoring system: No / Weak / Moderate / Strong</p>	Score: Strong
Purpose 4: To preserve the setting and special character of historic towns		
Sub-Criteria	Scoring	Assessment
To preserve the setting and special character of Durham City	Strong Contribution: The Landscape and Setting of the General Area or Green Belt parcel is considered to be strongly supporting the setting of the historic City of Durham.	<p>General Area 34 is more than 5km away from the Durham Historic Core with no direct views towards the historic core.</p>

	<p>Moderate Contribution: The Landscape and Setting of the Green Belt is considered to be moderately supporting the setting of the historic City of Durham.</p> <p>Weak Contribution: The Landscape and Setting of the General Area is considered to be weakly supporting the setting of the historic City of Durham.</p> <p>No contribution: The Landscape and Setting of the General Area is not considered to have an adverse impact on the setting of the historic City of Durham.</p>	<p>The Landscape and Setting of General Area 34 is not considered to have an adverse impact on the setting of the historic City of Durham.</p> <p>Score: No contribution</p>
What is the proximity of the Durham City historic core to the Green Belt?	<p>Strong: The historic core is adjacent to the Green Belt boundary</p> <p>Moderate: Historic core is separated from Green Belt by non-designated but pre WWII development.</p> <p>Weak: Historic core is separated from Green Belt by post WWII development.</p> <p>No: Historic core is 5km or greater from the Green Belt boundary.</p>	<p>The Historic Core is over 5km from the Green Belt boundary of General Area 34.</p> <p>Score: No contribution</p>
Overall assessment: What level of contribution does the General Area make to purpose 4?	<p>Bring together above conclusions to determine the overall assessment (taking balanced view).</p> <p>Apply scoring system: Strong / Moderate / Weak / No</p>	<p>Score: No contribution</p>
Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.		
Sub-Criteria	Scoring	Assessment
Overall assessment: What level of contribution does the General Area make to purpose 5?	<p>All Green Belt land can be considered to support urban regeneration of settlements beyond the County Durham Green Belt and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Therefore in the final Stage 1 Green Belt Assessment all General Areas are considered to score moderately against purpose 5.</p>	<p>Score: Moderate</p>


35 General Area 35: Chester-le-street

GENERAL AREA: 35 Chester-le-Street		
Location	West of A1(M), east of A167 and north of River Wear	
Area	7 ha	
Purpose 1: To check the unrestricted sprawl of Large Built Up Areas		
Sub-Criteria	Scoring	Assessment
Existing boundary with built up area: a. Is there an existing durable boundary between the built up area and the Green Belt General Area / parcel which could prevent sprawl? b. Does the Green Belt have a role protecting land which is considered to be open?	Strong: The General Area is connected to and in close proximity to a large built up area. The existing Green Belt boundary supports a strongly defined and durable existing boundary feature and has a role protecting land which is considered to be open. Moderate: The General Area is connected to and in close proximity to a defined large built up area. The existing Green Belt boundary consists of a mix of durable and less durable features and Green Belt has a role protecting land which is considered to be open. Weak: The General Area is connected to and in close proximity to a defined large built up area. The existing Green Belt boundary is predominantly lacking in durability, or the Green Belt designation is not considered to be protecting land which is open. No contribution: The General Area forms part of the County Durham Green Belt, but it is not adjacent to any large built up area.	The General Area is located to the east of Chester-le-Street. The existing Green Belt boundary with Chester-le-Street is the A167 to the west and an access road which is lined with dense trees to the south. The Green Belt boundary is therefore strongly defined and durable. However it is not protecting land that is considered to be open. This means that the General Area is considered to weakly perform against this purpose. Chester-le-Street is considered to be a 'large built up area' within the original designation of the Green Belt. Score: Weak
Connection to the built up area: a. Is the General Area well connected to the built up area along a number of boundaries? b. Is there a risk of sprawl or could development of the General Area constitute 'rounding off' of the built up area?	Strong: The General Area is connected to the built up area along one boundary and development would not constitute rounding off therefore creating the risk of sprawl. The General Area is not directly connected to the built up area however there is still a risk of sprawl as it lies close to it and it is connected via a transport corridor or has a visual connection. Development would not constitute rounding off therefore creating the risk of sprawl. Moderate: The General Area is connected to the built up area along two boundaries and while there is some potential for development to constitute rounding off there is some risk of sprawl. Weak: The General Area is connected to the built up area along three boundaries and development would constitute rounding off therefore there is limited risk of sprawl. No contribution: The General Area is not connected to or close to the built up area and there is no risk of sprawl.	The General Area is connected to the built up area along two boundaries consisting of the southern boundary which is a tree lined access road and the western boundary which is the A167. Development would not constitute rounding off therefore creating the risk of sprawl. Score: Strong
Ribbon development: What role does the General Area play in preventing ribbon development? (may not be relevant in all circumstances).	Strong: There is limited existing ribbon development within the General Area / There is existing ribbon development outside of the General Area but adjacent to it. There is potential for further limited ribbon development which the General Area has a weak role	There is no existing ribbon development. Score: No contribution

	<p>in preventing / There is potential for limited ribbon development entering the General Area which the General Area has a weak role in preventing. Moderate: There is existing ribbon development within the General Area / There is limited existing ribbon development within the General Area. There is potential for some further ribbon development which the General Area has a moderate role in preventing. Weak: There is existing ribbon development within the General Area. There is a high potential for further ribbon development which the General Area has a strong role in preventing. No contribution: There is no potential for ribbon development</p>	
Overall assessment: What level of contribution does the General Area make to purpose 1?	<p>Bring together all conclusions from above to determine the overall assessment (taking balanced view).</p> <p>Apply scoring system: Strong / Moderate / Weak / No</p>	Score: Moderate
Purpose 2: To prevent neighbouring towns from merging into one another		
Sub-Criteria	Scoring	Assessment
Does the General Area lie in a gap between settlements?	Describe the location of the General Area in relation to the gaps between settlements.	The Local Interpretation of the second purpose within Durham County seeks to ensure that settlements do not merge into one another.
What contribution does the General Area make towards maintaining a gap between settlements?	<p>Strong: The General Area plays a crucial role in maintaining a gap between settlements: loss of openness would cause them to merge, or substantially reduce the gap between them. Moderate: The General Area plays some role in maintaining a gap between settlements: loss of openness would not cause settlements to merge but would erode the gap between them. Weak: The General Area plays a very limited role in maintaining a gap between settlements: loss of openness would not reduce such a gap. No contribution: The General Area plays no role in maintaining a gap between settlements.</p>	<p>The General Area is connected to Chester-le Street, but is not performing a role in stopping Chester-le-Street merging with any other settlements, due to the physical separation offered by the A1(M) to the east. The General Area does not play a role in maintaining a gap between settlements.</p> <p>Score: No contribution</p>
Overall assessment: What level of contribution does the General Area make to purpose 2?	<p>Bring together above factors to determine overall assessment (taking balanced view)</p> <p>Apply scoring system: No / Weak / Moderate / Strong</p>	Score: No contribution
Purpose 3: To assist in safeguarding the countryside from encroachment		
Sub-Criteria	Scoring	Assessment
What are the principal land-uses within the General Area?	Describe the principal land uses within the General Area (e.g. agricultural, woodland, recreational, residential, commercial, industrial).	The principal land use within the General Area is open countryside. The General Area has no built development.
What is the level of built development within the General Area?	<p>Strong: The General Area is made up of predominantly rural land-uses with less than 5% built development. Moderate: The General Area is made up of a mixture of rural and non-rural land uses with between 5% and 10% built development. Weak: The General Area is made up of predominantly non-rural land uses with between 10% and 25% built development No contribution: The General Area is made up of non-rural land uses with more than 25% built development.</p>	Score: Strong
What contribution does the General Area make to the perceived openness of the Green Belt?	Describe the degree of visual openness or enclosure of the General Area and the presence of longer views and vistas and consider what impact this may have on the overall score.	The topography of the General Area is flat. The General Area contains dense vegetation along the boundaries, with pockets of vegetation within the General Area. Due to the dense areas of vegetation there are no long line views however this does not impact upon the score given there is no built development within the General Area.
Overall assessment: What level of contribution does the General Area make to purpose 3?	<p>Bring together above factors to determine overall assessment (taking balanced view)</p> <p>Apply scoring system: No / Weak / Moderate / Strong</p>	Score: Strong
Purpose 4: To preserve the setting and special character of historic towns		
Sub-Criteria	Scoring	Assessment

<p>To preserve the setting and special character of Durham City</p>	<p>Strong Contribution: The Landscape and Setting of the General Area or Green Belt parcel is considered to be strongly supporting the setting of the historic City of Durham. Moderate Contribution: The Landscape and Setting of the Green Belt is considered to be moderately supporting the setting of the historic City of Durham. Weak Contribution: The Landscape and Setting of the General Area is considered to be weakly supporting the setting of the historic City of Durham. No contribution: The Landscape and Setting of the General Area is not considered to have an adverse impact on the setting of the historic City of Durham.</p>	<p>General Area 35 is over 5km away from the Durham Historic Core with no direct views towards the historic core. The Landscape and Setting of General Area 35 is not considered to have an adverse impact on the setting of the historic City of Durham. Score: No contribution</p>
<p>What is the proximity of the Durham City historic core to the Green Belt?</p>	<p>Strong: The historic core is adjacent to the Green Belt boundary Moderate: Historic core is separated from Green Belt by non-designated but pre WWII development. Weak: Historic core is separated from Green Belt by post WWII development. No: Historic core is 5km or greater from the Green Belt boundary.</p>	<p>The Historic Core is over 5km from the Green Belt boundary of General Area 35. Score: No contribution</p>
<p>Overall assessment: What level of contribution does the General Area make to purpose 4?</p>	<p>Bring together above conclusions to determine the overall assessment (taking balanced view). Apply scoring system: Strong / Moderate / Weak / No</p>	<p>Score: No contribution</p>
<p>Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.</p>		
<p>Sub-Criteria</p>	<p>Scoring</p>	<p>Assessment</p>
<p>Overall assessment: What level of contribution does the General Area make to purpose 5?</p>	<p>All Green Belt land can be considered to support urban regeneration of settlements beyond the County Durham Green Belt and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Therefore in the final Stage 1 Green Belt Assessment all General Areas are considered to score moderately against purpose 5.</p>	<p>Score: Moderate</p>

36 General Area 36: North East

GENERAL AREA: 36 North East		
Location	East of A1(M) and west of train line	
Area	161.1ha	
Purpose 1: To check the unrestricted sprawl of Large Built Up Areas		
Sub-Criteria	Scoring	Assessment
Existing boundary with built up area: a. Is there an existing durable boundary between the built up area and the Green Belt General Area / parcel which could prevent sprawl? b. Does the Green Belt have a role protecting land which is considered to be open?	<p>Strong: The General Area is connected to and in close proximity to a large built up area. The existing Green Belt boundary supports a strongly defined and durable existing boundary feature and has a role protecting land which is considered to be open.</p> <p>Moderate: The General Area is connected to and in close proximity to a defined large built up area. The existing Green Belt boundary consists of a mix of durable and less durable features and Green Belt has a role protecting land which is considered to be open.</p> <p>Weak: The General Area is connected to and in close proximity to a defined large built up area. The existing Green Belt boundary is predominantly lacking in durability, or the Green Belt designation is not considered to be protecting land which is open.</p> <p>No contribution: The General Area forms part of the County Durham Green Belt, but it is not adjacent to any large built up area.</p>	<p>The General Area exists to the north east of the large built up area of Durham City. The existing Green Belt boundary with Durham City consists of the disused railway line which is a tree lined gravel footpath. The existing Green Belt boundary supports a strongly defined and durable existing boundary feature and has a role protecting land which is considered to be open.</p> <p>Score: Strong</p>


<p>Connection to the built up area: a. Is the General Area well connected to the built up area along a number of boundaries? b. Is there a risk of sprawl or could development of the General Area constitute 'rounding off' of the built up area?</p>	<p>Strong: The General Area is connected to the built up area along one boundary and development would not constitute rounding off therefore creating the risk of sprawl. The General Area is not directly connected to the built up area however there is still a risk of sprawl as it lies close to it and it is connected via a transport corridor or has a visual connection. Development would not constitute rounding off therefore creating the risk of sprawl. Moderate: The General Area is connected to the built up area along two boundaries and while there is some potential for development to constitute rounding off there is some risk of sprawl. Weak: The General Area is connected to the built up area along three boundaries and development would constitute rounding off therefore there is limited risk of sprawl. No contribution: The General Area is not connected to or close to the built up area and there is no risk of sprawl.</p>	<p>The General Area is connected to the built up area along one boundary consisting of the southern boundary. Development would not constitute rounding off therefore creating the risk of sprawl. Score: Strong</p>
<p>Ribbon development: What role does the General Area play in preventing ribbon development? (may not be relevant in all circumstances).</p>	<p>Strong: There is limited existing ribbon development within the General Area / There is existing ribbon development outside of the General Area but adjacent to it. There is potential for further limited ribbon development which the General Area has a weak role in preventing / There is potential for limited ribbon development entering the General Area which the General Area has a weak role in preventing. Moderate: There is existing ribbon development within the General Area / There is limited existing ribbon development within the General Area. There is potential for some further ribbon development which the General Area has a moderate role in preventing. Weak: There is existing ribbon development within the General Area. There is a high potential for further ribbon development which the General Area has a strong role in preventing. No contribution: There is no potential for ribbon development</p>	<p>There is no existing ribbon development. Score: No contribution.</p>
<p>Overall assessment: What level of contribution does the General Area make to purpose 1?</p>	<p>Bring together all conclusions from above to determine the overall assessment (taking balanced view). Apply scoring system: Strong / Moderate / Weak / No</p>	<p>Score: Strong</p>
<p>Purpose 2: To prevent neighbouring towns from merging into one another</p>		
<p>Sub-Criteria</p>	<p>Scoring</p>	<p>Assessment</p>
<p>Does the General Area lie in a gap between settlements?</p>	<p>Describe the location of the General Area in relation to the gaps between settlements.</p>	<p>The Local Interpretation of the second purpose within Durham County seeks to ensure that settlements do not merge into one another. In the case of General Area 36, this applies to the settlements of Durham City and Houghton-le-Spring, and Durham City and Leamside.</p>
<p>What contribution does the General Area make towards maintaining a gap between settlements?</p>	<p>Strong: The General Area plays a crucial role in maintaining a gap between settlements: loss of openness would cause them to merge, or substantially reduce the gap between them. Moderate: The General Area plays some role in maintaining a gap between settlements: loss of openness would not cause settlements to merge but would erode the gap between them. Weak: The General Area plays a very limited role in maintaining a gap between settlements: loss of openness would not reduce such a gap. No contribution: The General Area plays no role in maintaining a gap between settlements.</p>	<p>The land gap between Durham City and Houghton-le-Spring is approximately 4.8km. The gap includes the settlements of West Rainton and East Rainton. The A690 forms a direct route between the settlements. The General Area plays a very limited role in maintaining a gap between the settlements as loss of openness from development of the northern section of the General Area would not be perceived as reducing the gap. The land gap between Durham City and Leamside is approximately 1.7km and consists of open countryside. Views from Leamside south into the General Area are fairly open. The General Area plays some role in maintaining a gap between settlements as loss of openness from development of the southern section of the General Area would not cause settlements to merge but would erode the gap between them. Score: Moderate</p>
<p>Overall assessment: What level of contribution does the General Area make to purpose 2?</p>	<p>Bring together above factors to determine overall assessment (taking balanced view) Apply scoring system: No / Weak / Moderate / Strong</p>	<p>Score: Moderate</p>

Purpose 3: To assist in safeguarding the countryside from encroachment		
Sub-Criteria	Scoring	Assessment
What are the principal land-uses within the General Area?	Describe the principal land uses within the General Area (e.g. agricultural, woodland, recreational, residential, commercial, industrial).	The principal land use within the General Area is open countryside and agricultural land. The General Area has less than 5% built development consisting of a mixture of rural and non-rural land uses. Some of the General Area consists of rural uses, with a number of farms throughout the General Area. There are also non-rural uses with Leamside Nurseries and the Three Horseshoes Pub. Score: Strong
What is the level of built development within the General Area?	Strong: The General Area is made up of predominantly rural land-uses with less than 5% built development. Moderate: The General Area is made up of a mixture of rural and non-rural land uses with between 5% and 10% built development. Weak: The General Area is made up of predominantly non-rural land uses with between 10% and 25% built development No contribution: The General Area is made up of non-rural land uses with more than 25% built development.	
What contribution does the General Area make to the perceived openness of the Green Belt?	Describe the degree of visual openness or enclosure of the General Area and the presence of longer views and vistas and consider what impact this may have on the overall score.	Mallygill Wood is located in the middle of the General Area however overall the General Area has low vegetation. The topography of the General Area is predominantly flat and there are open long line views from Leamside, south into the General Area.
Overall assessment: What level of contribution does the General Area make to purpose 3?	Bring together above factors to determine overall assessment (taking balanced view) Apply scoring system: No / Weak / Moderate / Strong	Score: Strong
Purpose 4: To preserve the setting and special character of historic towns		
Sub-Criteria	Scoring	Assessment

<p>To preserve the setting and special character of Durham City</p>	<p>Strong Contribution: The Landscape and Setting of the General Area or Green Belt parcel is considered to be strongly supporting the setting of the historic City of Durham. Moderate Contribution: The Landscape and Setting of the Green Belt is considered to be moderately supporting the setting of the historic City of Durham. Weak Contribution: The Landscape and Setting of the General Area is considered to be weakly supporting the setting of the historic City of Durham. No contribution: The Landscape and Setting of the General Area is not considered to have an adverse impact on the setting of the historic City of Durham.</p>	<p>Durham City has been identified as the Historic City. The Durham City Conservation Area has been defined as the boundary of the Historic Core for Durham City. The contribution of the General Area in supporting the historic setting of Durham has been classified using six criteria.</p> <p>1. Perception of the Scale of the City</p> <p>The General Area is located approximately 2.5km from the Historic Core (Durham City Conservation Area). This 2.5km gap consists of the modern built form of Durham City. This General Area therefore makes a weak contribution to the perception of the scale of the City.</p> <p>2. Physical form of the Inner Setting (green fingers into the City).</p> <p>The General Area is located beyond the inner setting of Durham City and does not form a Green Finger into the City, therefore the General Area makes a weak contribution to the special character and perceived scale of the City.</p> <p>3. Views In and Out towards the Countryside, including long distance views.</p> <p>The General Area falls within the Outer Setting of Durham City. It contains no notable viewpoints from World Heritage Site Management Plan. However there are long line views of the cathedral tower from view points within the General Area, however the General Area does not form part of the backdrop for the World Heritage site, therefore the area makes a moderate contribution to the historic setting.</p> <p>4. Key approaches to and journeys to the City.</p> <p>The General Area is partly visible from the primary route of the A1 (M) therefore it makes a moderate contribution to the perceived scale of Durham City.</p> <p>5. Historic and cultural association</p> <p>The General Area contains no Listed Buildings, Conservation Areas or Registered Historic Park and Gardens. A Scheduled Monument at Malygill Wood related to Coal Mining Remains is located in the south of the General Area.</p> <p>Based on the fact that there is only one Scheduled Monument in the General Area this General Area is considered to have no notable heritage assets and make a weak contribution to this aspect of the historic setting of the City.</p> <p>6. Landscape character / Quality</p> <p>The General Area falls within the Wear Lowlands Countryside Character Area and within the Broad Landscape Type: Lowland Valley Terraces. This part of the General Area is therefore considered to make a Moderate contribution to the historic setting of Durham.</p> <p>Score: Moderate</p>
<p>What is the proximity of the Durham City historic core to the Green Belt?</p>	<p>Strong: The historic core is adjacent to the Green Belt boundary Moderate: Historic core is separated from Green Belt by non-designated but pre WWII development. Weak: Historic core is separated from Green Belt by post WWII development. No: Historic core is 5km or greater from the Green Belt boundary.</p>	<p>The Historic Core (Durham City Conservation Area) is located approximately 2.5km south of this General Area (from its nearest point to the Historic Core). The 2.5km gap is post WWII built form. This General Area therefore makes a weak contribution to the setting of the historic City of Durham.</p> <p>Score: Weak</p>
<p>Overall assessment: What level of contribution does the General Area make to purpose 4?</p>	<p>Bring together above conclusions to determine the overall assessment (taking balanced view).</p>	<p>Score: Moderate</p>

	Apply scoring system: Strong / Moderate / Weak / No	
Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.		
Sub-Criteria	Scoring	Assessment
Overall assessment: What level of contribution does the General Area make to purpose 5?	All Green Belt land can be considered to support urban regeneration of settlements beyond the County Durham Green Belt and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Therefore in the final Stage 1 Green Belt Assessment all General Areas are considered to score moderately against purpose 5.	Score: Moderate

37 General Area 37: North East

GENERAL AREA: 37 North East		
Location	East of train line and west of A690	
Site Area	56.4ha	
Purpose 1: To check the unrestricted sprawl of Large Built Up Areas		
Existing boundary with built up area: a. Is there an existing durable boundary between the built up area and the Green Belt General Area / parcel which could prevent sprawl? b. Does the Green Belt have a role protecting land which is considered to be open?	<p>Strong: The General Area is connected to and in close proximity to a large built up area. The existing Green Belt boundary supports a strongly defined and durable existing boundary feature and has a role protecting land which is considered to be open.</p> <p>Moderate: The General Area is connected to and in close proximity to a defined large built up area. The existing Green Belt boundary consists of a mix of durable and less durable features and Green Belt has a role protecting land which is considered to be open.</p> <p>Weak: The General Area is connected to and in close proximity to a defined large built up area. The existing Green Belt boundary is predominantly lacking in durability, or the Green Belt designation is not considered to be protecting land which is open.</p> <p>No contribution: The General Area forms part of the County Durham Green Belt, but it is not adjacent to any large built up area.</p>	<p>The General Area exists to the east of the large built up area of Durham City. The General Area is only connected to Durham City at its southern tip where the disused railway line crosses the A690. The disused railway is a tree lined gravel footpath.</p> <p>The existing Green Belt boundary supports a strongly defined and durable existing boundary feature and has a role protecting land which is considered to be open.</p> <p>Score: Strong</p>

<p>Connection to the built up area: a. Is the General Area well connected to the built up area along a number of boundaries? b. Is there a risk of sprawl or could development of the General Area constitute 'rounding off' of the built up area?</p>	<p>Strong: The General Area is connected to the built up area along one boundary and development would not constitute rounding off therefore creating the risk of sprawl. The General Area is not directly connected to the built up area however there is still a risk of sprawl as it lies close to it and it is connected via a transport corridor or has a visual connection. Development would not constitute rounding off therefore creating the risk of sprawl. Moderate: The General Area is connected to the built up area along two boundaries and while there is some potential for development to constitute rounding off there is some risk of sprawl. Weak: The General Area is connected to the built up area along three boundaries and development would constitute rounding off therefore there is limited risk of sprawl. No contribution: The General Area is not connected to or close to the built up area and there is no risk of sprawl.</p>	<p>The General Area has a very limited connection to Durham City at its southern tip. Development would not constitute rounding off therefore creating the risk of sprawl. Score: Strong</p>
<p>Ribbon development: What role does the General Area play in preventing ribbon development? (may not be relevant in all circumstances).</p>	<p>Strong: There is limited existing ribbon development within the General Area / There is existing ribbon development outside of the General Area but adjacent to it. There is potential for further limited ribbon development which the General Area has a weak role in preventing / There is potential for limited ribbon development entering the General Area which the General Area has a weak role in preventing. Moderate: There is existing ribbon development within the General Area / There is limited existing ribbon development within the General Area. There is potential for some further ribbon development which the General Area has a moderate role in preventing. Weak: There is existing ribbon development within the General Area. There is a high potential for further ribbon development which the General Area has a strong role in preventing. No contribution: There is no potential for ribbon development</p>	<p>There is no existing ribbon development Score: No contribution.</p>
<p>Overall assessment: What level of contribution does the General Area make to purpose 1?</p>	<p>Bring together all conclusions from above to determine the overall assessment (taking balanced view). Apply scoring system: Strong / Moderate / Weak / No</p>	<p>Score: Strong</p>
<p>Purpose 2: To prevent neighbouring towns from merging into one another</p>		
<p>Does the General Area lie in a gap between settlements?</p>	<p>Describe the location of the General Area in relation to the gaps between settlements.</p>	<p>The Local Interpretation of the second purpose within Durham County seeks to ensure that settlements do not merge into one another. In the case of General Area 37, this applies to the settlements of Durham City and West Rainton, and Durham City and Houghton-le-Spring (Sunderland).</p>
<p>What contribution does the General Area make towards maintaining a gap between settlements?</p>	<p>Strong: The General Area plays a crucial role in maintaining a gap between settlements: loss of openness would cause them to merge, or substantially reduce the gap between them. Moderate: The General Area plays some role in maintaining a gap between settlements: loss of openness would not cause settlements to merge but would erode the gap between them. Weak: The General Area plays a very limited role in maintaining a gap between settlements: loss of openness would not reduce such a gap. No contribution: The General Area plays no role in maintaining a gap between settlements.</p>	<p>The land gap between Durham City and West Rainton is approximately 2km. There is direct road access between the settlements along the A690. There is no visibility between the settlements. The General Area plays a crucial role in maintaining a gap between these settlements: loss of openness from development of the whole of the General Area would substantially reduce the gap between them resulting in their perceived merging. The land gap between Durham City and Houghton-le-Spring is approximately 4.81km. The A690 forms a direct route between the settlements. There is no visibility between the settlements. The General Area plays a very limited role in maintaining a gap between these settlements as loss of openness would not reduce the perception of a gap. Score: Strong</p>

Overall assessment: What level of contribution does the General Area make to purpose 2?	Bring together above factors to determine overall assessment (taking balanced view) Apply scoring system: No / Weak / Moderate / Strong	Score: Strong
Purpose 3: To assist in safeguarding the countryside from encroachment		
What are the principal land-uses within the General Area?	Describe the principal land uses within the General Area (e.g. agricultural, woodland, recreational, residential, commercial, industrial).	The principal land use within the General Area is open countryside and agricultural land. The General Area has less than 5% built development which consists of a non-rural land use. The only built development consists of Moor House where Durham Scouts are based and which is located in the middle of the General Area.
What is the level of built development within the General Area?	Strong: The General Area is made up of predominantly rural land-uses with less than 5% built development. Moderate: The General Area is made up of a mixture of rural and non-rural land uses with between 5% and 10% built development. Weak: The General Area is made up of predominantly non-rural land uses with between 10% and 25% built development No contribution: The General Area is made up of non-rural land uses with more than 25% built development.	Score: Strong
What contribution does the General Area make to the perceived openness of the Green Belt?	Describe the degree of visual openness or enclosure of the General Area and the presence of longer views and vistas and consider what impact this may have on the overall score.	The topography of the General Area is slightly undulating but fairly flat overall. There is a wooded area surrounding Moor House however there is low vegetation overall. There are long line views from the north of the General Area towards Durham City.
Overall assessment: What level of contribution does the General Area make to purpose 3?	Bring together above factors to determine overall assessment (taking balanced view) Apply scoring system: No / Weak / Moderate / Strong	Score: Strong
Purpose 4: To preserve the setting and special character of historic towns		
To preserve the setting and special character of Durham City	Strong Contribution: The Landscape and Setting of the General Area or Green Belt parcel is considered to be strongly supporting the setting of the historic City of Durham. Moderate Contribution: The Landscape and Setting of the Green Belt is considered to be moderately supporting the setting of the historic City of Durham. Weak Contribution: The Landscape and Setting of the General Area is considered to be weakly supporting the setting of the historic City of Durham. No contribution: The Landscape and Setting of the General Area is not considered to have an adverse impact on the setting of the historic City of Durham.	Durham City has been identified as the Historic City. The Durham City Conservation Area has been defined as the boundary of the Historic Core for Durham City. The contribution of the General Area in supporting the historic setting of Durham has been classified using six criteria. 1. Perception of the Scale of the City The General Area is located approximately 2.8km from the Historic Core (Durham City Conservation Area). This 2.8km distance consists of the modern built form of Durham City. This General Area therefore makes a weak contribution to the perception of the scale of the City. 2. Physical form of the Inner Setting (green fingers into the City). The General Area is located beyond the inner setting of Durham City and does not form a Green Finger into the City, therefore the General Area makes a weak contribution to the special character and perceived scale of the City. 3. Views In and Out towards the Countryside, including long distance views. The General Area falls within the Outer Setting of Durham City. It contains no notable viewpoints from World Heritage Site Management Plan. However there are long line views of the cathedral tower from within the General Area, however the General Area does not form part of the backdrop for the World Heritage site, therefore the area makes a moderate contribution to the historic setting. 4. Key approaches to and journeys to the City. The General Area is not very prominent from the primary route of the A690 as this is heavily screened along the corridor. The General Area makes a weak contribution to the perceived scale of Durham City. 5. Historic and cultural association

		<p>The General Area contains no Listed Buildings, Conservation Areas, Registered Historic Park and Gardens or Scheduled Monument. This General Area is considered to have no notable heritage assets and make a weak contribution to this aspect of the historic setting of the City.</p> <p>6. Landscape character / Quality</p> <p>The General Area falls within the Wear Lowlands Countryside Character Area and within the Broad Landscape Type: Lowland Valley Terraces. This part of the General Area is therefore considered to make a Moderate contribution to the historic setting of Durham.</p> <p>Score: Weak</p>
What is the proximity of the Durham City historic core to the Green Belt?	<p>Strong: The historic core is adjacent to the Green Belt boundary Moderate: Historic core is separated from Green Belt by non-designated but pre WWII development. Weak: Historic core is separated from Green Belt by post WWII development. No: Historic core is 5km or greater from the Green Belt boundary.</p>	<p>The Historic Core (Durham City Conservation Area) is located approximately 2.8km south of this General Area (from its nearest point to the Historic Core). The 2.8km gap is post WWII built form. This General Area therefore makes a weak contribution to the setting of the historic City of Durham.</p> <p>Score: Weak</p>
Overall assessment: What level of contribution does the General Area make to purpose 4?	<p>Bring together above conclusions to determine the overall assessment (taking balanced view).</p> <p>Apply scoring system: Strong / Moderate / Weak / No</p>	<p>Score: Weak</p>
Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.		
Overall assessment: What level of contribution does the General Area make to purpose 5?	<p>All Green Belt land can be considered to support urban regeneration of settlements beyond the County Durham Green Belt and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Therefore in the final Stage 1 Green Belt Assessment all General Areas are considered to score moderately against purpose 5.</p>	<p>Score: Moderate</p>


38 General Area 38: Bournmoor

GENERAL AREA: 38 Bournmoor		
Location	North of A1(M) and south of A183 and A1052	
Area		
Purpose 1: To check the unrestricted sprawl of Large Built Up Areas		
Sub-Criteria	Scoring	Assessment
<p>Existing boundary with built up area:</p> <p>a. Is there an existing durable boundary between the built up area and the Green Belt General Area / parcel which could prevent sprawl?</p> <p>b. Does the Green Belt have a role protecting land which is considered to be open?</p>	<p>Strong: The General Area is connected to and in close proximity to a large built up area. The existing Green Belt boundary supports a strongly defined and durable existing boundary feature and has a role protecting land which is considered to be open.</p> <p>Moderate: The General Area is connected to and in close proximity to a defined large built up area. The existing Green Belt boundary consists of a mix of durable and less durable features and Green Belt has a role protecting land which is considered to be open.</p> <p>Weak: The General Area is connected to and in close proximity to a defined large built up area. The existing Green Belt boundary is predominantly lacking in durability, or the Green Belt designation is not considered to be protecting land which is open.</p> <p>No contribution: The General Area forms part of the County Durham Green Belt, but it is not adjacent to any large built up area.</p>	<p>The General Area is located to the south east of Chester-le-Street but is not directly adjacent to the Green Belt boundary with Chester-le-Street. The A1(M) separates Chester-le-Street from this General Area and there is therefore no perception of connection to the urban form of Chester-le-Street.</p> <p>The General Area is located to the west of Bournmoor but this is not identified as a large built up area.</p> <p>The Green Belt at this location is therefore connected to the County Durham Green Belt, but not in close proximity to any large built up areas.</p> <p>Score: No contribution</p>
<p>Connection to the built up area:</p> <p>a. Is the General Area well connected to the built up area along a number of boundaries?</p> <p>b. Is there a risk of sprawl or could development of the General Area constitute 'rounding off' of the built up area?</p>	<p>Strong: The General Area is connected to the built up area along one boundary and development would not constitute rounding off therefore creating the risk of sprawl. The General Area is not directly connected to the built up area however there is still a risk of sprawl as it lies close to it and it is connected via a transport corridor or has a visual connection. Development would not constitute rounding off therefore creating the risk of sprawl.</p> <p>Moderate: The General Area is connected to the built up area along two boundaries and while there is some potential for development to constitute rounding off there is some risk of sprawl.</p> <p>Weak: The General Area is connected to the built up area along three boundaries and development would constitute rounding off therefore there is limited risk of sprawl.</p> <p>No contribution: The General Area is not connected to or close to the built up area and there is no risk of sprawl.</p>	<p>The General Area is not connected to or close to the built up area and there is no risk of sprawl.</p> <p>Score: No contribution.</p>
<p>Ribbon development: What role does the General Area play in preventing ribbon development? (may not be relevant in all circumstances).</p>	<p>Strong: There is limited existing ribbon development within the General Area / There is existing ribbon development outside of the General Area but adjacent to it. There is potential for further limited ribbon development which the General Area has a weak role in preventing / There is potential for limited ribbon development entering the General Area which the General Area has a weak role in preventing.</p> <p>Moderate: There is existing ribbon development within the General Area / There is limited existing ribbon development within the General Area. There is potential for some further ribbon development which the General Area has a moderate role in preventing.</p>	<p>There is no existing ribbon development.</p> <p>Score: No contribution.</p>

	<p>Weak: There is existing ribbon development within the General Area. There is a high potential for further ribbon development which the General Area has a strong role in preventing.</p> <p>No contribution: There is no potential for ribbon development</p>	
Overall assessment: What level of contribution does the General Area make to purpose 1?	<p>Bring together all conclusions from above to determine the overall assessment (taking balanced view).</p> <p>Apply scoring system: Strong / Moderate / Weak / No</p>	Score: No contribution
Purpose 2: To prevent neighbouring towns from merging into one another		
Sub-Criteria	Scoring	Assessment
Does the General Area lie in a gap between settlements?	Describe the location of the General Area in relation to the gaps between settlements.	The Local Interpretation of the second purpose within Durham County seeks to ensure that settlements do not merge into one another. In the case of General Area 38, this applies to the settlements of Chester-le-Street and the Bournmoor.
What contribution does the General Area make towards maintaining a gap between settlements?	<p>Strong: The General Area plays a crucial role in maintaining a gap between settlements: loss of openness would cause them to merge, or substantially reduce the gap between them.</p> <p>Moderate: The General Area plays some role in maintaining a gap between settlements: loss of openness would not cause settlements to merge but would erode the gap between them.</p> <p>Weak: The General Area plays a very limited role in maintaining a gap between settlements: loss of openness would not reduce such a gap.</p> <p>No contribution: The General Area plays no role in maintaining a gap between settlements.</p>	<p>The land gap between Chester-le-Street and Bournmoor is approximately 2.1km across the General Area and consists of open countryside and the A1(M). The A183 (forms the northern boundary to the General Area) provides direct road access through General Area from Chester-le-Street to Bournmoor, but there is no visibility between the settlements..</p> <p>The General Area plays some role in maintaining a gap between settlements as loss of openness would not cause settlements to merge but would erode the gap between the settlements.</p> <p>Score: Moderate</p>
Overall assessment: What level of contribution does the General Area make to purpose 2?	<p>Bring together above factors to determine overall assessment (taking balanced view)</p> <p>Apply scoring system: No / Weak / Moderate / Strong</p>	Score: Moderate
Purpose 3: To assist in safeguarding the countryside from encroachment		
Sub-Criteria	Scoring	Assessment
What are the principal land-uses within the General Area?	Describe the principal land uses within the General Area (e.g. agricultural, woodland, recreational, residential, commercial, industrial).	The principal land use within the General Area is open countryside and agricultural land. The General Area has less than 5% built development. The only built development consists of non-rural land uses with approximately 16 residential dwellings.
What is the level of built development within the General Area?	<p>Strong: The General Area is made up of predominantly rural land-uses with less than 5% built development.</p> <p>Moderate: The General Area is made up of a mixture of rural and non-rural land uses with between 5% and 10% built development.</p> <p>Weak: The General Area is made up of predominantly non-rural land uses with between 10% and 25% built development</p> <p>No contribution: The General Area is made up of non-rural land uses with more than 25% built development.</p>	Score: Strong
What contribution does the General Area make to the perceived openness of the Green Belt?	Describe the degree of visual openness or enclosure of the General Area and the presence of longer views and vistas and consider what impact this may have on the overall score.	The General Area is predominantly open however the topography of the General Area is slightly undulating with the General Area sloping upwards towards the south east / Bournmoor. The General Area contains limited vegetation although the roads and Lumley Park Burn are tree lined and these form the boundaries. There are views from the north to the south of the General Area however there are limited views from Bournmoor out towards the General Area.
Overall assessment: What level of contribution does the General Area make to purpose 3?	<p>Bring together above factors to determine overall assessment (taking balanced view)</p> <p>Apply scoring system: No / Weak / Moderate / Strong</p>	Score: Strong
Purpose 4: To preserve the setting and special character of historic towns		
Sub-Criteria	Scoring	Assessment

<p>To preserve the setting and special character of Durham City</p>	<p>Strong Contribution: The Landscape and Setting of the General Area or Green Belt parcel is considered to be strongly supporting the setting of the historic City of Durham. Moderate Contribution: The Landscape and Setting of the Green Belt is considered to be moderately supporting the setting of the historic City of Durham. Weak Contribution: The Landscape and Setting of the General Area is considered to be weakly supporting the setting of the historic City of Durham. No contribution: The Landscape and Setting of the General Area is not considered to have an adverse impact on the setting of the historic City of Durham.</p>	<p>General Area 38 is over 5km away from the Durham Historic Core with no direct views towards the historic core. The Landscape and Setting of General Area 38 is not considered to have an adverse impact on the setting of the historic City of Durham. Score: No contribution</p>
<p>What is the proximity of the Durham City historic core to the Green Belt?</p>	<p>Strong: The historic core is adjacent to the Green Belt boundary Moderate: Historic core is separated from Green Belt by non-designated but pre WWII development. Weak: Historic core is separated from Green Belt by post WWII development. No: Historic core is 5km or greater from the Green Belt boundary.</p>	<p>The Historic Core is over 5km from the Green Belt boundary of General Area 38. Score: No contribution</p>
<p>Overall assessment: What level of contribution does the General Area make to purpose 4?</p>	<p>Bring together above conclusions to determine the overall assessment (taking balanced view). Apply scoring system: Strong / Moderate / Weak / No</p>	<p>Score: No contribution</p>
<p>Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.</p>		
<p>Sub-Criteria</p>	<p>Scoring</p>	<p>Assessment</p>
<p>Overall assessment: What level of contribution does the General Area make to purpose 5?</p>	<p>All Green Belt land can be considered to support urban regeneration of settlements beyond the County Durham Green Belt and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Therefore in the final Stage 1 Green Belt Assessment all General Areas are considered to score moderately against purpose 5.</p>	<p>Score: Moderate</p>

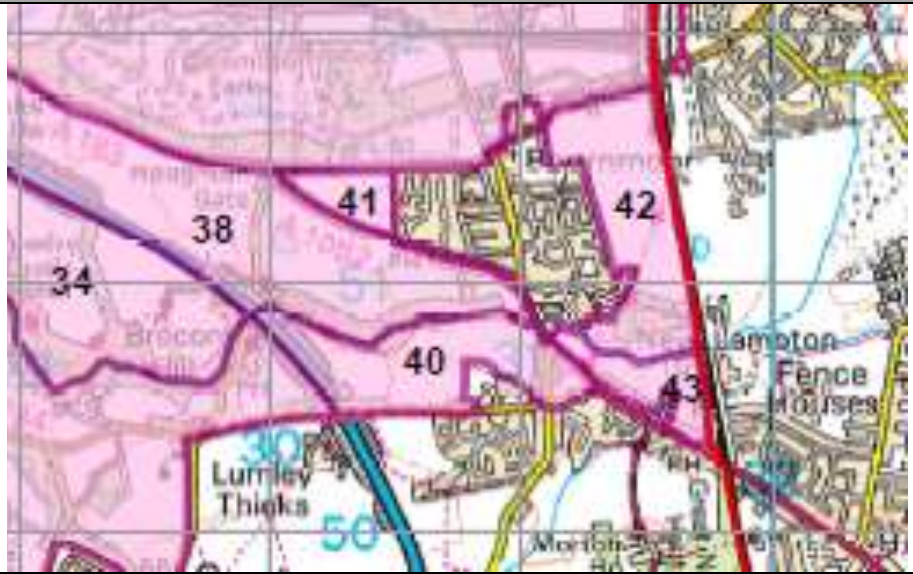
39 General Area 39: Chester-le-Street

GENERAL AREA: 39 Chester-le-Street		
Location	East of A1(M) and south of A183, west of River Wear	
Area	11 ha	
Purpose 1: To check the unrestricted sprawl of Large Built Up Areas		
Sub-Criteria	Scoring	Assessment
Existing boundary with built up area: a. Is there an existing durable boundary between the built up area and the Green Belt General Area / parcel which could prevent sprawl? b. Does the Green Belt have a role protecting land which is considered to be open?	Strong: The General Area is connected to and in close proximity to a large built up area. The existing Green Belt boundary supports a strongly defined and durable existing boundary feature and has a role protecting land which is considered to be open. Moderate: The General Area is connected to and in close proximity to a defined large built up area. The existing Green Belt boundary consists of a mix of durable and less durable features and Green Belt has a role protecting land which is considered to be open. Weak: The General Area is connected to and in close proximity to a defined large built up area. The existing Green Belt boundary is predominantly lacking in durability, or the Green Belt designation is not considered to be protecting land which is open. No contribution: The General Area forms part of the County Durham Green Belt, but it is not adjacent to any large built up area.	The General Area is located to the east of Chester-le-Street but is not connected with Chester-le-Street. The Green Belt at this location is therefore connected to the County Durham Green Belt, but not in close proximity to any large built up areas. Score: No contribution
Connection to the built up area: a. Is the General Area well connected to the built up area along a number of boundaries? b. Is there a risk of sprawl or could development of the General Area constitute 'rounding off' of the built up area?	Strong: The General Area is connected to the built up area along one boundary and development would not constitute rounding off therefore creating the risk of sprawl. The General Area is not directly connected to the built up area however there is still a risk of sprawl as it lies close to it and it is connected via a transport corridor or has a visual connection. Development would not constitute rounding off therefore creating the risk of sprawl. Moderate: The General Area is connected to the built up area along two boundaries and while there is some potential for development to constitute rounding off there is some risk of sprawl. Weak: The General Area is connected to the built up area along three boundaries and development would constitute rounding off therefore there is limited risk of sprawl. No contribution: The General Area is not connected to or close to the built up area and there is no risk of sprawl.	The General Area is not connected to or close to the built up area and there is no risk of sprawl. Score: No contribution
Ribbon development: What role does the General Area play in preventing ribbon development? (may not be relevant in all circumstances).	Strong: There is limited existing ribbon development within the General Area / There is existing ribbon development outside of the General Area but adjacent to it. There is potential for further limited ribbon development which the General Area has a weak role in preventing / There is potential for limited ribbon development entering the General Area which the General Area has a weak role in preventing. Moderate: There is existing ribbon development within the General Area / There is limited existing ribbon development within the General Area. There is potential for some further ribbon development which the General Area has a moderate role in preventing.	The General Area is not adjacent or connected to a built up area and does not play a role in preventing sprawl. Score: No contribution.

	<p>Weak: There is existing ribbon development within the General Area. There is a high potential for further ribbon development which the General Area has a strong role in preventing.</p> <p>No contribution: There is no potential for ribbon development</p>	
Overall assessment: What level of contribution does the General Area make to purpose 1?	<p>Bring together all conclusions from above to determine the overall assessment (taking balanced view).</p> <p>Apply scoring system: Strong / Moderate / Weak / No</p>	Score: No contribution
Purpose 2: To prevent neighbouring towns from merging into one another		
Sub-Criteria	Scoring	Assessment
Does the General Area lie in a gap between settlements?	Describe the location of the General Area in relation to the gaps between settlements.	The Local Interpretation of the second purpose within Durham County seeks to ensure that settlements do not merge into one another. In the case of General Area 39, this applies to the settlements of Chester-le-Street and Bournmoor.
What contribution does the General Area make towards maintaining a gap between settlements?	<p>Strong: The General Area plays a crucial role in maintaining a gap between settlements: loss of openness would cause them to merge, or substantially reduce the gap between them.</p> <p>Moderate: The General Area plays some role in maintaining a gap between settlements: loss of openness would not cause settlements to merge but would erode the gap between them.</p> <p>Weak: The General Area plays a very limited role in maintaining a gap between settlements: loss of openness would not reduce such a gap.</p> <p>No contribution: The General Area plays no role in maintaining a gap between settlements.</p>	<p>The land gap between Chester-le-Street and Bournmoor is open countryside. The General Area is less than 100m from Chester-le-Street and 2km from Bournmoor. There is no direct road access through General Area 39 between the settlements and there is no visibility between the settlements.</p> <p>The General Area plays some role in maintaining a gap between settlements as loss of openness would not cause settlements to merge but would erode the gap between them.</p> <p>Score: Moderate</p>
Overall assessment: What level of contribution does the General Area make to purpose 2?	<p>Bring together above factors to determine overall assessment (taking balanced view)</p> <p>Apply scoring system: No / Weak / Moderate / Strong</p>	Score: Moderate
Purpose 3: To assist in safeguarding the countryside from encroachment		
Sub-Criteria	Scoring	Assessment
What are the principal land-uses within the General Area?	Describe the principal land uses within the General Area (e.g. agricultural, woodland, recreational, residential, commercial, industrial).	The principal land use within the General Area is open countryside and agricultural land which is dissected by highways infrastructure. The General Area has between 5% and 10% built development comprising the non-rural land use of highways infrastructure given that Junction 63 of the A1(M) and its associated slip roads are located to the north of the General Area.
What is the level of built development within the General Area?	<p>Strong: The General Area is made up of predominantly rural land-uses with less than 5% built development.</p> <p>Moderate: The General Area is made up of a mixture of rural and non-rural land uses with between 5% and 10% built development.</p> <p>Weak: The General Area is made up of predominantly non-rural land uses with between 10% and 25% built development</p> <p>No contribution: The General Area is made up of non-rural land uses with more than 25% built development.</p>	Score: Moderate
What contribution does the General Area make to the perceived openness of the Green Belt?	Describe the degree of visual openness or enclosure of the General Area and the presence of longer views and vistas and consider what impact this may have on the overall score.	The General Area contains limited vegetation, however there is some vegetation along the boundaries. The General Area is predominantly flat but due to the vegetation there are limited long line. views. This does not impact upon the score given there is no built development within the General Area.
Overall assessment: What level of contribution does the General Area make to purpose 3?	<p>Bring together above factors to determine overall assessment (taking balanced view)</p> <p>Apply scoring system: No / Weak / Moderate / Strong</p>	Score: Moderate
Purpose 4: To preserve the setting and special character of historic towns		
Sub-Criteria	Scoring	Assessment
To preserve the setting and special character of Durham City	Strong Contribution: The Landscape and Setting of the General Area or Green Belt parcel is considered to be strongly supporting the setting of the historic City of Durham.	General Area 39 is over 5km away from the Durham Historic Core with no direct views towards the historic core.

	<p>Moderate Contribution: The Landscape and Setting of the Green Belt is considered to be moderately supporting the setting of the historic City of Durham.</p> <p>Weak Contribution: The Landscape and Setting of the General Area is considered to be weakly supporting the setting of the historic City of Durham.</p> <p>No contribution: The Landscape and Setting of the General Area is not considered to have an adverse impact on the setting of the historic City of Durham.</p>	<p>The Landscape and Setting of General Area 39 is not considered to have an adverse impact on the setting of the historic City of Durham.</p> <p>Score: No contribution</p>
What is the proximity of the Durham City historic core to the Green Belt?	<p>Strong: The historic core is adjacent to the Green Belt boundary</p> <p>Moderate: Historic core is separated from Green Belt by non-designated but pre WWII development.</p> <p>Weak: Historic core is separated from Green Belt by post WWII development.</p> <p>No: Historic core is 5km or greater from the Green Belt boundary.</p>	<p>The Historic Core is over 5km from the Green Belt boundary of General Area 39.</p> <p>Score: No contribution</p>
Overall assessment: What level of contribution does the General Area make to purpose 4?	<p>Bring together above conclusions to determine the overall assessment (taking balanced view).</p> <p>Apply scoring system: Strong / Moderate / Weak / No</p>	<p>Score: No contribution</p>
Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.		
Sub-Criteria	Scoring	Assessment
Overall assessment: What level of contribution does the General Area make to purpose 5?	<p>All Green Belt land can be considered to support urban regeneration of settlements beyond the County Durham Green Belt and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Therefore in the final Stage 1 Green Belt Assessment all General Areas are considered to score moderately against purpose 5.</p>	<p>Score: Moderate</p>

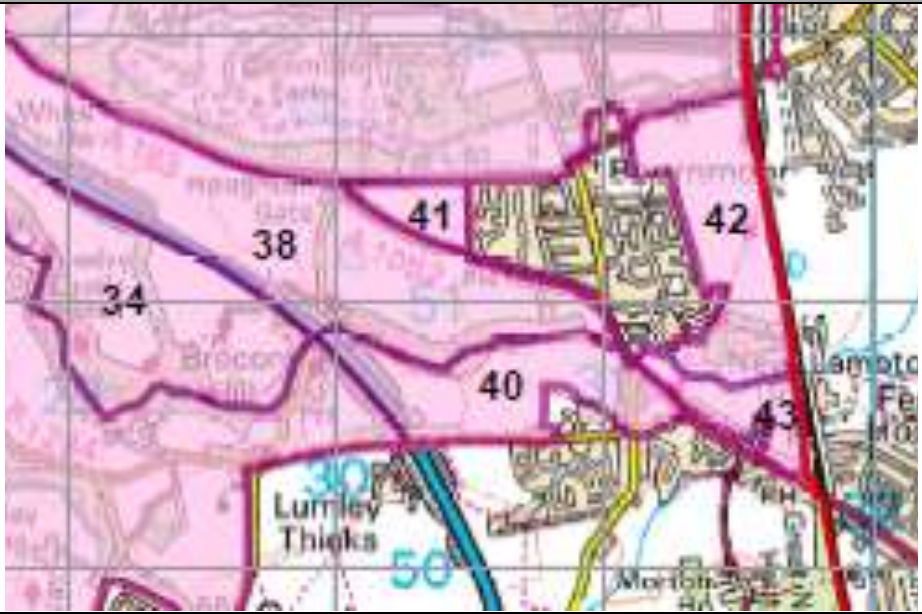
40 General Area 40: Bournmoor

GENERAL AREA: 40 Bournmoor		
Location	East of A1(M), south of Lumley Park Burn (waterway), north of B1284	
Area	34.7 ha	
Purpose 1: To check the unrestricted sprawl of Large Built Up Areas		
Sub-Criteria	Scoring	Assessment
Existing boundary with built up area: a. Is there an existing durable boundary between the built up area and the Green Belt General Area / parcel which could prevent sprawl? b. Does the Green Belt have a role protecting land which is considered to be open?	<p>Strong: The General Area is connected to and in close proximity to a large built up area. The existing Green Belt boundary supports a strongly defined and durable existing boundary feature and has a role protecting land which is considered to be open.</p> <p>Moderate: The General Area is connected to and in close proximity to a defined large built up area. The existing Green Belt boundary consists of a mix of durable and less durable features and Green Belt has a role protecting land which is considered to be open.</p> <p>Weak: The General Area is connected to and in close proximity to a defined large built up area. The existing Green Belt boundary is predominantly lacking in durability, or the Green Belt designation is not considered to be protecting land which is open.</p> <p>No contribution: The General Area forms part of the County Durham Green Belt, but it is not adjacent to any large built up area.</p>	<p>The General Area is located to the east of Chester-le-Street but is not directly adjacent to the Green Belt boundary with Chester-le-Street. The General Area is located to the south of Bournmoor but this is not identified as a large built up area.</p> <p>The Green Belt at this location is therefore connected to the County Durham Green Belt, but not in close proximity to any large built up areas.</p> <p>Score: No contribution</p>
Connection to the built up area: a. Is the General Area well connected to the built up area along a number of boundaries? b. Is there a risk of sprawl or could development of the General Area constitute 'rounding off' of the built up area?	<p>Strong: The General Area is connected to the built up area along one boundary and development would not constitute rounding off therefore creating the risk of sprawl. The General Area is not directly connected to the built up area however there is still a risk of sprawl as it lies close to it and it is connected via a transport corridor or has a visual connection. Development would not constitute rounding off therefore creating the risk of sprawl.</p> <p>Moderate: The General Area is connected to the built up area along two boundaries and while there is some potential for development to constitute rounding off there is some risk of sprawl.</p> <p>Weak: The General Area is connected to the built up area along three boundaries and development would constitute rounding off therefore there is limited risk of sprawl.</p> <p>No contribution: The General Area is not connected to or close to the built up area and there is no risk of sprawl.</p>	<p>The General Area is not connected to or close to the built up area and there is no risk of sprawl.</p> <p>Score: No contribution</p>
Ribbon development: What role does the General Area play in preventing ribbon development? (may not be relevant in all circumstances).	Strong: There is limited existing ribbon development within the General Area / There is existing ribbon development outside of the General Area but adjacent to it. There is potential for further limited ribbon development which the General Area has a weak role	There is no existing ribbon development.

	<p>in preventing / There is potential for limited ribbon development entering the General Area which the General Area has a weak role in preventing. Moderate: There is existing ribbon development within the General Area / There is limited existing ribbon development within the General Area. There is potential for some further ribbon development which the General Area has a moderate role in preventing. Weak: There is existing ribbon development within the General Area. There is a high potential for further ribbon development which the General Area has a strong role in preventing. No contribution: There is no potential for ribbon development</p>	Score: No contribution.
Overall assessment: What level of contribution does the General Area make to purpose 1?	<p>Bring together all conclusions from above to determine the overall assessment (taking balanced view).</p> <p>Apply scoring system: Strong / Moderate / Weak / No</p>	Score: No contribution
Purpose 2: To prevent neighbouring towns from merging into one another		
Sub-Criteria	Scoring	Assessment
Does the General Area lie in a gap between settlements?	Describe the location of the General Area in relation to the gaps between settlements.	<p>The Local Interpretation of the second purpose within Durham County seeks to ensure that settlements do not merge into one another. In the case of General Area 40, this applies to the settlements of Bournmoor and Colliery Row / Houghton-le-Spring (Sunderland), and Colliery Row and Houghton-le-Spring which are both outside of the Green Belt.</p> <p>The land gap between Bournmoor and Colliery Row is 0.2km at its nearest point. The A1052 forms a direct route between the settlements. Due to the undulating topography of the settlements there is visibility between the settlements, in particular Colliery Row is at a slightly higher level and therefore there are open views from the A1052 across Bournmoor. The land gap between Bournmoor and Houghton-le-Spring is approximately 2km however there is no visibility between the settlements due to Colliery Row being in the middle. There is also no direct road access.</p> <p>The General Area plays some role in maintaining a gap between settlements as loss of openness would not cause the settlements to merge but would erode the gap between them.</p> <p>Score: Moderate</p>
What contribution does the General Area make towards maintaining a gap between settlements?	<p>Strong: The General Area plays a crucial role in maintaining a gap between settlements: loss of openness would cause them to merge, or substantially reduce the gap between them. Moderate: The General Area plays some role in maintaining a gap between settlements: loss of openness would not cause settlements to merge but would erode the gap between them. Weak: The General Area plays a very limited role in maintaining a gap between settlements: loss of openness would not reduce such a gap. No contribution: The General Area plays no role in maintaining a gap between settlements.</p>	
Overall assessment: What level of contribution does the General Area make to purpose 2?	<p>Bring together above factors to determine overall assessment (taking balanced view)</p> <p>Apply scoring system: No / Weak / Moderate / Strong</p>	Score: Moderate
Purpose 3: To assist in safeguarding the countryside from encroachment		
Sub-Criteria	Scoring	Assessment
What are the principal land-uses within the General Area?	Describe the principal land uses within the General Area (e.g. agricultural, woodland, recreational, residential, commercial, industrial).	<p>The principal land use within the General Area is open countryside and agricultural land. The General Area has less than 5% built development. The only built development consists of rural land uses including a farm buildings to the east of the General Area.</p> <p>Score: Strong</p>
What is the level of built development within the General Area?	<p>Strong: The General Area is made up of predominantly rural land-uses with less than 5% built development. Moderate: The General Area is made up of a mixture of rural and non-rural land uses with between 5% and 10% built development. Weak: The General Area is made up of predominantly non-rural land uses with between 10% and 25% built development No contribution: The General Area is made up of non-rural land uses with more than 25% built development.</p>	
What contribution does the General Area make to the perceived openness of the Green Belt?	Describe the degree of visual openness or enclosure of the General Area and the presence of longer views and vistas and consider what impact this may have on the overall score.	The General Area contains some vegetation, but most of the vegetation surrounds the boundaries, particularly around Lumley Park Burn. The General Area is predominantly flat but due to the vegetation there are limited long line views.

Overall assessment: What level of contribution does the General Area make to purpose 3?	Bring together above factors to determine overall assessment (taking balanced view) Apply scoring system: No / Weak / Moderate / Strong	Score: Strong
Purpose 4: To preserve the setting and special character of historic towns		
Sub-Criteria	Scoring	Assessment
To preserve the setting and special character of Durham City	Strong Contribution: The Landscape and Setting of the General Area or Green Belt parcel is considered to be strongly supporting the setting of the historic City of Durham. Moderate Contribution: The Landscape and Setting of the Green Belt is considered to be moderately supporting the setting of the historic City of Durham. Weak Contribution: The Landscape and Setting of the General Area is considered to be weakly supporting the setting of the historic City of Durham. No contribution: The Landscape and Setting of the General Area is not considered to have an adverse impact on the setting of the historic City of Durham.	General Area 40 is over 5km away from the Durham Historic Core with no direct views towards the historic core. The Landscape and Setting of General Area 40 is not considered to have an adverse impact on the setting of the historic City of Durham. Score: No contribution
What is the proximity of the Durham City historic core to the Green Belt?	Strong: The historic core is adjacent to the Green Belt boundary Moderate: Historic core is separated from Green Belt by non-designated but pre WWII development. Weak: Historic core is separated from Green Belt by post WWII development. No: Historic core is 5km or greater from the Green Belt boundary.	The Historic Core is over 5km from the Green Belt boundary of General Area 40. Score: No contribution
Overall assessment: What level of contribution does the General Area make to purpose 4?	Bring together above conclusions to determine the overall assessment (taking balanced view). Apply scoring system: Strong / Moderate / Weak / No	Score: No contribution
Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.		
Sub-Criteria	Scoring	Assessment
Overall assessment: What level of contribution does the General Area make to purpose 5?	All Green Belt land can be considered to support urban regeneration of settlements beyond the County Durham Green Belt and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Therefore in the final Stage 1 Green Belt Assessment all General Areas are considered to score moderately against purpose 5.	Score: Moderate


41 General Area 41: Bournmoor

GENERAL AREA: 41 Bournmoor		
Location	North of A1052 and south of A183	
Area		
Purpose 1: To check the unrestricted sprawl of Large Built Up Areas		
Sub-Criteria	Scoring	Assessment
Existing boundary with built up area: a. Is there an existing durable boundary between the built up area and the Green Belt General Area / parcel which could prevent sprawl? b. Does the Green Belt have a role protecting land which is considered to be open?	Strong: The General Area is connected to and in close proximity to a large built up area. The existing Green Belt boundary supports a strongly defined and durable existing boundary feature and has a role protecting land which is considered to be open. Moderate: The General Area is connected to and in close proximity to a defined large built up area. The existing Green Belt boundary consists of a mix of durable and less durable features and Green Belt has a role protecting land which is considered to be open. Weak: The General Area is connected to and in close proximity to a defined large built up area. The existing Green Belt boundary is predominantly lacking in durability, or the Green Belt designation is not considered to be protecting land which is open. No contribution: The General Area forms part of the County Durham Green Belt, but it is not adjacent to any large built up area.	The General Area is located to the east of Chester-le-Street but is not directly adjacent to the Green Belt boundary with Chester-le-Street. The General Area is located to the east of Bournmoor but this is not identified as a large built up area The Green Belt at this location is therefore connected to the County Durham Green Belt, but not in close proximity to any large built up areas. Score: No contribution
Connection to the built up area: a. Is the General Area well connected to the built up area along a number of boundaries? b. Is there a risk of sprawl or could development of the General Area constitute 'rounding off' of the built up area?	Strong: The General Area is connected to the built up area along one boundary and development would not constitute rounding off therefore creating the risk of sprawl. The General Area is not directly connected to the built up area however there is still a risk of sprawl as it lies close to it and it is connected via a transport corridor or has a visual connection. Development would not constitute rounding off therefore creating the risk of sprawl. Moderate: The General Area is connected to the built up area along two boundaries and while there is some potential for development to constitute rounding off there is some risk of sprawl. Weak: The General Area is connected to the built up area along three boundaries and development would constitute rounding off therefore there is limited risk of sprawl. No contribution: The General Area is not connected to or close to the built up area and there is no risk of sprawl.	The General Area is not connected to or close to the built up area and there is no risk of sprawl. Score: No contribution.
Ribbon development: What role does the General Area play in preventing ribbon development? (may not be relevant in all circumstances).	Strong: There is limited existing ribbon development within the General Area / There is existing ribbon development outside of the General Area but adjacent to it. There is potential for further limited ribbon development which the General Area has a weak role in preventing / There is potential for limited ribbon development entering the General Area which the General Area has a weak role in preventing. Moderate: There is existing ribbon development within the General Area / There is limited existing ribbon development within the General Area. There is potential for some further ribbon development which the General Area has a moderate role in preventing.	The General Area is not adjacent or connected to a built up area and does not play a role in preventing sprawl. Score: No contribution.

	<p>Weak: There is existing ribbon development within the General Area. There is a high potential for further ribbon development which the General Area has a strong role in preventing.</p> <p>No contribution: There is no potential for ribbon development</p>	
Overall assessment: What level of contribution does the General Area make to purpose 1?	<p>Bring together all conclusions from above to determine the overall assessment (taking balanced view).</p> <p>Apply scoring system: Strong / Moderate / Weak / No</p>	Score: No contribution
Purpose 2: To prevent neighbouring towns from merging into one another		
Sub-Criteria	Scoring	Assessment
Does the General Area lie in a gap between settlements?	Describe the location of the General Area in relation to the gaps between settlements.	The Local Interpretation of the second purpose within Durham County seeks to ensure that settlements do not merge into one another. In the case of General Area 41, this applies to the settlements of Chester-le-Street and the Bournmoor.
What contribution does the General Area make towards maintaining a gap between settlements?	<p>Strong: The General Area plays a crucial role in maintaining a gap between settlements: loss of openness would cause them to merge, or substantially reduce the gap between them.</p> <p>Moderate: The General Area plays some role in maintaining a gap between settlements: loss of openness would not cause settlements to merge but would erode the gap between them.</p> <p>Weak: The General Area plays a very limited role in maintaining a gap between settlements: loss of openness would not reduce such a gap.</p> <p>No contribution: The General Area plays no role in maintaining a gap between settlements.</p>	<p>The land gap between Chester-le-Street and Bournmoor is approximately 2.1km across the General Area and consists of open countryside. There is no visibility between the settlements.</p> <p>The General Area plays a very limited role in maintaining a gap between settlements as loss of openness would not reduce the perception of a gap.</p> <p>Score: Weak</p>
Overall assessment: What level of contribution does the General Area make to purpose 2?	<p>Bring together above factors to determine overall assessment (taking balanced view)</p> <p>Apply scoring system: No / Weak / Moderate / Strong</p>	Score: Weak
Purpose 3: To assist in safeguarding the countryside from encroachment		
Sub-Criteria	Scoring	Assessment
What are the principal land-uses within the General Area?	Describe the principal land uses within the General Area (e.g. agricultural, woodland, recreational, residential, commercial, industrial).	The principal land use within the General Area is open countryside and agricultural land. The General Area contains no built development.
What is the level of built development within the General Area?	<p>Strong: The General Area is made up of predominantly rural land-uses with less than 5% built development.</p> <p>Moderate: The General Area is made up of a mixture of rural and non-rural land uses with between 5% and 10% built development.</p> <p>Weak: The General Area is made up of predominantly non-rural land uses with between 10% and 25% built development</p> <p>No contribution: The General Area is made up of non-rural land uses with more than 25% built development.</p>	Score: Strong
What contribution does the General Area make to the perceived openness of the Green Belt?	Describe the degree of visual openness or enclosure of the General Area and the presence of longer views and vistas and consider what impact this may have on the overall score.	The General Area has a flat topography and a small amount of vegetation in the west of the General Area. The vegetation is dense along the boundaries and results in limited views from the General Area.
Overall assessment: What level of contribution does the General Area make to purpose 3?	<p>Bring together above factors to determine overall assessment (taking balanced view)</p> <p>Apply scoring system: No / Weak / Moderate / Strong</p>	Score: Strong
Purpose 4: To preserve the setting and special character of historic towns		
Sub-Criteria	Scoring	Assessment
To preserve the setting and special character of Durham City	<p>Strong Contribution: The Landscape and Setting of the General Area or Green Belt parcel is considered to be strongly supporting the setting of the historic City of Durham.</p> <p>Moderate Contribution: The Landscape and Setting of the Green Belt is considered to be moderately supporting the setting of the historic City of Durham.</p>	<p>General Area 41 is more than 5km away from the Durham Historic Core with no direct views towards the historic core.</p> <p>The Landscape and Setting of General Area 41 is not considered to have an adverse impact on the setting of the historic City of Durham.</p>

	<p>Weak Contribution: The Landscape and Setting of the General Area is considered to be weakly supporting the setting of the historic City of Durham.</p> <p>No contribution: The Landscape and Setting of the General Area is not considered to have an adverse impact on the setting of the historic City of Durham.</p>	<p>Score: No contribution</p>
What is the proximity of the Durham City historic core to the Green Belt?	<p>Strong: The historic core is adjacent to the Green Belt boundary</p> <p>Moderate: Historic core is separated from Green Belt by non-designated but pre WWII development.</p> <p>Weak: Historic core is separated from Green Belt by post WWII development.</p> <p>No: Historic core is 5km or greater from the Green Belt boundary.</p>	<p>The Historic Core is over 5km from the Green Belt boundary of General Area 41.</p> <p>Score: No contribution</p>
Overall assessment: What level of contribution does the General Area make to purpose 4?	<p>Bring together above conclusions to determine the overall assessment (taking balanced view).</p> <p>Apply scoring system: Strong / Moderate / Weak / No</p>	<p>Score: No contribution</p>
<p>Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.</p>		
Sub-Criteria	Scoring	Assessment
Overall assessment: What level of contribution does the General Area make to purpose 5?	<p>All Green Belt land can be considered to support urban regeneration of settlements beyond the County Durham Green Belt and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Therefore in the final Stage 1 Green Belt Assessment all General Areas are considered to score moderately against purpose 5.</p>	<p>Score: Moderate</p>

42 General Area 42: Bournmoor

GENERAL AREA: 42 Bournmoor		
Location	North of A1052 and south of A183	
Area	37 ha	
Purpose 1: To check the unrestricted sprawl of Large Built Up Areas		
Sub-Criteria	Scoring	Assessment
<p>Existing boundary with built up area:</p> <p>a. Is there an existing durable boundary between the built up area and the Green Belt General Area / parcel which could prevent sprawl?</p> <p>b. Does the Green Belt have a role protecting land which is considered to be open?</p>	<p>Strong: The General Area is connected to and in close proximity to a large built up area. The existing Green Belt boundary supports a strongly defined and durable existing boundary feature and has a role protecting land which is considered to be open.</p> <p>Moderate: The General Area is connected to and in close proximity to a defined large built up area. The existing Green Belt boundary consists of a mix of durable and less durable features and Green Belt has a role protecting land which is considered to be open.</p> <p>Weak: The General Area is connected to and in close proximity to a defined large built up area. The existing Green Belt boundary is predominantly lacking in durability, or the Green Belt designation is not considered to be protecting land which is open.</p> <p>No contribution: The General Area forms part of the County Durham Green Belt, but it is not adjacent to any large built up area.</p>	<p>The General Area is located to the west of Houghton-le-Spring, which forms part of the large built up area of Sunderland. The outer boundary of the County Durham Green Belt also forms the edge of the Green Belt boundary in Sunderland and is defined by a railway line.</p> <p>The Green Belt at this location supports a strongly defined and durable existing boundary feature and has a role protecting land which is considered to be open.</p> <p>Score: Strong</p>
<p>Connection to the built up area:</p> <p>a. Is the General Area well connected to the built up area along a number of boundaries?</p> <p>b. Is there a risk of sprawl or could development of the General Area constitute 'rounding off' of the built up area?</p>	<p>Strong: The General Area is connected to the built up area along one boundary and development would not constitute rounding off therefore creating the risk of sprawl. The General Area is not directly connected to the built up area however there is still a risk of sprawl as it lies close to it and it is connected via a transport corridor or has a visual connection. Development would not constitute rounding off therefore creating the risk of sprawl.</p> <p>Moderate: The General Area is connected to the built up area along two boundaries and while there is some potential for development to constitute rounding off there is some risk of sprawl.</p> <p>Weak: The General Area is connected to the built up area along three boundaries and development would constitute rounding off therefore there is limited risk of sprawl.</p> <p>No contribution: The General Area is not connected to or close to the built up area and there is no risk of sprawl.</p>	<p>The General Area is connected to the large built up area of Sunderland along one boundary. Development would not constitute rounding off therefore creating the risk of sprawl.</p> <p>Score: Strong</p>
<p>Ribbon development: What role does the General Area play in preventing ribbon development? (may not be relevant in all circumstances).</p>	<p>Strong: There is limited existing ribbon development within the General Area / There is existing ribbon development outside of the General Area but adjacent to it. There is potential for further limited ribbon development which the General Area has a weak role in preventing / There is potential for limited ribbon development entering the General Area which the General Area has a weak role in preventing.</p>	<p>There is no existing ribbon development.</p> <p>Score: No contribution.</p>

	<p>Moderate: There is existing ribbon development within the General Area / There is limited existing ribbon development within the General Area. There is potential for some further ribbon development which the General Area has a moderate role in preventing.</p> <p>Weak: There is existing ribbon development within the General Area. There is a high potential for further ribbon development which the General Area has a strong role in preventing.</p> <p>No contribution: There is no potential for ribbon development</p>	
Overall assessment: What level of contribution does the General Area make to purpose 1?	<p>Bring together all conclusions from above to determine the overall assessment (taking balanced view).</p> <p>Apply scoring system: Strong / Moderate / Weak / No</p>	Score: Strong
Purpose 2: To prevent neighbouring towns from merging into one another		
Sub-Criteria	Scoring	Assessment
Does the General Area lie in a gap between settlements?	Describe the location of the General Area in relation to the gaps between settlements.	<p>The Local Interpretation of the second purpose within Durham County seeks to ensure that settlements do not merge into one another. In the case of General Area 42, this applies to the settlements of Bournmoor and Shiney Row / Colliery Row / Houghton-le-Spring.</p> <p>The land gap between Bournmoor and Shiney Row / Colliery Row / Houghton-le-Spring (Sunderland) across the General Area is approximately 0.5km at its nearest point and comprises open countryside. There is visibility between the settlements particularly between Bournmoor and Shiney Row..</p> <p>The General Area plays a crucial role in maintaining a gap between the settlements as loss of openness would substantially reduce the gap between Bournmoor and Shiney Row / Colliery Row and result in their perceived merging.</p> <p>Score: Strong</p>
What contribution does the General Area make towards maintaining a gap between settlements?	<p>Strong: The General Area plays a crucial role in maintaining a gap between settlements: loss of openness would cause them to merge, or substantially reduce the gap between them.</p> <p>Moderate: The General Area plays some role in maintaining a gap between settlements: loss of openness would not cause settlements to merge but would erode the gap between them.</p> <p>Weak: The General Area plays a very limited role in maintaining a gap between settlements: loss of openness would not reduce such a gap.</p> <p>No contribution: The General Area plays no role in maintaining a gap between settlements.</p>	
Overall assessment: What level of contribution does the General Area make to purpose 2?	<p>Bring together above factors to determine overall assessment (taking balanced view)</p> <p>Apply scoring system: No / Weak / Moderate / Strong</p>	Score: Strong
Purpose 3: To assist in safeguarding the countryside from encroachment		
What are the principal land-uses within the General Area?	Describe the principal land uses within the General Area (e.g. agricultural, woodland, recreational, residential, commercial, industrial).	<p>The principal land use within the General Area is open countryside and agricultural land. The General Area has less than 5% built development. The only built development consists of non-rural land uses including residential dwellings (Lambton House) and some rural land uses with farm buildings.</p> <p>Score: Strong</p>
What is the level of built development within the General Area?	<p>Strong: The General Area is made up of predominantly rural land-uses with less than 5% built development.</p> <p>Moderate: The General Area is made up of a mixture of rural and non-rural land uses with between 5% and 10% built development.</p> <p>Weak: The General Area is made up of predominantly non-rural land uses with between 10% and 25% built development</p> <p>No contribution: The General Area is made up of non-rural land uses with more than 25% built development.</p>	
What contribution does the General Area make to the perceived openness of the Green Belt?	Describe the degree of visual openness or enclosure of the General Area and the presence of longer views and vistas and consider what impact this may have on the overall score.	<p>The General Area contains a significant amount of vegetation which is dense anhowever there are some views from Bournmoor to Houghton-le-Spring and also the reverse views from Houghton-le-Spring into Bournmoor but these are more limited. The topography of this General Area is undulating with a dip in the middle.</p>
Overall assessment: What level of contribution does the General Area make to purpose 3?	<p>Bring together above factors to determine overall assessment (taking balanced view)</p> <p>Apply scoring system: No / Weak / Moderate / Strong</p>	Score: Strong
Purpose 4: To preserve the setting and special character of historic towns		
Sub-Criteria	Scoring	Assessment

<p>To preserve the setting and special character of Durham City</p>	<p>Strong Contribution: The Landscape and Setting of the General Area or Green Belt parcel is considered to be strongly supporting the setting of the historic City of Durham. Moderate Contribution: The Landscape and Setting of the Green Belt is considered to be moderately supporting the setting of the historic City of Durham. Weak Contribution: The Landscape and Setting of the General Area is considered to be weakly supporting the setting of the historic City of Durham. No contribution: The Landscape and Setting of the General Area is not considered to have an adverse impact on the setting of the historic City of Durham.</p>	<p>General Area 42 is more than 5km away from the Durham Historic Core with no direct views towards the historic core. The Landscape and Setting of General Area 42 is not considered to have an adverse impact on the setting of the historic City of Durham. Score: No contribution</p>
<p>What is the proximity of the Durham City historic core to the Green Belt?</p>	<p>Strong: The historic core is adjacent to the Green Belt boundary Moderate: Historic core is separated from Green Belt by non-designated but pre WWII development. Weak: Historic core is separated from Green Belt by post WWII development. No: Historic core is 5km or greater from the Green Belt boundary.</p>	<p>The Historic Core is over 5km from the Green Belt boundary of General Area 42. Score: No contribution</p>
<p>Overall assessment: What level of contribution does the General Area make to purpose 4?</p>	<p>Bring together above conclusions to determine the overall assessment (taking balanced view). Apply scoring system: Strong / Moderate / Weak / No</p>	<p>Score: No contribution</p>
<p>Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.</p>		
<p>Sub-Criteria</p>	<p>Scoring</p>	<p>Assessment</p>
<p>Overall assessment: What level of contribution does the General Area make to purpose 5?</p>	<p>All Green Belt land can be considered to support urban regeneration of settlements beyond the County Durham Green Belt and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Therefore in the final Stage 1 Green Belt Assessment all General Areas are considered to score moderately against purpose 5.</p>	<p>Score: Moderate</p>

43 General Area 43: Bournmoor

GENERAL AREA: 43 Bournmoor		
Location	West of train line, north of A1052 and south of Lumley Park Burn (waterway)	
Area		
Purpose 1: To check the unrestricted sprawl of Large Built Up Areas		
Sub-Criteria	Scoring	Assessment
Existing boundary with built up area: a. Is there an existing durable boundary between the built up area and the Green Belt General Area / parcel which could prevent sprawl? b. Does the Green Belt have a role protecting land which is considered to be open?	<p>Strong: The General Area is connected to and in close proximity to a large built up area. The existing Green Belt boundary supports a strongly defined and durable existing boundary feature and has a role protecting land which is considered to be open.</p> <p>Moderate: The General Area is connected to and in close proximity to a defined large built up area. The existing Green Belt boundary consists of a mix of durable and less durable features and Green Belt has a role protecting land which is considered to be open.</p> <p>Weak: The General Area is connected to and in close proximity to a defined large built up area. The existing Green Belt boundary is predominantly lacking in durability, or the Green Belt designation is not considered to be protecting land which is open.</p> <p>No contribution: The General Area forms part of the County Durham Green Belt, but it is not adjacent to any large built up area.</p>	<p>The General Area is located to the west of Houghton-le-Spring, which forms part of the large built up area of Sunderland. The outer boundary of the County Durham Green Belt also forms the edge of the Green Belt boundary in Sunderland and is defined by a railway line.</p> <p>The Green Belt at this location supports a strongly defined and durable existing boundary feature and has a role protecting land which is considered to be open</p> <p>Score: Strong</p>
Connection to the built up area: a. Is the General Area well connected to the built up area along a number of boundaries? b. Is there a risk of sprawl or could development of the General Area constitute 'rounding off' of the built up area?	<p>Strong: The General Area is connected to the built up area along one boundary and development would not constitute rounding off therefore creating the risk of sprawl. The General Area is not directly connected to the built up area however there is still a risk of sprawl as it lies close to it and it is connected via a transport corridor or has a visual connection. Development would not constitute rounding off therefore creating the risk of sprawl.</p> <p>Moderate: The General Area is connected to the built up area along two boundaries and while there is some potential for development to constitute rounding off there is some risk of sprawl.</p> <p>Weak: The General Area is connected to the built up area along three boundaries and development would constitute rounding off therefore there is limited risk of sprawl.</p> <p>No contribution: The General Area is not connected to or close to the built up area and there is no risk of sprawl.</p>	<p>The General Area is connected to the large built up area of Sunderland along one boundary. Development would not constitute rounding off therefore creating the risk of sprawl.</p> <p>Score: Strong</p>
Ribbon development: What role does the General Area play in preventing ribbon development? (may not be relevant in all circumstances).	<p>Strong: There is limited existing ribbon development within the General Area / There is existing ribbon development outside of the General Area but adjacent to it. There is potential for further limited ribbon development which the General Area has a weak role in preventing / There is potential for limited ribbon development entering the General Area which the General Area has a weak role in preventing.</p>	<p>There is no existing ribbon development.</p> <p>Score: No contribution.</p>

	<p>Moderate: There is existing ribbon development within the General Area / There is limited existing ribbon development within the General Area. There is potential for some further ribbon development which the General Area has a moderate role in preventing.</p> <p>Weak: There is existing ribbon development within the General Area. There is a high potential for further ribbon development which the General Area has a strong role in preventing.</p> <p>No contribution: There is no potential for ribbon development</p>	
Overall assessment: What level of contribution does the General Area make to purpose 1?	<p>Bring together all conclusions from above to determine the overall assessment (taking balanced view).</p> <p>Apply scoring system: Strong / Moderate / Weak / No</p>	Score: Strong
Purpose 2: To prevent neighbouring towns from merging into one another		
Sub-Criteria	Scoring	Assessment
Does the General Area lie in a gap between settlements?	Describe the location of the General Area in relation to the gaps between settlements.	The Local Interpretation of the second purpose within Durham County seeks to ensure that settlements do not merge into one another. In the case of General Area 43, this applies to the settlements of Bournmoor and Colliery Row / Houghton-le-Spring (Sunderland).
What contribution does the General Area make towards maintaining a gap between settlements?	<p>Strong: The General Area plays a crucial role in maintaining a gap between settlements: loss of openness would cause them to merge, or substantially reduce the gap between them.</p> <p>Moderate: The General Area plays some role in maintaining a gap between settlements: loss of openness would not cause settlements to merge but would erode the gap between them.</p> <p>Weak: The General Area plays a very limited role in maintaining a gap between settlements: loss of openness would not reduce such a gap.</p> <p>No contribution: The General Area plays no role in maintaining a gap between settlements.</p>	<p>The land gap between Bournmoor and Colliery Row is 0.2km at its nearest point. The A1052 forms a direct route between the settlements. Due to the undulating topography of the settlements there is visibility between the settlements, in particular Colliery Row is at a slightly higher level and therefore there are open views from the A1052 across Bournmoor.</p> <p>The land gap between Bournmoor and Houghton-le-Spring is approximately 2km however there is no visibility between the settlements due to Colliery Row being in the middle. There is also no direct road access.</p> <p>The General Area plays a crucial role in maintaining a gap between Bournmoor and Colliery Row as loss of openness would cause them to merge.</p> <p>Score: Strong</p>
Overall assessment: What level of contribution does the General Area make to purpose 2?	<p>Bring together above factors to determine overall assessment (taking balanced view)</p> <p>Apply scoring system: No / Weak / Moderate / Strong</p>	Score: Strong
Purpose 3: To assist in safeguarding the countryside from encroachment		
Sub-Criteria	Scoring	Assessment
What are the principal land-uses within the General Area?	Describe the principal land uses within the General Area (e.g. agricultural, woodland, recreational, residential, commercial, industrial).	The principal land use within the General Area is open countryside and agricultural land. The General Area has between 5% and 10% built development consisting of a mixture of rural and non-rural land uses. There are rural uses consisting of an area of allotments, and there are a large number of associated sheds in this area. There is also a large industrial/storage area located to the north east corner of the General Area and a pumping station to the west of the General Area.
What is the level of built development within the General Area?	<p>Strong: The General Area is made up of predominantly rural land-uses with less than 5% built development.</p> <p>Moderate: The General Area is made up of a mixture of rural and non-rural land uses with between 5% and 10% built development.</p> <p>Weak: The General Area is made up of predominantly non-rural land uses with between 10% and 25% built development</p> <p>No contribution: The General Area is made up of non-rural land uses with more than 25% built development.</p>	Score: Moderate
What contribution does the General Area make to the perceived openness of the Green Belt?	Describe the degree of visual openness or enclosure of the General Area and the presence of longer views and vistas and consider what impact this may have on the overall score.	Parts of the General Area are open however the topography of the General Area is slightly undulating with the General Area sloping upwards towards the south east. The uses within the General Area and the vegetation along the boundaries prevents open views throughout even though overall within the General Area there is low vegetation.

Overall assessment: What level of contribution does the General Area make to purpose 3?	Bring together above factors to determine overall assessment (taking balanced view) Apply scoring system: No / Weak / Moderate / Strong	Score: Moderate
Purpose 4: To preserve the setting and special character of historic towns		
Sub-Criteria	Scoring	Assessment
To preserve the setting and special character of Durham City	Strong Contribution: The Landscape and Setting of the General Area or Green Belt parcel is considered to be strongly supporting the setting of the historic City of Durham. Moderate Contribution: The Landscape and Setting of the Green Belt is considered to be moderately supporting the setting of the historic City of Durham. Weak Contribution: The Landscape and Setting of the General Area is considered to be weakly supporting the setting of the historic City of Durham. No contribution: The Landscape and Setting of the General Area is not considered to have an adverse impact on the setting of the historic City of Durham.	General Area 43 is over 5km away from the Durham Historic Core with no direct views towards the historic core. The Landscape and Setting of General Area 43 is not considered to have an adverse impact on the setting of the historic City of Durham. Score: No contribution
What is the proximity of the Durham City historic core to the Green Belt?	Strong: The historic core is adjacent to the Green Belt boundary Moderate: Historic core is separated from Green Belt by non-designated but pre WWII development. Weak: Historic core is separated from Green Belt by post WWII development. No: Historic core is 5km or greater from the Green Belt boundary.	The Historic Core is over 5km from the Green Belt boundary of General Area 43. Score: No contribution
Overall assessment: What level of contribution does the General Area make to purpose 4?	Bring together above conclusions to determine the overall assessment (taking balanced view). Apply scoring system: Strong / Moderate / Weak / No	Score: No contribution
Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.		
Sub-Criteria	Scoring	Assessment
Overall assessment: What level of contribution does the General Area make to purpose 5?	All Green Belt land can be considered to support urban regeneration of settlements beyond the County Durham Green Belt and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Therefore in the final Stage 1 Green Belt Assessment all General Areas are considered to score moderately against purpose 5.	Score: Moderate

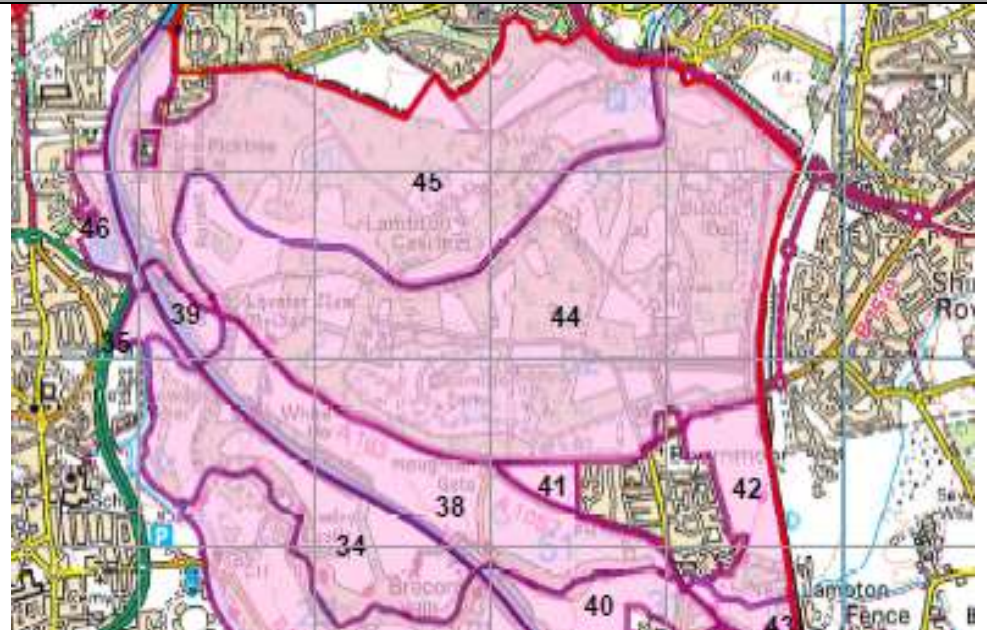
44 General Area 44: Bournmoor

GENERAL AREA: 44 Bournmoor		
Location	North of A183, south of River Wear, west of train line	
Area	389.2 ha	
Purpose 1: To check the unrestricted sprawl of Large Built Up Areas		
Sub-Criteria	Scoring	Assessment
Existing boundary with built up area: a. Is there an existing durable boundary between the built up area and the Green Belt General Area / parcel which could prevent sprawl? b. Does the Green Belt have a role protecting land which is considered to be open?	<p>Strong: The General Area is connected to and in close proximity to a large built up area. The existing Green Belt boundary supports a strongly defined and durable existing boundary feature and has a role protecting land which is considered to be open.</p> <p>Moderate: The General Area is connected to and in close proximity to a defined large built up area. The existing Green Belt boundary consists of a mix of durable and less durable features and Green Belt has a role protecting land which is considered to be open.</p> <p>Weak: The General Area is connected to and in close proximity to a defined large built up area. The existing Green Belt boundary is predominantly lacking in durability, or the Green Belt designation is not considered to be protecting land which is open.</p> <p>No contribution: The General Area forms part of the County Durham Green Belt, but it is not adjacent to any large built up area.</p>	<p>The General Area is located to the east of Chester-le-Street but is not directly adjacent to the Green Belt boundary with Chester-le-Street. The General Area is located to the south of Washington, an identified large built up area in Sunderland. The Green Belt boundary with Washington to the north consists of the A182 which represents a durable boundary. The Green Belt has a role protecting land which is considered to be open.</p> <p>The existing Green Belt boundary supports a strongly defined and durable existing boundary feature and has a role protecting land which is considered to be open.</p> <p>Score: Strong</p>
Connection to the built up area: a. Is the General Area well connected to the built up area along a number of boundaries? b. Is there a risk of sprawl or could development of the General Area constitute 'rounding off' of the built up area?	<p>Strong: The General Area is connected to the built up area along one boundary and development would not constitute rounding off therefore creating the risk of sprawl. The General Area is not directly connected to the built up area however there is still a risk of sprawl as it lies close to it and it is connected via a transport corridor or has a visual connection. Development would not constitute rounding off therefore creating the risk of sprawl.</p> <p>Moderate: The General Area is connected to the built up area along two boundaries and while there is some potential for development to constitute rounding off there is some risk of sprawl.</p> <p>Weak: The General Area is connected to the built up area along three boundaries and development would constitute rounding off therefore there is limited risk of sprawl.</p> <p>No contribution: The General Area is not connected to or close to the built up area and there is no risk of sprawl.</p>	<p>The General Area is connected to the built up area of Washington along part of the northern boundary. Development would not constitute rounding off therefore creating the risk of sprawl.</p> <p>Score: Strong</p>
Ribbon development: What role does the General Area play in preventing ribbon development? (may not be relevant in all circumstances).	<p>Strong: There is limited existing ribbon development within the General Area / There is existing ribbon development outside of the General Area but adjacent to it. There is potential for further limited ribbon development which the General Area has a weak role in preventing / There is potential for limited ribbon development entering the General Area which the General Area has a weak role in preventing.</p> <p>Moderate: There is existing ribbon development within the General Area / There is limited existing ribbon development within the General Area. There is potential for some further ribbon development which the General Area has a moderate role in preventing.</p>	<p>There is no existing ribbon development.</p> <p>Score: No contribution</p>

	<p>Weak: There is existing ribbon development within the General Area. There is a high potential for further ribbon development which the General Area has a strong role in preventing.</p> <p>No contribution: There is no potential for ribbon development</p>	
Overall assessment: What level of contribution does the General Area make to purpose 1?	<p>Bring together all conclusions from above to determine the overall assessment (taking balanced view).</p> <p>Apply scoring system: Strong / Moderate / Weak / No</p>	Score: Strong
Purpose 2: To prevent neighbouring towns from merging into one another		
Sub-Criteria	Scoring	Assessment
Does the General Area lie in a gap between settlements?	Describe the location of the General Area in relation to the gaps between settlements.	The Local Interpretation of the second purpose within Durham County seeks to ensure that settlements do not merge into one another. In the case of General Area 44, this applies to the settlements of Chester-le-Street and Bournmoor, Chester-le-Street and Washington, Chester-le-Street and Houghton-le-Spring (Shiney Row), Washington and Houghton-le-Spring (Shiney Row), and Washington and Bournmoor.
What contribution does the General Area make towards maintaining a gap between settlements?	<p>Strong: The General Area plays a crucial role in maintaining a gap between settlements: loss of openness would cause them to merge, or substantially reduce the gap between them.</p> <p>Moderate: The General Area plays some role in maintaining a gap between settlements: loss of openness would not cause settlements to merge but would erode the gap between them.</p> <p>Weak: The General Area plays a very limited role in maintaining a gap between settlements: loss of openness would not reduce such a gap.</p> <p>No contribution: The General Area plays no role in maintaining a gap between settlements.</p>	<p>The land gap between Chester-le-Street and Bournmoor across the western section of the General Area is approximately 3.1km and consists of open countryside. There is no direct road access through General Area 44 between the settlements and there is no visibility between the settlements.</p> <p>The land gap between Chester-le-Street and Washington is approximately 1.1km however across the General Area it is over 3km. There is no visibility between the settlements and no direct road access.</p> <p>The land gap between Washington and Houghton-le-Spring (Shiney Row) is approximately 0.56km across the northern boundary of the General Area. The A182 forms a direct route between the settlements however visibility between the settlements is somewhat restricted due to levels of vegetation. Shiney Row is located on higher ground and therefore there are some views towards Washington.</p> <p>The land gap between Chester-le-Street and Houghton-le-Spring is open countryside and is approximately 5km. There is no direct road access through General Area 44 between the settlements and there is no visibility between the settlements.</p> <p>The land gap between Washington and Bournmoor is approximately 2.1km across the General Area and consists of open countryside with heavy woodland. There is no direct road access between the settlements and there is no visibility between the settlements.</p> <p>The General Area plays a crucial role in maintaining a gap between Chester-le-Street and Houghton-le-Spring, and Chester-le-Street and Bournmoor as loss of openness would substantially reduce the gap between them resulting in their perceived merging.</p> <p>Score: Strong</p>
Overall assessment: What level of contribution does the General Area make to purpose 2?	<p>Bring together above factors to determine overall assessment (taking balanced view)</p> <p>Apply scoring system: No / Weak / Moderate / Strong</p>	Score: Strong
Purpose 3: To assist in safeguarding the countryside from encroachment		
Sub-Criteria	Scoring	Assessment
What are the principal land-uses within the General Area?	Describe the principal land uses within the General Area (e.g. agricultural, woodland, recreational, residential, commercial, industrial).	The principal land use within the General Area is open countryside which is park land (Lambton Park). There are large areas of heavy tree planting and woodland. The General Area has less than 5% built development. There is a raceground located to the far west of the General Area. Biddick Cottages and Lampton Offices are located at Biddick Hall along the eastern edge of the General Area. Bowes Business Park and Bowes House are located
What is the level of built development within the General Area?	Strong: The General Area is made up of predominantly rural land-uses with less than 5% built development.	

	<p>Moderate: The General Area is made up of a mixture of rural and non-rural land uses with between 5% and 10% built development.</p> <p>Weak: The General Area is made up of predominantly non-rural land uses with between 10% and 25% built development</p> <p>No contribution: The General Area is made up of non-rural land uses with more than 25% built development.</p>	<p>to the south east of the General Area. These are non-rural land uses, however along the southern boundary is County Show Ground which is agricultural.</p> <p>Score: Strong</p>
What contribution does the General Area make to the perceived openness of the Green Belt?	Describe the degree of visual openness or enclosure of the General Area and the presence of longer views and vistas and consider what impact this may have on the overall score.	The General Area contains dense vegetation which restricts any long line views. Dense woodland lines most of the boundaries of the General Area resulting in limited views into it apart from at the south eastern corner. The topography of General Area 44 is undulating.
Overall assessment: What level of contribution does the General Area make to purpose 3?	Bring together above factors to determine overall assessment (taking balanced view) Apply scoring system: No / Weak / Moderate / Strong	Score: Strong
Purpose 4: To preserve the setting and special character of historic towns		
Sub-Criteria	Scoring	Assessment
To preserve the setting and special character of Durham City	<p>Strong Contribution: The Landscape and Setting of the General Area or Green Belt parcel is considered to be strongly supporting the setting of the historic City of Durham.</p> <p>Moderate Contribution: The Landscape and Setting of the Green Belt is considered to be moderately supporting the setting of the historic City of Durham.</p> <p>Weak Contribution: The Landscape and Setting of the General Area is considered to be weakly supporting the setting of the historic City of Durham.</p> <p>No contribution: The Landscape and Setting of the General Area is not considered to have an adverse impact on the setting of the historic City of Durham.</p>	<p>General Area 44 is over 5km away from the Durham Historic Core with no direct views towards the historic core.</p> <p>The Landscape and Setting of General Area 44 is not considered to have an adverse impact on the setting of the historic City of Durham.</p> <p>Score: No contribution</p>
What is the proximity of the Durham City historic core to the Green Belt?	<p>Strong: The historic core is adjacent to the Green Belt boundary</p> <p>Moderate: Historic core is separated from Green Belt by non-designated but pre WWII development.</p> <p>Weak: Historic core is separated from Green Belt by post WWII development.</p> <p>No: Historic core is 5km or greater from the Green Belt boundary.</p>	<p>The Historic Core is over 5km from the Green Belt boundary of General Area 44.</p> <p>Score: No contribution</p>
Overall assessment: What level of contribution does the General Area make to purpose 4?	Bring together above conclusions to determine the overall assessment (taking balanced view). Apply scoring system: Strong / Moderate / Weak / No	Score: No contribution
Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.		
Sub-Criteria	Scoring	Assessment
Overall assessment: What level of contribution does the General Area make to purpose 5?	All Green Belt land can be considered to support urban regeneration of settlements beyond the County Durham Green Belt and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Therefore in the final Stage 1 Green Belt Assessment all General Areas are considered to score moderately against purpose 5.	Score: Moderate

45 General Area 45: Bournmoor


GENERAL AREA: 45 Bournmoor		
Location	North of River Wear, east of A1(M), encompassing Lambton Castle	
Area	257.1 ha	
Purpose 1: To check the unrestricted sprawl of Large Built Up Areas		
Sub-Criteria	Scoring	Assessment
Existing boundary with built up area: a. Is there an existing durable boundary between the built up area and the Green Belt General Area / parcel which could prevent sprawl? b. Does the Green Belt have a role protecting land which is considered to be open?	<p>Strong: The General Area is connected to and in close proximity to a large built up area. The existing Green Belt boundary supports a strongly defined and durable existing boundary feature and has a role protecting land which is considered to be open.</p> <p>Moderate: The General Area is connected to and in close proximity to a defined large built up area. The existing Green Belt boundary consists of a mix of durable and less durable features and Green Belt has a role protecting land which is considered to be open.</p> <p>Weak: The General Area is connected to and in close proximity to a defined large built up area. The existing Green Belt boundary is predominantly lacking in durability, or the Green Belt designation is not considered to be protecting land which is open.</p> <p>No contribution: The General Area forms part of the County Durham Green Belt, but it is not adjacent to any large built up area.</p>	<p>The General Area is located to the east of Chester-le-Street and to the south / west of Washington which is in Sunderland.</p> <p>The existing boundary to the west is with Chester-le-Street is the A1 (M). This boundary is considered to be strong and able to prevent sprawl into the General Area.</p> <p>The existing boundary with Washington is the administrative boundary. This is also made up in parts by Bonemill Lane, settlement boundaries, dense tree line from Rickleton Wood and The General's Wood and the A182. This boundary is a mix of durable and less durable boundaries.</p> <p>Score: Moderate</p>

<p>Connection to the built up area: a. Is the General Area well connected to the built up area along a number of boundaries? b. Is there a risk of sprawl or could development of the General Area constitute 'rounding off' of the built up area?</p>	<p>Strong: The General Area is connected to the built up area along one boundary and development would not constitute rounding off therefore creating the risk of sprawl. The General Area is not directly connected to the built up area however there is still a risk of sprawl as it lies close to it and it is connected via a transport corridor or has a visual connection. Development would not constitute rounding off therefore creating the risk of sprawl. Moderate: The General Area is connected to the built up area along two boundaries and while there is some potential for development to constitute rounding off there is some risk of sprawl. Weak: The General Area is connected to the built up area along three boundaries and development would constitute rounding off therefore there is limited risk of sprawl. No contribution: The General Area is not connected to or close to the built up area and there is no risk of sprawl.</p>	<p>The General Area is connected to the built up area of Chester-le-Street along one boundary consisting of the A1(M). The General Area is connected to the built up area of Washington (Sunderland) along two boundaries consisting of the northern boundary, which has numerous features and the eastern boundary, which is the A182. Development would not constitute rounding off therefore creating the risk of sprawl. . Score: Strong</p>
<p>Ribbon development: What role does the General Area play in preventing ribbon development? (may not be relevant in all circumstances).</p>	<p>Strong: There is limited existing ribbon development within the General Area / There is existing ribbon development outside of the General Area but adjacent to it. There is potential for further limited ribbon development which the General Area has a weak role in preventing / There is potential for limited ribbon development entering the General Area which the General Area has a weak role in preventing. Moderate: There is existing ribbon development within the General Area / There is limited existing ribbon development within the General Area. There is potential for some further ribbon development which the General Area has a moderate role in preventing. Weak: There is existing ribbon development within the General Area. There is a high potential for further ribbon development which the General Area has a strong role in preventing. No contribution: There is no potential for ribbon development</p>	<p>There is no existing ribbon development. Score: No contribution</p>
<p>Overall assessment: What level of contribution does the General Area make to purpose 1?</p>	<p>Bring together all conclusions from above to determine the overall assessment (taking balanced view). Apply scoring system: Strong / Moderate / Weak / No</p>	<p>Score: Strong</p>
<p>Purpose 2: To prevent neighbouring towns from merging into one another</p>		
<p>Sub-Criteria</p>	<p>Scoring</p>	<p>Assessment</p>
<p>Does the General Area lie in a gap between settlements?</p>	<p>Describe the location of the General Area in relation to the gaps between settlements.</p>	<p>The Local Interpretation of the second purpose within Durham County seeks to ensure that settlements do not merge into one another. In the case of General Area 45, this applies to the settlements of Chester-le-Street and Washington, Chester-le-Street and Picktree, and Washington and Bournmoor.</p>
<p>What contribution does the General Area make towards maintaining a gap between settlements?</p>	<p>Strong: The General Area plays a crucial role in maintaining a gap between settlements: loss of openness would cause them to merge, or substantially reduce the gap between them. Moderate: The General Area plays some role in maintaining a gap between settlements: loss of openness would not cause settlements to merge but would erode the gap between them. Weak: The General Area plays a very limited role in maintaining a gap between settlements: loss of openness would not reduce such a gap. No contribution: The General Area plays no role in maintaining a gap between settlements.</p>	<p>The land gap between Chester-le-Street and Washington is open countryside and is approximately 3.5km across the General Area. However the gap is only 0.5km at its nearest point and the settlements have already merged along the A167. There is no direct road access through General Area 45 between the settlements and the there is no visibility between the settlements. The land gap between Chester-le-Street and Picktree is approximately 160m at the western most edge of the General Area. However the gap consists of two residential properties with the only separation being provided by the A1(M), thus arguably the settlements have already merged. There is no direct road access between the settlements due to the A1(M).</p>

		<p>The land gap between Washington and Bournmoor is approximately 2.1km across the General Area and consists of open countryside with heavy woodland. There is no direct road access between the settlements and there is no visibility between the settlements.</p> <p>The General Area plays a crucial role in maintaining a gap between settlements as loss of openness would substantially reduce the gap between them and/or further increase the perception of merging.</p> <p>Score: Strong</p>
Overall assessment: What level of contribution does the General Area make to purpose 2?	Bring together above factors to determine overall assessment (taking balanced view) Apply scoring system: No / Weak / Moderate / Strong	Score: Strong
Purpose 3: To assist in safeguarding the countryside from encroachment		
Sub-Criteria	Scoring	Assessment
What are the principal land-uses within the General Area?	Describe the principal land uses within the General Area (e.g. agricultural, woodland, recreational, residential, commercial, industrial).	The principal land use within the General Area is open countryside and agricultural land. The General Area has less than 5% built development. The built development relates to agricultural buildings which are a rural land use and are scattered across the General Area. There is also the non-rural land use of Lambton Castle.
What is the level of built development within the General Area?	<p>Strong: The General Area is made up of predominantly rural land-uses with less than 5% built development.</p> <p>Moderate: The General Area is made up of a mixture of rural and non-rural land uses with between 5% and 10% built development.</p> <p>Weak: The General Area is made up of predominantly non-rural land uses with between 10% and 25% built development</p> <p>No contribution: The General Area is made up of non-rural land uses with more than 25% built development.</p>	Score: Strong
What contribution does the General Area make to the perceived openness of the Green Belt?	Describe the degree of visual openness or enclosure of the General Area and the presence of longer views and vistas and consider what impact this may have on the overall score.	The General Area contains dense vegetation which restricts the long line views. The General Area has a topography that is undulating.
Overall assessment: What level of contribution does the General Area make to purpose 3?	Bring together above factors to determine overall assessment (taking balanced view) Apply scoring system: No / Weak / Moderate / Strong	Score: Strong
Purpose 4: To preserve the setting and special character of historic towns		
Sub-Criteria	Scoring	Assessment
To preserve the setting and special character of Durham City	<p>Strong Contribution: The Landscape and Setting of the General Area or Green Belt parcel is considered to be strongly supporting the setting of the historic City of Durham.</p> <p>Moderate Contribution: The Landscape and Setting of the Green Belt is considered to be moderately supporting the setting of the historic City of Durham.</p> <p>Weak Contribution: The Landscape and Setting of the General Area is considered to be weakly supporting the setting of the historic City of Durham.</p> <p>No contribution: The Landscape and Setting of the General Area is not considered to have an adverse impact on the setting of the historic City of Durham.</p>	<p>General Area 45 is over 5km away from the Durham Historic Core with no direct views towards the historic core.</p> <p>The Landscape and Setting of General Area 45 is not considered to have an adverse impact on the setting of the historic City of Durham.</p> <p>Score: No contribution</p>
What is the proximity of the Durham City historic core to the Green Belt?	<p>Strong: The historic core is adjacent to the Green Belt boundary</p> <p>Moderate: Historic core is separated from Green Belt by non-designated but pre WWII development.</p> <p>Weak: Historic core is separated from Green Belt by post WWII development.</p> <p>No: Historic core is 5km or greater from the Green Belt boundary.</p>	<p>The Historic Core is over 5km from the Green Belt boundary of General Area 45.</p> <p>Score: No contribution</p>
Overall assessment: What level of contribution does the General Area make to purpose 4?	Bring together above conclusions to determine the overall assessment (taking balanced view). Apply scoring system: Strong / Moderate / Weak / No	Score: No contribution
Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.		

Sub-Criteria	Scoring	Assessment
Overall assessment: What level of contribution does the General Area make to purpose 5?	All Green Belt land can be considered to support urban regeneration of settlements beyond the County Durham Green Belt and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Therefore in the final Stage 1 Green Belt Assessment all General Areas are considered to score moderately against purpose 5.	Score: Moderate


46 General Area 46: Chester-le-Street

GENERAL AREA: 46 Chester-le-Street		
Location	West of A1(M) and north of A693	
Area	14.3 ha	
Purpose 1: To check the unrestricted sprawl of Large Built Up Areas		
Sub-Criteria	Scoring	Assessment
Existing boundary with built up area: a. Is there an existing durable boundary between the built up area and the Green Belt General Area / parcel which could prevent sprawl? b. Does the Green Belt have a role protecting land which is considered to be open?	<p>Strong: The General Area is connected to and in close proximity to a large built up area. The existing Green Belt boundary supports a strongly defined and durable existing boundary feature and has a role protecting land which is considered to be open.</p> <p>Moderate: The General Area is connected to and in close proximity to a defined large built up area. The existing Green Belt boundary consists of a mix of durable and less durable features and Green Belt has a role protecting land which is considered to be open.</p> <p>Weak: The General Area is connected to and in close proximity to a defined large built up area. The existing Green Belt boundary is predominantly lacking in durability, or the Green Belt designation is not considered to be protecting land which is open.</p> <p>No contribution: The General Area forms part of the County Durham Green Belt, but it is not adjacent to any large built up area.</p>	<p>The General Area is located to the north east of Chester-le-Street. The Green Belt boundary with Chester-le-Street consists of the A693 to the south, and tree line and the settlement boundary to the north and west.</p> <p>The Green Belt boundary is therefore a mix of durable and less durable boundaries with the road and settlement boundary. The Green Belt is not considered to be protecting land that is open, as the land has been impacted by the urbanising nature of the A1(M).</p> <p>Chester-le-Street is considered to be a 'large built up area' within the original designation of the Green Belt.</p> <p>Score: Weak</p>
Connection to the built up area: a. Is the General Area well connected to the built up area along a number of boundaries? b. Is there a risk of sprawl or could development of the General Area constitute 'rounding off' of the built up area?	<p>Strong: The General Area is connected to the built up area along one boundary and development would not constitute rounding off therefore creating the risk of sprawl. The General Area is not directly connected to the built up area however there is still a risk of sprawl as it lies close to it and it is connected via a transport corridor or has a visual connection. Development would not constitute rounding off therefore creating the risk of sprawl.</p> <p>Moderate: The General Area is connected to the built up area along two boundaries and while there is some potential for development to constitute rounding off there is some risk of sprawl.</p> <p>Weak: The General Area is connected to the built up area along three boundaries and development would constitute rounding off therefore there is limited risk of sprawl.</p> <p>No contribution: The General Area is not connected to or close to the built up area and there is no risk of sprawl.</p>	<p>The General Area is connected to the built up area along three boundaries. Due to the shape of the built up area, development of the General Area would round off the settlement pattern therefore there is limited risk of sprawl.</p> <p>Score: Weak</p>

Ribbon development: What role does the General Area play in preventing ribbon development? (may not be relevant in all circumstances).	<p>Strong: There is limited existing ribbon development within the General Area / There is existing ribbon development outside of the General Area but adjacent to it. There is potential for further limited ribbon development which the General Area has a weak role in preventing / There is potential for limited ribbon development entering the General Area which the General Area has a weak role in preventing.</p> <p>Moderate: There is existing ribbon development within the General Area / There is limited existing ribbon development within the General Area. There is potential for some further ribbon development which the General Area has a moderate role in preventing.</p> <p>Weak: There is existing ribbon development within the General Area. There is a high potential for further ribbon development which the General Area has a strong role in preventing.</p> <p>No contribution: There is no potential for ribbon development</p>	<p>There is no existing ribbon development.</p> <p>Score: No contribution</p>
Overall assessment: What level of contribution does the General Area make to purpose 1?	<p>Bring together all conclusions from above to determine the overall assessment (taking balanced view).</p> <p>Apply scoring system: Strong / Moderate / Weak / No</p>	Score: Weak
Purpose 2: To prevent neighbouring towns from merging into one another		
Sub-Criteria	Scoring	Assessment
Does the General Area lie in a gap between settlements?	Describe the location of the General Area in relation to the gaps between settlements.	The Local Interpretation of the second purpose within Durham County seeks to ensure that settlements do not merge into one another.
What contribution does the General Area make towards maintaining a gap between settlements?	<p>Strong: The General Area plays a crucial role in maintaining a gap between settlements: loss of openness would cause them to merge, or substantially reduce the gap between them.</p> <p>Moderate: The General Area plays some role in maintaining a gap between settlements: loss of openness would not cause settlements to merge but would erode the gap between them.</p> <p>Weak: The General Area plays a very limited role in maintaining a gap between settlements: loss of openness would not reduce such a gap.</p> <p>No contribution: The General Area plays no role in maintaining a gap between settlements.</p>	<p>The General Area is connected to Chester-le Street, but is not performing a role in stopping Chester-le-Street merging with any other settlements, due to the physical separation offered by the A1(M) to the east. The General Area plays no role in maintaining a gap between settlements.</p> <p>Score: No contribution</p>
Overall assessment: What level of contribution does the General Area make to purpose 2?	<p>Bring together above factors to determine overall assessment (taking balanced view)</p> <p>Apply scoring system: No / Weak / Moderate / Strong</p>	Score: No contribution
Purpose 3: To assist in safeguarding the countryside from encroachment		
Sub-Criteria	Scoring	Assessment
What are the principal land-uses within the General Area?	Describe the principal land uses within the General Area (e.g. agricultural, woodland, recreational, residential, commercial, industrial).	The principal land use within the General Area is open countryside. The General Area contains no built development, as it is fields that are located behind a residential estate. However it is urbanised by the A1(M).
What is the level of built development within the General Area?	<p>Strong: The General Area is made up of predominantly rural land-uses with less than 5% built development.</p> <p>Moderate: The General Area is made up of a mixture of rural and non-rural land uses with between 5% and 10% built development.</p> <p>Weak: The General Area is made up of predominantly non-rural land uses with between 10% and 25% built development</p> <p>No contribution: The General Area is made up of non-rural land uses with more than 25% built development.</p>	Score: Strong
What contribution does the General Area make to the perceived openness of the Green Belt?	Describe the degree of visual openness or enclosure of the General Area and the presence of longer views and vistas and consider what impact this may have on the overall score.	The topography of the General Area is undulating with the General Area sloping towards the centre. The General Area contains dense vegetation along the western boundary and some along the southern boundaries, with pockets of vegetation within the General Area.

Overall assessment: What level of contribution does the General Area make to purpose 3?	Bring together above factors to determine overall assessment (taking balanced view) Apply scoring system: No / Weak / Moderate / Strong	Score: Strong
Purpose 4: To preserve the setting and special character of historic towns		
Sub-Criteria	Scoring	Assessment
To preserve the setting and special character of Durham City	Strong Contribution: The Landscape and Setting of the General Area or Green Belt parcel is considered to be strongly supporting the setting of the historic City of Durham. Moderate Contribution: The Landscape and Setting of the Green Belt is considered to be moderately supporting the setting of the historic City of Durham. Weak Contribution: The Landscape and Setting of the General Area is considered to be weakly supporting the setting of the historic City of Durham. No contribution: The Landscape and Setting of the General Area is not considered to have an adverse impact on the setting of the historic City of Durham.	General Area 46 is more than 5km away from the Durham Historic Core with no direct views towards the historic core. The Landscape and Setting of General Area 46 is not considered to have an adverse impact on the setting of the historic City of Durham. Score: No contribution
What is the proximity of the Durham City historic core to the Green Belt?	Strong: The historic core is adjacent to the Green Belt boundary Moderate: Historic core is separated from Green Belt by non-designated but pre WWII development. Weak: Historic core is separated from Green Belt by post WWII development. No: Historic core is 5km or greater from the Green Belt boundary.	The Historic Core is more than 5km from the Green Belt boundary of General Area 46. Score: No contribution
Overall assessment: What level of contribution does the General Area make to purpose 4?	Bring together above conclusions to determine the overall assessment (taking balanced view). Apply scoring system: Strong / Moderate / Weak / No	Score: No contribution
Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.		
Sub-Criteria	Scoring	Assessment
Overall assessment: What level of contribution does the General Area make to purpose 5?	All Green Belt land can be considered to support urban regeneration of settlements beyond the County Durham Green Belt and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Therefore in the final Stage 1 Green Belt Assessment all General Areas are considered to score moderately against purpose 5.	Score: Moderate


47 General Area 47: Chester-le-Street

GENERAL AREA: 47 Chester-le-Street		
Location	North of A693	
Area	10.6 ha	
Purpose 1: To check the unrestricted sprawl of Large Built Up Areas		
Sub-Criteria	Scoring	Assessment
Existing boundary with built up area: a. Is there an existing durable boundary between the built up area and the Green Belt General Area / parcel which could prevent sprawl? b. Does the Green Belt have a role protecting land which is considered to be open?	<p>Strong: The General Area is connected to and in close proximity to a large built up area. The existing Green Belt boundary supports a strongly defined and durable existing boundary feature and has a role protecting land which is considered to be open.</p> <p>Moderate: The General Area is connected to and in close proximity to a defined large built up area. The existing Green Belt boundary consists of a mix of durable and less durable features and Green Belt has a role protecting land which is considered to be open.</p> <p>Weak: The General Area is connected to and in close proximity to a defined large built up area. The existing Green Belt boundary is predominantly lacking in durability, or the Green Belt designation is not considered to be protecting land which is open.</p> <p>No contribution: The General Area forms part of the County Durham Green Belt, but it is not adjacent to any large built up area.</p>	<p>The General Area is located to the north-west of Chester-le-Street. The existing Green Belt boundary is defined by the A693 to the south, a dismantled railway line (now a cycle path) to the north and west and a railway line to the east. Beyond the dismantled railway line to the west is the Drum Industrial Estate, which is inset outside the Green Belt. Whilst the existing boundaries are considered durable they are not protecting land that is considered to be open.</p> <p>The General Area is connected to the large built up area of Chester-le-Street which is considered to be a 'large built up area' within the original designation of the Green Belt along two of its three boundaries.</p> <p>Score: Weak</p>

<p>Connection to the built up area: a. Is the General Area well connected to the built up area along a number of boundaries? b. Is there a risk of sprawl or could development of the General Area constitute 'rounding off' of the built up area?</p>	<p>Strong: The General Area is connected to the built up area along one boundary and development would not constitute rounding off therefore creating the risk of sprawl. The General Area is not directly connected to the built up area however there is still a risk of sprawl as it lies close to it and it is connected via a transport corridor or has a visual connection. Development would not constitute rounding off therefore creating the risk of sprawl. Moderate: The General Area is connected to the built up area along two boundaries and while there is some potential for development to constitute rounding off there is some risk of sprawl. Weak: The General Area is connected to the built up area along three boundaries and development would constitute rounding off therefore there is limited risk of sprawl. No contribution: The General Area is not connected to or close to the built up area and there is no risk of sprawl.</p>	<p>The General Area is connected to the built up area along three boundaries. The eastern boundary links the General Area to the west of Chester-le-Street and the western and northern boundary connects the General Area to Drum Industrial Estate, which is within Chester-le-Street. Due to the shape of the built up area, development of the General Area would round off the settlement pattern therefore there is limited risk of sprawl. Score: Weak</p>
<p>Ribbon development: What role does the General Area play in preventing ribbon development? (may not be relevant in all circumstances).</p>	<p>Strong: There is limited existing ribbon development within the General Area / There is existing ribbon development outside of the General Area but adjacent to it. There is potential for further limited ribbon development which the General Area has a weak role in preventing / There is potential for limited ribbon development entering the General Area which the General Area has a weak role in preventing. Moderate: There is existing ribbon development within the General Area / There is limited existing ribbon development within the General Area. There is potential for some further ribbon development which the General Area has a moderate role in preventing. Weak: There is existing ribbon development within the General Area. There is a high potential for further ribbon development which the General Area has a strong role in preventing. No contribution: There is no potential for ribbon development</p>	<p>There is no existing ribbon development. Score: No contribution</p>
<p>Overall assessment: What level of contribution does the General Area make to purpose 1?</p>	<p>Bring together all conclusions from above to determine the overall assessment (taking balanced view). Apply scoring system: Strong / Moderate / Weak / No</p>	<p>Score: Weak</p>
<p>Purpose 2: To prevent neighbouring towns from merging into one another</p>		
<p>Sub-Criteria</p>	<p>Scoring</p>	<p>Assessment</p>
<p>Does the General Area lie in a gap between settlements?</p>	<p>Describe the location of the General Area in relation to the gaps between settlements.</p>	<p>The Local Interpretation of the second purpose within Durham County seeks to ensure that settlements do not merge into one another.</p>
<p>What contribution does the General Area make towards maintaining a gap between settlements?</p>	<p>Strong: The General Area plays a crucial role in maintaining a gap between settlements: loss of openness would cause them to merge, or substantially reduce the gap between them. Moderate: The General Area plays some role in maintaining a gap between settlements: loss of openness would not cause settlements to merge but would erode the gap between them. Weak: The General Area plays a very limited role in maintaining a gap between settlements: loss of openness would not reduce such a gap. No contribution: The General Area plays no role in maintaining a gap between settlements.</p>	<p>The General Area is connected to Chester-le Street, but is not performing a role in stopping Chester-le-Street merging with any other settlements. The General Area plays no role in maintaining a gap between settlements. Score: No contribution</p>
<p>Overall assessment: What level of contribution does the General Area make to purpose 2?</p>	<p>Bring together above factors to determine overall assessment (taking balanced view) Apply scoring system: No / Weak / Moderate / Strong</p>	<p>Score: No contribution</p>
<p>Purpose 3: To assist in safeguarding the countryside from encroachment</p>		

Sub-Criteria	Scoring	Assessment
What are the principal land-uses within the General Area?	Describe the principal land uses within the General Area (e.g. agricultural, woodland, recreational, residential, commercial, industrial).	The principal land use within the General Area is open countryside. The General Area contains less than 5% built development, There are rural uses including a farm building and also non-rural uses including a children's playground. The General Area also contains a playing field (Low Flatts Park Field to the north) and an area of woodland along the southern edge.
What is the level of built development within the General Area?	<p>Strong: The General Area is made up of predominantly rural land-uses with less than 5% built development.</p> <p>Moderate: The General Area is made up of a mixture of rural and non-rural land uses with between 5% and 10% built development.</p> <p>Weak: The General Area is made up of predominantly non-rural land uses with between 10% and 25% built development</p> <p>No contribution: The General Area is made up of non-rural land uses with more than 25% built development.</p>	Score: Strong
What contribution does the General Area make to the perceived openness of the Green Belt?	Describe the degree of visual openness or enclosure of the General Area and the presence of longer views and vistas and consider what impact this may have on the overall score.	The General Area contains dense vegetation to the south and also vegetation along the boundaries of the General Area. There are limited long line views within the General Area despite it being predominantly flat, as the vegetation restricts them. This does not impact upon the score given the lack of built development within the General Area.
Overall assessment: What level of contribution does the General Area make to purpose 3?	Bring together above factors to determine overall assessment (taking balanced view) Apply scoring system: No / Weak / Moderate / Strong	Score: Strong
Purpose 4: To preserve the setting and special character of historic towns		
Sub-Criteria	Scoring	Assessment
To preserve the setting and special character of Durham City	<p>Strong Contribution: The Landscape and Setting of the General Area or Green Belt parcel is considered to be strongly supporting the setting of the historic City of Durham.</p> <p>Moderate Contribution: The Landscape and Setting of the Green Belt is considered to be moderately supporting the setting of the historic City of Durham.</p> <p>Weak Contribution: The Landscape and Setting of the General Area is considered to be weakly supporting the setting of the historic City of Durham.</p> <p>No contribution: The Landscape and Setting of the General Area is not considered to have an adverse impact on the setting of the historic City of Durham.</p>	<p>General Area 47 is over 5km away from the Durham Historic Core with no direct views towards the historic core.</p> <p>The Landscape and Setting of General Area 47 is no considered to have an adverse impact on the setting of the historic City of Durham.</p> <p>Score: No contribution</p>
What is the proximity of the Durham City historic core to the Green Belt?	<p>Strong: The historic core is adjacent to the Green Belt boundary</p> <p>Moderate: Historic core is separated from Green Belt by non-designated but pre WWII development.</p> <p>Weak: Historic core is separated from Green Belt by post WWII development.</p> <p>No: Historic core is 5km or greater from the Green Belt boundary.</p>	<p>The Historic Core is over 5km from the Green Belt boundary of General Area 47.</p> <p>Score: No contribution</p>
Overall assessment: What level of contribution does the General Area make to purpose 4?	Bring together above conclusions to determine the overall assessment (taking balanced view). Apply scoring system: Strong / Moderate / Weak / No	Score: No contribution
Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.		
Sub-Criteria	Scoring	Assessment
Overall assessment: What level of contribution does the General Area make to purpose 5?	All Green Belt land can be considered to support urban regeneration of settlements beyond the County Durham Green Belt and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Therefore in the final Stage 1 Green Belt Assessment all General Areas are considered to score moderately against purpose 5.	Score: Moderate

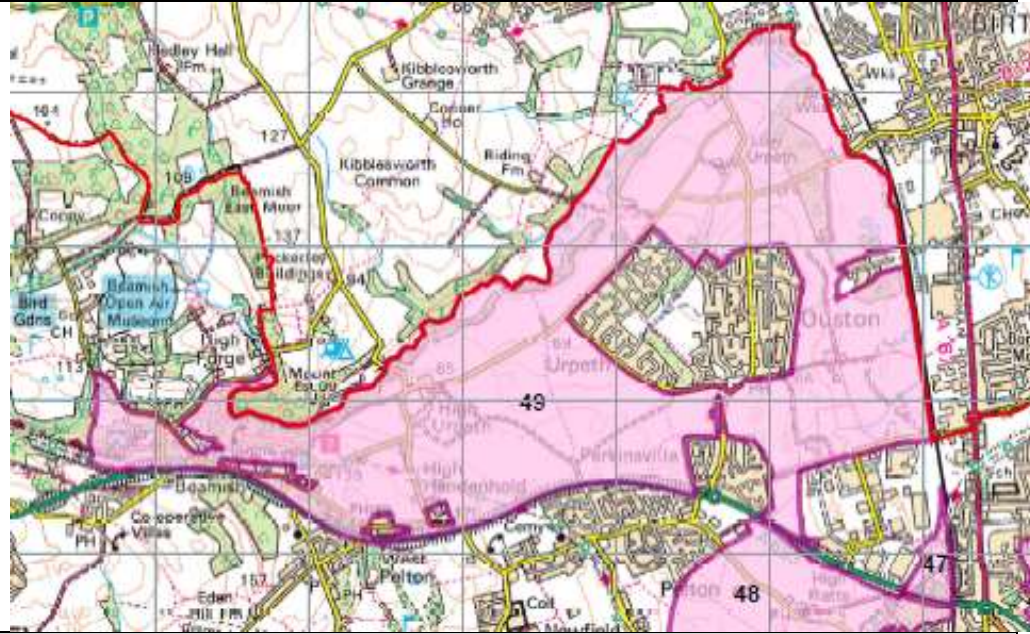
48 General Area 48: Chester-le-Street

GENERAL AREA: 48 Chester-le-Street		
Location	South of A693 and east of Pelton	
Area		
Purpose 1: To check the unrestricted sprawl of Large Built Up Areas		
Sub-Criteria	Scoring	Assessment
Existing boundary with built up area: a. Is there an existing durable boundary between the built up area and the Green Belt General Area / parcel which could prevent sprawl? b. Does the Green Belt have a role protecting land which is considered to be open?	<p>Strong: The General Area is connected to and in close proximity to a large built up area. The existing Green Belt boundary supports a strongly defined and durable existing boundary feature and has a role protecting land which is considered to be open.</p> <p>Moderate: The General Area is connected to and in close proximity to a defined large built up area. The existing Green Belt boundary consists of a mix of durable and less durable features and Green Belt has a role protecting land which is considered to be open.</p> <p>Weak: The General Area is connected to and in close proximity to a defined large built up area. The existing Green Belt boundary is predominantly lacking in durability, or the Green Belt designation is not considered to be protecting land which is open.</p> <p>No contribution: The General Area forms part of the County Durham Green Belt, but it is not adjacent to any large built up area.</p>	<p>The General Area is located to the west and south of Chester-le-Street. The existing Green Belt boundary is defined by the Consett and Sunderland Railway Path / the settlement boundary to the south and east, the A693 to the north and tracks and the settlement boundary to the west. The southern and western boundaries are less durable but they are also the Green Belt boundary.</p> <p>The General Area is connected to the large built up area of Chester-le-Street which is considered to be a 'large built up area' within the original designation of the Green Belt.</p> <p>The Green Belt boundary is therefore considered to be moderate, with a mix of durable and less durable boundaries preventing sprawl into the General Area. The Green Belt is considered to be protecting land that is open.</p> <p>Score: Moderate</p>

<p>Connection to the built up area: a. Is the General Area well connected to the built up area along a number of boundaries? b. Is there a risk of sprawl or could development of the General Area constitute 'rounding off' of the built up area?</p>	<p>Strong: The General Area is connected to the built up area along one boundary and development would not constitute rounding off therefore creating the risk of sprawl. The General Area is not directly connected to the built up area however there is still a risk of sprawl as it lies close to it and it is connected via a transport corridor or has a visual connection. Development would not constitute rounding off therefore creating the risk of sprawl. Moderate: The General Area is connected to the built up area along two boundaries and while there is some potential for development to constitute rounding off there is some risk of sprawl. Weak: The General Area is connected to the built up area along three boundaries and development would constitute rounding off therefore there is limited risk of sprawl. No contribution: The General Area is not connected to or close to the built up area and there is no risk of sprawl.</p>	<p>The General Area is connected to the built up are along three boundaries. The eastern and southern boundary links the General Area to the west of Chester-le-Street. The northern boundary is defined by the A693 and the Drum Industrial Estate. Whilst there is some potential for development towards the eastern end of the General Area to constitute rounding off, there is still some risk of sprawl. Score: Moderate</p>
<p>Ribbon development: What role does the General Area play in preventing ribbon development? (may not be relevant in all circumstances).</p>	<p>Strong: There is limited existing ribbon development within the General Area / There is existing ribbon development outside of the General Area but adjacent to it. There is potential for further limited ribbon development which the General Area has a weak role in preventing / There is potential for limited ribbon development entering the General Area which the General Area has a weak role in preventing. Moderate: There is existing ribbon development within the General Area / There is limited existing ribbon development within the General Area. There is potential for some further ribbon development which the General Area has a moderate role in preventing. Weak: There is existing ribbon development within the General Area. There is a high potential for further ribbon development which the General Area has a strong role in preventing. No contribution: There is no potential for ribbon development</p>	<p>There is no existing ribbon development. Score: No contribution</p>
<p>Overall assessment: What level of contribution does the General Area make to purpose 1?</p>	<p>Bring together all conclusions from above to determine the overall assessment (taking balanced view). Apply scoring system: Strong / Moderate / Weak / No</p>	<p>Score: Moderate</p>
<p>Purpose 2: To prevent neighbouring towns from merging into one another</p>		
<p>Sub-Criteria</p>	<p>Scoring</p>	<p>Assessment</p>
<p>Does the General Area lie in a gap between settlements?</p>	<p>Describe the location of the General Area in relation to the gaps between settlements.</p>	<p>The Local Interpretation of the second purpose within Durham County seeks to ensure that settlements do not merge into one another. In the case of General Area 49, this applies to the settlements of Chester-le-Street and Pelton.</p>
<p>What contribution does the General Area make towards maintaining a gap between settlements?</p>	<p>Strong: The General Area plays a crucial role in maintaining a gap between settlements: loss of openness would cause them to merge, or substantially reduce the gap between them. Moderate: The General Area plays some role in maintaining a gap between settlements: loss of openness would not cause settlements to merge but would erode the gap between them. Weak: The General Area plays a very limited role in maintaining a gap between settlements: loss of openness would not reduce such a gap. No contribution: The General Area plays no role in maintaining a gap between settlements.</p>	<p>The land gap between Chester-le-Street and Pelton is approximately 1.1km across the General Area and consists of open countryside however the gap between the settlements (including Perkinsville) is much narrower to the north due to the Drum Industrial Estate (approximately 170m).. The A693 and Pelton Lane provides direct access however there is no visibility between the settlements due to the undulating topography of the General Area and heavy planting. The General Area plays a crucial role in maintaining a gap between Chester-le-Street and Pelton as loss of openness would cause them to merge. Score: Strong</p>
<p>Overall assessment: What level of contribution does the General Area make to purpose 2?</p>	<p>Bring together above factors to determine overall assessment (taking balanced view) Apply scoring system:</p>	<p>Score: Strong</p>

	No / Weak / Moderate / Strong	
Purpose 3: To assist in safeguarding the countryside from encroachment		
Sub-Criteria	Scoring	Assessment
What are the principal land-uses within the General Area?	Describe the principal land uses within the General Area (e.g. agricultural, woodland, recreational, residential, commercial, industrial).	The principal land use within the General Area is open countryside and agricultural land. The General Area has less than 5% built development. The built development consists of non-rural land uses including residential dwellings and also rural land use with farm buildings. These are located within the centre of the General Area.
What is the level of built development within the General Area?	<p>Strong: The General Area is made up of predominantly rural land-uses with less than 5% built development.</p> <p>Moderate: The General Area is made up of a mixture of rural and non-rural land uses with between 5% and 10% built development.</p> <p>Weak: The General Area is made up of predominantly non-rural land uses with between 10% and 25% built development</p> <p>No contribution: The General Area is made up of non-rural land uses with more than 25% built development.</p>	Score: Strong
What contribution does the General Area make to the perceived openness of the Green Belt?	Describe the degree of visual openness or enclosure of the General Area and the presence of longer views and vistas and consider what impact this may have on the overall score.	The topography of the General Area is undulating throughout. There is also limited vegetation. There are open views across the General Area and from Pelton into the General Area however there are no views into the General Area from Chester-le-Street or from Pelton to Chester-le-Street due to the undulating topography.
Overall assessment: What level of contribution does the General Area make to purpose 3?	Bring together above factors to determine overall assessment (taking balanced view) Apply scoring system: No / Weak / Moderate / Strong	Score: Strong
Purpose 4: To preserve the setting and special character of historic towns		
Sub-Criteria	Scoring	Assessment
To preserve the setting and special character of Durham City	<p>Strong Contribution: The Landscape and Setting of the General Area or Green Belt parcel is considered to be strongly supporting the setting of the historic City of Durham.</p> <p>Moderate Contribution: The Landscape and Setting of the Green Belt is considered to be moderately supporting the setting of the historic City of Durham.</p> <p>Weak Contribution: The Landscape and Setting of the General Area is considered to be weakly supporting the setting of the historic City of Durham.</p> <p>No contribution: The Landscape and Setting of the General Area is not considered to have an adverse impact on the setting of the historic City of Durham.</p>	<p>General Area 48 is over 5km away from the Durham Historic Core with no direct views towards the historic core.</p> <p>The Landscape and Setting of General Area 48 is not considered to have an adverse impact on the setting of the historic City of Durham.</p> <p>Score: No contribution</p>
What is the proximity of the Durham City historic core to the Green Belt?	<p>Strong: The historic core is adjacent to the Green Belt boundary</p> <p>Moderate: Historic core is separated from Green Belt by non-designated but pre WWII development.</p> <p>Weak: Historic core is separated from Green Belt by post WWII development.</p> <p>No: Historic core is 5km or greater from the Green Belt boundary.</p>	<p>The Historic Core is over 5km from the Green Belt boundary of General Area 48.</p> <p>Score: No contribution</p>
Overall assessment: What level of contribution does the General Area make to purpose 4?	Bring together above conclusions to determine the overall assessment (taking balanced view). Apply scoring system: Strong / Moderate / Weak / No	Score: No contribution
Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.		
Sub-Criteria	Scoring	Assessment
Overall assessment: What level of contribution does the General Area make to purpose 5?	All Green Belt land can be considered to support urban regeneration of settlements beyond the County Durham Green Belt and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Therefore in the final Stage 1 Green Belt Assessment all General Areas are considered to score moderately against purpose 5.	Score: Moderate

49 General Area 49: Chester-le-Street

GENERAL AREA: 49 Chester-le-Street		
Location	Surrounds Ouston, north of A693, south of River Team	
Area	672 ha	
Purpose 1: To check the unrestricted sprawl of Large Built Up Areas		
Sub-Criteria	Scoring	Assessment
Existing boundary with built up area: a. Is there an existing durable boundary between the built up area and the Green Belt General Area / parcel which could prevent sprawl? b. Does the Green Belt have a role protecting land which is considered to be open?	<p>Strong: The General Area is connected to and in close proximity to a large built up area. The existing Green Belt boundary supports a strongly defined and durable existing boundary feature and has a role protecting land which is considered to be open.</p> <p>Moderate: The General Area is connected to and in close proximity to a defined large built up area. The existing Green Belt boundary consists of a mix of durable and less durable features and Green Belt has a role protecting land which is considered to be open.</p> <p>Weak: The General Area is connected to and in close proximity to a defined large built up area. The existing Green Belt boundary is predominantly lacking in durability, or the Green Belt designation is not considered to be protecting land which is open.</p> <p>No contribution: The General Area forms part of the County Durham Green Belt, but it is not adjacent to any large built up area.</p>	<p>The General Area is located to the north west of Chester-le-Street.</p> <p>The existing Green Belt boundary with Chester-le-Street is defined by, the A693, Drum Road and light planting around the Drum Industrial Estate.</p> <p>The Green Belt boundary is therefore considered to consist of a mix of durable and less durable features, and be protecting land that is considered to be open.</p> <p>Chester-le-Street is considered to be a 'large built up area' within the original designation of the Green Belt.</p> <p>Score: Moderate</p>
Connection to the built up area: a. Is the General Area well connected to the built up area along a number of boundaries? b. Is there a risk of sprawl or could development of the General Area constitute 'rounding off' of the built up area?	<p>Strong: The General Area is connected to the built up area along one boundary and development would not constitute rounding off therefore creating the risk of sprawl. The General Area is not directly connected to the built up area however there is still a risk of sprawl as it lies close to it and it is connected via a transport corridor or has a visual connection. Development would not constitute rounding off therefore creating the risk of sprawl.</p> <p>Moderate: The General Area is connected to the built up area along two boundaries and while there is some potential for development to constitute rounding off there is some risk of sprawl.</p> <p>Weak: The General Area is connected to the built up area along three boundaries and development would constitute rounding off therefore there is limited risk of sprawl.</p> <p>No contribution: The General Area is not connected to or close to the built up area and there is no risk of sprawl.</p>	<p>The General Area is connected to the built up area along one short boundary consisting of roads and the railway. Development would not constitute rounding off therefore creating the risk of sprawl.</p> <p>Score: Strong</p>
Ribbon development: What role does the General Area play in preventing ribbon development? (may not be relevant in all circumstances).	<p>Strong: There is limited existing ribbon development within the General Area / There is existing ribbon development outside of the General Area but adjacent to it. There is potential for further limited ribbon development which the General Area has a weak role in preventing / There is potential for limited ribbon development entering the General Area which the General Area has a weak role in preventing.</p>	<p>There is no existing ribbon development.</p> <p>Score: No contribution</p>

	<p>Moderate: There is existing ribbon development within the General Area / There is limited existing ribbon development within the General Area. There is potential for some further ribbon development which the General Area has a moderate role in preventing.</p> <p>Weak: There is existing ribbon development within the General Area. There is a high potential for further ribbon development which the General Area has a strong role in preventing.</p> <p>No contribution: There is no potential for ribbon development</p>	
Overall assessment: What level of contribution does the General Area make to purpose 1?	<p>Bring together all conclusions from above to determine the overall assessment (taking balanced view).</p> <p>Apply scoring system: Strong / Moderate / Weak / No</p>	Score: Strong
Purpose 2: To prevent neighbouring towns from merging into one another		
Sub-Criteria	Scoring	Assessment
Does the General Area lie in a gap between settlements?	Describe the location of the General Area in relation to the gaps between settlements.	The Local Interpretation of the second purpose within Durham County seeks to ensure that settlements do not merge into one another. In the case of General Area 49, this applies to the settlements Ouston and Birtley (Gateshead), Chester-le-Street and Birtley (Gateshead), and Pelton (including Perkinsvill) and Ouston (inset in the Green Belt).
What contribution does the General Area make towards maintaining a gap between settlements?	<p>Strong: The General Area plays a crucial role in maintaining a gap between settlements: loss of openness would cause them to merge, or substantially reduce the gap between them.</p> <p>Moderate: The General Area plays some role in maintaining a gap between settlements: loss of openness would not cause settlements to merge but would erode the gap between them.</p> <p>Weak: The General Area plays a very limited role in maintaining a gap between settlements: loss of openness would not reduce such a gap.</p> <p>No contribution: The General Area plays no role in maintaining a gap between settlements.</p>	<p>The land gap between Ouston and Birtley (Gateshead) is approximately 0.2km at its nearest point (between Ouston and the West Line Industrial Estate in Birtley). The gap consists of open countryside with a large area of woodland. Due to the undulating topography and woodland area, there is no visibility between the settlements.</p> <p>The land gap between Chester-le-Street and Birtley is approximately 2km although arguably has already merged in places due to the Durham Road Trading Estate. There is no visibility between the settlements. Development of the General Area would mean that the gap would be further eroded along the western edge where General Area 49 is located.</p> <p>The land gap between Pelton (including Perkinsville) and Ouston is approximately 0.06km at its nearest point along Front Street. Front Street forms a direct route between the settlements. The land gap consists of an open field and sports pitch and an area of surface car parking and therefore there are clear views between the settlements. Arguably the settlements could be perceived as already having merged.</p> <p>The General Area plays a crucial role in maintaining a gap between Ouston and Birtley (Gateshead), Chester-le-Street and Birtley (Gateshead), and Pelton (including Perkinsvill) and Ouston as loss of openness would cause the settlements to merge further given that they have arguably already merged.</p> <p>Score: Strong</p>
Overall assessment: What level of contribution does the General Area make to purpose 2?	<p>Bring together above factors to determine overall assessment (taking balanced view)</p> <p>Apply scoring system: No / Weak / Moderate / Strong</p>	Score: Strong
Purpose 3: To assist in safeguarding the countryside from encroachment		
Sub-Criteria	Scoring	Assessment
What are the principal land-uses within the General Area?	Describe the principal land uses within the General Area (e.g. agricultural, woodland, recreational, residential, commercial, industrial).	The principal land use within the General Area is open countryside and agricultural land. The General Area has less than 5% built development. The built development consists of non-rural land uses including residential dwellings and a clay pit. There are also farms located within the General Area which are rural land uses.
What is the level of built development within the General Area?	<p>Strong: The General Area is made up of predominantly rural land-uses with less than 5% built development.</p> <p>Moderate: The General Area is made up of a mixture of rural and non-rural land uses with between 5% and 10% built development.</p> <p>Weak: The General Area is made up of predominantly non-rural land uses with between 10% and 25% built development</p>	Score: Strong

	No contribution: The General Area is made up of non-rural land uses with more than 25% built development.	
What contribution does the General Area make to the perceived openness of the Green Belt?	Describe the degree of visual openness or enclosure of the General Area and the presence of longer views and vistas and consider what impact this may have on the overall score.	There is minimal vegetation within the General Area. The General Area is predominantly open with views from the edge of Pelton Fell as the land slopes down towards Washington. From the south east of the General Area, there are open long line views to the east as the General Area which slopes down towards Birtley.
Overall assessment: What level of contribution does the General Area make to purpose 3?	Bring together above factors to determine overall assessment (taking balanced view) Apply scoring system: No / Weak / Moderate / Strong	Score: Strong
Purpose 4: To preserve the setting and special character of historic towns		
Sub-Criteria	Scoring	Assessment
To preserve the setting and special character of Durham City	Strong Contribution: The Landscape and Setting of the General Area or Green Belt parcel is considered to be strongly supporting the setting of the historic City of Durham. Moderate Contribution: The Landscape and Setting of the Green Belt is considered to be moderately supporting the setting of the historic City of Durham. Weak Contribution: The Landscape and Setting of the General Area is considered to be weakly supporting the setting of the historic City of Durham. No contribution: The Landscape and Setting of the General Area is not considered to have an adverse impact on the setting of the historic City of Durham.	General Area 49 is over 5km away from the Durham Historic Core with no direct views towards the historic core. The Landscape and Setting of General Area 49 is not considered to have an adverse impact on the setting of the historic City of Durham. Score: No contribution
What is the proximity of the Durham City historic core to the Green Belt?	Strong: The historic core is adjacent to the Green Belt boundary Moderate: Historic core is separated from Green Belt by non-designated but pre WWII development. Weak: Historic core is separated from Green Belt by post WWII development. No: Historic core is 5km or greater from the Green Belt boundary.	The Historic Core is 5km from the Green Belt boundary of General Area 49. Score: No contribution
Overall assessment: What level of contribution does the General Area make to purpose 4?	Bring together above conclusions to determine the overall assessment (taking balanced view). Apply scoring system: Strong / Moderate / Weak / No	Score: No contribution
Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.		
Sub-Criteria	Scoring	Assessment
Overall assessment: What level of contribution does the General Area make to purpose 5?	All Green Belt land can be considered to support urban regeneration of settlements beyond the County Durham Green Belt and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Therefore in the final Stage 1 Green Belt Assessment all General Areas are considered to score moderately against purpose 5.	Score: Moderate

Durham County Council
Green Belt Assessment
Submitted Site Report

249912-01

Final | 30 May 2018

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

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

Job number 249912-01

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

ARUP

Contents

	Page
1 Introduction	1
1.1 Overview	1
2 Submitted Sites	3
2.1 Submitted Site for Assessment	3
3 Summary	8
4 Next Steps	22

Appendices

Appendix A

Submitted Site Proformas

1 Introduction

1.1 Overview

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

The purpose of this Green Belt assessment was to independently and objectively assess the extent to which areas of Green Belt within Durham meet the five purposes of the Green Belt as defined within the National Planning Policy Framework (NPPF). Paragraph 83 states:

'Once established, Green Belt boundaries should only be altered in exceptional circumstances, through the preparation or review of the Local Plan.' (NPPF).

In Summer 2016 Durham County Council consulted on the Issues and Options draft of the Durham County Local Plan. During this consultation 49 submitted sites located within the Green Belt were submitted to Durham County Council for consideration as allocated sites through the Local Plan. This report provides an assessment of the 49 submitted sites in the Green Belt and is therefore separate to the findings of the original Green Belt Assessment. Revised boundaries of two of the submitted sites were considered at the request of DCC and were also assessed resulting in five further site assessments.

In December 2016, DCC paused the preparation of the draft Durham County Local Plan due to the impending publication of the Government's Housing White Paper 'Fixing Our Broken Housing Market' (February 2017) which was expected to have several implications for the preparation of the Plan, including a new national methodology for the calculation of housing requirements. The housing requirement figure, otherwise known as the Objectively Assessed Need (OAN) for housing, is critical to the preparation of a local plan and impacts on a number of policy areas in addition to housing, such as employment, infrastructure and waste. This was followed by a further Government consultation in September 2017, 'Planning for the Right Homes in the Right Places', which included a standard methodology for the calculation of housing need. DCC resumed the plan in winter 2017 and published a new Local Development Scheme which set out their intention to consult on a Preferred Options draft Local Plan in Summer/Autumn 2018.

The submitted site assessments apply the same methodology as the original Green Belt Assessment. Stage 1 of the original Green Belt Assessment (Stage 1 and 2 Report) provided a comprehensive assessment of how the entire Durham County Green Belt performs against the five Green Belt purposes through the definition and assessment of 'General Areas'. The findings from the Stage 1 General Area Assessment acted as a filter for Stage 2 of the Green Belt Assessment. This report is separate to the Stage 1 and Stage 2 assessments. It provides an assessment of all 49 submitted sites regardless of which General Area they fall into and what the findings were from the General Area Assessment. The General Area containing the submitted site is noted in the proformas for information purposes only. The submitted site assessments provide a fine grain assessment of the submitted site

and this means that the outcomes of the assessment are likely to differ from the General Area Assessment. Following the completion of the 49 site assessments, DCC requested that two of these sites were considered further (Sniperley and Sherburn Road Estate) on the basis of providing a readily recognisable boundary which is likely to be permanent. As such, five revised boundary sites were assessed. DCC has produced an Exceptional Circumstances paper which provides further explanation on this.

The Green Belt Submitted Site Report acts as an evidence base which considers how the submitted sites perform against the five purposes of the Green Belt. This report does not provide a judgement or any recommendations as to which sites should be released from the Green Belt. This process will be undertaken by DCC along with other evidence base documents as part of the site selection process.

2 Submitted Sites

2.1 Submitted Site for Assessment

The following Green Belt sites have been promoted through the Durham County Plan Issues and Options Consultation, summer 2016 and have been assessed within this report. The proformas are contained in Appendix A of this report.

Table 1: Submitted Sites for Assessment

Section Heading in Appendix	Submitted Sites	Area (ha)
1	Land at West Rainton (4/WR/02a)	19
2	Fernhill	2
3	Lumley boys school	0
4	Bearpark Reservoir	1
5	Brasside Stores	29
6	Chapel Heights	1
7	Howlands	16
8	Sherburn Road Estate	22
9	Relly Cottage (4/LB/06a)	1
10	Relly Cottage (4/LB/06b)	0
11	Land at The Hermitage	3
12	Plawsworth Reservoir	0
13	Par Petroleum	1
14	Land at Broompark	2
15	Sherburn Grange	52
16	Drum (2/CH/30a)	17
17	Drum (2/CH30d)	19
18	Bournmoor (2/BO/03)	8
19	Picktree	9
20	Aykley Heads undeveloped employment site	6
21	County Hall Car Park	2
22	Leazes Road	9
23	Green Lane	7
24	Maiden Castle	15
25	Bournmoor (2/BO/10a)	18
26	Bournmoor (2/BO/10b)	3
27	Skid Pan	2
28	Land at Leamside	6

Section Heading in Appendix	Submitted Sites	Area (ha)
29	Land at Ouston (1)	8
30	Land at Ouston (2)	6
31	Land at Pity Me	5
32	High Grange Farm	1
33	Land west of Waldrige Park (1)	23
34	Land west of Waldrige Park (2)	7
35	Land at Sherburn	5
36	Finchale College	4
37	4/BS/01	5
38	4/LB/11b	1
39	Land west of Sherburn Village	5
40	Merryoaks	12
41	St Leonards Playing Fields	1.2
42	Northern Quarter	4.7
43	Mount Joy Farm	2.9
44	Land North of Seaham Grange	2.9
45	4/UD/166	19.1
46	Sniperley	170.3
47	North of Arnison	93.6
48	East of High Shincliffe	3.9
49	Land west of Sidegate	0.3
Revised Boundary Sites		
A1	Sniperley 1	88.3
A2	Sniperley 2	22.1
A3	Sniperley 3	2.7
A4	Sniperley 1 and 2 (combined)	110.4
A5	Sherburn Road Estate (revised boundary)	18.7

2.2 Approach to Assessment

2.2.1 Overview

The submitted sites have been assessed against the following criteria.

- Durability of the existing Green Belt boundary and the durability of the resultant Green Belt boundary (see section 2.2.2).
- Relationship with an inset Green Belt Settlement (see section 2.2.3).

- The impact of Category 1 Designations from the Durham County Council Strategic Housing Land Availability Assessment (SHLAA).
- The five Green Belt Purposes based on the method set out in the Durham Green Belt Assessment (see section 2.2.4).

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

2.2.2 Durable Boundaries

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

Table 2 shows how site boundaries should be categorised according to their durability. It reflects Paragraph 85 NPPF requiring the use of “...*physical features which are readily recognisable and likely to be permanent.*” The categorisation of boundaries requires an element of professional judgement as where features occur together, they may constitute a more durable boundary than they would alone. For example, a private road (unmade), a non-protected hedge or a brook (non-wooded and level with surroundings) are all less durable boundaries. However a private road (unmade) with a brook running along one side and a significant hedgerow beyond that could be considered a durable boundary when all features are considered together. The site assessor will therefore use their professional judgement on site to assess the strength of the boundary. Only existing boundaries are considered. Boundaries relating to proposed infrastructure are not included unless such schemes are committed.

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

Table 2 Green Belt Parcel Boundary Definition

Durable Features (Readily recognisable and likely to be permanent)		
Boundary Feature	Grading Priority	Reason for Grading
Infrastructure		
Motorway	1	Identifiable boundary with strong permanence
Roads (A roads, B roads and unclassified ‘made’ roads)	1	Identifiable boundary with strong permanence

Railway line (in use)	2	Identifiable boundary with strong permanence
Existing development with clear established, contiguous boundaries	2	Site specific however should provide identifiable boundary with strong permanence
Natural		
Water bodies and water courses (reservoirs, lakes, meres, rivers, streams and canals)	2/3	Site specific however should provide identifiable boundary with strong permanence
Heavy woodland or hedges or ancient woodland that is contiguous	3	Designations provide statutory protection and a substantial degree of permanence
Prominent landform (e.g. ridgeline)	4	Site specific however topography should have prominent physical features
Combination of a number of the features below	4	Site specific however should provide identifiable boundary with strong permanence
Less Durable Features (Soft boundaries which are recognisable but have lesser permanence)		
Boundary Feature	Grading Priority	Reason for Grading
Infrastructure		
Private/unmade roads or tracks	1	Less durable boundary due to lack of permanence. Combination of features may increase durability
Existing development with irregular boundaries	1	Irregular, inconsistent or intermediate built form comprises imprecise or softer boundaries which may not be able to contain development
Disused railway line accompanied by other features.	2	Less durable boundary due to lack of permanence. Combination of features may increase durability
Footpath accompanied by other physical features (e.g. wall, fence, hedge)	2	Less durable boundary due to lack of permanence. Combination of features may increase durability
Natural		
Watercourses (brook, drainage ditch, culverted watercourse) accompanied by other physical features	2	Less durable boundary due to lack of permanence. Combination of features may increase durability
Field boundary accompanied by other natural features (e.g. tree line, hedge line)	3	Less durable boundary due to lack of permanence. Combination of features may increase durability

--	--	--

2.2.3 Designations

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

- Special Protection Area.
- Special Area of Conservation.
- Ramsar.
- Site of Special Scientific Interest.
- National Nature Reserve.
- Scheduled Ancient Monument.
- Historic Parks and Gardens.
- Flood Zone 3B.
- Ancient Woodland.
- HSE Inner Zone.
- Registered Battlefields.

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

2.2.4 Contribution to Green Belt Purposes in Stage 1

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

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

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

3 Summary

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

Section Heading in Appendix	Submitted Sites	Green Belt Contribution	Summary
1	Land at West Rainton (4/WR/02a)	Purpose 1: No contribution Purpose 2: Moderate Purpose 3: Strong Purpose 4: Weak Purpose 5: Moderate	Overall this submitted site performs strongly against purpose 3 due to the lack of built development within the submitted site. .
2	Fernhill	Purpose 1: Strong Purpose 2: Weak Purpose 3: Moderate Purpose 4: Strong Purpose 5: Moderate	Overall this submitted site performs strongly against purpose 1 due to the risk of sprawl and purpose 4 due to its proximity to the historic core ² .
3	Lumley boys school	Purpose 1: No contribution Purpose 2: Weak Purpose 3: Strong Purpose 4: No contribution Purpose 5: Moderate	Overall this submitted site performs strongly against purpose 3 due to the lack of built development within in the submitted site.
4	Bearpark Reservoir	Purpose 1: No contribution Purpose 2: Moderate Purpose 3: Strong Purpose 4: Weak Purpose 5: Moderate	Overall this submitted site performs strongly against purpose 3 due to the lack of built development within the submitted site.
5	Brasside Stores	Purpose 1: No contribution Purpose 2: Weak Purpose 3: Moderate Purpose 4: Weak Purpose 5: Moderate	Overall this submitted site does not perform strongly against the five Green Belt purposes.

² An appeal decision for residential development on this site was issued in January 2012 (APP/X1355/A/11/2162513/NWF). Whilst the findings from this appeal have been considered a consistent method has been applied across all submitted sites, which may result in different findings compared to the appeal decision. Furthermore the appeal site can be differentiated from the currently submitted site given the site's boundaries were different. The appeal site excluded the existing residential development on the site.

Section Heading in Appendix	Submitted Sites	Green Belt Contribution	Summary
6	Chapel Heights	<p>Purpose 1: Moderate</p> <p>Purpose 2: No contribution</p> <p>Purpose 3: Strong</p> <p>Purpose 4: Strong</p> <p>Purpose 5: Moderate</p>	Overall this submitted site performs strongly against purpose 3 due to the lack of built development within the submitted site, it also performs strongly against purpose 4 due to its location in the Durham City Conservation Area and within a Green Finger.
7	Howlands	<p>Purpose 1: Weak</p> <p>Purpose 2: Weak</p> <p>Purpose 3: No contribution</p> <p>Purpose 4: Weak</p> <p>Purpose 5: Moderate</p>	Overall this submitted site does not perform strongly against any Green Belt purpose.
8	Sherburn Road Estate	<p>Purpose 1: Moderate</p> <p>Purpose 2: Moderate</p> <p>Purpose 3: Strong</p> <p>Purpose 4: Weak</p> <p>Purpose 5: Moderate</p>	Overall this submitted site performs strongly against purpose 3 due to the lack of built development within the submitted site.
9	Relly Cottage (4/LB/06a)	<p>Purpose 1: No contribution</p> <p>Purpose 2: Weak</p> <p>Purpose 3: Moderate</p> <p>Purpose 4: Weak</p> <p>Purpose 5: Moderate</p>	Overall this submitted site does not perform strongly against the five Green Belt purposes.
10	Relly Cottage (4/LB/06b)	<p>Purpose 1: No contribution</p> <p>Purpose 2: Weak</p> <p>Purpose 3: Strong</p> <p>Purpose 4: Weak</p> <p>Purpose 5: Moderate</p>	Overall this submitted site strongly performs against purpose 3 due to the lack of built development within the submitted site.
11	Land at The Hermitage	<p>Purpose 1: Strong</p> <p>Purpose 2: Weak</p> <p>Purpose 3: Strong</p> <p>Purpose 4: No contribution</p> <p>Purpose 5: Moderate</p>	Overall this submitted site performs strongly against purpose 1 due to the risk of sprawl and purpose 3 due to the lack of built development within the submitted site.
12	Plawsworth Reservoir	<p>Purpose 1: No contribution</p> <p>Purpose 2: Weak</p> <p>Purpose 3: Strong</p> <p>Purpose 4: Weak</p> <p>Purpose 5: Moderate</p>	Overall this submitted site performs strongly against purpose 3 due to the lack of built development within the submitted site.
13	Par Petroleum	<p>Purpose 1: No contribution</p>	Overall this submitted site performs strongly against purpose 3 due to

Section Heading in Appendix	Submitted Sites	Green Belt Contribution	Summary
		Purpose 2: Weak Purpose 3: Strong Purpose 4: No contribution Purpose 5: Moderate	the lack of built development within the submitted site.
14	Land at Broompark	Purpose 1: No contribution Purpose 2: Moderate Purpose 3: Strong Purpose 4: Weak Purpose 5: Moderate	Overall this submitted site performs strongly against purpose 3 due to the lack of built development within the submitted site.
15	Sherburn Grange	Purpose 1: Moderate Purpose 2: Strong Purpose 3: Strong Purpose 4: Weak Purpose 5: Moderate	Overall this submitted site performs strongly against purpose 2 due to its crucial role in maintaining a gap between Durham City and Sherburn. It also performs strongly against purpose 3 due to the lack of built development.
16	Drum (2/CH/30a)	Purpose 1: Strong Purpose 2: Moderate Purpose 3: Strong Purpose 4: No contribution Purpose 5: Moderate	Overall this submitted site performs strongly against purpose 1 due to the risk of sprawl and purpose 3 due to the lack of built development within the submitted site.
17	Drum (2/CH30d)	Purpose 1: Strong Purpose 2: Moderate Purpose 3: Strong Purpose 4: No contribution Purpose 5: Moderate	Overall this submitted site performs strongly against purpose 1 due to the risk of sprawl and purpose 3 due to the lack of built development within the submitted site.
18	Bourmoor (2/BO/03)	Purpose 1: No contribution Purpose 2: Weak Purpose 3: Strong Purpose 4: No contribution Purpose 5: Moderate	Overall this submitted site performs strongly against purpose 3 due to the lack of built development within the submitted site.
19	Picktree	Purpose 1: Moderate Purpose 2: Strong Purpose 3: Strong Purpose 4: No contribution Purpose 5: Moderate	Overall this submitted site performs strongly against purpose 2 and 3, as the submitted site plays a crucial role in maintaining a gap between Chester-le-Street and Picktree and there is no built development within the submitted site.
20	Aykley Heads undeveloped	Purpose 1: Moderate Purpose 2: No contribution	Overall this submitted site performs strongly against purpose 3 and 4 due to the lack of built development

Section Heading in Appendix	Submitted Sites	Green Belt Contribution	Summary
	employment site	Purpose 3: Strong Purpose 4: Strong Purpose 5: Moderate	within the submitted site and a proportion of the submitted site is adjacent to the Durham City Conservation Area.
21	County Hall Car Park	Purpose 1: Weak Purpose 2: No contribution Purpose 3: No contribution Purpose 4: Strong Purpose 5: Moderate	Overall this submitted site performs strongly against purpose 4 as a proportion of the submitted site is within the Durham City Conservation Area.
22	Leazes Road	Purpose 1: Moderate Purpose 2: No contribution Purpose 3: Weak Purpose 4: Strong Purpose 5: Moderate	Overall this submitted site performs strongly against purpose 4 as a proportion of the submitted site is within the Durham City Conservation Area and within a Green Finger.
23	Green Lane	Purpose 1: Strong Purpose 2: Weak Purpose 3: Strong Purpose 4: Strong Purpose 5: Moderate	Overall this submitted site performs strongly against purpose 1, 3 and 4. The risk of sprawl results in a strong contribution to purpose 1. The lack of built development within the submitted site results in a strong contribution to purpose 3 and a proportion of the submitted site is within the Durham City Conservation Area and within a Green Finger, resulting in a strong contribution to purpose 4.
24	Maiden Castle	Purpose 1: No contribution. Purpose 2: Strong Purpose 3: No contribution Purpose 4: Strong Purpose 5: Moderate	Overall this submitted site performs strongly against purpose 2 and 4, as the submitted site plays a crucial role in maintaining a gap between Shincliffe and Durham City and as a proportion of the submitted site is adjacent to the Durham City Conservation Area and within a Green Finger.
25	Bournmoor (2/BO/10a)	Purpose 1: Strong Purpose 2: Strong Purpose 3: Strong Purpose 4: No contribution Purpose 5: Moderate	Overall this submitted site performs strongly against purpose 1, 2 and 3 as it makes a strong contribution to checking unrestricted sprawl, it plays a crucial role in maintaining a gap between Bournmoor and Shiney Row / Houghton-le-Spring and it contains no built development.
26	Bournmoor (2/BO/10b)	Purpose 1: No contribution Purpose 2: Moderate	Overall this submitted site performs strongly against purpose 3 as it contains no built development.

Section Heading in Appendix	Submitted Sites	Green Belt Contribution	Summary
		Purpose 3: Strong Purpose 4: No contribution Purpose 5: Moderate	
27	Skid Pan	Purpose 1: Moderate Purpose 2: No contribution Purpose 3: No contribution Purpose 4: Moderate Purpose 5: Moderate	Overall this submitted site does not perform strongly against any of the Green Belt purposes.
28	Land at Leamside	Purpose 1: No contribution Purpose 2: Weak Purpose 3: Strong Purpose 4: Weak Purpose 5: Moderate	Overall this submitted site performs strongly against purpose 3 as it contains no built development.
29	Land at Ouston (1)	Purpose 1: No contribution Purpose 2: Moderate Purpose 3: Strong Purpose 4: No contribution Purpose 5: Moderate	Overall this submitted site performs strongly against purpose 3 as it contains no built development.
30	Land at Ouston (2)	Purpose 1: No contribution Purpose 2: Moderate Purpose 3: Strong Purpose 4: No contribution Purpose 5: Moderate	Overall this submitted site performs strongly against purpose 3 as it contains no built development.
31	Land at Pity Me	Purpose 1: No contribution Purpose 2: Moderate Purpose 3: Strong Purpose 4: Weak Purpose 5: Moderate	Overall this submitted site performs strongly against purpose 3 as it contains no built development.
32	High Grange Farm	Purpose 1: No contribution Purpose 2: Weak Purpose 3: Strong Purpose 4: Weak Purpose 5: Moderate	Overall this submitted site performs strongly against purpose 3 as it contains no built development.

Section Heading in Appendix	Submitted Sites	Green Belt Contribution	Summary
33	Land west of Waldrige Park (1)	Purpose 1: Strong Purpose 2: Strong Purpose 3: Strong Purpose 4: No contribution Purpose 5: Moderate	Overall this submitted site performs strongly against purpose 1, 2, and 3, due to the risk of sprawl, and because it plays a crucial role in maintaining a gap between Chester-le-Street and Waldrige, and as it contains no built development.
34	Land west of Waldrige Park (2)	Purpose 1: Strong Purpose 2: Strong Purpose 3: Strong Purpose 4: No contribution Purpose 5: Moderate	Overall this submitted site performs strongly against purpose 1, 2, and 3, due to the risk of sprawl, and because it plays a crucial role in maintaining a gap between Chester-le-Street and Waldrige, and as it contains no built development.
35	Land at Sherburn	Purpose 1: No contribution Purpose 2: Strong Purpose 3: Strong Purpose 4: Weak Purpose 5: Moderate	Overall this submitted performs strongly against purpose 2 as it plays a crucial role in maintaining a gap between Durham City and Sherburn and it strongly performs against purpose 3 as it contains no built development.
36	Finchale College	Purpose 1: No contribution Purpose 2: Weak Purpose 3: No contribution Purpose 4: Weak Purpose 5: Moderate	Overall this submitted site does not perform strongly against the five Green Belt purposes and is not constrained by Category 1 designations.
37	4/BS/01	Purpose 1: Strong Purpose 2: Weak Purpose 3: Strong Purpose 4: Weak Purpose 5: Moderate	Overall, the submitted site performs strongly against purpose 1 and 3 due to the strength of the existing Green Belt boundary with Brasside (part of the Durham large built up area) and the risk of sprawl, as well as the lack of built development within the submitted site.
38	4/LB/11b	Purpose 1: Strong Purpose 2: Moderate Purpose 3: Strong Purpose 4: Weak Purpose 5: Moderate	Overall this submitted site performs strongly against purpose 1 due to the risk of sprawl and also against purpose 3 as it contains no built development.
39	Land west of Sherburn Village	Purpose 1: No contribution. Purpose 2: Moderate Purpose 3: No contribution Purpose 4: Weak Purpose 5: Moderate	Overall this submitted site does not perform strongly against the five Green Belt purposes.

Section Heading in Appendix	Submitted Sites	Green Belt Contribution	Summary
40	Merryoaks	Purpose 1: Strong Purpose 2: Strong Purpose 3: Strong Purpose 4: Weak Purpose 5: Moderate	Overall this submitted site performs strongly against purpose 1 due to the risk of sprawl, strongly against purpose 2 as it plays a crucial role in maintaining a gap between Durham City and Langley Moor, and strongly against purpose 3 as it contains no built development.
41	St Leonards Playing Fields	Purpose 1: Strong Purpose 2: No contribution Purpose 3: Strong Purpose 4: Strong Purpose 5: Moderate	Overall this submitted site performs strongly against purpose 1, 3 and 4, due to the risk of sprawl, the lack of built development within the submitted site and the fact that it falls within the Durham City Conservation Area and a Green Finger.
42	Northern Quarter	Purpose 1: Moderate Purpose 2: No contribution Purpose 3: Strong Purpose 4: Strong Purpose 5: Moderate	Overall this submitted site performs strongly against purpose 3 as it contains no built development and also against purpose 4 due to the level of heritage assets in the submitted site, and due to the fact it falls in the Durham City Conservation Area and a Green Finger.
43	Mount Joy Farm	Purpose 1: Strong Purpose 2: No contribution Purpose 3: Weak Purpose 4: Strong Purpose 5: Moderate	Overall this submitted site performs strongly against purpose 1 due to the risk of sprawl and also against purpose 4, as the submitted site is adjacent to the Durham City Conservation Area and within a Green Finger.
44	Land North of Seaham Grange	Purpose 1: No contribution Purpose 2: Moderate Purpose 3: Strong Purpose 4: No contribution Purpose 5: Moderate	Overall this submitted site performs strongly against purpose 3 as it contains no built development.
45	4/UD/166	Purpose 1: Strong Purpose 2: Weak Purpose 3: Strong Purpose 4: Weak Purpose 5: Moderate	Overall this submitted site performs strongly against purpose 1 and 3 due to the risk of sprawl and as it contains no built development.
46	Sniperley	Purpose 1: Strong Purpose 2: Strong Purpose 3: Strong Purpose 4: Moderate Purpose 5: Moderate	Overall this submitted site performs strongly against purpose 1 due to the risk of sprawl, strongly against purpose 2 as it plays a crucial role in maintaining a gap between Durham City and Sacriston and also

Section Heading in Appendix	Submitted Sites	Green Belt Contribution	Summary
			strongly against purpose 3 due to the low levels of built development within the submitted site.
47	North of Arnison	Purpose 1: Strong Purpose 2: Moderate Purpose 3: Strong Purpose 4: Weak Purpose 5: Moderate	Overall this submitted perform strongly against purpose 1 and 3 due to the risk of sprawl and due to the low levels of built development within the submitted site.
48	East of High Shincliffe	Purpose 1: No contribution Purpose 2: Weak Purpose 3: Strong Purpose 4: Weak Purpose 5: Moderate	Overall this submitted perform strongly against purpose 3 due to the lack of built development within the submitted site.
49	Land west of Sidegate	Purpose 1: Moderate Purpose 2: No contribution Purpose 3: No contribution Purpose 4: Strong Purpose 5: Moderate	Overall this submitted site performs strongly against purpose 4, as it falls within the Durham City Conservation Area and a Green Finger.
Revised Boundary Sites			
A1	Sniperley 1	Purpose 1: Strong Purpose 2: Moderate Purpose 3: Strong Purpose 4: Moderate Purpose 5: Moderate	Overall this site performs strongly against purpose 1 due to the risk of sprawl and strongly against purpose 3 due to the low levels of built development within the site. It performs moderately against purpose 2 as it plays some role in maintaining a gap between Durham City and Sacriston.
A2	Sniperley 2	Purpose 1: Strong Purpose 2: Moderate Purpose 3: Strong Purpose 4: Moderate Purpose 5: Moderate	Overall this site performs strongly against purpose 1 due to the risk of sprawl, and also strongly against purpose 3 due to the low levels of built development within the site.
A3	Sniperley 3	Purpose 1: Moderate Purpose 2: Weak Purpose 3: Moderate Purpose 4: Moderate Purpose 5: Moderate	Overall this site performs weakly against purpose 2 as it plays a very limited role in maintaining a gap between Durham City and Sacriston, and it performs moderately against all other purposes.
A4	Sniperley 1 and 2 (combined)	Purpose 1: Strong Purpose 2: Moderate Purpose 3: Strong	Overall this site performs strongly against purpose 1 due to the risk of sprawl and strongly against purpose 3 due to the low level of built

Section Heading in Appendix	Submitted Sites	Green Belt Contribution	Summary
		Purpose 4: Moderate Purpose 5: Moderate	development. It performs moderately against purpose 2 as it plays some role in maintaining a gap between Durham City and Sacriston.
A5	Sherburn Road Estate (revised boundary)	Purpose 1: Moderate Purpose 2: Moderate Purpose 3: Strong Purpose 4: Weak Purpose 5: Moderate	Overall this site performs strongly against purpose 3 due to the lack of built development within the site.

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

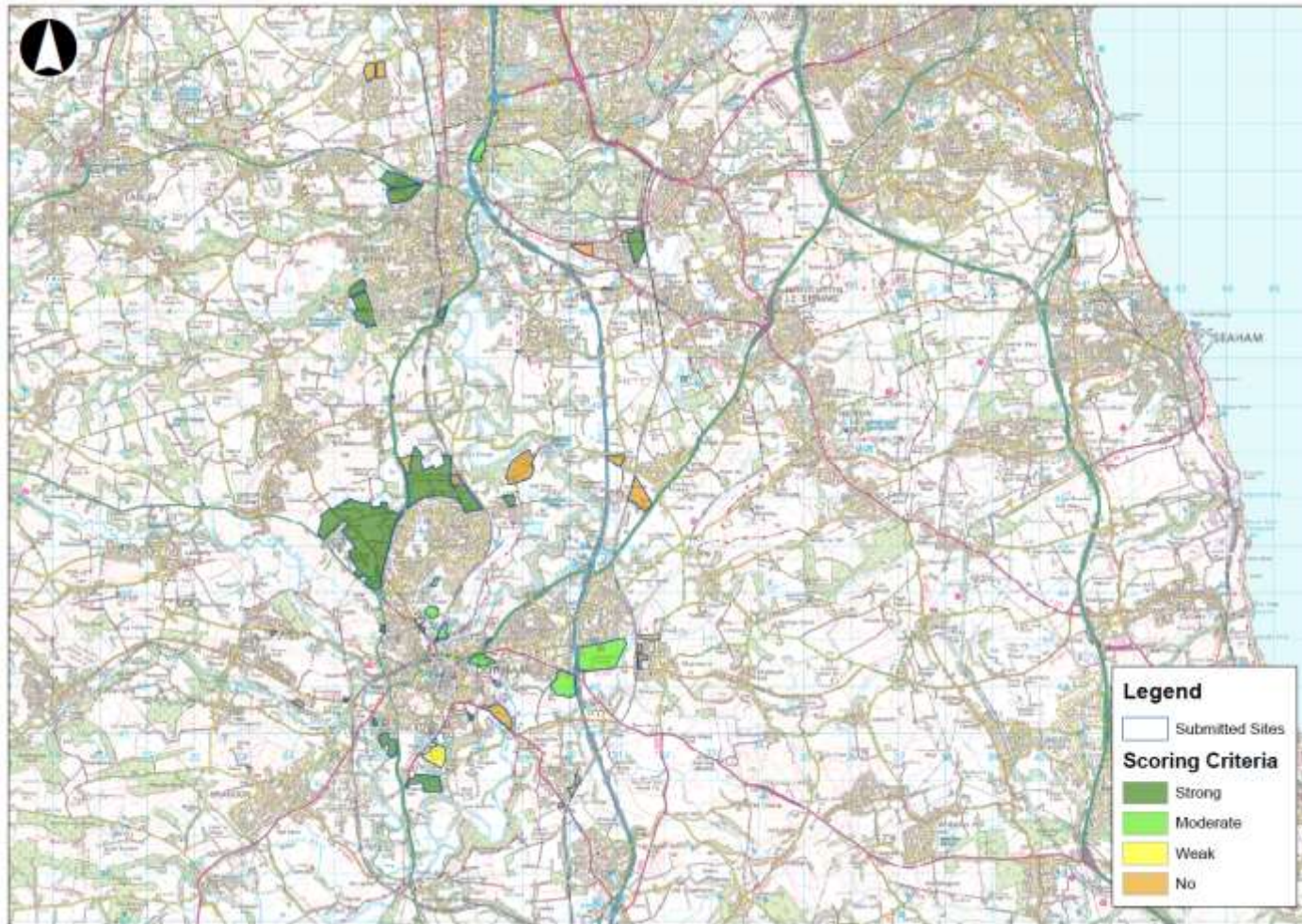


Figure 2: Purpose 2: to prevent neighbouring towns merging into one another

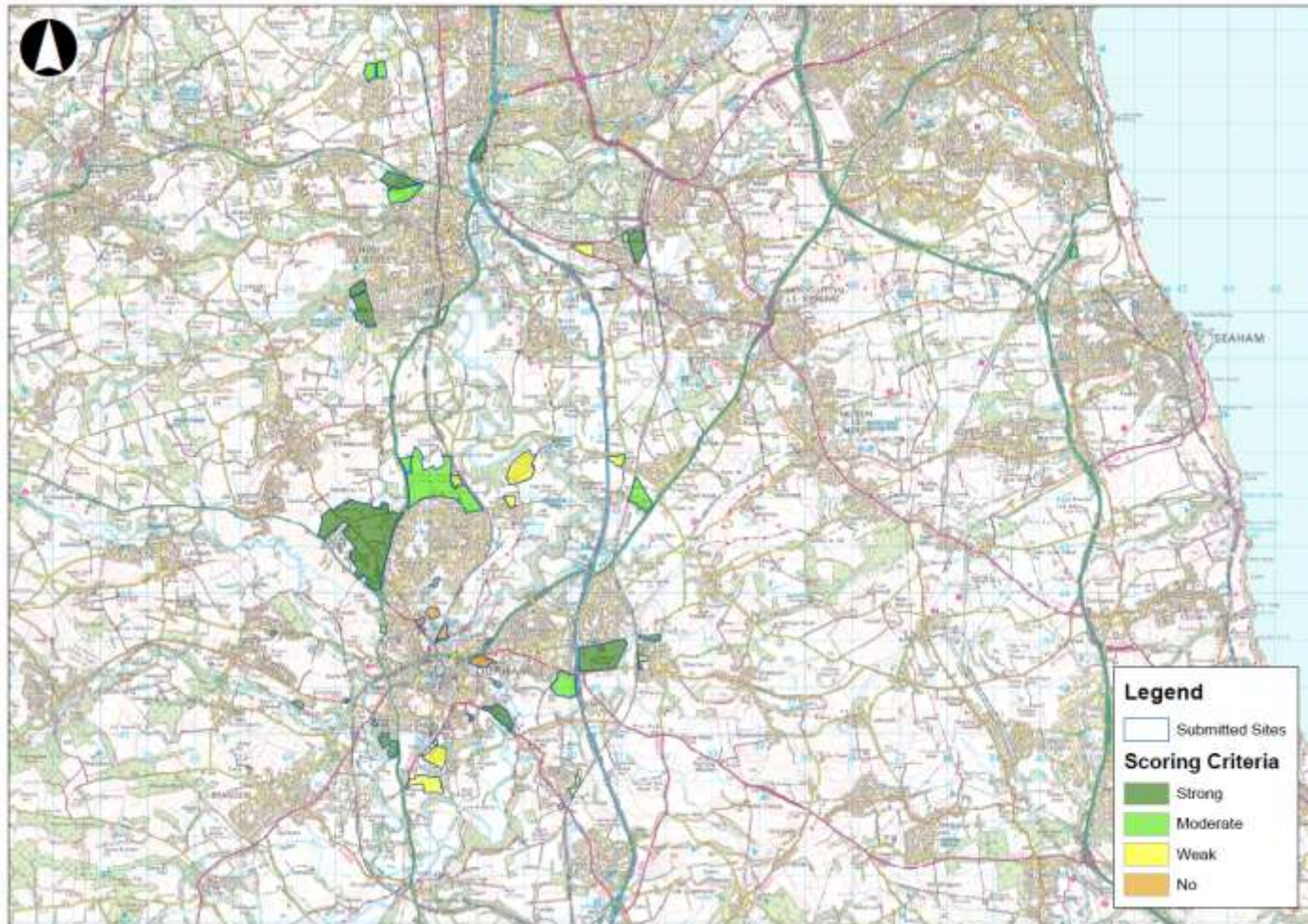


Figure 3: Purpose 3: to assist in safeguarding the countryside from encroachment

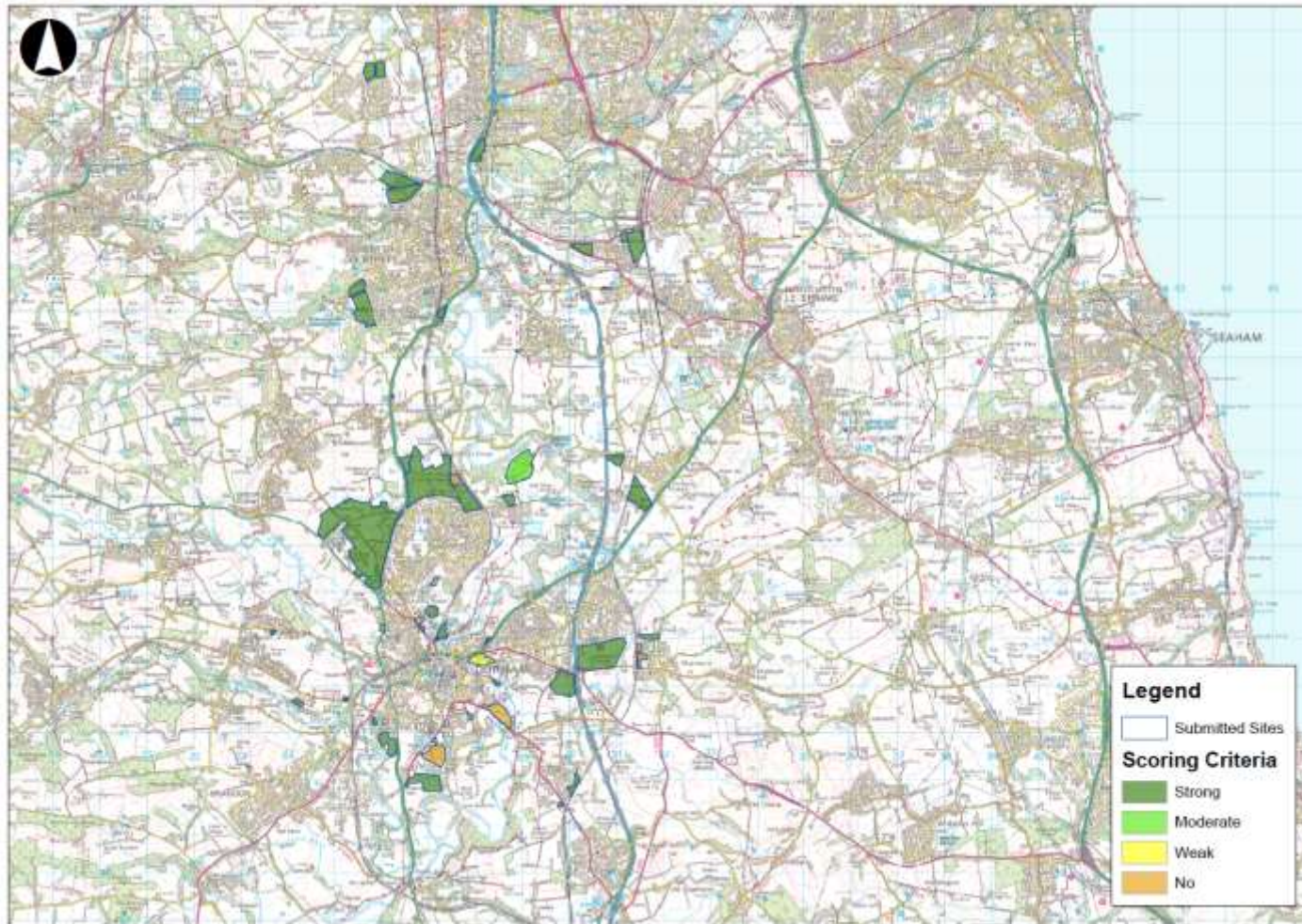


Figure 4: Purpose 4: to preserve the setting and special character of historic towns

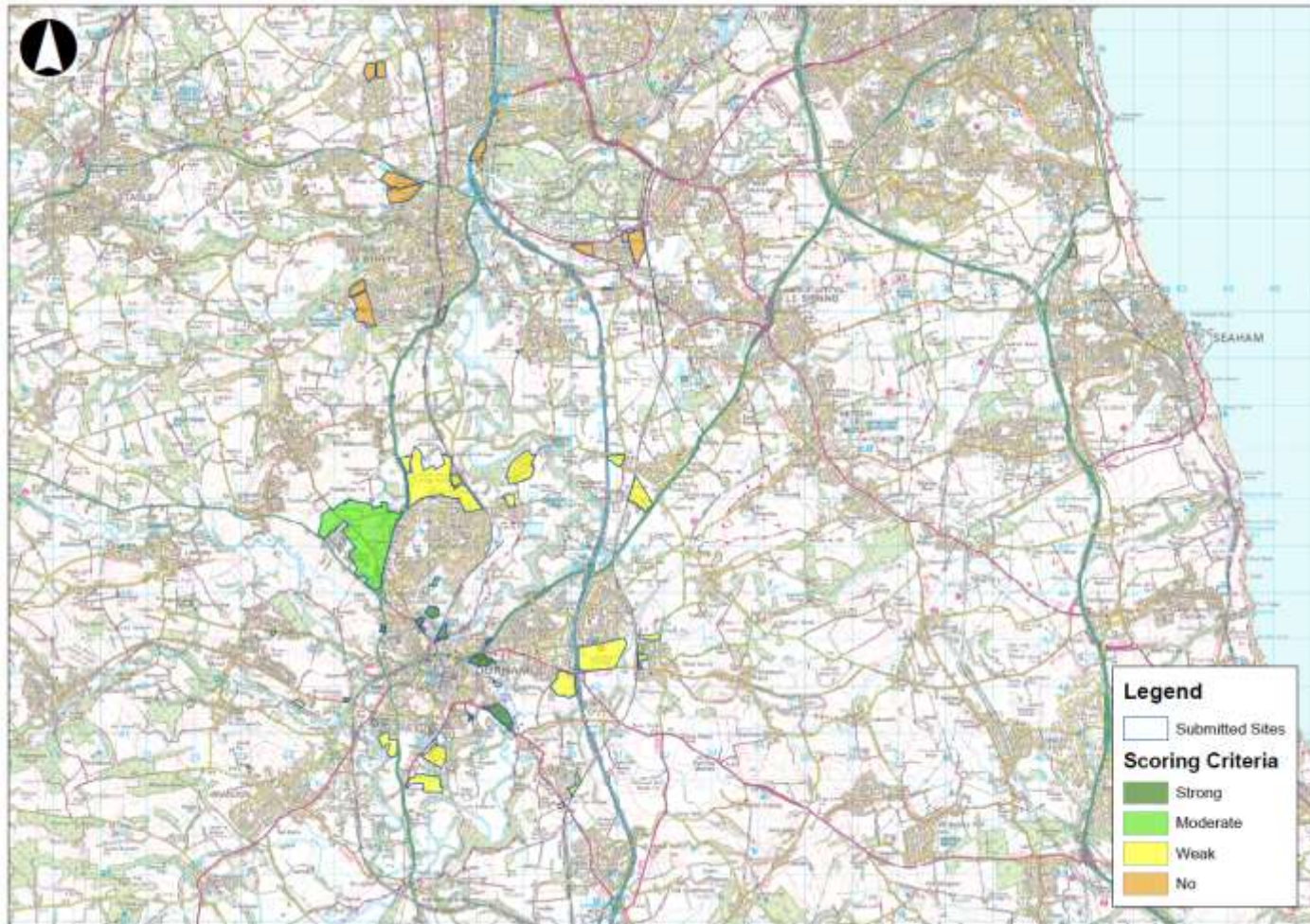
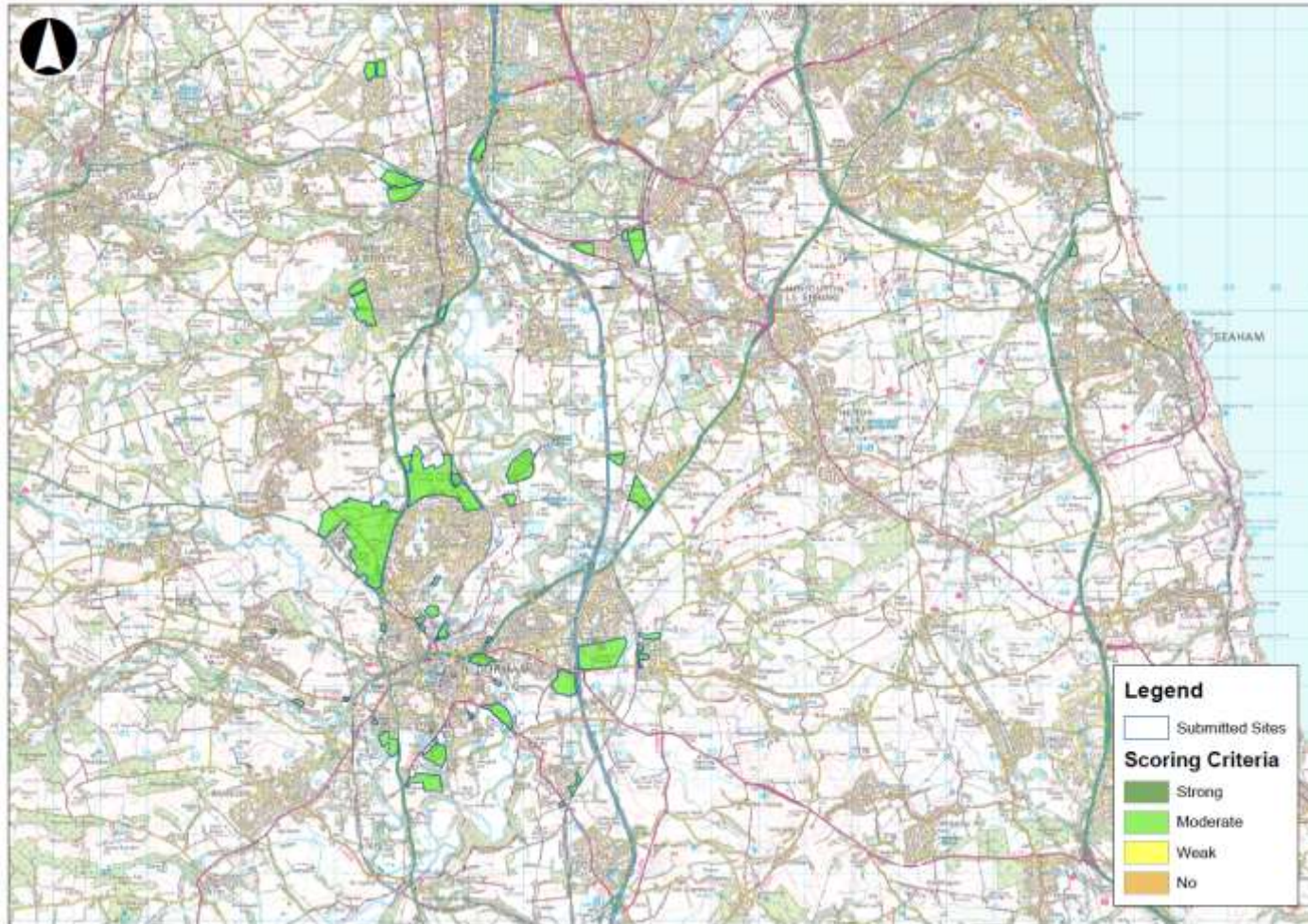


Figure 5: Purpose 5: to assist in urban regeneration, by encouraging the recycling of derelict and other urban land



4 Next Steps

This report provides a comprehensive assessment of the 49 submitted sites in the Green Belt against the five Green Belt purposes which have been defined in accordance with the local context. Following the completion of the submitted site assessments, revised boundaries of two of the submitted sites (Sniperley and Sherburn Road Estate) were also assessed at the request of DCC. This report is separate to the findings of the Stage 1 and 2 Green Belt Assessment.

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

Appendix A

Submitted Site Proformas

Contents

1	Land at West Rainton (4/WR/02a)	1	25	Bournmoor (2/BO/10a)	49
2	Fernhill	3	26	Bournmoor (2/BO/10b)	51
3	Lumley Boys School	5	27	Skid Pan	53
4	Bearpark Reservoir	7	28	Land at Leamside	55
5	Brasside Stores	9	29	Land at Ouston (1)	57
6	Chapel Heights	11	30	Land at Ouston (2)	59
7	Howlands	13	31	Land at Pity Me	61
8	Sherburn Road Estate	15	32	High Grange Farm	63
9	Relly Cottage (4/LB/06a)	17	33	Land west of Waldridge Park (1)	65
10	Relly Cottage (4/LB/06b)	19	34	Land west of Waldridge Park (2)	67
11	Land at The Hermitage	21	35	Land at Sherburn	69
12	Plawsworth Reservoir	23	36	Finchale College	71
13	Par Petroleum	25	37	4/BS/01	73
14	Land at Broompark	27	38	4/LB/11b	75
15	Sherburn Grange	29	39	Land west of Sherburn Village	77
16	Drum (2/CH/30a)	31	40	Merryoaks	79
17	Drum (2/CH30d)	33	41	St Leonards Playing Field	81
18	Bournmoor (2/BO/03)	35	42	Northern Quarter	83
19	Picktree	37	43	Mount Joy Farm	85
20	Aykley Heads undeveloped employment site	39	44	Land North of Seaham Grange	87
21	County Hall Car Park	41	45	4/UD/166	89
22	Leazes Road	43	46	Sniperley	91
23	Green Lane	45	47	North of Arnison	93
24	Maiden Castle	47	48	East of High Shincliffe	95
			49	Land west of Sidegate	97

1 Land at West Rainton (4/WR/02a)

<p>Submitted site Reference: (4/WR/02a)</p>	<p>Boundary of Submitted site with designations mapped</p>
<p>Submitted site Name: Land at West Rainton</p>	
<p>Submitted site Size: 19ha</p>	
<p>Location of Submitted site and relationship with inset settlement: The submitted site is located to the north east of Durham City and relates to the inset settlement of West Rainton, however no built development exists directly adjacent to West Rainton.</p>	
<p>General Area containing Submitted site (from Stage 1 Assessment): General Area 37</p>	
<p>Source of submitted site: Submitted site has been promoted through the Durham County Plan Issues and Options Consultation, Summer 2016.</p>	
<p>Impact of Designations: The submitted site is not located within any of the Category 1 designations that have been identified within the method.</p>	
<p>Does the Resultant Boundary represent a strongly Defined, Durable Green Belt Boundary?</p> <p>The existing Green Belt boundary is not defined by any physical features on the ground and therefore this is considered to be a less durable boundary. The resultant boundary would be defined by the railway to the north, the A690 to the east and dense tree line to the south, all of which are durable. The submitted site is considered to provide a durable boundary.</p>	
<p>Appraisal of Submitted site against the 5 NPPF Green Belt Purposes</p>	
<p>Purpose 1: The submitted site is not connected to or close to any of the large built up areas (as defined in the method) and there is no risk of sprawl.</p> <p>Level of Contribution: No contribution</p>	
<p>Purpose 2: The submitted site forms a land gap between Durham City and West Rainton. The land gap is approximately 2.1km at its nearest point. The gap consists of open countryside. Owing to the nature of the area, including the topography, there are open views between the settlements. The A690 forms part of the eastern boundary and provides a direct road link between Durham City and West Rainton. The submitted site plays some role in maintaining a gap between Durham City and West Rainton as loss of openness would not cause settlements to merge but would erode the gap between them.</p> <p>Level of Contribution: Moderate</p>	
<p>Purpose 3: The principal land use is open countryside that is predominantly in agricultural use. The submitted site contains 0% built development.</p> <p>The topography is characterised by a gentle slope towards the A1 (M) with some areas of dense vegetation to the south however due to the overall topography of the surrounding landscape there are long line views from the north of the submitted site towards Durham City.</p> <p>Level of Contribution: Strong</p>	
<p>Purpose 4:</p> <p><i>To preserve the setting and special character of Durham City</i></p>	

1. Perception of the Scale of the City

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

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

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

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

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

4. Key approaches to and journeys to the City.

The A690 (primary transport route) forms the eastern boundary of the submitted site. The site is prominent from this route as the boundary of the A690 consists of a low hedgerow. There is heavy tree planting along the A167, which impedes views across the submitted site. Given the visibility from the A167 the submitted site is considered to make a **moderate** contribution to the perceived scale of the City.

5. Historic and cultural association

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

6. Landscape character / Quality

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

Score: Weak

Durham City Historic Core

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

Score: Weak

Level of Contribution: Weak

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

Level of Contribution: Moderate

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

2 Fernhill

<p>Submitted site Reference: NA</p>	<p>Boundary of Submitted site with designations mapped</p>
<p>Submitted site Name: Fernhill</p>	
<p>Submitted site Size: 2ha</p>	
<p>Location of Submitted site and relationship with inset settlement: The submitted site is located to the west of Durham City and is connected to Durham along the northern eastern section of the submitted site.</p>	
<p>General Area containing Submitted site (from Stage 1 Assessment): General Area 25</p>	
<p>Source of Submitted site: Submitted site has been promoted through the Durham County Plan Issues and Options Consultation, Summer 2016.</p>	
<p>Impact of Designations: The submitted site is not located within any of the Category 1 designations that have been identified within the method.</p>	
<p>Does the Resultant Boundary represent a strongly Defined, Durable Green Belt Boundary?</p> <p>The existing Green Belt boundary affected by this submitted site runs along Club Lane and consists of Club Lane and heavy tree planting. The resultant boundary would be defined by a dense tree line along two short boundaries along the eastern edge of the Submitted site. The eastern boundary is along the A167, which is considered a durable boundary. The proposed boundaries provide durable boundaries on the ground given the level of tree planting along the boundary. The proposed Submitted site is considered to provide durable boundaries.</p>	
<p>Appraisal of Submitted site against the 5 NPPF Green Belt Purposes</p>	
<p>Purpose 1: Club Lane to the north and the A167 which is to the east form a durable boundary between the submitted site and the built up area, although only half on the eastern boundary links the submitted site to the built up area. These boundaries are durable boundaries which are protecting land that is considered to be open. The submitted site is connected to the built-up area along two boundaries and development would not constitute rounding off therefore increasing the risk of sprawl. There is no ribbon development present. Overall the submitted site makes a strong contribution to checking unrestricted sprawl.</p> <p>Level of Contribution: Strong</p>	
<p>Purpose 2: The submitted site forms a land gap between Durham City and the settlement of Bearpark. The land gap between Bearpark and Durham City is approximately 1.7km. There is no visibility between the two settlements. The submitted site plays a very limited role in maintaining a gap between settlements as loss of openness would not reduce the perception of a gap particularly given that the urban area to the south of the submitted site already extends closer to Bearpark.</p> <p>Level of Contribution: Weak</p>	
<p>Purpose 3: The existing land use consists of a large enclosed garden with one large dwelling to the middle of the submitted site. There is a further dwelling and garden located to the south east corner of the submitted site. The submitted site has between 5% and 10% built development consisting of non-rural land uses given they are residential dwellings. The submitted site is flat and has limited vegetation, however there is dense vegetation along the boundaries. There are no long line views within the submitted site however this does not impact upon the score given the levels of built development on the site.</p> <p>Level of Contribution: Moderate</p>	
<p>Purpose 4:</p> <p><i>To preserve the setting and special character of Durham City</i></p> <p>1. Perception of the Scale of the City</p>	

The Historic Core (Durham City Conservation Area) is located approximately 0.1 km east of this submitted site. There is a 0.1km gap in Green Belt. Therefore this submitted site makes a **moderate** contribution to the perception of the scale of the City, as the submitted site is not directly adjacent to the historic core.

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

This submitted site forms part of a Green Finger that penetrates Durham City from the north-west. This Green Finger consists of 'Flass Vale'. The General Area therefore makes a **strong** contribution to the setting of Durham under this criteria

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

The submitted site is located within the Inner Bowl. It does not contain any notable viewpoints from World Heritage Site Management Plan and no views on the historic core were identified on site. The submitted site is therefore considered to make a **moderate** contribution to the setting of the historic setting of Durham.

4. Key approaches to and journeys to the City.

The A167 (primary transport route) forms the eastern boundary of the submitted site. However the site is screened from the A167 by tree planting. The submitted site contains one residential property and has residential development to the north (outside the Green Belt). The submitted site is therefore not prominent from the primary route of the A167. The development site would be visible from the secondary route of Club Lane. The submitted site is considered to make a **moderate** contribution to the perceived scale of the City.

5. Historic and cultural association

The submitted site contains no Listed Buildings, Conservation Areas, Scheduled Monuments or Registered Historic Park and Gardens. The known pilgrimage route of Club Lane forms the northern boundary of the submitted site. Based on the proximity of Club Lane the submitted site is considered to make a **moderate** contribution to the historic setting and special character of the City.

6. Landscape character / Quality

The submitted site is located within broad landscape type: Lowland Valley Terraces and therefore makes a **moderate** contribution to the historic setting and special character of the City.

Score: Moderate

Durham City Historic Core

The Historic Core (Durham City Conservation Area) is less than 0.1km from the submitted site and is only separated from the site by the A167. This submitted site therefore makes a **strong** contribution to the setting of the historic City of Durham as the submitted site is nearly directly adjacent to the historic core.

Score: Strong

Level of Contribution: Strong

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

Level of Contribution: Moderate

Summary: Overall this submitted site makes a strong contribution to purpose 1 due to the risk of risk and purpose 4 given its proximity to the historic core.¹


¹ An appeal decision for residential development on this site was issued in January 2012 (APP/X1355/A/11/2162513/NWF). Whilst the findings from this appeal have been considered, a consistent method has been applied across all submitted sites, which may result in different findings compared to the appeal decision. Furthermore the appeal site can be differentiated from the currently submitted site given the site's boundaries were different. The appeal site excluded the existing residential development on the site.

3 Lumley Boys School

<p>Submitted site Reference: NA</p>	<p>Boundary of Submitted site with designations mapped</p>
<p>Submitted site Name: Lumley Boys School</p>	
<p>Submitted site Size: 0.2ha</p>	
<p>Location of Submitted site and relationship with inset settlement: The submitted site is located to the west of the settlement of Great Lumley however it is not connected to any of the built up areas or inset settlements.</p>	
<p>General Area containing Submitted site (from Stage 1 Assessment): General Area 33</p>	
<p>Source of submitted site: Submitted site has been promoted through the Durham County Plan Issues and Options Consultation, Summer 2016.</p>	
<p>Impact of Designations: The submitted site is not located within any of the designations that have been identified within the method.</p>	
<p>Does the Resultant Boundary represent a strongly Defined, Durable Green Belt Boundary?</p> <p>The submitted site has no connection to a settlement inset from the Green Belt. The resultant boundary would be defined by Fenton Well Lane to the south which would form a durable boundary. The northern and western boundary is formed by sparse tree line and the eastern boundary is low lying hedges.</p>	
<p>Appraisal of Submitted site against the 5 NPPF Green Belt Purposes</p>	
<p>Purpose 1: The submitted site, Lumley Boys School, is not connected to or close to any of the large built up areas (as defined in the method) and there is no risk of sprawl.</p> <p>Level of Contribution: No contribution</p>	
<p>Purpose 2: The submitted site forms a land gap between Great Lumley and Chester-le-Street. The land gap between Chester-le-Street and Great Lumley is approximately 0.65km at its nearest point and consists of open countryside. There is no visibility between the settlements. Due to the size and location of the submitted site, it plays a very limited role in maintaining a gap between settlements as loss of openness would not reduce the perceived gap.</p> <p>Level of Contribution: Weak</p>	
<p>Purpose 3: The principal land use within this submitted site is open countryside. There is no built development within the site. The submitted site has a flat topography and no vegetation, however there is dense vegetation along the boundaries. Although the submitted site itself is flat, it is located at a lower level than the area to the east which results in a steep eastern boundary, this therefore restricts the long line views. This does not impact upon the score given the lack of built development.</p> <p>Level of Contribution: Strong</p>	
<p>Purpose 4: This Submitted site is 5km from the Durham Historic Core with no direct views towards the historic core. The Submitted site is not considered to have an adverse impact on the setting of the historic City of Durham.</p> <p>Level of Contribution: No contribution</p>	
<p>Purpose 5: All Green Belt land in County Durham is considered to perform moderately against this purpose, as set out in the Stage 1 Green Belt Assessment.</p> <p>Level of Contribution: Moderate</p>	

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

4 Bearpark Reservoir

<p>Submitted site Reference: NA</p>	<p>Boundary of Submitted site with designations mapped</p>
<p>Submitted site Name: Bearpark Reservoir</p>	
<p>Submitted site Size: 1ha</p>	
<p>Location of Submitted site and relationship with inset settlement: The submitted site is located to the south of Bearpark and the boundary of the Green Belt is along South View Terrace.</p>	
<p>General Area containing Submitted site (from Stage 1 Assessment): General Area 23</p>	
<p>Source of submitted site: Submitted site has been promoted through the Durham County Plan Issues and Options Consultation, Summer 2016.</p>	
<p>Impact of Designations: The submitted site is not located within any of the Category 1 designations.</p>	
<p>Does the Resultant Boundary represent a strongly Defined, Durable Green Belt Boundary?</p> <p>The resultant boundary would be defined by an access road to the west and dense tree line to the south and the east. These would all be considered as durable boundaries. The existing Green Belt boundary with the settlement of Bearpark is South View Terrace which is also considered to provide a strong and durable boundary.</p>	
<p>Appraisal of Submitted site against the 5 NPPF Green Belt Purposes</p>	
<p>Purpose 1: The submitted site is not connected to or close to any of the large built up areas (as defined in the method) and there is no risk of sprawl.</p> <p>Level of Contribution: No contribution</p>	
<p>Purpose 2: The submitted site forms a land gap between Bearpark and Ushaw Moor. The land gap between Bearpark and Ushaw Moor is less than 100m at its nearest point however the gap across the submitted site is approximately 250m. The gap consists of open countryside however due to the topography of the reservoir and the vegetation there is no visibility from South View Terrace to the Durham Community Business College in Ushaw Moor. The submitted site plays some role in maintaining a gap between Bearpark and Ushaw Moor as loss of openness would not cause the settlements to merge but would erode the gap between them however the land gap between the settlements is already narrower elsewhere (between Woodland Road and Durham Community Business College).</p> <p>Level of Contribution: Moderate</p>	
<p>Purpose 3: The principal land use of the submitted site is a redundant reservoir. The submitted site contains no built development. The submitted site is flat and there are long line views visible across the submitted site albeit not beyond the adjacent covered reservoir. There is dense vegetation along the eastern and southern boundaries which restrict some long line views out of the submitted site. This does not impact upon the score given there is no built development within the submitted site.</p> <p>Level of Contribution: Strong</p>	
<p>Purpose 4: <i>To preserve the setting and special character of Durham City</i></p> <p>1. Perception of the Scale of the City.</p> <p>The Historic Core (Durham City Conservation Area) is located approximately 2.3 km east of this submitted site (from its nearest point to the Historic Core). The 2.3km gap consists of Green Belt and modern built form. The submitted site therefore makes a weak contribution to the perception of the scale of the City.</p>	

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

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

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

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

4. Key approaches to and journeys to the City.

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

5. Historic and cultural association

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

6. Landscape character / Quality

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

Score: Weak

Durham City Historic Core

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

Score: Weak

Level of Contribution: Weak

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

Level of Contribution: Moderate

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

5 Brasside Stores

<p>Submitted site Reference: NA</p>	<p>Boundary of Submitted site with designations mapped</p>
<p>Submitted site Name: Brasside Stores</p>	
<p>Submitted site Size: 29ha</p>	
<p>Location of Submitted site and relationship with inset settlement: The submitted site is located to the north east of Durham City and the north east of Brasside. However it is not contiguous with any inset settlements or built up areas.</p>	
<p>General Area containing Submitted site (from Stage 1 Assessment): General Area 31</p>	
<p>Source of submitted site: Submitted site has been promoted through the Durham County Plan Issues and Options Consultation, Summer 2016.</p>	
<p>Impact of Designations: The submitted site is not located within any of the Category 1 designations that have been identified within the method.</p>	
<p>Does the Resultant Boundary represent a strongly Defined, Durable Green Belt Boundary?</p> <p>The submitted site is surrounded entirely by the Green Belt and does not link to any settlements and therefore all of the boundaries would form the resultant boundary with the Green Belt. The eastern, southern and western boundaries are formed by a minor road, with dense tree line along part of the western boundary. These are all considered to be durable boundaries. However the northern boundary is defined by a field boundary which is less durable.</p>	
<p>Appraisal of Submitted site against the 5 NPPF Green Belt Purposes</p>	
<p>Purpose 1: The submitted site is not connected to or close to any of the large built up areas (as defined in the method) and there is no risk of sprawl.</p> <p>Level of Contribution: No contribution</p>	
<p>Purpose 2: The submitted site forms a land gap between Brasside and Great Lumley. The land gap between Brasside and Great Lumley across the submitted site is approximately 3.1km. There is no direct road link between the settlements and there is no visibility between settlements. The submitted site plays a very limited role in maintaining a gap between Brasside and Great Lumley as loss of openness would not reduce the perceived gap.</p> <p>Level of Contribution: Weak</p>	
<p>Purpose 3: The principal land use of the submitted site is an abandoned Ministry of Supply Ammunition Depot. The submitted site has between 5% and 10% built development. This consists of non-rural uses associated with the Ammunition Depot which covers the site, although the entire site is not built. The topography of the submitted site is predominately flat with dense vegetation only located along part of the western and southern boundaries. The site has low levels of vegetation overall and there are long line views visible. This does not impact upon the score given the levels of built development within the submitted site.</p> <p>Level of Contribution: Moderate</p>	
<p>Purpose 4:</p> <p><i>To preserve the setting and special character of Durham City</i></p> <p>1. Perception of the Scale of the City</p>	

The Historic Core (Durham City Conservation Area) is located approximately 3.3 km south of this submitted site (from its nearest point to the Historic Core). The 3.3km gap consists of Green Belt and modern built form. The submitted site therefore makes a **weak** contribution to the perception of the scale of the City.

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

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

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

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

4. Key approaches to and journeys to the City.

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

5. Historic and cultural association

The submitted site contains no Listed Buildings, Conservation Areas, Scheduled Monuments or Registered Historic Park and Gardens. The submitted site borders the Frankland Lane pilgrim route and is 400 metres from Findale Priory, which is a Grade I Listed building. The submitted site is considered to contain few notable heritage assets with limited significance and therefore makes a **moderate** contribution to the setting of Durham City.

6. Landscape character / Quality

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

Score: Weak

The Historic Core (Durham City Conservation Area) is located approximately 3.3km south of this submitted site (from its nearest point to the Historic Core). The 3.3km gap consists of Green Belt and post WWII built. This submitted site is therefore makes a **weak** contribution to the setting of the historic City of Durham.

Score: Weak

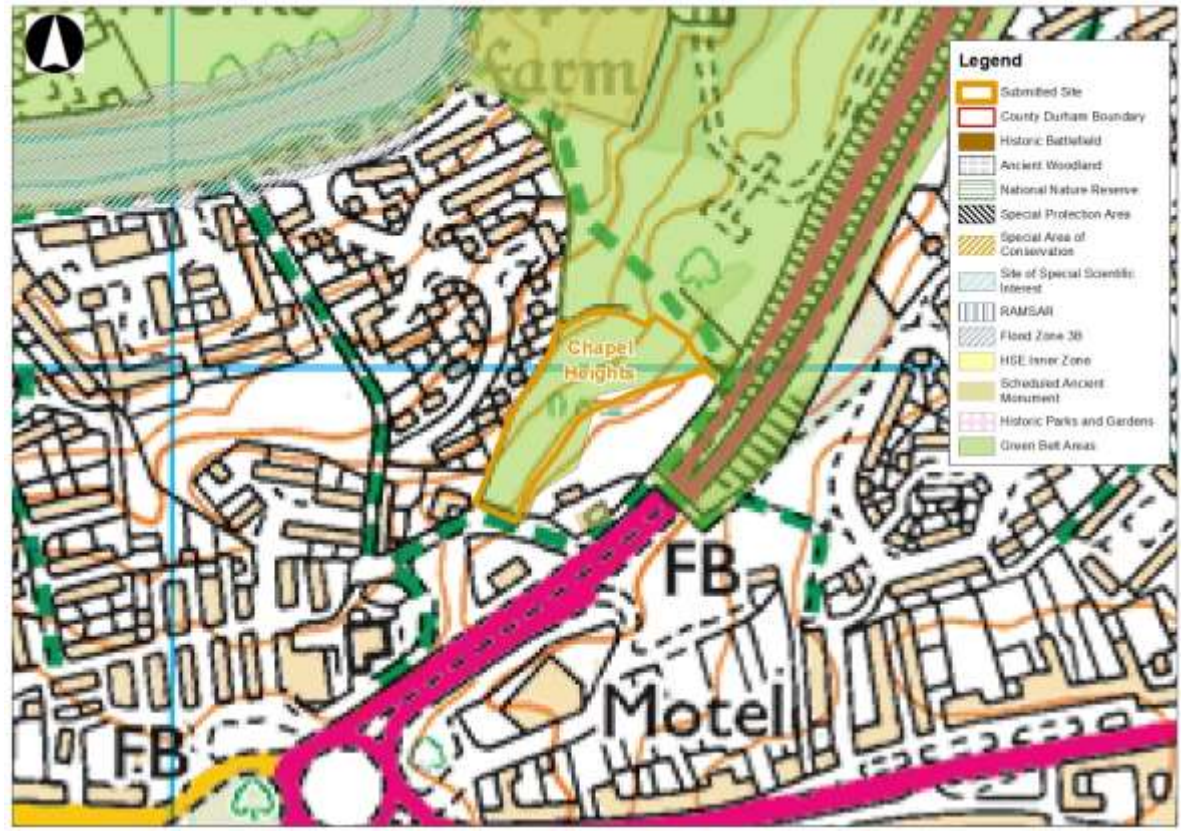
Level of Contribution: Weak

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

Level of Contribution: Moderate

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

6 Chapel Heights

<p>Submitted site Reference: NA</p>	<p>Boundary of Submitted site with designations mapped</p>
<p>Submitted site Name: Chapel Heights</p>	
<p>Submitted site Size: 1ha</p>	
<p>Location of Submitted site and relationship with inset settlement: The submitted site is located to the north east of Durham City and is directly connected to the built up area along the southern, eastern and western boundaries.</p>	
<p>General Area containing Submitted site (from Stage 1 Assessment): General Area 33</p>	
<p>Source of submitted site: Submitted site has been promoted through the Durham County Plan Issues and Options Consultation, Summer 2016.</p>	
<p>Impact of Designations: The submitted site is not located within any of the Category 1 designations.</p>	
<p>Does the Resultant Boundary represent a strongly Defined, Durable Green Belt Boundary?</p> <p>The existing Green Belt boundary is defined by Ashwood (road) to the south and dense tree line to the east and west of the submitted site. This is considered to be a strong and durable boundary. The resultant boundary would be defined by a sparse tree line to the north which is a less durable boundary.</p>	
<p>Appraisal of Submitted site against the 5 NPPF Green Belt Purposes</p>	
<p>Purpose 1: The submitted site is connected to the north east of the large built up area of Durham City. The boundary is formed to the south by a road named Ashwood and by dense tree line to the east and west and some residential development to the north. The boundary is mixed in durability and the Green Belt has a role protecting land which is considered to be open. The submitted site is connected to the built up area along three boundaries. The development of this submitted site would constitute rounding off and therefore there is limited risk of sprawl. There is no ribbon development present. Overall, the submitted site makes a moderate contribution to checking unrestricted sprawl.</p> <p>Level of Contribution: Moderate</p>	
<p>Purpose 2: Given that the submitted site is almost completely enclosed by Durham City, it makes no discernable contribution to maintaining a gap between settlements.</p> <p>Level of Contribution: No contribution</p>	
<p>Purpose 3: The principal land use is woodland. The submitted site contains no built development. The topography of the submitted site is sloping towards the River Wear and there is dense vegetation along the boundaries and throughout the submitted site. This restricts long line views across the submitted site. This does not impact upon the score given the lack of any built development on the submitted site.</p> <p>Level of Contribution: Strong</p>	
<p>Purpose 4:</p> <p><i>To preserve the setting and special character of Durham City</i></p> <p>1. Perception of the Scale of the City.</p> <p>The Historic Core (Durham City Conservation Area) falls within this submitted site. Therefore the area makes a strong contribution to the perception of the scale of the City.</p>	

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

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

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

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

4. Key approaches to and journeys to the City.

The submitted site is to the west of the A690 (primary transport route), but is not viable from this route due to development directly along the route. The submitted site is visible from the East Coast Main Line. The submitted site is therefore considered to make a **moderate** contribution to towards the perception of scale of the City.

5. Historic and cultural association

The submitted site contains no Listed Buildings, Scheduled Monuments or Registered Historic Park and Gardens. The Chapel of St Mary Magdalene is located to 50 metres to the south of the submitted site, which is a Grade I Listed Building and a Scheduled Monument. The submitted site is contained within the Durham City Conservation Area. The General Area is considered to contain no notable heritage except the Durham City Conservation Area and therefore makes a **moderate** contribution to the setting of Durham City.

6. Landscape character / Quality

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

Score: Strong

Durham City Historic Core

The Historic Core (Durham City Conservation Area) falls within this submitted site. Approximately 30% of the southern part of the submitted site is located within the Historic Core, therefore the area makes a **strong** contribution to supporting the setting and special character of Durham City.

Score: Strong

Level of Contribution: Strong

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

Level of Contribution: Moderate

Summary: Overall this submitted site performs strongly against purpose 4 due to its location in the Durham City Conservation Area and within a Green Finger, and also against purpose 3 due to the lack of built development.

7 Howlands

<p>Submitted site Reference: NA</p>	<p>Boundary of Submitted site with designations mapped</p>
<p>Submitted site Name: Howlands</p>	
<p>Submitted site Size: 16ha</p>	
<p>Location of Submitted site and relationship with inset settlement: The submitted site is located to the south of Durham City.</p>	
<p>General Area containing Submitted site (from Stage 1 Assessment): General Area 14</p>	
<p>Source of submitted site: Submitted site has been promoted through the Durham County Plan Issues and Options Consultation, Summer 2016.</p>	
<p>Impact of Designations: The submitted site is not located within any of the Category 1 designations.</p>	
<p>Does the Resultant Boundary represent a strongly Defined, Durable Green Belt Boundary?</p> <p>The existing Green Belt boundary with the built up area of Durham City is along the A177, which is a strong and durable boundary. The resultant boundary would be defined by dense tree line to the north and east of the submitted site and an access road to the south of the submitted site which are all considered to be durable boundaries. However it would leave a strip of Green Belt between the submitted site and the A177, which would be performing no Green Belt function.</p>	
<p>Appraisal of Submitted site against the 5 NPPF Green Belt Purposes</p>	
<p>Purpose 1: The submitted site is connected to the large built up area of Durham City along the western boundary. The existing Green Belt boundary is formed by the A177, which forms a durable boundary between the Green Belt and Durham City. However the Green Belt is not protecting land which is considered to be open as there is already considerable development within the submitted site. The submitted site is connected to the built up area along one boundary and development would not constitute rounding off. The existing development within the submitted has already created sprawl. There is no ribbon development present. Overall, the submitted site makes a weak contribution to checking unrestricted sprawl due to the existing sprawl within the site.</p> <p>Level of Contribution: Weak</p>	
<p>Purpose 2: The submitted site forms a land gap between Durham City and Sunderland Bridge. The land gap between Durham City and Sunderland Bridge is approximately 3.1km and comprises open land. The A177 (south) provide a direct road link between Durham City and Sunderland Bridge, however there is no visual connection between the edge of Durham City and Sunderland Bridge. There is a perception of leaving Durham City and entering Sunderland Bridge. The submitted site is not at the narrowest point of the land gap and the land gap between Durham City and Sunderland Bridge is already narrower to the south of the submitted site. The submitted site plays a very limited role in maintaining a gap between settlements as the loss of openness would not reduce the perception of a gap particularly given that it is already narrower to the south of the site.</p> <p>Level of Contribution: Weak</p>	
<p>Purpose 3: The principal land use is Durham University Colleges, which are encompassed within a landscaped environment. The submitted site has more than 25% built development consisting of the non-rural uses of the university buildings. The topography of the submitted site is predominately flat, with sparse vegetation throughout, and dense vegetation along most of the boundaries. However, within the middle of the site there is a large mound which impacts upon the visual openness of the submitted site.</p> <p>Level of Contribution: No contribution</p>	
<p>Purpose 4:</p>	

To preserve the setting and special character of Durham City**1. Perception of the Scale of the City**

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

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

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

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

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

4. Key approaches to and journeys to the City.

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

5. Historic and cultural association

The submitted site contains no Listed Buildings, Registered Park and Gardens, Conservation Area, Scheduled Monuments or Registered Historic Park and Gardens.

The submitted site is considered to contain no notable heritage assets and therefore makes a **weak** contribution to the setting of Durham City.

6. Landscape character / Quality

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

Score: Weak

Durham City Historic Core

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

Score: Weak

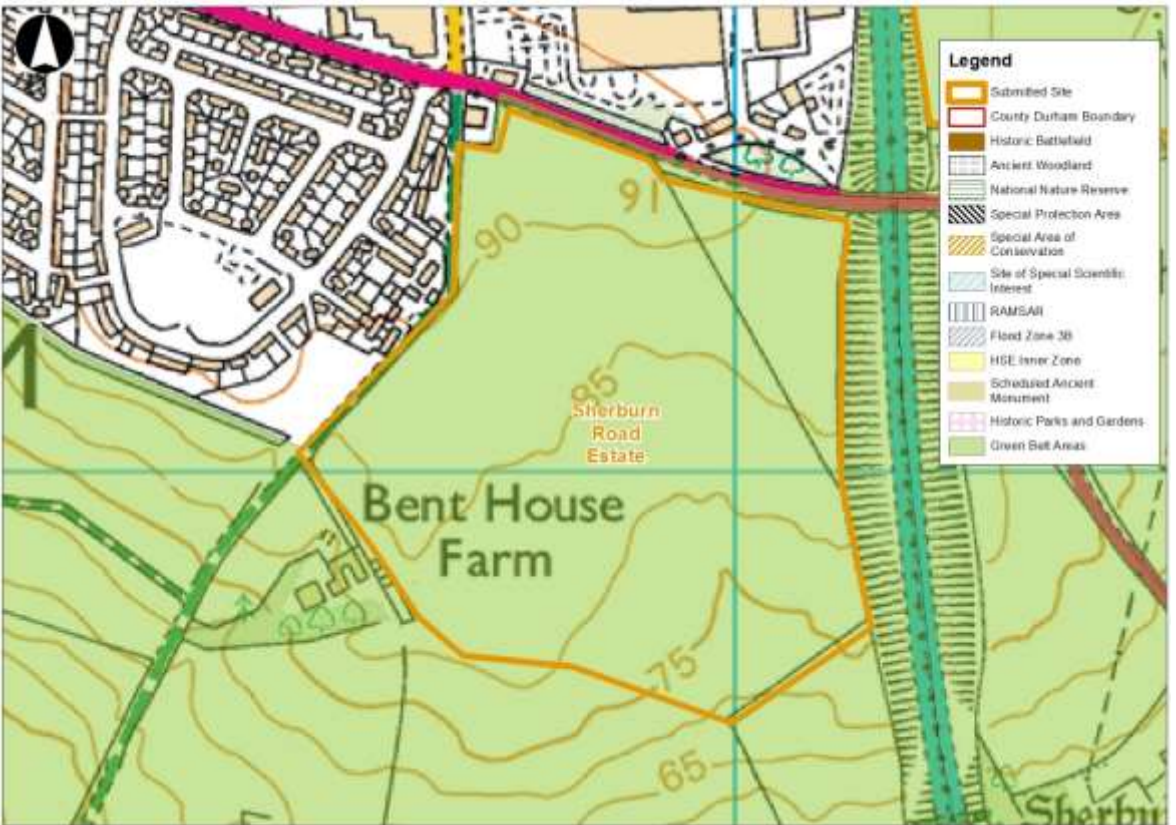
Level of Contribution: Weak

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

Level of Contribution: Moderate

Summary: Overall this submitted site does not perform strongly against any Green Belt purpose.

8 Sherburn Road Estate

<p>Submitted site Reference: NA</p>	<p>Boundary of Submitted site with designations mapped</p>
<p>Submitted site Name: Sherburn Road Estate</p>	
<p>Submitted site Size: 22ha</p>	
<p>Location of Submitted site and relationship with inset settlement: The submitted site is located to the south and the east of Durham City and is contiguous with the built up area. The A1(M) is to the east of the site and is audible, however it is located within a cutting and is not visible.</p>	
<p>General Area containing Submitted site (from Stage 1 Assessment): General Area 10</p>	
<p>Source of Submitted site: Submitted site has been promoted through the Durham County Plan Issues and Options Consultation, Summer 2016.</p>	
<p>Impact of Designations:</p> <p>The submitted site is not located within any of the designations that have been identified within the method.</p>	
<p>Does the Resultant Boundary represent a strongly Defined, Durable Green Belt Boundary?</p> <p>The existing Green Belt boundary is defined by the A181 and Bent House Lane which are durable boundaries. The resultant boundary would be defined by a field boundary predominantly with a shorter extent of dense tree line. These would be less durable boundaries.</p>	
<p>Appraisal of Submitted site against the 5 NPPF Green Belt Purposes</p>	
<p>Purpose 1: The submitted site is connected to the built up area of Durham City along its northern and western boundaries. The northern boundary is defined by the A181 and the western boundary is defined by Bent House Lane. These are both durable boundaries between the submitted site and the built up area. The Green Belt has a role protecting land which is considered to be open. The submitted site is connected to the built up area along two of its four boundaries. Development of the submitted site would constitute rounding off therefore there is limited risk of sprawl. There is no ribbon development present. Overall, the submitted site makes a moderate contribution to checking unrestricted sprawl.</p> <p>Level of contribution: Moderate</p>	
<p>Purpose 2: The submitted site forms a land gap Durham City and Sherburn, as well as Durham City and Shincliffe/High Shincliffe. The land gap between Durham City and Sherburn is approximately 1.3km and comprises open countryside. There is no visibility between the settlements from the submitted site. The A181/ B1283 provide a direct road link between Durham City and Sherburn and this road forms the northern boundary of the submitted site. The land gap between Durham City and Shincliffe / High Shincliffe is approximately 1.1km at the nearest point, and comprises open countryside. There is no visibility between settlements and there is no direct road link between the settlements. The submitted site plays a very limited role in maintaining a gap between Durham City and Sherburn as loss of openness would not reduce the perceived gap given that the gap is already narrower in other locations. The submitted site plays some role in maintaining a gap between Durham City and Shincliffe/High Shincliffe as loss of openness would not cause settlements to merge but would erode the gap between them.</p> <p>Level of Contribution: Moderate</p>	
<p>Purpose 3: The principal land use is agricultural. The submitted site contains no built development and is completely open countryside. The topography of the submitted site is a gentle slope to the south, and owing to this there are long line views towards the south from the north of the site. There is no vegetation within the submitted site which contributes to the visual openness, however the vegetation along the boundaries and the A1(M) detracts from this somewhat. This does not impact upon the score given the lack of any built development.</p> <p>Level of Contribution: Strong</p>	

Purpose 4:***To preserve the setting and special character of Durham City***

1. Perception of the Scale of the City. The Historic Core (Durham City Conservation Area) is located 0.7km to the west of the submitted site. The gap between the historic core and submitted site consists of the modern built form of Durham. The submitted site therefore makes a **weak** contribution to the perception of the scale of the City.

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

This submitted site forms part of a Green Finger that penetrates Durham City from the south-east. This Green Finger consists of 'the valley of the Wear to the south-east of the city from the racecourse to Shincliffe and between Gilesgate / Sherburn Road Estate and Whinney Hill. However the submitted site is not directly within this Green Finger, as it is located to the east of existing modern built form and therefore does not directly link into the historic core. This submitted site is therefore considered to make a **moderate** contribution to the setting of the historic City of Durham.

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

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

4. Key approaches to and journeys to the City.

The General Area includes one primary transport route at its northern boundary. The A181 provides access to Durham City. The approach includes modern built form prior to meeting the Historic Core (edge of the Conservation Area). If this submitted site was developed along the A181 then the scale Durham only be **weakly** affected as the historic core is not visible and modern development has occurred along this route.

5. Historic and cultural association

The General Area contains no Listed Buildings, Conservation Areas, Registered Park and Gardens, Scheduled Monuments or Registered Historic Park and Gardens.

The General Area is considered to contain no notable heritage assets and therefore makes a **weak** contribution to the setting of Durham City.

6. Landscape character / Quality

The submitted site is located within broad landscape type: Lowland Valley Terraces and therefore makes a **moderate** contribution to the historic setting and special character of the City.

Score: Weak

Durham City Historic Core

The Historic Core (Durham City Conservation Area) is located approximately 0.7 km west of this submitted site and is separated by post WWII built form. This General Area therefore makes a **weak** contribution to the setting of the historic City of Durham.

Score: Weak

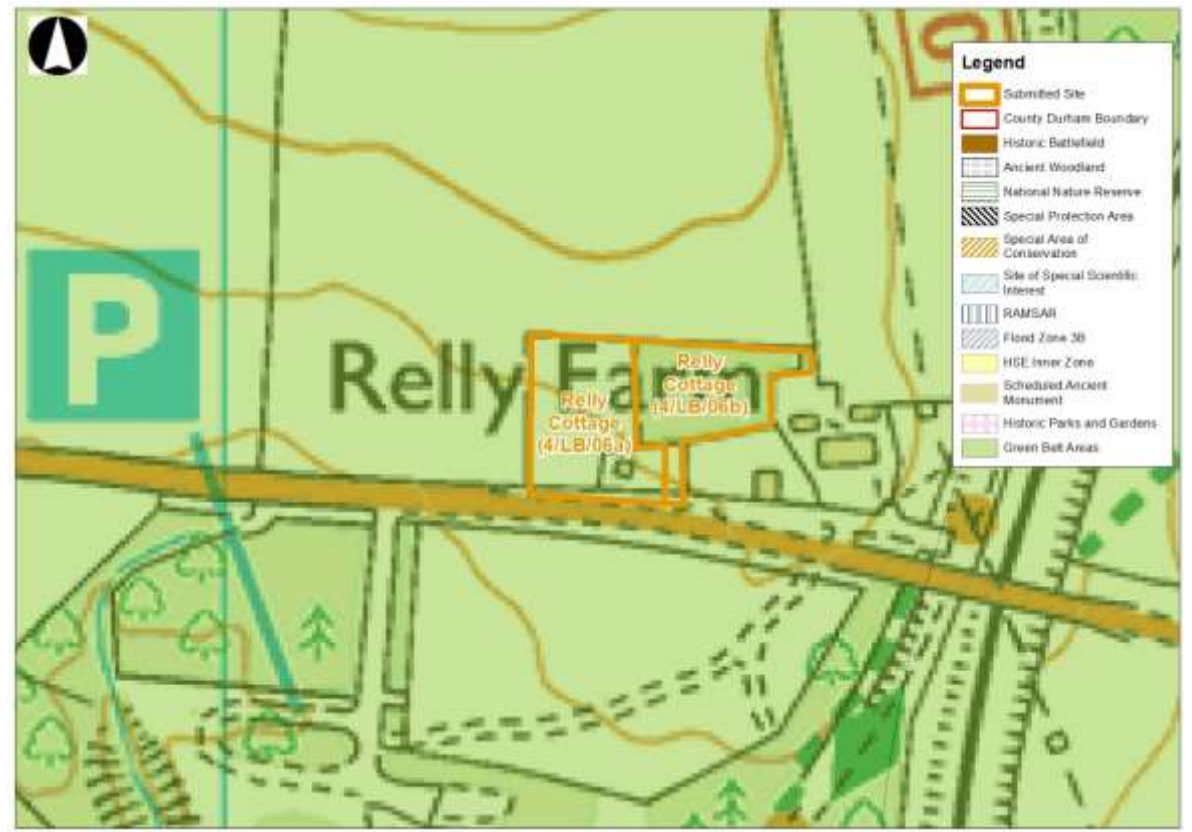
Level of Contribution: Weak

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

Level of Contribution: Moderate

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

9 Relly Cottage (4/LB/06a)

<p>Submitted site Reference: NA</p>	<p>Boundary of Submitted site with designations mapped</p>
<p>Submitted site Name: Relly Cottage (4/LB/06a)</p>	
<p>Submitted site Size: 0ha</p>	
<p>Location of Submitted site and relationship with inset settlement: The submitted site is located to the east of Broompark, however it is not directly adjacent to any of the defined built up areas or inset settlements.</p>	
<p>General Area containing Submitted site (from Stage 1 Assessment): General Area 23</p>	
<p>Source of Submitted site: Submitted site has been promoted through the Durham County Plan Issues and Options Consultation, Summer 2016.</p>	
<p>Impact of Designations: The submitted site is not located within any of the Category 1 designations that have been identified within the method.</p>	
<p>Does the Resultant Boundary represent a strongly Defined, Durable Green Belt Boundary?</p> <p>The resultant boundary would be defined by an intermittent tree line around the majority of the boundaries, with the southern boundary defined by the B6302. These would be predominantly less durable boundaries with one durable boundary to the south. This submitted site would be fully surrounded by the Green Belt as it does not have any links with the existing urban form. The proposed submitted site is not considered to provide durable boundaries.</p>	
<p>Appraisal of Submitted site against the 5 NPPF Green Belt Purposes</p>	
<p>Purpose 1: The submitted site, Relly Farm, is not connected to or close to any of the large built up areas (as defined in the method) and there is no risk of sprawl..</p> <p>Level of Contribution: No contribution</p>	
<p>Purpose 2: The submitted site forms a land gap between Broompark and Durham City. The land gap between Broompark and Durham City is approximately 1.4km. The B6302 provides a direct road link between Broompark and Durham City and forms the southern boundary to the submitted site. The submitted site plays a very limited role in maintaining a gap between settlements as loss of openness would not reduce the perception of a gap due to the size and scale of the submitted site.</p> <p>Level of Contribution: Weak</p>	
<p>Purpose 3: The principal land use is open countryside in agricultural use, with one large dwelling and outbuilding located within the submitted site. The submitted site has between 5% and 10% built development consisting of non-rural uses as it is a residential dwelling. The submitted site is flat and there is scattered vegetation, with dense vegetation along some of the boundaries limiting views across the submitted site. This does not impact upon the score given the level of built development within the submitted site.</p> <p>Level of Contribution: Moderate</p>	
<p>Purpose 4:</p> <p><i>To preserve the setting and special character of Durham City</i></p> <p>1. Perception of the Scale of the City.</p> <p>The Historic Core (Durham City Conservation Area) is located approximately 0.9km north east of this submitted site (from its nearest point to the Historic Core). The gap between the historic core and submitted site consists of Green Belt and modern built form of Durham. The submitted site therefore makes a weak contribution to the perception of the scale of the City.</p>	

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

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

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

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

4. Key approaches to and journeys to the City.

The Broom Lane B6302 (secondary transport route) forms the southern boundary of the submitted site. The submitted site is remote from any settlements. There are not any views of the historic core along the B6302 from the submitted site. If this submitted site was developed along the B6302 then the scale Durham would be **moderately** affected as it would create additional urban form on the approach to Durham.

5. Historic and cultural association

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

6. Landscape character / Quality

The General Area falls within the Wear Lowlands Countryside Character Area and within the Broad Landscape Type: Coalfield Valley. This part of the General Area is therefore considered to make a **weak** contribution to the historic setting of Durham.
Score: Weak

Durham City Historic Core

The Historic Core (Durham City Conservation Area) is located approximately 0.9 km north east of this submitted site (from its nearest point to the Historic Core). The 0.9km gap is Green Belt. The 0.9km gap is Green Belt. The gap between the historic core and submitted site consists of Green Belt and post WWII modern built form of Durham. The submitted site therefore makes a weak contribution to the setting of the historic City of Durham.

Score: Weak

Level of Contribution: Weak

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

Level of Contribution: Moderate

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

10 Relly Cottage (4/LB/06b)

<p>Submitted site Reference: 4/LB/06b</p>	<p>Boundary of Submitted site with designations mapped</p>
<p>Submitted site Name: Relly Cottage</p>	
<p>Submitted site Size: 0ha</p>	
<p>Location of Submitted site and relationship with inset settlement: The submitted site is located to the west of Durham City., however it is not directly adjacent to any of the defined built up areas or inset settlements.</p>	
<p>General Area containing Submitted site (from Stage 1 Assessment): General Area 23</p>	
<p>Source of Submitted site: Submitted site has been promoted through the Durham County Plan Issues and Options Consultation, Summer 2016.</p>	
<p>Impact of Designations: The submitted site is not located within any of the designations that have been identified within the method.</p>	
<p>Does the Resultant Boundary represent a strongly Defined, Durable Green Belt Boundary?</p> <p>The resultant boundary would be defined by an intermittent tree line around the majority of the boundaries, with the southern boundary defined by the B6302. These would be predominantly less durable boundaries with one durable boundary to the south. This submitted site would be fully surrounded by the Green Belt as it does not have any links with the existing urban form. The proposed submitted site is not considered to provide durable boundaries.</p>	
<p>Appraisal of Submitted site against the 5 NPPF Green Belt Purposes</p>	
<p>Purpose 1: The submitted site, Relly Cottage, is not connected to or close to any of the large built up areas (as defined in the method) and there is no risk of sprawl.</p> <p>Level of Contribution: No contribution</p>	
<p>Purpose 2: The submitted site forms a land gap between the settlements of Broompark and Durham City. The land gap between Broompark and Durham City is approximately 1.4km. The B6302 provides a direct road link between Broompark and Durham City and forms the southern boundary to the submitted site. The submitted site plays a very limited role in maintaining a gap between settlements as loss of openness would not reduce the perception of a gap given the size and scale of the submitted site.</p> <p>Level of Contribution: Weak</p>	
<p>Purpose 3: The principal land use is open countryside in agricultural use. The submitted site contains no built development. The submitted site is flat and there is scattered vegetation, with dense vegetation along some of the boundaries limiting views across the submitted site. This does not impact upon the score given the lack of any built development within the submitted site.</p> <p>Level of Contribution: Strong</p>	
<p>Purpose 4</p> <p><i>To preserve the setting and special character of Durham City</i></p> <p>1. Perception of the Scale of the City.</p> <p>The Historic Core (Durham City Conservation Area) is located approximately 0.9km north east of this submitted site (from its nearest point to the Historic Core). The gap between the historic core and submitted site consists of Green Belt and modern built form of Durham. The submitted site therefore makes a weak contribution to the perception of the scale of the City.</p>	

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

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

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

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

4. Key approaches to and journeys to the City.

The Broom Lane B6302 (secondary transport route) forms the southern boundary of the submitted site. The submitted site is remote from any settlements. There are not any views of the historic core along the B6302 from the submitted site. If this submitted site was developed along the B6302 then the scale Durham would be **moderately** affected as it would create additional urban form on the approach to Durham.

5. Historic and cultural association

The submitted site contains no Listed Buildings, Conservation Areas, Registered Park and Gardens, Scheduled Monuments or Registered Historic Park and Gardens.

The submitted site is considered to contain no notable heritage assets and therefore makes a **weak** contribution to the setting of Durham City.

6. Landscape character / Quality

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

Score: Weak

Durham City Historic Core

The Historic Core (Durham City Conservation Area) is located approximately 0.9 km north east of this submitted site (from its nearest point to the Historic Core). The 0.9km gap is Green Belt. The 0.9km gap is Green Belt. The gap between the historic core and submitted site consists of Green Belt and post WWII modern built form of Durham. The submitted site therefore makes a **weak** contribution to the setting of the historic City of Durham.

Score: Weak

Level of Contribution: Weak

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

Level of Contribution: Moderate

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

11 Land at The Hermitage

<p>Submitted site Reference: NA</p>	<p>Boundary of Submitted site with designations mapped</p>
<p>Submitted site Name: Land at the Hermitage</p>	
<p>Submitted site Size: 3ha</p>	
<p>Location of Submitted site and relationship with inset settlement: The submitted site is located directly to the south of Chester-le-Street and connected to an inset settlement along a unnamed road.</p>	
<p>General Area containing Submitted site (from Stage 1 Assessment): General Area 29</p>	
<p>Source of submitted site: Submitted site has been established through the method for creating submitted sites outlined within the report.</p>	
<p>Impact of Designations: The submitted site is not located within any of the Category 1 designations.</p>	
<p>Does the Resultant Boundary represent a strongly Defined, Durable Green Belt Boundary?</p> <p>The existing Green Belt boundary is defined by the rear of residential properties and an area of open space to the south of Chester-le-Street. This is considered to be a less durable boundary. The resultant boundary would be defined by dense tree line to the south and the A167 to the east and the railway line to the west. These are durable boundaries based on the Green Belt methodology. The proposed submitted site is considered to provide durable boundaries, however two small areas of Green Belt would remain next to the built form, which would no longer be serving any Green Belt purpose.</p>	
<p>Appraisal of Submitted site against the 5 NPPF Green Belt Purposes</p>	
<p>Purpose 1: The existing Green Belt boundary with Chester-le-Street is a field boundary to the north of the submitted site that is marked on the ground by tree line. This is a less durable boundary between the submitted site and the built up area. The Green Belt has a role protecting land which is considered to be open. The submitted site is connected to the built up area along one boundary. Development of the submitted site would not constitute rounding off therefore creating the risk of sprawl. There is no ribbon development present. Overall, the submitted site makes a strong contribution to checking unrestricted sprawl.</p> <p>Level of Contribution: Strong</p>	
<p>Purpose 2: The submitted site forms a land gap between the settlements of Chester-le-Street and Chester Moor. The land gap between Chester-le-Street and Chester Moor across the submitted site is approximately 1.26km and comprises open land. There is a densely wooded area to the south of the site as well as the A167 and the railway line between the settlements thus there is no visibility between settlements. The A167 forms the eastern boundary and provides a direct road link between Chester-le-Street and Chester Moor. The submitted site plays a very limited role in maintaining a gap between settlements as loss of openness would not reduce the perception of a gap.</p> <p>Level of Contribution: Weak</p>	
<p>Purpose 3: The principal land use is an agricultural field with small copse of trees and single mature trees. The submitted site has no built development. The submitted site has an undulating topography which slopes down towards the A167. There is dense vegetation in the south and limited open views. This does not impact upon the score given the lack of any built development.</p> <p>Level of Contribution: Strong</p>	
<p>Purpose 4: This Submitted site is 5km from the Durham Historic Core with no direct views towards the historic core. The Submitted site is not considered to have an adverse impact on the setting of the historic City of Durham.</p> <p>Level of Contribution: No contribution</p>	

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

Level of Contribution: Moderate

Summary: Overall this submitted site performs strongly against purpose 1 due to the risk of sprawl and purpose 3 due to the lack of built development.

12 Plawsworth Reservoir

<p>Submitted site Reference: NA</p>	<p>Boundary of Submitted site with designations mapped</p>
<p>Submitted site Name: Plawsworth Reservoir</p>	
<p>Submitted site Size: Oha</p>	
<p>Location of Submitted site and relationship with inset settlement: The submitted site is located directly to the north of the inset settlement of Plawsworth.</p>	
<p>General Area containing Submitted site (from Stage 1 Assessment): General Area 28</p>	
<p>Source of submitted site: Submitted site has been promoted through the Durham County Plan Issues and Options Consultation, Summer 2016.</p>	
<p>Impact of Designations: The submitted site is not located within any of the Category 1 designations.</p>	
<p>Does the Resultant Boundary represent a strongly Defined, Durable Green Belt Boundary?</p> <p>The existing Green Belt boundary is also formed by a planted field boundary. This is considered a reasonable boundary, but less durable in the long term. The resultant boundary would be defined by a field boundary which is considered to be a less durable boundary.</p>	
<p>Appraisal of Submitted site against the 5 NPPF Green Belt Purposes</p>	
<p>Purpose 1: The submitted site is not connected to or close to any of the large built up areas (as defined in the method) and there is no risk of sprawl.</p> <p>Level of Contribution: No contribution</p>	
<p>Purpose 2: The submitted site forms a land gap between the settlements of Plawsworth and Chester Moor. The land gap between Plawsworth and Chester Moor is approximately 0.98km at its nearest point, consisting of open land. There is no visual connection between the edge of Plawsworth and Chester Moor. The A167 provides a direct road link between Plawsworth and the eastern section of Chester Moor and forms the western boundary of the submitted site. The submitted site plays a very limited role in maintaining a gap between settlements as loss of openness would not reduce the perception of the gap due to the size and scale of the submitted site and the lack of visibility between settlements.</p> <p>Level of Contribution: Weak</p>	
<p>Purpose 3: The principal land use is open countryside. The submitted site contains no built development. The topography of the submitted site is flat and there is minimal vegetation both within the submitted site and along the boundaries. There are long line views of the open countryside, owing to the topography and lack of vegetation.</p> <p>Level of Contribution: Strong</p>	
<p>Purpose 4:</p> <p><i>To preserve the setting and special character of Durham City</i></p> <p>1. Perception of the Scale of the City</p> <p>The Historic Core (Durham City Conservation Area) is located approximately 4.6 km south of this submitted site (from its nearest point to the Historic Core). The 4.6km gap consists of Green Belt and modern built form. The submitted site therefore makes a weak contribution to the perception of the scale of the City.</p>	

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

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

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

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

4. Key approaches to and journeys to the City.

The A167 South Road (primary transport route) forms the western boundary of the submitted site. There is tree planting along the A177, but the site is visible from this road.

5. Historic and cultural association

The submitted site contains no Listed Buildings, Registered Park and Gardens, Scheduled Monuments or Registered Historic Park and Gardens. However the submitted site is immediately adjacent to the Plawsworth Conservation Area.

The submitted site is considered to contain few notable heritage assets and therefore makes a **moderate** contribution to the setting of Durham City.

6. Landscape character / Quality

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

Score: Weak

Durham City Historic Core

The Historic Core (Durham City Conservation Area) is located approximately 4.6 km south of this submitted site (from its nearest point to the Historic Core). The 4.6km gap consists of Green Belt and post WWII modern built form. The submitted site therefore makes a **weak** contribution to the setting of the historic City of Durham.

Score: Weak

Level of Contribution: Weak

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

Level of Contribution: Moderate

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

13 Par Petroleum

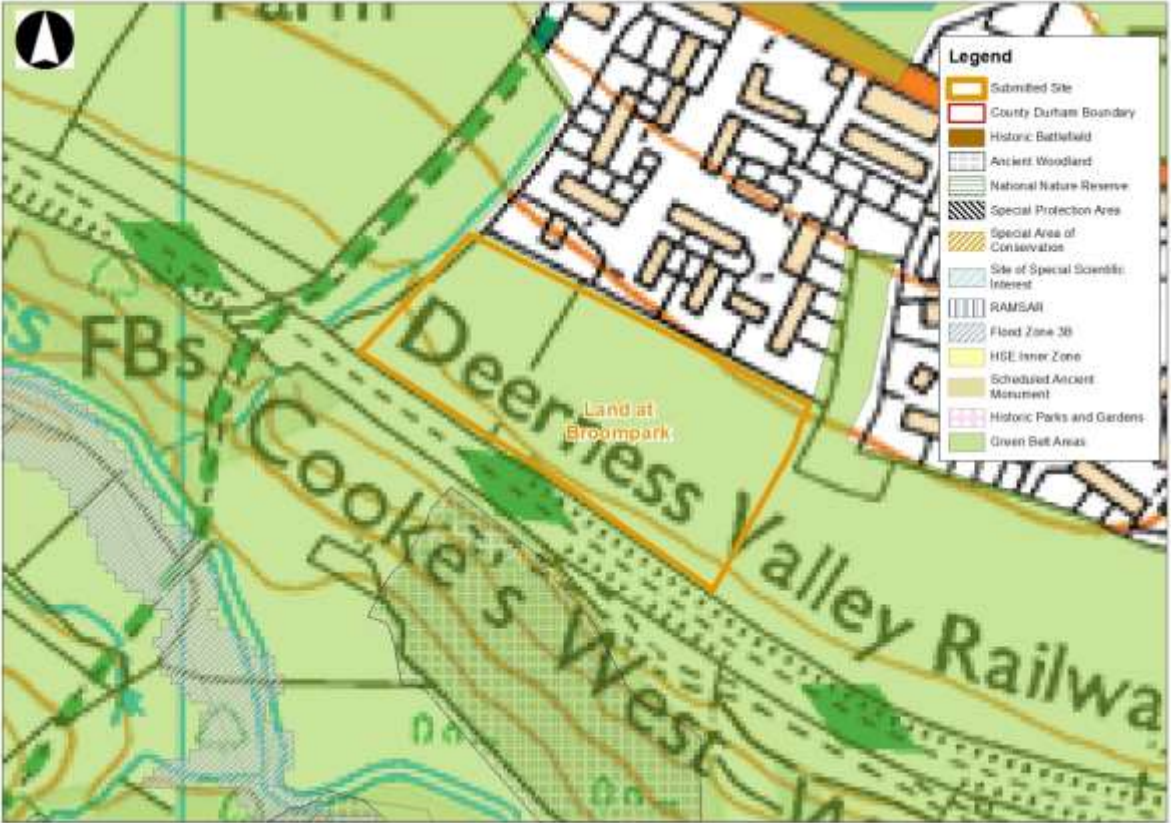
<p>Submitted site Reference: (4/WR/02a)</p>	<p>Boundary of Submitted site with designations mapped</p>
<p>Submitted site Name: Par Petroleum</p>	
<p>Submitted site Size: 1ha</p>	
<p>Location of Submitted site and relationship with inset settlement: The submitted site is located to the south of Bournmoor, but is not contiguous with any of the defined built up areas or inset settlements. It is adjacent to an inset industrial estate.</p>	
<p>General Area containing Submitted site (from Stage 1 Assessment): General Area 40</p>	
<p>Source of submitted site: Submitted site has been promoted through the Durham County Plan Issues and Options Consultation, Summer 2016.</p>	
<p>Impact of Designations: The submitted site is not located within any of the Category 1 designations.</p>	
<p>Does the Resultant Boundary represent a strongly Defined, Durable Green Belt Boundary?</p> <p>The resultant boundary would be defined by dense tree line along the northern and eastern boundaries of the submitted site. This would be considered to be a durable boundary that would form the edge of the Green Belt. The existing boundary to the inset industrial estate is a field boundary and is not considered to be durable. The Green Belt boundary along the A184 is the outer Green Belt boundary, and provides a durable boundary.</p>	
<p>Appraisal of Submitted site against the 5 NPPF Green Belt Purposes</p>	
<p>Purpose 1: The submitted site is not connected to or close to any of the large built up areas (as defined in the method) and there is no risk of sprawl.</p> <p>Level of Contribution: No contribution</p>	
<p>Purpose 2: The submitted site forms a land gap between the inset settlements of Bournmoor and Colliery Row. The land gap between Bournmoor and Colliery Row is 0.2km at its nearest point. The A1052 forms a direct route between the settlements. Due to the undulating topography of the settlements there is visibility between the settlements, in particular Colliery Row is at a slightly higher level and therefore there are open views from the A1052 across Bournmoor. The submitted site plays a very limited role in maintaining a gap between settlements as loss of openness would not reduce the perception of a gap given the scale and location of the submitted site and due to the gap between settlements already being narrower to the north of the site.</p> <p>Level of Contribution: Weak</p>	
<p>Purpose 3: The principal land use is open land and the submitted site is entirely covered by woodland. There is no built development within the submitted site. The submitted site is flat and there is dense vegetation as the submitted site is covered by woodland which results in limited views into and around the site. This does not impact upon the score given the lack of any built development.</p> <p>Level of Contribution: Strong</p>	
<p>Purpose 4: This Submitted site is 5km from the Durham Historic Core with no direct views towards the historic core. The Submitted site is not considered to have an adverse impact on the setting of the historic City of Durham.</p> <p>Level of Contribution: No contribution</p>	

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

Level of Contribution: Moderate

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

14 Land at Broompark

Submitted site Reference:	Boundary of Submitted site with designations mapped
Submitted site Name: Land at Broompark	
Submitted site Size: 2ha	
Location of Submitted site and relationship with inset settlement: The submitted site is located to the south of the inset settlement of Broompark.	
General Area containing Submitted site (from Stage 1 Assessment): General Area 23	
Source of submitted site: Submitted site has been promoted through the Durham County Plan Issues and Options Consultation, Summer 2016.	
Impact of Designations: The submitted site is not located within any of the Category 1 designations.	
<p>Does the Resultant Boundary represent a strongly Defined, Durable Green Belt Boundary?</p> <p>The existing Green Belt boundary with the built development of Broompark is defined by a hedge line along the edge of the settlement which is considered to provide a less durable boundary. The resultant boundary would be defined by Deerness Valley Railway Path to the south which is surrounded by dense woodland which is considered to be durable and a field boundary to the east which is considered to be less durable.</p>	
<p>Appraisal of Submitted site against the 5 NPPF Green Belt Purposes</p>	
<p>Purpose 1: The submitted site is not connected to or close to any of the large built up areas (as defined in the method) and there is no risk of sprawl.</p> <p>Level of Contribution: No contribution</p>	
<p>Purpose 2: The submitted site forms a land gap between Broompark and New Brancepath (outside of the Green Belt), and Broompark and Brandon (outside of the Green Belt). The land gap between Broompark and New Brancepath across the submitted site is approximately 1.1km and consists of open countryside. Due to the undulating topography which slopes down towards the River Deerness, there is visibility between the settlements. The land gap between Broompark and Brandon across the submitted site is approximately 1.3km and consists of open countryside. Due to the undulating topography which slopes down towards the River Deerness, there is visibility between the settlements. The submitted site plays some role in maintaining a gap between settlements as loss of openness would not cause settlements to merge but would erode the gap between them, particularly due to the visibility between settlements.</p> <p>Level of Contribution: Moderate</p>	
<p>Purpose 3: The principal land use is open countryside. There is no built development within the submitted site. The topography of the site is characterised by a gentle slope towards the south with dense vegetation only present along boundaries. There are open long line views to the south across the Green Belt due to the topography of the area.</p> <p>Level of Contribution: Strong</p>	
<p>Purpose 4:</p> <p><i>To preserve the setting and special character of Durham City</i></p> <p>1. Perception of the Scale of the City</p>	

The Historic Core (Durham City Conservation Area) is located approximately 2.1 km east of this submitted site (from its nearest point to the Historic Core). The 2.1 km gap consists of Green Belt and modern built. This submitted site therefore makes a **weak** contribution to the perception of the scale of the City.

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

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

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

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

4. Key approaches to and journeys to the City.

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

5. Historic and cultural association

The submitted site contains no Listed Buildings, Conservation Areas, Registered Park and Gardens, Scheduled Monuments or Registered Historic Park and Gardens.

The submitted site is considered to contain no notable heritage assets and therefore makes a **weak** contribution to the setting of Durham City.

6. Landscape character / Quality

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

Score: Weak

Durham City Historic Core

The Historic Core (Durham City Conservation Area) is located approximately 2.1 km east of this submitted site (from its nearest point to the Historic Core). The 2.1km gap consists of post WWII built. This General Area therefore makes a **weak** contribution to the setting of the historic City of Durham.

Score: weak

Level of Contribution: Weak

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

Level of Contribution: Moderate

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

15 Sherburn Grange

<p>Submitted site Reference:</p>	<p>Boundary of Submitted site with designations mapped</p>
<p>Submitted site Name: Sherburn Grange</p>	
<p>Submitted site Size: 52ha</p>	
<p>Location of Submitted site and relationship with inset settlement: The submitted site is located to the south and east of Durham City, and is contiguous with the built up area along two boundaries. The submitted site is located to the west of the inset settlement of Sherburn and is not contiguous with the settlement.</p>	
<p>General Area containing Submitted site (from Stage 1 Assessment): General Area 6</p>	
<p>Source of submitted site: Submitted site has been promoted through the Durham County Plan Issues and Options Consultation, Summer 2016.</p>	
<p>Impact of Designations: The submitted site is not located within any of the Category 1 designations.</p>	
<p>Does the Resultant Boundary represent a strongly Defined, Durable Green Belt Boundary?</p> <p>The existing Green Belt boundary with Durham City is the A1 (M) to the west and tree line to the north, which are strong and durable boundaries. The resultant Green Belt boundary would be formed by the B1283, which is durable and a field boundary / path to the east of the submitted site which is considered to be less durable.</p>	
<p>Appraisal of Submitted site against the 5 NPPF Green Belt Purposes</p>	
<p>Purpose 1: The submitted site is connected to the east of the large built up area of Durham City. The existing Green Belt boundary with Durham City consists of the A1(M) to the west of the General Area, which forms a durable boundary. To the north, the boundary consists of the rear gardens of residential properties lined by Renny's Lane which is a track with tree planting. These boundaries are less durable however the Green Belt has had a role in protecting land which is considered to be open. The submitted site is connected to the built up area along two boundaries and development of the submitted site would constitute rounding off, therefore there is a limited risk of sprawl. There is no ribbon development present.</p> <p>Level of Contribution: Moderate</p>	
<p>Purpose 2: The submitted site supports a land gap between Durham City and the inset settlement of Sherburn. The land gap between Durham City and Sherburn across the submitted site is approximately 1.3km however the gap between the settlements is 0.5km at its nearest point (from Sheveley Walk to Sherburn). The gap consists of open countryside. The B1283 (the southern boundary of the submitted site) forms a direct route between the settlements and there is a strong perception of leaving Durham travelling through the countryside and entering Sherburn. There is visibility between the settlements due to the topography of the area. The submitted site plays a crucial role in maintaining a gap between Durham City and Sherburn as loss of openness would substantially reduce the gap between them and result in their perceived merging. This would be further emphasised by the existing visibility between settlements and the current perception of leaving Durham along the B1283, travelling through the countryside and entering Sherburn which would be lost.</p> <p>Level of Contribution: Strong</p>	
<p>Purpose 3: The principal land use is open countryside that is predominately in agricultural use. There is less than 5% built development within the site. The only built development is Sherburn Grange Farm which is a rural land use. The topography of the site is flat with dense vegetation generally only present along boundaries except a few small pockets of denser vegetation within the site. Owing to the topography and vegetation, there are long line views towards Durham City.</p> <p>Level of Contribution: Strong</p>	
<p>Purpose 4:</p>	

To preserve the setting and special character of Durham City**1. Perception of the Scale of the City**

The Historic Core (Durham City Conservation Area) is located approximately 1.3 km south of this submitted site (from its nearest point to the Historic Core). The 1.3km gap consists of Green Belt and modern built form. The submitted site therefore makes a **weak** contribution to the perception of the scale of the City.

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

The submitted site is located beyond the inner setting of Durham City and does not form a Green Finger into the City. Therefore the submitted site makes a **weak** contribution to the special character and perceived scale of the City.

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

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

4. Key approaches to and journeys to the City.

The submitted site contains one primary / secondary transport route (A181/B1283), which forms the southern boundary of the submitted site. The historic core is not visible along this route, but the submitted site is prominent from this route. The General Area makes a **moderate** contribution to the perceived scale of Durham City.

5. Historic and cultural association

The submitted site contains no Listed Buildings, Conservation Areas, Registered Park and Gardens, Scheduled Monuments or Registered Historic Park and Gardens.

The submitted site is considered to contain no notable heritage assets and therefore makes a **weak** contribution to the setting of Durham City.

6. Landscape character / Quality

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

Score: Weak

Durham City Historic Core

The Historic Core (Durham City Conservation Area) is located approximately 1.3 km west of this submitted site (from its nearest point to the Historic Core). The 1.3km gap consists of the modern built form of Durham City. The submitted site therefore makes a **weak** contribution to the setting of the historic City of Durham.

Score: Weak

Level of Contributions: Weak

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

Level of Contribution: Moderate

Summary: Overall this submitted site performs strongly against purpose 2 due to its crucial role in maintaining the gap between Durham City and Sherburn. It also performs strongly against purpose 3 due to the lack of built development.

16 Drum (2/CH/30a)

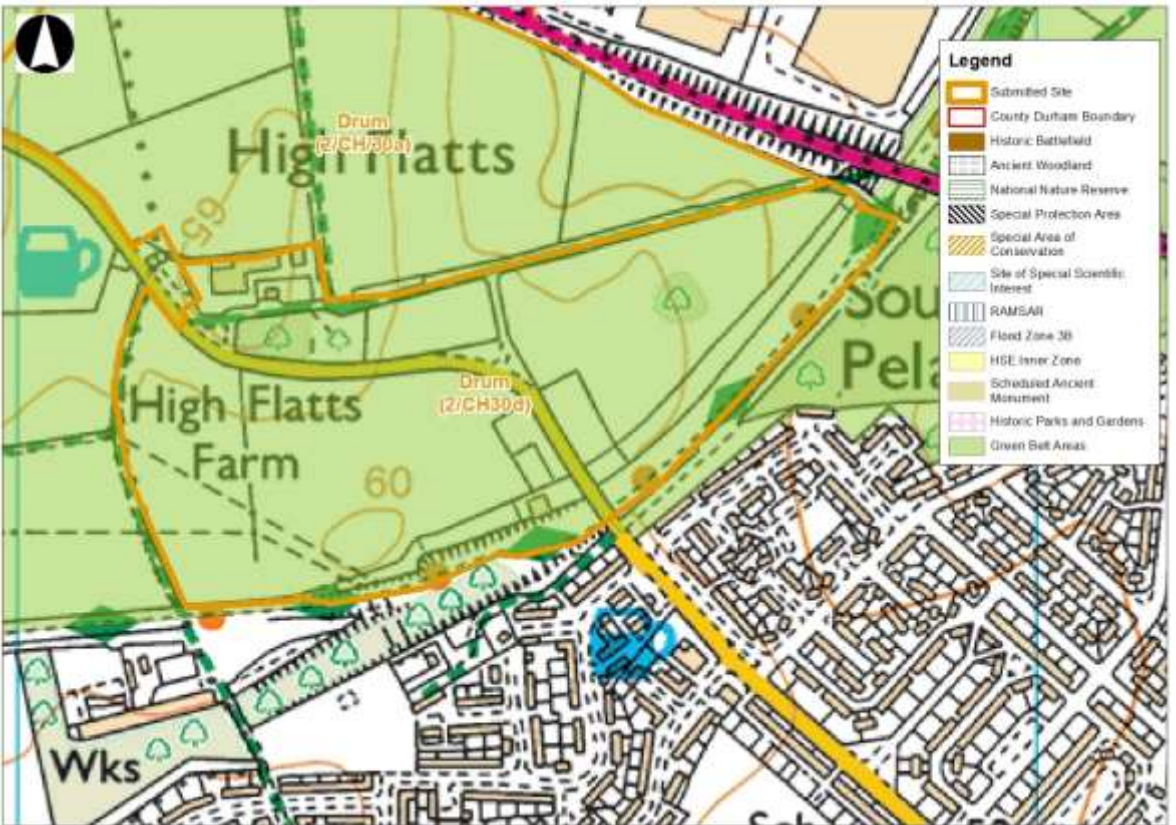
<p>Submitted site Reference: 2/CH/30a</p>	<p>Boundary of Submitted site with designations mapped</p>
<p>Submitted site Name: Drum 2/CH/30a</p>	
<p>Submitted site Size: 17ha</p>	
<p>Location of Submitted site and relationship with inset settlement: The submitted site is located to the west of Chester-le-Street and the east of Pelton</p>	
<p>General Area containing Submitted site (from Stage 1 Assessment): General Area 48</p>	
<p>Source of submitted site: Submitted site has been promoted through the Durham County Plan Issues and Options Consultation, Summer 2016.</p>	
<p>Impact of Designations: The submitted site is not located within any of the Category 1 designations.</p>	
<p>Does the Resultant Boundary represent a strongly Defined, Durable Green Belt Boundary?</p> <p>The existing Green Belt boundary is defined by the A693, which is considered to be strong and durable. The resultant Green Belt boundary would be defined by field boundaries to the west and a path to the east. These are less durable boundaries.</p>	
<p>Appraisal of Submitted site against the 5 NPPF Green Belt Purposes</p>	
<p>Purpose 1: The A693 forms the current Green Belt boundary with Chester-le-Street. This is a strong and durable boundary and is considered to be protecting open land. The submitted site is connected to the built up area along one boundary. The development of this submitted site would not constitute rounding off therefore creating the risk of sprawl. There is no ribbon development present. Overall, the submitted site makes a strong contribution to checking unrestricted sprawl.</p> <p>Level of Contribution: Strong</p>	
<p>Purpose 2: The submitted site forms a land gap between Chester-le-Street and Pelton. The land gap between Chester-le-Street and Pelton is approximately 1.1km across the submitted site. The gap consists of open countryside. Owing to the topography of the area, which is undulating, and the heavy planting, there is no visibility between the settlements. The gap between the settlements (including Perkinsville) is much narrower to the north of the submitted site due to the Drum Industrial Estate (approximately 170m gap). The A693 and Pelton Lane provides a direct road link between Chester-le-Street and Pelton. The submitted site plays some role in maintaining a gap between Chester-le-Street and Pelton as loss of openness would not cause settlements to merge but would erode the gap between them. The resultant gap would not be narrower than the existing gap between the Drum Industrial Estate and Pelton (including Perkinsville).</p> <p>Level of Contribution: Moderate</p>	
<p>Purpose 3: The existing land use is open countryside that is predominantly in agricultural use. There is no built development within the submitted site. The topography is characterised by rolling countryside which slopes towards the A693. There is minimal vegetation throughout the submitted site, with dense vegetation at the boundaries.</p> <p>Level of Contribution: Strong</p>	
<p>Purpose 4: This Submitted site is 5km from the Durham Historic Core with no direct views towards the historic core. The Submitted site is not considered to have an adverse impact on the setting of the historic City of Durham.</p> <p>Level of Contribution: No contribution</p>	

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

Level of Contribution: Moderate

Summary: Overall this submitted site performs strongly against purpose 1 due to the risk of sprawl and purpose 3 due to the lack of built development.

17 Drum (2/CH30d)

<p>Submitted site Reference: 2/CH/30d</p>	<p>Boundary of Submitted site with designations mapped</p>
<p>Submitted site Name: Drum 2/CH/30d</p>	
<p>Submitted site Size: 19ha</p>	
<p>Location of Submitted site and relationship with inset settlement: The submitted site is located to the west of Chester-le-Street and the east of Pelton</p>	
<p>General Area containing Submitted site (from Stage 1 Assessment): General Area 48</p>	
<p>Source of submitted site: Submitted site has been promoted through the Durham County Plan Issues and Options Consultation, Summer 2016.</p>	
<p>Impact of Designations: The submitted site is not located within any of the Category 1 designations.</p>	
<p>Does the Resultant Boundary represent a strongly Defined, Durable Green Belt Boundary?</p> <p>The existing Green Belt boundary is defined by the disused railway line which is considered to provide a strong and durable boundary. The resultant Green Belt boundary would be defined along an unmade road and a footpath, whilst the unmade road provides a durable boundary, the footpath is considered to be less durable.</p>	
<p>Appraisal of Submitted site against the 5 NPPF Green Belt Purposes</p>	
<p>Purpose 1: The submitted site is connected to Chester-le-Street along its southern boundary which is formed by the disused railway which is now in use as a cycle route. This is considered to be a durable boundary which is protecting land considered to be open. The submitted site is connected to the built up area along one boundary. The development of the submitted site would not constitute rounding off therefore creating the risk of sprawl. There is no ribbon development present. Overall, the submitted site makes a strong contribution to checking unrestricted sprawl.</p> <p>Level of Contribution: Strong</p>	
<p>Purpose 2: The submitted site forms a land gap between Chester-le-Street and Pelton. The land gap between Chester-le-Street and Pelton is approximately 1.1km across the submitted site. The gap consists of open countryside. Owing to the topography of the area, which is undulating, and the heavy planting, there is no visibility between the settlements. The gap between the settlements (including Perkinsville) is much narrower to the north of the submitted site due to the Drum Industrial Estate (approximately 170m gap). The A693 and Pelton Lane provides a direct road link between Chester-le-Street and Pelton. The submitted site plays some role in maintaining a gap between Chester-le-Street and Pelton as loss of openness would not cause settlements to merge but would erode the gap between them. The resultant gap would not be narrower than the existing gap between the Drum Industrial Estate and Pelton (including Perkinsville).</p> <p>Level of Contribution: Moderate</p>	
<p>Purpose 3: The principal land use is open countryside that is in agricultural use. There is less than 5% built development within the site. This is a rural land use with the farm in the north of the site (High Flatts Farm) and a farm building to the south of the site. The northern section of the submitted site slopes down to the north towards the A693 and the southern section slopes down towards the disused railway line, which is set at a lower level to the submitted site itself. The vegetation across the submitted site is generally minimal except along the boundaries and along the road. The topography and vegetation impacts upon the visual openness of the site in places however this does not impact upon the score given the low levels of built development within the submitted site.</p> <p>Level of Contribution: Strong</p>	
<p>Purpose 4: This Submitted site is 5km from the Durham Historic Core with no direct views towards the historic core. The Submitted site is not considered to have an adverse impact on the setting of the historic City of Durham.</p>	

<u>Level of Contribution: No contribution</u>
Purpose 5: All Green Belt land in County Durham is considered to perform moderately against this purpose, as set out in the Stage 1 Green Belt Assessment.
<u>Level of Contribution: Moderate</u>
Summary: Overall this submitted site performs strongly against purpose 1 due to the risk of sprawl and purpose 3 due to the lack of built development.

18 Bournmoor (2/BO/03)

<p>Submitted site Reference: 2/BO/03</p>	<p>Boundary of Submitted site with designations mapped</p>
<p>Submitted site Name: Bournmoor (2/BO/03)</p>	
<p>Submitted site Size: 8ha</p>	
<p>Location of Submitted site and relationship with inset settlement: The submitted site is located directly to the west of the inset settlement of Bournmoor.</p>	
<p>General Area containing Submitted site (from Stage 1 Assessment): General Area 41</p>	
<p>Source of submitted site: Submitted site has been promoted through the Durham County Plan Issues and Options Consultation, Summer 2016.</p>	
<p>Impact of Designations: The submitted site is not located within any of the Category 1 designations.</p>	
<p>Does the Resultant Boundary represent a strongly Defined, Durable Green Belt Boundary?</p> <p>The existing Green Belt boundary is defined by tree line which marks the edge of the settlement. This is considered to provide a reasonably durable boundary. The resultant Green Belt boundary would be defined by the A183 and the A1052 which are considered to be durable boundaries, as well as the existing Green Belt boundary.</p>	
<p>Appraisal of Submitted site against the 5 NPPF Green Belt Purposes</p>	
<p>Purpose 1: The submitted site is not connected to or close to any of the large built up areas (as defined in the method) and there is no risk of sprawl.</p> <p>Level of Contribution: No contribution</p>	
<p>Purpose 2: The submitted site forms a land gap between Chester-le-Street and Bournmoor. The land gap between the settlements is approximately 2.1km across the submitted site and consists of open land. There is no visual connection between the edge Bournmoor and Chester-le-Street due to the topography and vegetation. The A1052/A1083 provides a direct road link between the settlements and forms the northern boundary of the submitted site. The submitted site plays a very limited role in maintaining a gap between settlements as the loss of openness would not reduce the perception of a gap.</p> <p>Level of Contribution: Weak</p>	
<p>Purpose 3: The principal land use within this submitted site is agricultural. There is no built development within the submitted site. The submitted site has a flat topography and a small amount of vegetation in the west of the submitted site and the vegetation is dense along the boundaries and results in limited views from the submitted site. This does not impact upon the score given the lack of any built development.</p> <p>Level of Contribution: Strong</p>	
<p>Purpose 4: This Submitted site is 5km from the Durham Historic Core with no direct views towards the historic core. The Submitted site is not considered to have an adverse impact on the setting of the historic City of Durham.</p> <p>Level of Contribution: No contribution</p>	

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

Level of Contribution: Moderate

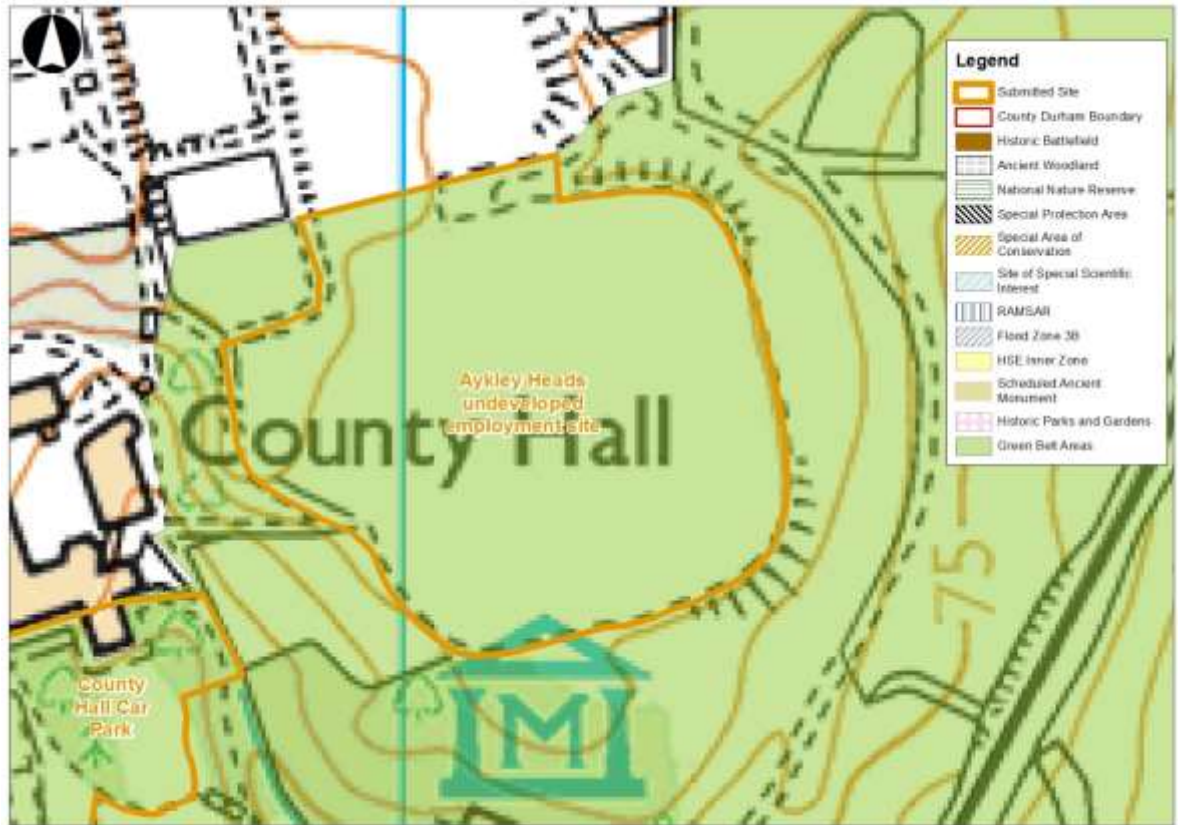
Summary: Overall this submitted site performs strongly against purpose 3 due to the lack of built development.

19 Picktree

<p>Submitted site Reference:</p>	<p>Boundary of Submitted site with designations mapped</p>
<p>Submitted site Name: Picktree</p>	
<p>Submitted site Size: 9ha</p>	
<p>Location of Submitted site and relationship with inset settlement: The submitted site is located to the east of the built up area of Chester-le-Street.</p>	
<p>General Area containing Submitted site (from Stage 1 Assessment): General Area 45</p>	
<p>Source of submitted site: Submitted site has been promoted through the Durham County Plan Issues and Options Consultation, Summer 2016.</p>	
<p>Impact of Designations: The submitted site is not located within any of the Category 1 designations.</p>	
<p>Does the Resultant Boundary represent a strongly Defined, Durable Green Belt Boundary?</p> <p>The existing Green Belt boundary with Chester-le-Street is the A1 (M) which is considered to provide a strong and durable boundary. The resultant Green Belt boundary would be formed by North Drive and the inset form of Picktree to the south of the submitted site. This is considered to offer a durable boundary.</p>	
<p>Appraisal of Submitted site against the 5 NPPF Green Belt Purposes</p>	
<p>Purpose 1: The submitted site is connected to the large built up area of Chester-le-Street along its western boundary and to the large built up area of Washington (Sunderland) along its eastern boundary. This is formed by the A1 (M) to the west and Picktree Lane to the east, both of which are durable boundaries between the submitted site and the Green Belt which are protecting land that is considered to be open. The submitted site is connected to the built up area along two boundaries. The development of this submitted site would constitute rounding off therefore there is limited risk of sprawl. There is no ribbon development present. Overall, the submitted site makes a moderate contribution to checking the unrestricted sprawl.</p> <p>Level of Contribution: Moderate</p>	
<p>Purpose 2: The submitted site forms a land gap between Chester-le-Street and Washington, and Chester-le-Street and Picktree. The land gap between Chester-le-Street and Washington is open countryside and the settlements have already merged along the A167. The land gap between Chester-le-Street and Picktree is approximately 160m along the southern boundary of the submitted site. This southern boundary consists of North Drive where there are two residential properties. The only separation between the settlements is provided by the A1(M), thus arguably the settlements have already merged. There is no direct road access between the settlements due to the A1(M). The submitted site plays a crucial role in maintaining a gap between settlements as loss of openness would cause Chester-le-Street and Picktree to completely merge.</p> <p>Level of Contribution: Strong</p>	
<p>Purpose 3: The principal land use is open countryside. The submitted site contains no built development. The topography of the submitted site is sloping towards the south and there is dense vegetation along the boundaries, particularly the southern and western boundaries. The A1(M) has an urbanising nature on the submitted site. This does not impact upon the score given the lack of any built development.</p> <p>Level of Contribution: Strong</p>	
<p>Purpose 4: This Submitted site is 5km from the Durham Historic Core with no direct views towards the historic core.</p> <p>The Submitted site is not considered to have an adverse impact on the setting of the historic City of Durham.</p>	

<u>Level of Contribution: No contribution</u>
Purpose 5: All Green Belt land in County Durham is considered to perform moderately against this purpose, as set out in the Stage 1 Green Belt Assessment.
<u>Level of Contribution: Moderate</u>
Summary: Overall this submitted site performs strongly against purpose 2 as it plays a crucial role in maintaining a gap between Chester-le-Street and Picktree. It also performs strongly against purpose 3 as it has no built development.

20 Aykley Heads undeveloped employment site

<p>Submitted site Reference: NA</p>	<p>Boundary of Submitted site with constraints mapped</p>
<p>Submitted site Name: Aykley Heads undeveloped employment site</p>	
<p>Submitted site Size: 6ha</p>	
<p>Location of Submitted site: The submitted site is located to the east of Durham City and is connected to Durham City directly along the northern boundary of the submitted site.</p>	
<p>General Area containing Submitted site (from Stage 1 Assessment): General Area 30</p>	
<p>Source of Submitted site: Submitted site has been promoted through the Durham County Plan Issues and Options Consultation, Summer 2016.</p>	
<p>Impact of Designations: The submitted site is not located within any of Category 1 designations.</p>	
<p>Does the Resultant Boundary represent a strongly Defined, Durable Green Belt Boundary?</p> <p>The existing Green Belt boundary is defined by the heavy tree planting, which is considered durable and the rear of Durham County Hall and the Police Station, which is a less durable boundary.</p> <p>The resultant Green Belt boundary would be defined by a short extent of a dense tree line to the west and a path. The boundary would also be along a ridgeline, which is considered a durable boundary. The proposed submitted site would result in a small strip of Green Belt remaining between the submitted site and the built form of Durham to the west of the submitted site, which would not be serving any Green Belt function.</p>	
<p>Re-appraisal of Submitted site against the 5 NPPF Green Belt Purposes</p>	
<p>Purpose 1: To the north of the submitted site is a dense tree line and an access road which define the current Green Belt boundary with Durham City. This is a durable boundary but parts of the boundary are not defined by any features on the ground, including around the police station, therefore the boundary is of mixed durability. The Green Belt is protecting land which is considered to be open. The submitted site is connected to the built up area along one boundary. Whilst there is some potential for development to constitute rounding off given that the submitted site is enclosed by Durham City, there is still some risk of sprawl. There is no ribbon development present. Overall, the submitted site makes a moderate contribution to checking unrestricted sprawl.</p> <p>Level of Contribution: Moderate</p>	
<p>Purpose 2: The submitted site is almost completely enclosed by Durham City and it plays no role in maintaining a gap between settlements.</p> <p>Level of Contribution: No contribution</p>	
<p>Purpose 3: The principal land use of the submitted site is open countryside used as a recreation ground. There is no built development within the submitted site. The submitted site contains sparse vegetation throughout although the vegetation is very dense along the western boundary and the submitted site is predominately flat although there is an embankment / small hill within the south of the submitted site. This embankment and the vegetation do impact slightly on the visual openness of the submitted site although there are views into Durham City and there is no built development thus this does not impact upon the score.</p> <p>Level of Contribution: Strong</p>	
<p>Purpose 4:</p> <p><i>To preserve the setting and special character of Durham City</i></p>	

1. Perception of the Scale of the City.

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

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

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

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

The submitted site is located within the Inner Bowl or Setting of Durham. The eastern boundary of the submitted site forms a notable viewpoint from the World Heritage Site Management Plan. Taking this into account the submitted site is considered to make a **moderate** contribution to the setting and special character of the City.

4. Key approaches to and journeys to the City.

There are no primary transport routes located within this submitted site. The submitted site is visible from the East Coast Mainline and the A691. The submitted site is therefore considered to make a **strong** contribution to towards the perception of scale of the City.

5. Historic and cultural association

The submitted site contains no Listed Buildings, Registered Park and Gardens, Conservation Areas, Scheduled Monuments or Registered Historic Park and Gardens.

The submitted site is considered to contain no notable heritage assets and therefore makes a **weak** contribution to the setting of Durham City.

6. Landscape character / Quality

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

Score: Moderate

Durham City Historic Core

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

Score: Strong

Level of Contribution: Strong

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

Level of Contribution: Moderate

Summary: Overall this submitted site performs strongly against purpose 3 and 4 due to the lack of built development and a proportion of the submitted site is adjacent to the Durham City Conservation Area.

21 County Hall Car Park

Submitted site Reference:	Boundary of Submitted site with designations mapped
Submitted site Name: County Hall Car Park	
Submitted site Size: 2ha	
Location of Submitted site and relationship with inset settlement: The submitted site is located to the east of Durham City and is connected to Durham City directly along the northern and western boundaries of the submitted site.	
General Area containing Submitted site (from Stage 1 Assessment): General Area 30	
Source of submitted site: Submitted site has been promoted through the Durham County Plan Issues and Options Consultation, Summer 2016.	
Impact of Designations: The submitted site is not located within any of the Category 1 designations.	
<p>Does the Resultant Boundary represent a strongly Defined, Durable Green Belt Boundary?</p> <p>The resultant boundary would be defined by dense tree line which is considered to be a durable boundary. The existing Green Belt boundary is defined by the A691 to the west and the rear of County Hall to the north. The proposed submitted site is considered to provide durable boundaries.</p>	
<p>Appraisal of Submitted site against the 5 NPPF Green Belt Purposes</p>	
<p>Purpose 1: The northern boundary is defined by a road which provides access to the County Hall, and the western boundary is defined by the A691. Both of these are durable boundaries that link the submitted site to the built up area of Durham City, however the submitted site is not considered to be protecting open land due to the land uses as a car park. The submitted site is connected to the built up area along two of its four boundaries. Development of the submitted site would constitute rounding off given the existing development on the site, therefore there is limited risk of sprawl. There is no ribbon development present. Overall, the submitted site makes a weak contribution to checking unrestricted sprawl.</p> <p>Level of Contribution: Weak</p>	
<p>Purpose 2: The submitted site is almost completely enclosed by Durham City and thus it plays no role in maintaining a gap between settlements.</p> <p>Level of Contribution: No contribution</p>	
<p>Purpose 3: The principal land use is split, part of the site and its predominant use is a car park with the remainder of the site being recreational land. There is over 25% built development on the site consisting of the non-rural land use of County Hall car park. The section of the County Hall building which is included in the site is not within the Green Belt and therefore has not been considered here. The submitted site is predominantly flat. There is limited vegetation within the submitted site, although there is dense vegetation along the boundaries. The main vegetation within the car park are low-lying hedges that separates the spaces. There are limited views within and beyond the site due to the surrounding built development.</p> <p>Level of Contribution: No contribution</p>	
<p>Purpose 4:</p> <p><i>To preserve the setting and special character of Durham City</i></p> <p>1. Perception of the Scale of the City.</p>	

The Historic Core (Durham City Conservation Area) falls within this submitted site. Approximately 30% of the southern part of the submitted site is located within the Historic Core, therefore the area makes a **strong** contribution to the perception of the scale of the City.

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

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

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

The submitted site is located within the Inner Bowl or Setting of Durham. However there are no views of the Historic Core from the submitted site. Taking this into account the submitted site Area is considered to make a **moderate** contribution to the setting and special character of the City.

4. Key approaches to and journeys to the City.

The western boundary of the submitted site is formed by the A691 (primary transport route). The development of this submitted site would not be prominent from the A691 as the submitted site has already been developed as a car park. The submitted site is not visible from the East Coast Main Line due to heavy planting. The submitted site is therefore considered to make a **moderate** contribution to towards the perception of scale of the City.

5. Historic and cultural association

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

6. Landscape character / Quality

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

Score: Moderate

Durham City Historic Core

The Historic Core (Durham City Conservation Area) falls within this submitted site. Approximately 30% of the southern part of the submitted site is located within the Historic Core, therefore the area makes a **strong** contribution to supporting the setting and special character of Durham City.

Score: Strong

Level of Contribution: Strong

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

Level of Contribution: Moderate

Summary: Overall this submitted site performs strongly against purpose 4 as a proportion of the submitted site is within the Durham City Conservation Area.

22 Leazes Road

<p>Submitted site Reference:</p>	<p>Boundary of Submitted site with designations mapped</p>
<p>Submitted site Name: Leazes Road</p>	
<p>Submitted site Size: 9ha</p>	
<p>Location of Submitted site and relationship with inset settlement: The submitted site is located to the east of Durham City however only a fraction of the submitted site is located within the Green Belt. This is the south east corner of the submitted site, which is contiguous with the built up area of Durham City.</p>	
<p>General Area containing Submitted site (from Stage 1 Assessment): General Area 10</p>	
<p>Source of submitted site: Submitted site has been promoted through the Durham County Plan Issues and Options Consultation, Summer 2016.</p>	
<p>Impact of Designations: The southern boundary that is within the Green Belt is also within an area designated within flood zone 3B.</p>	
<p>Does the Resultant Boundary represent a strongly Defined, Durable Green Belt Boundary?</p> <p>The resultant boundary would be defined to the east by dense tree line and access track and to the south by the River Wear which are considered to create durable boundaries. The existing Green Belt boundary with the built up area of Durham City is defined by dense tree line and an access road to the College of St Hilda and St Bede which are also considered to provide strong and durable boundaries.</p>	
<p>Appraisal of Submitted site against the 5 NPPF Green Belt Purposes</p>	
<p>Purpose 1: The submitted site is connected to the large built up area of Durham along its northern and western boundaries. But the majority of the submitted site is not in the Green Belt. The Green Belt is protecting land which is predominantly considered to be open although a tennis court and building are present. The existing Green Belt boundary is formed by an unnamed road to the north, dense tree line to the north west and a public footpath to the west which form durable boundaries between the Green Belt and Durham City. The submitted site is connected to the built up area along two boundaries. The development of the submitted site would constitute rounding off therefore there is limited risk of sprawl. There is no ribbon development present. Overall, the submitted site makes a moderate contribution to checking unrestricted sprawl.</p> <p>Level of Contribution: Moderate</p>	
<p>Purpose 2: The submitted site is almost completely enclosed by Durham City and it plays no role in maintaining a gap between settlements.</p> <p>Level of Contribution: No contribution</p>	
<p>Purpose 3: The principal land use of the part of the site within the Green Belt consists of tennis courts and a building. The principal land use of the non-Green Belt part of the site is education facilities consisting of the university campus buildings and associated car parking. The Green Belt part of the submitted site has between 10% and 25% built development. Whilst this is a non-rural use as it is outdoor sports facilities, this is not necessarily an inappropriate use in the Green Belt if it preserves openness. The topography of the submitted site is characterised by a steep slope from the north of the submitted site towards the River Wear. There is dense vegetation throughout the submitted site as well as along the northern, southern and western boundaries, which combined with the built development on the entire site results in limited views.</p> <p>Level of Contribution: Weak</p>	
<p>Purpose 4:</p> <p><i>To preserve the setting and special character of Durham City</i></p>	

1. Perception of the Scale of the City.

The submitted site is within the Historic Core (Durham City Conservation Area). The submitted site therefore makes a **strong** contribution to the perception of the scale of the City.

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

The submitted site forms part of a Green Finger that penetrates Durham City from the south-east. This Green Finger consists of 'the valley of the Wear to the south-east of the city from the racecourse to Shincliffe and between Gilesgate / Sherburn Road Estate and Whinney Hill. The submitted site therefore considered to make a **strong** contribution to the perception to the setting of the historic City of Durham.

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

The submitted site falls within the Inner Setting of Durham City. It contains one notable viewpoints from World Heritage Site Management Plan on the northern western edge. The submitted site is considered to make a **moderate** contribution to the historic setting of Durham City due to its location within the inner setting.

4. Key approaches to and journeys to the City.

The A690 (primary transport route) forms the northern boundary of the submitted site. There is heavy tree planting meaning the site is not prominent from this route. The site has been developed for University accommodation and therefore there would be limited impact on the perceived scale of Durham City. The submitted site is considered to make a **weak** contribution to the perceived scale of the City.

5. Historic and cultural association

The submitted site contains no Registered Park and Gardens, Scheduled Monuments or Registered Historic Park and Gardens. However the submitted site falls in the Durham City Conservation Area. The submitted site contains one Listed Building, the Grade II Listed Chapel of Venerable Bede.

The submitted site is considered to contain few notable heritage assets and therefore makes a **moderate** contribution to the setting of Durham City.

6. Landscape character / Quality

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

Score: Strong

Durham City Historic Core

The submitted site is within the Historic Core (Durham City Conservation Area). The submitted site therefore makes a **strong** contribution to the setting of the historic City of Durham.

Score: Strong

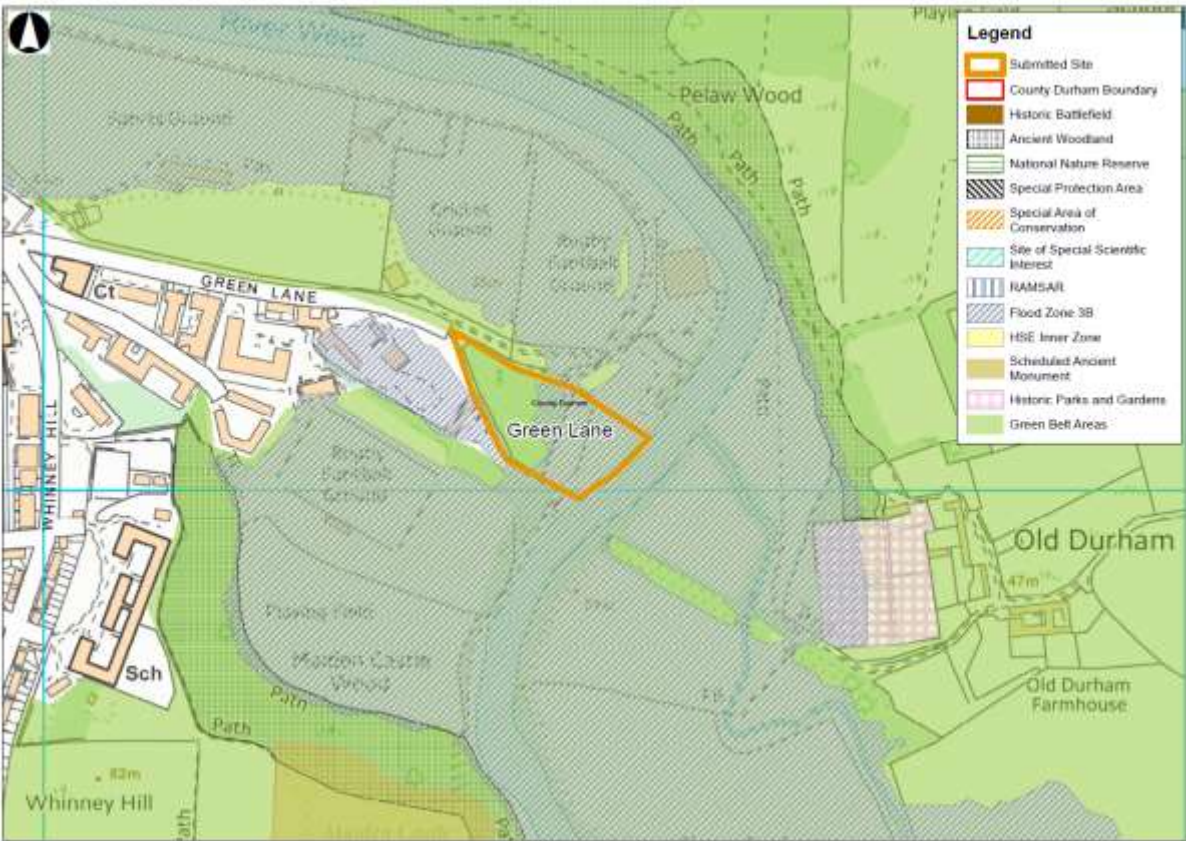
Level of Contribution: Strong

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

Level of Contribution: Moderate

Summary: Overall this submitted site performs strongly against purpose 4 as a proportion of the submitted site is within the Durham City Conservation Area and within a Green Finger.

23 Green Lane

Submitted site Reference:	Boundary of Submitted site with designations mapped
Submitted site Name: Green Lane	
Submitted site Size: 1.1ha	
Location of Submitted site and relationship with inset settlement: The submitted site is located to the east of Durham City.	
General Area containing Submitted site (from Stage 1 Assessment): General Area 11	
Source of submitted site: Submitted site has been promoted through the Durham County Plan Issues and Options Consultation, Summer 2016.	
Impact of Designations: The entire submitted site is located within an area designated as being within flood zone 3B.	
<p>Does the Resultant Boundary represent a strongly Defined, Durable Green Belt Boundary?</p> <p>The resultant boundary would be defined by Green Lane to the south and the River Wear to the east which form durable boundaries. The northern boundary would be defined partly by Green Lane which is a durable boundary and partly by undefined features which would be a less durable boundary. The existing boundary with Durham City is defined by Green Lane which is considered to be a strong and durable boundary.</p>	
<p>Appraisal of Submitted site against the 5 NPPF Green Belt Purposes</p>	
<p>Purpose 1: The submitted site is located to the east of the large built up area of Durham City. The current Green Belt boundary is formed by Green Lane which is a durable boundary. The submitted site is protecting land which is considered to be open. The submitted site is only connected to the built up area along one boundary and development would not constitute rounding off therefore creating the risk of sprawl. There is no ribbon development present. Overall, the submitted site makes a strong contribution to checking unrestricted sprawl.</p> <p>Level of Contribution: Strong</p>	
<p>Purpose 2: The submitted site forms a land gap between Durham City and Shincliffe. The land gap across the submitted site is approximately 1.1km and consists of Maiden Castle and the Durham University Sports Facilities thus there is no visibility between the settlements across the submitted site. The A177 provides direct road access between the settlements however this is not connected to the submitted site. The submitted site plays a very limited role in maintaining a gap between settlements as loss of openness would not reduce the perception of a gap due to the location of Maiden Castle between the settlements which creates a sense of enclosure.</p> <p>Level of Contribution: Weak</p>	
<p>Purpose 3: The principal land use is open land with dense tree cover with allotments located in the middle of the site. The submitted site contains no built development. The topography of the submitted site is sloping towards the River Wear and there is dense vegetation along all of the boundaries and throughout most of the site. Due to the topography there are some long line views.</p> <p>Level of Contribution: Strong</p>	
<p>Purpose 4:</p> <p><i>To preserve the setting and special character of Durham City</i></p>	

1. Perception of the Scale of the City.

The submitted site is within the Historic Core (Durham City Conservation Area). The submitted site therefore makes a strong contribution to the perception of the scale of the City.

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

The submitted site forms part of a Green Finger that penetrates Durham City from the south-east. This Green Finger consists of 'the valley of the Wear to the south-east of the city from the racecourse to Shincliffe and between Gilesgate / Sherburn Road Estate and Whinney Hill. The submitted site therefore considered to make a strong contribution to the perception to the setting of the historic City of Durham.

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

The submitted site falls within the Inner Setting of Durham City. It contains no notable viewpoints from World Heritage Site Management Plan and views of the Historic Core are obstructed by heavily wooded bluffs. The submitted site is considered to make a moderate contribution to the historic setting of Durham City due to its location within the inner setting.

4. Key approaches to and journeys to the City.

There are no primary or secondary transport routes located near this site. The site is not visible from the A177 due to the heavy area of woodland between the submitted site and the A177. The submitted site is considered to make a weak contribution to the perceived scale of the City as it would not be visible from a primary or secondary transport route.

5. Historic and cultural association

The submitted site contains no Listed Buildings, Registered Park and Gardens, Scheduled Monuments or Registered Historic Park and Gardens. However the submitted site falls in the Durham City Conservation Area.

The submitted site is considered to contain few notable heritage assets and therefore makes a moderate contribution to the setting of Durham City.

6. Landscape character / Quality

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

Score: Strong

Durham City Historic Core

The submitted site is within the Historic Core (Durham City Conservation Area). The submitted site therefore makes a strong contribution to the setting of the historic City of Durham.

Score: Strong

Level of Contribution: Strong

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

Level of Contribution: Moderate

Summary: Overall this submitted site performs strongly against purpose 1, 3 and 4. The risk of sprawl results in a strong contribution to purpose 1. The lack of built development results in a strong contribution to purpose 3 and a proportion of the submitted site is within the Durham City Conservation Area and within a Green Finger, resulting in a strong contribution to purpose 4.

24 Maiden Castle

<p>Submitted site Reference:</p>	<p>Boundary of Submitted site with designations mapped</p>
<p>Submitted site Name: Maiden Castle</p>	
<p>Submitted site Size: 15ha</p>	
<p>Location of Submitted site and relationship with inset settlement: The submitted site is located to the south east of Durham City, but is not contiguous with any of the built up areas or inset settlements.</p>	
<p>General Area containing Submitted site (from Stage 1 Assessment): General Area 11</p>	
<p>Source of submitted site: Submitted site has been promoted through the Durham County Plan Issues and Options Consultation, Summer 2016.</p>	
<p>Impact of Designations: The entire submitted site is located within an area designated as being within flood zone 3B.</p>	
<p>Does the Resultant Boundary represent a strongly Defined, Durable Green Belt Boundary?</p> <p>The resultant Green Belt boundary would be defined by the River Wear to the north and east and the A177 to the south. These are considered to be durable boundaries. The existing Green Belt boundary is located to the west of Maiden Castle Wood, however the submitted site is not directly adjacent the inset settlement of Durham.</p>	
<p>Appraisal of Submitted site against the 5 NPPF Green Belt Purposes</p>	
<p>Purpose 1: The submitted site is not connected to or close to any of the large built up areas (as defined in the method) and there is no risk of sprawl.</p> <p>Level of Contribution: No contribution</p>	
<p>Purpose 2: The submitted site forms a land gap between Durham City and Shincliffe however it is not directly connected to either settlement. The land gap across the submitted site is approximately 1.1km and consists of Maiden Castle and the Durham University Sports Facilities which occupy the submitted site thus there is no visibility between the settlements. The A177 provides direct road access between the settlements and forms the southern boundary to the submitted site. It provides a perception of leaving Durham City and going through the countryside before entering Shincliffe. The submitted site plays a crucial role in maintaining a gap between Durham City and Shincliffe as loss of openness would substantially reduce the gap between them and cause the perceptual merging of settlements.</p> <p>Level of Contribution: Strong</p>	
<p>Purpose 3: The existing land use consists of outdoor and indoor sports facilities and associated car parking. There is a mix of playing pitches and tracks for use by Durham University, which includes a car park and the Graham Sports Centre in the middle of the site. The submitted site has over 25% built development which are non-rural land uses as they are recreational. However the outdoor sports facilities are not necessarily inappropriate uses in the Green Belt. The topography of the submitted site is flat and there is sparse vegetation within submitted site, with some extents of dense vegetation along the boundaries. However there are no long line views due to the built development.</p> <p>Level of Contribution: No contribution</p>	
<p>Purpose 4:</p> <p><i>To preserve the setting and special character of Durham City</i></p> <p>1. Perception of the Scale of the City.</p>	

The submitted site is immediately adjacent to the Historic Core (Durham City Conservation Area). The submitted site therefore makes a **strong** contribution to the perception of the scale of the City.

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

The submitted site forms part of a Green Finger that penetrates Durham City from the south-east. This Green Finger consists of 'the valley of the Wear to the south-east of the city from the racecourse to Shincliffe and between Gilesgate / Sherburn Road Estate and Whinney Hill. The submitted site therefore considered to make a **strong** contribution to the perception to the setting of the historic City of Durham.

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

The submitted site falls within the Inner Setting of Durham City. It contains no notable viewpoints from World Heritage Site Management Plan and views of the Historic Core are obstructed by heavily wooded bluffs. The submitted site is considered to make a **moderate** contribution to the historic setting of Durham City due to its location within the inner setting.

4. Key approaches to and journeys to the City.

The A177 forms the southern boundary of the submitted site. The submitted site is prominent from the A177 and the first built form along this route is within the historic core. The submitted site is considered to make a **strong** contribution to the perceived scale of the City as it would be visible from a primary or secondary transport route.

5. Historic and cultural association

The submitted site contains no Listed Buildings, Conservation Areas, Registered Park and Gardens, Scheduled Monuments or Registered Historic Park and Gardens.

The submitted site is considered to contain no notable heritage assets and therefore makes a **weak** contribution to the setting of Durham City.

6. Landscape character / Quality

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

Score: Strong

Durham City Historic Core

The submitted site is adjacent to the Historic Core (Durham City Conservation Area). The submitted site therefore makes a **strong** contribution to the setting of the historic City of Durham.

Score: Strong

Level of Contribution: Strong

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

Level of Contribution: Moderate

Summary: Overall this submitted site performs strongly against purpose 2 and 4, as the submitted site plays a crucial role in maintaining a gap between Shincliffe and Durham City and as a proportion of the submitted site is adjacent to the Durham City Conservation Area and within a Green Finger.

25 Bournmoor (2/BO/10a)

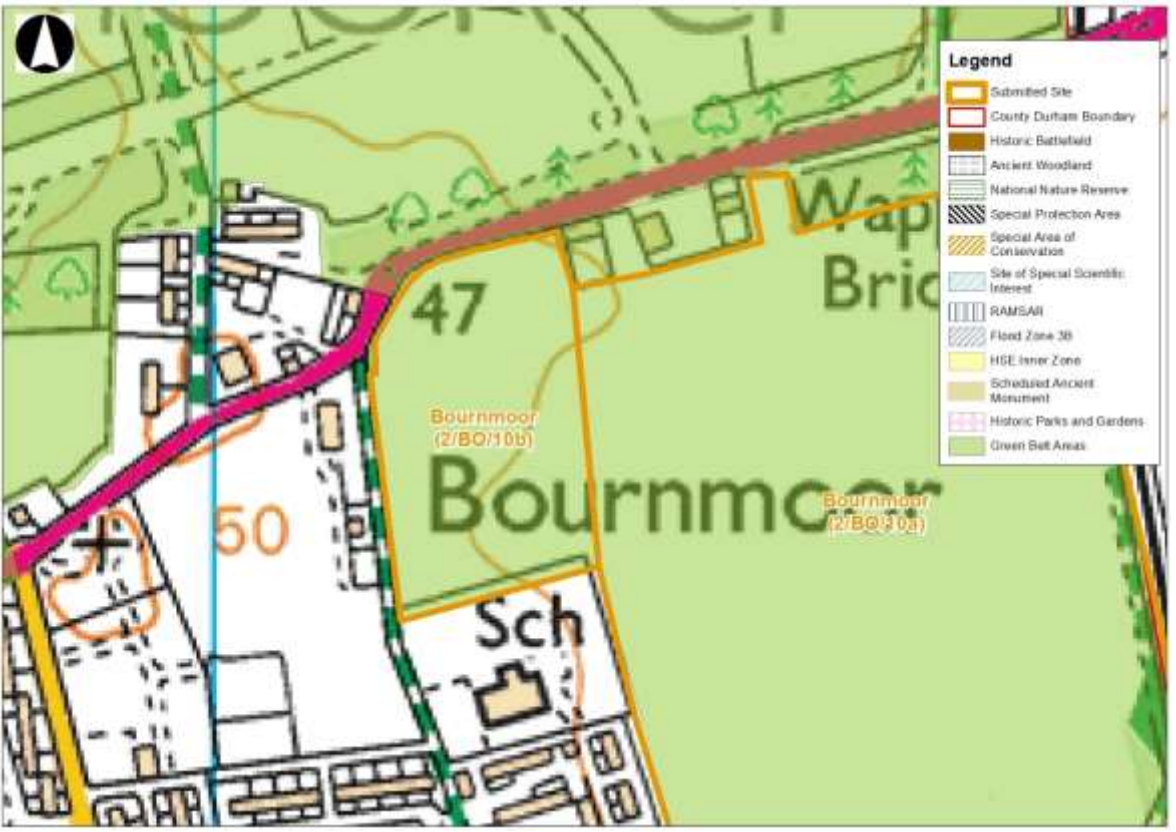
<p>Submitted site Reference: 2/BO/10a</p>	<p>Boundary of Submitted site with designations mapped</p>
<p>Submitted site Name: Bournmoor (2/BO/10a)</p>	
<p>Submitted site Size: 18ha</p>	
<p>Location of Submitted site and relationship with inset settlement: The submitted site is located directly to the east of the inset settlement of Bournmoor.</p>	
<p>General Area containing Submitted site (from Stage 1 Assessment): General Area 42</p>	
<p>Source of submitted site: Submitted site has been promoted through the Durham County Plan Issues and Options Consultation, Summer 2016.</p>	
<p>Impact of Designations: The submitted site is not located within any of the designations that have been identified within the method.</p>	
<p>Does the Resultant Boundary represent a strongly Defined, Durable Green Belt Boundary?</p> <p>The existing boundary is defined by a path along the edge of the settlement and a field boundary forms the northern section of the existing boundary. This is a mix of durable and less durable boundaries. The resultant Green Belt boundary would be defined by the disused railway line to the east, the A183 and dense tree line to the north and dense tree line to the south. These are considered to be durable boundaries, but would mean that no Green Belt remains between Bournmoor and Shiney Row / Houghton-le-Spring.</p>	
<p>Appraisal of Submitted site against the 5 NPPF Green Belt Purposes</p>	
<p>Purpose 1: The submitted site is connected to the large built up area of Houghton-le-Springs (within Sunderland City Council administrative area) and forms the boundary of the Green Belt along a railway line. This is considered a strong and durable boundary that is protecting land considered to be open. The submitted site is connected to the large built up area along one boundary. Development would not constitute rounding off therefore creating the risk of sprawl. The submitted site does not contain any ribbon development. Overall, the submitted site makes a strong contribution to checking unrestricted sprawl.</p> <p>Level of Contribution: Strong</p>	
<p>Purpose 2: The submitted site forms a land gap between Bournmoor and Shiney Row / Houghton-le-Spring. The land gap between Bournmoor and Shiney Row / Houghton-le-Spring is approximately 0.5km at its nearest point and comprises open land. There is visibility between the settlements as there is low vegetation and a generally flat topography. The A183 provide direct road access between Bournmoor and Shiney Row / Houghton-le-Spring and forms a small section of the northern boundary to the submitted site. The submitted site plays a crucial role in maintaining a gap between Bournmoor and Shiney Row / Houghton-le-Spring, as loss of openness would substantially reduce the gap between them resulting in their perceived merging due to the visibility between settlements.</p> <p>Level of Contribution: Strong</p>	
<p>Purpose 3: The principal land use is open countryside. The submitted site contains no built development. The topography of the submitted site is flat, with an area of dense vegetation along the northern boundary and also along the southern and eastern boundaries. There are long views across the submitted site.</p> <p>Level of Contribution: Strong</p>	
<p>Purpose 4: This Submitted site is 5km from the Durham Historic Core with no direct views towards the historic core. The Submitted site is not considered to have an adverse impact on the setting of the historic City of Durham.</p> <p>Level of Contribution: No contribution</p>	

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

Level of Contribution: Moderate

Summary: Overall this submitted site performs strongly against purpose 1, 2 and 3 as the submitted site makes a strong contribution to checking unrestricted sprawl, it plays a crucial role in maintaining a gap between Bournmoor and Shiny Row / Houghton-le-Spring and it contains no built development.

26 Bournmoor (2/BO/10b)

<p>Submitted site Reference: 2/BO/10b</p>	<p>Boundary of Submitted site with designations mapped</p>
<p>Submitted site Name: Bournmoor (2/BO/10b)</p>	
<p>Submitted site Size: 3ha</p>	
<p>Location of Submitted site and relationship with inset settlement: The submitted site is located directly to the north and west of the inset settlement of Bournmoor.</p>	
<p>General Area containing Submitted site (from Stage 1 Assessment): General Area 42</p>	
<p>Source of submitted site: Submitted site has been promoted through the Durham County Plan Issues and Options Consultation, Summer 2016.</p>	
<p>Impact of Designations: The submitted site is not located within any of the category 1 designations that have been identified within the method.</p>	
<p>Does the Resultant Boundary represent a strongly Defined, Durable Green Belt Boundary?</p> <p>The existing Green Belt boundary with the built form of Chester-le-Street is defined by a path to the west of the submitted site and dense tree line to the south. These are considered to provide strong and durable boundaries. The resultant Green Belt boundary would be defined by a field boundary to the west of the submitted site which is a less durable boundary.</p>	
<p>Appraisal of Submitted site against the 5 NPPF Green Belt Purposes</p>	
<p>Purpose 1: The submitted site is not connected to or close to any of the large built up areas (as defined in the method) and there is no risk of sprawl.</p> <p>Level of Contribution: No contribution</p>	
<p>Purpose 2: The submitted site forms a land gap between Bournmoor and Shiny Row / Houghton-le-Spring. The land gap between Bournmoor and Shiny Row / Houghton-le-Spring is approximately 0.5km at its nearest point and is 0.6km across the submitted site comprising open land. There is visibility between the settlements due to the low vegetation and a generally flat topography. The A183 provides direct road access between Bournmoor and Shiny Row / Houghton-le-Spring and forms the northern boundary to the submitted site. The submitted site plays some role in maintaining a gap between Bournmoor and Shiny Row / Houghton-le-Spring as loss of openness would not cause settlements to merge but would erode the gap between settlements however the gap is already narrower to the south of the submitted site.</p> <p>Level of Contribution: Moderate</p>	
<p>Purpose 3: The principal land use is open countryside. The submitted site contains no built development and is an open field. The topography of the submitted site is flat, with vegetation present around the boundaries of the submitted site. There are long line views across the submitted site.</p> <p>Level of Contribution: Strong</p>	
<p>Purpose 4: This Submitted site is 5km from the Durham Historic Core with no direct views towards the historic core. The Submitted site is not considered to have an adverse impact on the setting of the historic City of Durham.</p> <p>Level of Contribution: No contribution</p>	
<p>Purpose 5: All Green Belt land in County Durham is considered to perform moderately against this purpose, as set out in the Stage 1 Green Belt Assessment.</p>	

<u>Level of Contribution: Moderate</u>
Summary: Overall this submitted site performs strongly against purpose 3 as it contains no built development.

27 Skid Pan

<p>Submitted site Reference:</p>	<p>Boundary of Submitted site with designations mapped</p>
<p>Submitted site Name: Skid Pan</p>	
<p>Submitted site Size: 2ha</p>	
<p>Location of Submitted site and relationship with inset settlement: The submitted site is located to the east of Durham City and is connected to Durham along its southern boundary</p>	
<p>General Area containing Submitted site (from Stage 1 Assessment): General Area 30</p>	
<p>Source of submitted site: Submitted site has been promoted through the Durham County Plan Issues and Options Consultation, Summer 2016.</p>	
<p>Impact of Designations: The submitted site is not located within any of the Category 1 designations.</p>	
<p>Does the Resultant Boundary represent a strongly Defined, Durable Green Belt Boundary?</p> <p>The resultant boundary would be defined by a dense tree line to the east and south and a road defining the west and northern boundaries of the submitted site. These are durable boundaries on the ground. The existing Green Belt boundary is formed by a shorter extent of the road and dense tree line. The proposed submitted site is considered to provide durable boundaries.</p>	
<p>Appraisal of Submitted site against the 5 NPPF Green Belt Purposes</p>	
<p>Purpose 1: The southern boundary of the submitted site connects with the built form of Durham City. This is formed by a mix of durable and less durable boundaries, including a dense tree line to the south which is a durable boundary and the edge of the built form of Durham, which is not a durable boundary. The Green Belt is not completely protecting land which is considered to be open given that part of the site consists of a car park. The submitted site is only connected to Durham City on one boundary. The development of this submitted site would not constitute rounding off therefore creating the risk of sprawl. There is no ribbon development present. Overall the submitted site makes a moderate contribution to checking unrestricted sprawl.</p> <p>Level of Contribution: Moderate</p>	
<p>Purpose 2: The submitted site is almost completely enclosed by Durham City and it does not play a role in maintaining separation between settlements.</p> <p>Level of Contribution: No contribution</p>	
<p>Purpose 3: The existing land use is split, part of the site is used as a car park with the remainder of the site being open countryside. The site has over 25% built development. This is formed by the car parks and associated access roads and therefore these are a non-rural use. The topography of the submitted site is flat, however there is dense vegetation along all of the boundaries which limits the long line views.</p> <p>Level of Contribution: No contribution</p>	
<p>Purpose 4:</p> <p><i>To preserve the setting and special character of Durham City</i></p> <p>1. Perception of the Scale of the City.</p> <p>The Historic Core (Durham City Conservation Area) is located 0.7m to the south of this submitted site. The submitted site and the historic core area separated by Green Belt. Therefore the submitted site makes a moderate contribution to the perception of the scale of the City.</p>	

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

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

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

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

4. Key approaches to and journeys to the City.

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

5. Historic and cultural association

The submitted site contains no Listed Buildings, Registered Park and Gardens, Conservation Areas, Scheduled Monuments or Registered Historic Park and Gardens.

The General Area is considered to contain no notable heritage assets and therefore makes a **weak** contribution to the setting of Durham City.

6. Landscape character / Quality

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

Score: Moderate

Durham City Historic Core

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

Score: Weak


Level of Contribution: Moderate

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

Level of Contribution: Moderate

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

28 Land at Leamside

Submitted site Reference:	Boundary of Submitted site with designations mapped
Submitted site Name: Land at Leamside	
Submitted site Size: 6ha	
Location of Submitted site and relationship with inset settlement: The submitted site is located to the north east of Durham City and the west of Leamside and West Rainton. The submitted site is only connected to the inset settlement of Leamside along the eastern boundary.	
General Area containing Submitted site (from Stage 1 Assessment): General Area 36	
Source of submitted site: Submitted site has been promoted through the Durham County Plan Issues and Options Consultation, Summer 2016.	
Impact of Designations: The submitted site is not located within any of the Category 1 designations.	
<p>Does the Resultant Boundary represent a strongly Defined, Durable Green Belt Boundary?</p> <p>The existing Green Belt boundary is defined by the limits of the inset settlement of Leamside along the east of the submitted site. The resultant Green Belt boundary would be defined by Cocken Road to the north, the A1 (M) to the west and a man-made access track to the south which form durable boundaries.</p>	
Appraisal of Submitted site against the 5 NPPF Green Belt Purposes	
<p>Purpose 1: The submitted site, Land at Leamside, is not connected to or close to any of the large built up areas (as defined in the method) and there is no risk of sprawl.</p> <p>Level of Contribution: No contribution</p>	
<p>Purpose 2: The submitted site forms a land gap between Durham City and Leamside. The land gap between Durham City and Leamside is approximately 1.7km at its nearest point and consists of open countryside. Views from Leamside south towards Durham City are fairly open. However the submitted site is located to the west of Leamside. The submitted site plays a very limited role in maintaining a gap between settlements as loss of openness would not reduce such the gap given that the submitted site is located to the west of Leamside.</p> <p>Level of Contribution: Weak</p>	
<p>Purpose 3: The principal land use open countryside and agricultural land. The submitted site contains no built development. The topography of the submitted site is predominately flat with dense vegetation present along the boundaries. There are no long views beyond the A1(M) to the west. This does not impact upon the score given the lack of any built development within the site.</p> <p>Level of Contribution: Strong</p>	
<p>Purpose 4:</p> <p><i>To preserve the setting and special character of Durham City</i></p> <p>1. Perception of the Scale of the City.</p> <p>The Historic Core (Durham City Conservation Area) is located approximately 4.7 km south of this submitted site (from its nearest point to the Historic Core). The 4.2km gap consists of Green Belt and modern built form. The submitted site therefore makes a weak contribution to the perception of the scale of the City.</p>	

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

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

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

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

4. Key approaches to and journeys to the City.

The submitted site is no prominent from any primary or secondary transport routes. The submitted site is considered to make a **weak** contribution to the perceived scale of the City.

5. Historic and cultural association

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

6. Landscape character / Quality

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

Score: Weak

Durham City Historic Core

The Historic Core (Durham City Conservation Area) is located approximately 4.7 km south of this submitted site (from its nearest point to the Historic Core). The 4.7km gap consists of Green Belt and post WWII built. This submitted site is therefore makes a **weak** contribution to the setting of the historic City of Durham.

Score: Weak

Level of Contribution: Weak

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

Level of Contribution: Moderate

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

29 Land at Ouston (1)

Submitted site Reference:	Boundary of Submitted site with designations mapped
Submitted site Name: Land at Ouston (1)	
Submitted site Size: 8ha	
Location of Submitted site and relationship with inset settlement: The submitted site is located to the north of the inset settlement of Ouston.	
General Area containing Submitted site (from Stage 1 Assessment): General Area 49	
<p>Source of submitted site:</p> <p>Submitted site has been promoted through the Durham County Plan Issues and Options Consultation, Summer 2016.</p>	
<p>Impact of Designations:</p> <p>The submitted site is not located within any of the Category 1 designations.</p>	
<p>Does the Resultant Boundary represent a strongly Defined, Durable Green Belt Boundary?</p> <p>The existing Green Belt boundary is a gappy tree line to the rear of properties, and is a less durable boundary. The resultant Green Belt boundary would be defined by dense tree line and watercourse to the west, and Station Lane to the north and east. All of these boundaries are considered to be durable boundaries based on the Green Belt method. The submitted site is considered to provide durable boundaries.</p>	
<p>Appraisal of Submitted site against the 5 NPPF Green Belt Purposes</p>	
<p>Purpose 1: The submitted site is not connected to or close to any of the large built up areas (as defined in the method) and there is no risk of sprawl.</p> <p>Level of Contribution: No contribution</p>	
<p>Purpose 2: The submitted site forms a land gap between Ouston and Birtley (Gateshead). The land gap between Ouston and Birtley (Gateshead) is approximately 0.9km from the submitted site to the Station Lane Industrial Estate in Birtley. The land gap is approximately 0.2km at its nearest point between the settlements (between Ouston and the West Line Industrial Estate). The gap consists of open countryside with a large area of woodland. Due to the undulating topography and woodland area, there is no visibility between the settlements. Station Lane provides a direct road link between the settlements and form the northern boundary of the submitted site. The submitted site plays some role in maintaining a gap between settlements as loss of openness would not cause the settlements to merge but would erode the gap given that the submitted site is directly to the north of Ouston however the gap between the settlements is already narrower elsewhere. Level of Contribution: Moderate</p>	
<p>Purpose 3: The principal land use is open countryside and agricultural land. There is no built development within the submitted site. The topography of the site is characterised by rolling countryside which slopes down away from Ouston. There is dense vegetation along the western boundary however there are very open long line views across the rest of the submitted site.</p> <p>Level of Contribution: Strong</p>	
<p>Purpose 4: This Submitted site is 5km from the Durham Historic Core with no direct views towards the historic core. The Submitted site is not considered to have an adverse impact on the setting of the historic City of Durham.</p> <p>Level of Contribution: No contribution</p>	
<p>Purpose 5: All Green Belt land in County Durham is considered to perform moderately against this purpose, as set out in the Stage 1 Green Belt Assessment.</p> <p>Level of Contribution: Moderate</p>	

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

30 Land at Ouston (2)

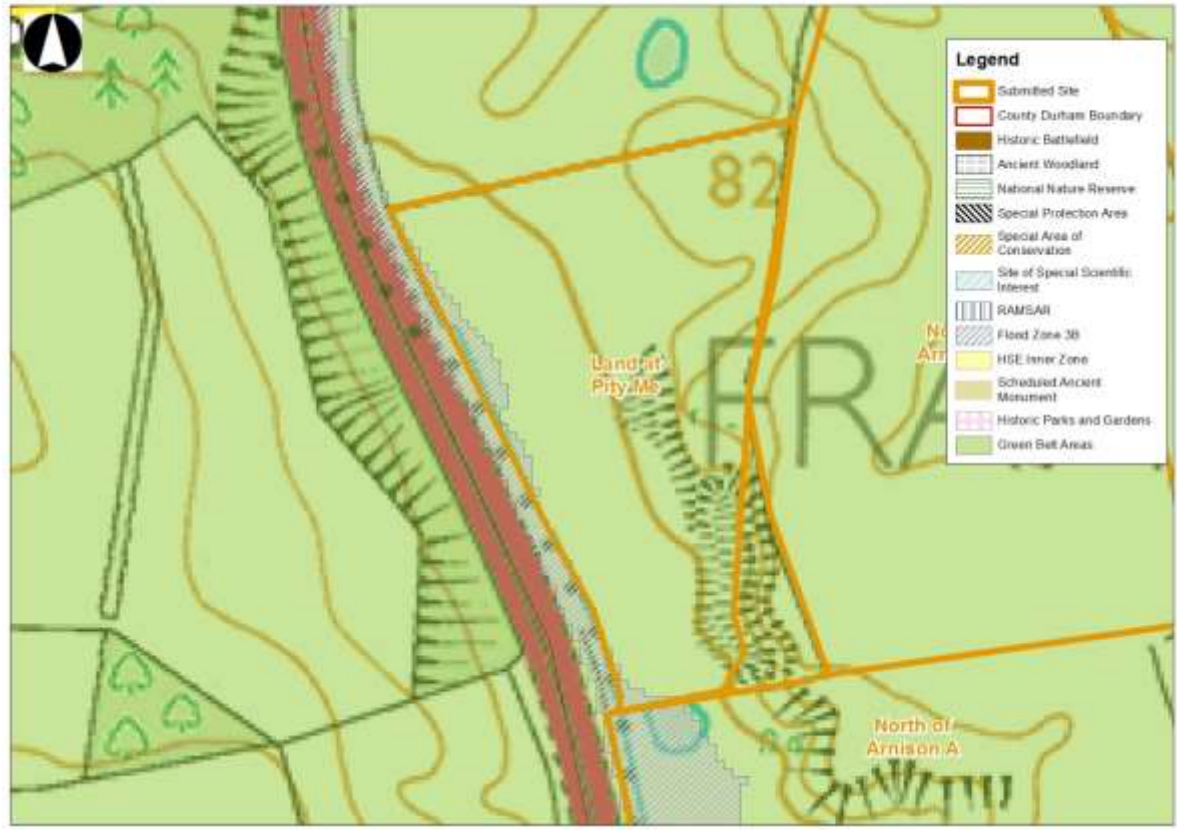
<p>Submitted site Reference: N/A</p>	<p>Boundary of Submitted site with designations mapped</p>
<p>Submitted site Name: Land at Ouston (2)</p>	
<p>Submitted site Size: 6ha</p>	
<p>Location of Submitted site and relationship with inset settlement: The submitted site is located to the north of the inset settlement of Ouston.</p>	
<p>General Area containing Submitted site (from Stage 1 Assessment): General Area 49</p>	
<p>Source of submitted site: Submitted site has been promoted through the Durham County Plan Issues and Options Consultation, Summer 2016.</p>	
<p>Impact of Designations: The submitted site is not located within any Category 1 designations.</p>	
<p>Does the Resultant Boundary represent a strongly Defined, Durable Green Belt Boundary? The existing Green Belt boundary is defined by the edge of the residential development which is a less durable boundary. The resultant boundary would be defined by a field boundary which is a less durable boundary and Station Lane which is considered to be durable based on the Green Belt method. The submitted site is considered to provide less durable boundaries.</p>	
<p>Appraisal of Submitted site against the 5 NPPF Green Belt Purposes</p>	
<p>Purpose 1: The submitted site is not connected to or close to any of the large built up areas (as defined in the method) and there is no risk of sprawl. Level of Contribution: No contribution</p>	
<p>Purpose 2: The submitted site forms a land gap between Ouston and Birtley (Gateshead). The land gap between Ouston and Birtley (Gateshead) is approximately 0.7km from the submitted site to the Station Lane Industrial Estate in Birtley. The land gap is approximately 0.2km at its nearest point between the settlements (between Ouston and the West Line Industrial Estate). The gap consists of open countryside with a large area of woodland. Due to the undulating topography and woodland area, there is no visibility between the settlements. Station Lane provides a direct road link between the settlements and forms the northern boundary of the submitted site. The submitted site plays some role in maintaining a gap between settlements as loss of openness would not cause the settlements to merge but would erode the gap given that the submitted site is directly to the north of Ouston, however the gap between the settlements is already narrower elsewhere. Level of Contribution: Moderate</p>	
<p>Purpose 3: The principal land use is open countryside that is predominantly in agricultural use. There is no built development within the submitted site. The topography of the site is characterised by rolling countryside with slopes down away from Ouston. There are very long line open views across the submitted site and beyond into the Green Belt. Level of Contribution: Strong</p>	
<p>Purpose 4: This Submitted site is 5km from the Durham Historic Core with no direct views towards the historic core. The Submitted site is not considered to have an adverse impact on the setting of the historic City of Durham. Level of Contribution: No contribution</p>	

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

Level of Contribution: Moderate

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

31 Land at Pity Me

Submitted site Reference:	Boundary of Submitted site with designations mapped
Submitted site Name: Land at Pity Me	
Submitted site Size: 5ha	
Location of Submitted site and relationship with inset settlement: The submitted site is located to the north of Durham City and is located in close proximity to a number of other submitted sites, however it is not contiguous with any built up areas or inset settlements.	
General Area containing Submitted site (from Stage 1 Assessment): General Area 28	
Source of submitted site: Submitted site has been promoted through the Durham County Plan Issues and Options Consultation, Summer 2016.	
Impact of Designations: The western boundary of the site is located within an area that is designated as flood zone 3b.	
<p>Does the Resultant Boundary represent a strongly Defined, Durable Green Belt Boundary?</p> <p>The submitted site is not contiguous with any built up areas or inset settlements, and therefore the resultant boundary would be formed by all of the existing boundaries that form the submitted site.</p> <p>The existing boundaries are marked by field boundaries to the north, east and south which are considered to be less durable boundaries. The western boundary is defined by the A167 which is considered to be a strong and durable boundary.</p>	
<p>Appraisal of Submitted site against the 5 NPPF Green Belt Purposes</p>	
<p>Purpose 1: The submitted site is not connected to or close to any of the large built up areas (as defined in the method) and there is no risk of sprawl.</p> <p>Level of Contribution: No contribution</p>	
<p>Purpose 2: The submitted site forms a land gap between Durham City and Plawsworth, Durham City and Kimblesworth, and Durham City and Chester-le-Street. The land gap between Durham City and Plawsworth is approximately 1km and the gap between Durham City and Chester-le-Street is approximately 3.5km. The gap consists of open countryside. Owing to the scale of the overall gap, with the topography and vegetation, there are no views between settlements. The A167 provides a direct road link between Durham City and Plawsworth / Chester-le-Street and forms the western boundary to the site. The land gap between Durham City and Kimblesworth is approximately 1km at its nearest point. There is no visibility between the settlements. The submitted site plays some role in maintaining a gap between Durham City and Plawsworth, Durham City and Kimblesworth, and Durham City and Chester-le-Street as loss of openness would not cause settlements to merge but would erode the gap between them.</p> <p>Level of Contribution: Moderate</p>	
<p>Purpose 3: The principal land use is open countryside and agricultural land. The submitted site contains no built development. The topography of the submitted site is undulating and there is limited vegetation except along the boundaries and one pocket of dense vegetation within the middle of the submitted site. There are open views across the site however not beyond due to the undulating topography of the surrounding landscape.</p> <p>Level of Contribution: Strong</p>	
<p>Purpose 4:</p> <p><i>To preserve the setting and special character of Durham City</i></p>	

1. Perception of the Scale of the City.

The Historic Core (Durham City Conservation Area) is located approximately 3.2 km south of this submitted site (from its nearest point to the Historic Core). The 3.2 km gap consists of Green Belt and modern built. This submitted site therefore makes a **weak** contribution to the perception of the scale of the City.

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

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

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

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

4. Key approaches to and journeys to the City.

There are no primary or secondary transport routes within the submitted site. The A167 (primary transport route) is located to the west of the submitted site. There is heavy tree planting along the A167, which impedes views across the submitted site. However through sparse vegetation there is a view of the submitted site. The East Coast Main Line runs to the east of the submitted site and the eastern part of the submitted site is briefly visible from the East Coast Main Line. Taking into account the limited visibility from the A167 and East Coast Main Line the submitted site considered to make a **moderate** contribution to the perceived scale of the City.

5. Historic and cultural association

The submitted site contains no Listed Buildings, Conservation Areas, Registered Park and Gardens, Scheduled Monuments or Registered Historic Park and Gardens.

The submitted site is considered to contain no notable heritage assets and therefore makes a **weak** contribution to the setting of Durham City.

6. Landscape character / Quality

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

Score: Weak

Durham City Historic Core

The Historic Core (Durham City Conservation Area) is located approximately 3.2 km south of this submitted site (from its nearest point to the Historic Core). The 3.2km gap consists of post WWII built. This General Area therefore makes a **weak** contribution to the setting of the historic City of Durham.

Score: weak


Level of Contribution: Weak

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

Level of Contribution: Moderate

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

32 High Grange Farm

Submitted site Reference:	Boundary of Submitted site with designations mapped
Submitted site Name: High Grange Farm	
Submitted site Size: 1ha	
Location of Submitted site and relationship with inset settlement: The submitted site is located to the south west of Shincliffe.	
General Area containing Submitted site (from Stage 1 Assessment): General Area 12	
Source of submitted site: Submitted site has been promoted through the Durham County Plan Issues and Options Consultation, Summer 2016.	
<p>Impact of Designations:</p> <p>The submitted site is not located within any of the Category 1 designations.</p>	
<p>Does the Resultant Boundary represent a strongly Defined, Durable Green Belt Boundary?</p> <p>The existing Green Belt boundaries are defined by the A177, which is a strong and durable boundary. The submitted site boundary will be along a made up farm access along the northern boundary, the A177 to the east, Moor House Farm (a road) to the south and dense tree line to the west. These are considered to be strong and durable boundaries. The submitted site is not contiguous with any built up areas or inset settlements, and therefore the resultant boundary would be formed by all of the existing boundaries that form the submitted site.</p>	
Appraisal of Submitted site against the 5 NPPF Green Belt Purposes	
<p>Purpose 1: The submitted site is not connected to or close to any of the large built up areas (as defined in the method) and there is no risk of sprawl.</p> <p>Level of Contribution: No contribution</p>	
<p>Purpose 2: The submitted site forms a land gap between High Shincliffe and Bowburn. The land gap is approximately 0.8km between High Shincliffe and Bowburn, consisting of open countryside. There is no visibility between the settlements. The A177 provides a direct road link between the settlements. The submitted site plays a very limited role in maintaining a gap between settlements as loss of openness would not reduce the perception of a gap.</p> <p>Level of Contribution: Weak</p>	
<p>Purpose 3: The principal land use is open countryside in agricultural use. The submitted site contains no built development. The topography is characterised by a slope towards the south west with minimal vegetation throughout the submitted site and dense vegetation along the boundaries, which results in reduced long views.</p> <p>Level of Contribution: Strong</p>	
<p>Purpose 4:</p> <p>1. Perception of the Scale of the City.</p> <p>The Historic Core (Durham City Conservation Area) is located approximately 2.3 km north of this submitted site (from its nearest point to the Historic Core). The 2.3 km gap consists of Green Belt and modern built. This submitted site therefore makes a weak contribution to the perception of the scale of the City.</p> <p>2. Physical form of the Inner Setting (green fingers into the City).</p>	

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

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

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

4. Key approaches to and journeys to the City.

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

5. Historic and cultural association

The submitted site contains no Listed Buildings, Conservation Areas, Registered Park and Gardens, Scheduled Monuments or Registered Historic Park and Gardens.

The submitted site is considered to contain no notable heritage assets and therefore makes a **weak** contribution to the setting of Durham City.

6. Landscape character / Quality

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

Score: Weak

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

Score: weak

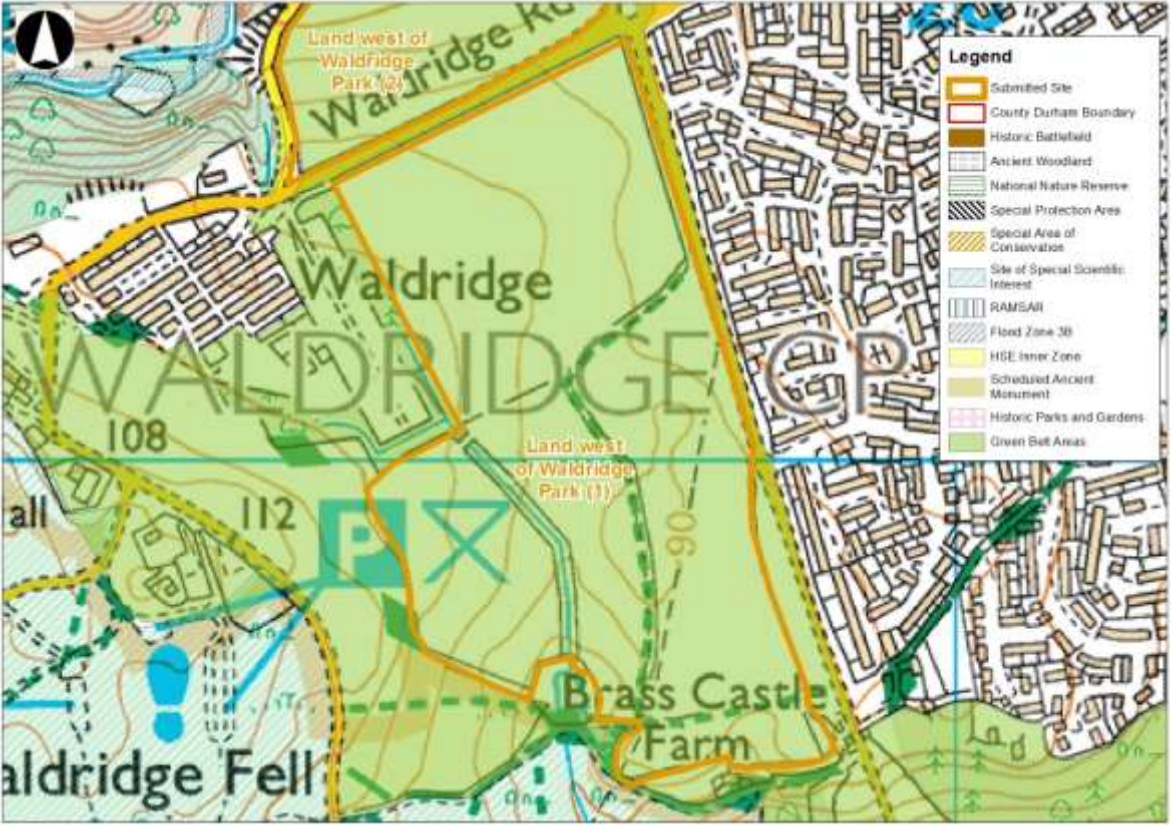
Level of Contribution: Weak

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

Level of Contribution: Moderate

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

33 Land west of Waldrige Park (1)

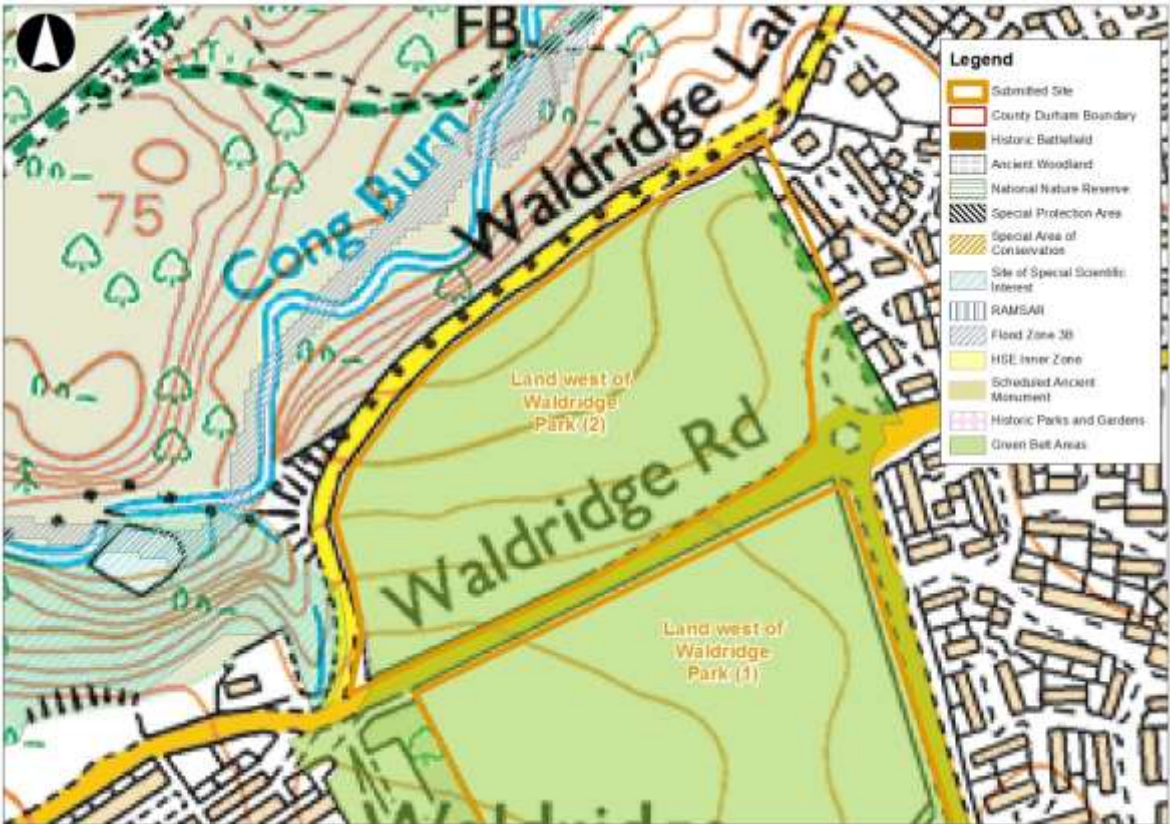
Submitted site Reference:	Boundary of Submitted site with designations mapped
Submitted site Name: Land west of Waldrige Park (1)	
Submitted site Size: 23ha	
Location of Submitted site and relationship with inset settlement: The submitted site is located to the west of Chester-le-Street and the boundary of the Green Belt is along a two lane road (road name not identified on OS mapping).	
General Area containing Submitted site (from Stage 1 Assessment): General Area 27	
Source of submitted site: Submitted site has been promoted through the Durham County Plan Issues and Options Consultation, Summer 2016.	
Impact of Designations: The submitted site is not located within any of the Category 1 designations.	
<p>Does the Resultant Boundary represent a strongly Defined, Durable Green Belt Boundary?</p> <p>The resultant boundary would be defined by heavy tree planting along the edge of Waldrige Village and heavy tree planting to the west and south and is considered to create a durable boundary. The existing Green Belt boundary with the built form of Chester-le-Street is defined by an unnamed road and is considered to provide a strong and durable boundary.</p>	
Appraisal of Submitted site against the 5 NPPF Green Belt Purposes	
<p>Purpose 1: The submitted site is connected to the west of the large built up area of Chester-le-Street. This is formed by an unnamed road which form a durable boundary between the Green Belt and Chester-le-Street. The Green Belt is protecting land which is considered to be open. The submitted site is connected to the built up area along one long boundary. The development of the submitted site would not constitute rounding off therefore creating the risk of sprawl. There is no ribbon development present. Overall, the submitted site makes a strong contribution to checking unrestricted sprawl.</p> <p>Level of Contribution: Strong</p>	
<p>Purpose 2: The submitted site forms a land gap between the settlements of Chester-le-Street and the village of Waldrige. The land gap between Chester-le-Street and Waldrige consists of open countryside and is only 0.5km at its nearest point. Waldrige Road forms a direct road link between the settlements and forms the northern boundary of the submitted site. There is visibility between the settlements down Waldrige Road particularly given that Waldrige is at a slightly higher level. The submitted site plays a crucial role in maintaining a gap between Chester-le-Street and Waldrige as loss of openness would cause the perceived merging of the settlements.</p> <p>Level of Contribution: Strong</p>	
<p>Purpose 3: The principal land use is open countryside and agricultural. The submitted site contains no built development. The topography is characterised by rolling countryside with dense vegetation located within the western edge of the submitted site and along the western and southern boundaries.</p> <p>Level of Contribution: Strong</p>	
<p>Purpose 4: This Submitted site is 5km from the Durham Historic Core with no direct views towards the historic core. The Submitted site is not considered to have an adverse impact on the setting of the historic City of Durham.</p> <p>Level of Contribution: No contribution</p>	

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

Level of Contribution: Moderate

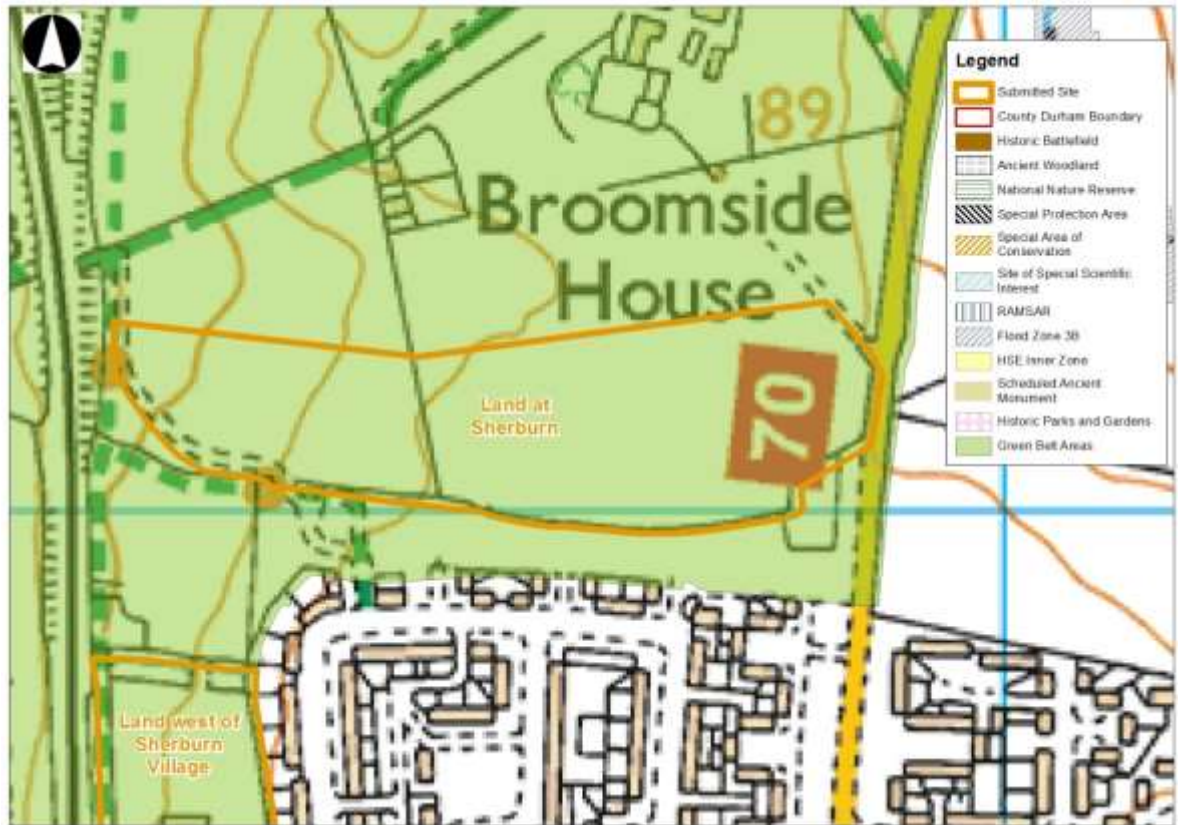
Summary: Overall this submitted site performs strongly against purpose 1 due to the risk of sprawl, strongly against purpose 2 as it plays a crucial role in maintaining a gap between Chester-le-Street and Waldrige and strongly against purpose 3 as it contains no built development.

34 Land west of Waldrige Park (2)

Submitted site Reference:	Boundary of Submitted site with designations mapped
<p>Submitted site Name: Land west of Waldrige Park (2)</p>	
<p>Submitted site Size: 7ha</p>	
<p>Location of Submitted site and relationship with inset settlement: The submitted site is located to the west of Chester-le-Street and the boundary of the Green Belt is along a two lane road (road name not identified on OS mapping).</p>	
<p>General Area containing Submitted site (from Stage 1 Assessment): General Area 27</p>	
<p>Source of submitted site: Submitted site has been promoted through the Durham County Plan Issues and Options Consultation, Summer 2016.</p>	
<p>Impact of Designations: Part of the southern boundary of the submitted site lies within a Site of Special Scientific Interest, but the submitted site contains no Category 1 Designations.</p>	
<p>Does the Resultant Boundary represent a strongly Defined, Durable Green Belt Boundary?</p> <p>The resultant Green Belt boundary would be defined by Waldrige Lane which is considered to create a durable boundary. The existing Green Belt boundary with the built form of Chester-le-Street is defined by the rear of properties along Elmwood and Cornmoor / Summerfields.</p>	
<p>Appraisal of Submitted site against the 5 NPPF Green Belt Purposes</p>	
<p>Purpose 1: The submitted site is connected to the west of the large built up area of Chester-le-Street. The existing Green Belt boundary consists of the rear of properties along Elmwood and Cornmoor / Summerfields which is a less durable boundary however the Green Belt has had a role in protecting land which is considered to be open. The submitted site is connected to the built up area along one boundary. Development of the submitted site would not constitute rounding off therefore creating the risk of sprawl. There is no ribbon development present. Overall, the submitted site makes a strong contribution to checking unrestricted sprawl.</p> <p>Level of Contribution: Strong</p>	
<p>Purpose 2: The submitted site forms a land gap between the settlements of Chester-le-Street and the village of Waldrige. The land gap between Chester-le-Street and Waldrige consists of open countryside and is only 0.5km at its nearest point. Waldrige Road forms a direct road link between the settlements and forms the southern boundary of the submitted site. There is visibility between the settlements down Waldrige Road particularly given that Waldrige is at a slightly higher level. The submitted site plays a crucial role in maintaining a gap between Chester-le-Street and Waldrige as loss of openness would cause the merging of the settlements.</p> <p>Level of Contribution: Strong</p>	
<p>Purpose 3: The principal land use is open countryside and agricultural. The submitted site contains no built development. The topography is characterised by rolling countryside with dense vegetation located along the northern boundary due to Cong Burn to the north, which limits long views in this direction however this does not impact upon the score given the lack of any built development.</p> <p>Level of Contribution: Strong</p>	
<p>Purpose 4: This Submitted site is 5km from the Durham Historic Core with no direct views towards the historic core. The Submitted site is not considered to have an adverse impact on the setting of the historic City of Durham.</p>	

<u>Level of Contribution: No contribution</u>
Purpose 5: All Green Belt land in County Durham is considered to perform moderately against this purpose, as set out in the Stage 1 Green Belt Assessment.
<u>Level of Contribution: Moderate</u>
Summary: Overall this submitted site performs strongly against purpose 1 due to the risk of sprawl, strongly against purpose 2 as it plays a crucial role in maintaining a gap between Chester-le-Street and Waldrige and strongly against purpose 3 as it contains no built development.

35 Land at Sherburn

Submitted site Reference:	Boundary of Submitted site with designations mapped
Submitted site Name: Land at Sherburn	
Submitted site Size: 5ha	
Location of Submitted site and relationship with inset settlement: The submitted site is located to the north of the inset settlement of Sherburn village, but is not connected linked to the village.	
General Area containing Submitted site (from Stage 1 Assessment): General Area 5	
Source of submitted site: Submitted site has been promoted through the Durham County Plan Issues and Options Consultation, Summer 2016.	
<p>Impact of Designations:</p> <p>The submitted site is not located within any of the Category 1 designations.</p>	
<p>Does the Resultant Boundary represent a strongly Defined, Durable Green Belt Boundary?</p> <p>The resultant Green Belt boundary would be less durable as it will not be defined by physical features on the ground. The proposed submitted site provides less durable boundaries. The submitted site is not connected to an inset settlement. The existing Green Belt boundary is formed by the rear of properties along Dowsey Road which is a less durable boundary.</p>	
<p>Appraisal of Submitted site against the 5 NPPF Green Belt Purposes</p>	
<p>Purpose 1: The submitted site is not connected to or close to any of the large built up areas (as defined in the method) and there is no risk of sprawl</p> <p>Level of Contribution: No contribution</p>	
<p>Purpose 2: The submitted site forms a land gap between the settlements of Durham City and Sherburn. The land gap between Durham City and Sherburn is approximately 0.7km across the site and consists of open countryside. The gap between the settlements is 0.48km at its nearest point to the west of the submitted site. Due to the topography there are clear open views between the settlements which emphasises the perceived gap between the two settlements. The submitted site plays a crucial role in maintaining a gap between Durham City and Sherburn as loss of openness would substantially reduce the gap between them to its narrowest point.</p> <p>Level of Contribution: Strong</p>	
<p>Purpose 3: The principal land use is open countryside and there is no built development within the submitted site. The topography of the submitted site is sloping gently towards the railway line with vegetation along the western boundary and also to the south. There are open views across the site.</p> <p>Level of Contribution: Strong</p>	
<p>Purpose 4:</p> <p><i>To preserve the setting and special character of Durham City</i></p> <p>1. Perception of the Scale of the City.</p> <p>The Historic Core (Durham City Conservation Area) is located 2.6 km west of this submitted site (from its nearest point to the Historic Core). The 2.6km gap consists of the modern built form of Durham City and Green Belt. This submitted site therefore makes a weak contribution to the perception of the scale of the City.</p>	

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

The submitted site is located beyond the inner setting of Durham City and does not form a Green Finger into the City. Therefore the submitted site makes a **weak** contribution to the special character and perceived scale of the City.

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

The submitted site contains no notable views from the World Heritage Site Conservation Area Appraisal. There are no views of the Historic Core from the submitted site and it does not form part of the backdrop for the World Heritage site, therefore the submitted site makes a **weak** contribution to the special character and perceived scale of the City.

4. Key approaches to and journeys to the City.

The submitted site does not contain any primary or secondary transport routes and is not prominent from any routes into the City. The General Area makes a **weak** contribution to the perceived scale of Durham City.

5. Historic and cultural association

The submitted site contains no Listed Buildings, Conservation Areas, Registered Park and Gardens, Scheduled Monuments or Registered Historic Park and Gardens.

The submitted site is considered to no notable heritage assets therefore makes a **weak** to the setting of Durham City.

6 Landscape character / Quality

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

Score: Weak

Durham City Historic Core

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

Score: Weak


Level of Contribution: Weak

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

Level of Contribution: Moderate

Summary: Overall this submitted site strongly performs against purpose 2 as it plays a crucial role in maintaining a gap between Durham City and Sherburn, and it also strongly performs against purpose 3 as it contains no built development.

36 Finchale College

Submitted site Reference:	Boundary of Submitted site with designations mapped
Submitted site Name: Finchale College	
Submitted site Size: 4ha	
Location of Submitted site and relationship with inset settlement: The submitted site is located to the north of Durham City and is located in close proximity to a number of other submitted sites, however it is not contiguous with any built up areas or inset settlements.	
General Area containing Submitted site (from Stage 1 Assessment): General Area 28	
Source of submitted site: Submitted site has been promoted through the Durham County Plan Issues and Options Consultation, Summer 2016.	
Impact of Designations: The submitted site is not located within any of the Category 1 designations.	
<p>Does the Resultant Boundary represent a strongly Defined, Durable Green Belt Boundary?</p> <p>The existing Green Belt boundary with Durham City is located approximately 300 metres to the south of the submitted site. The boundary of the submitted site is formed by a tree line to the north and south, Chester Low Road to the west and the railway line to the east. These are all considered to be durable boundaries. The submitted site is not contiguous with any built up areas or inset settlements and would result in an isolated Green Belt release.</p>	
Appraisal of Submitted site against the 5 NPPF Green Belt Purposes	
<p>Purpose 1: The submitted site is not connected to or close to any of the large built up areas (as defined in the method) and there is no risk of sprawl</p> <p>Level of Contribution: No contribution</p>	
<p>Purpose 2: The submitted site forms a land gap between the settlements of Durham City and Chester-le-Street. The land gap is approximately 4km between Durham City and Chester-le-Street, consisting of open countryside. There is no visibility between the settlements. The submitted site plays a very limited role in maintaining a gap between settlements as loss of openness would not reduce the perception of a gap.</p> <p>Level of Contribution: Weak</p>	
<p>Purpose 3: The principal land use is educational uses consisting of Finchale College. The submitted site contains over 25% built development comprising non-rural land uses. The topography of the site is flat and there is dense vegetation to the north and south of the submitted site. There are no long line views due to amount of built development within the site.</p> <p>Level of Contribution: No Contribution</p>	
<p>Purpose 4:</p> <p><i>To preserve the setting and special character of Durham City</i></p> <p>1. Perception of the Scale of the City.</p> <p>The Historic Core (Durham City Conservation Area) is located approximately 3 km south of this submitted site (from its nearest point to the Historic Core). The 3 km gap consists of Green Belt and modern built. This submitted site therefore makes a weak contribution to the perception of the scale of the City.</p>	

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

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

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

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

4. Key approaches to and journeys to the City.

The East Coast Main Line (primary transport route) forms the eastern boundary of the submitted site and the Chester Low Road forms the western boundary of the submitted site. There is no tree planting along the Chester Low Road and the site is prominent from this route. However the site has been developed and therefore there would be limited impact on the perceived scale of Durham City. The submitted site is considered to make a **weak** contribution to the perceived scale of the City.

5. Historic and cultural association

The submitted site contains no Listed Buildings, Conservation Areas, Registered Park and Gardens, Scheduled Monuments or Registered Historic Park and Gardens.

The General Area is considered to contain no notable heritage assets and therefore makes a **weak** contribution to the setting of Durham City.

6. Landscape character / Quality

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

Score: Weak

Durham City Historic Core

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

Score: Weak

Level of Contribution: Weak

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

Level of Contribution: Moderate

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

37 4/BS/01

<p>Submitted site Reference: 4/BS/01</p>	<p>Boundary of Submitted site with designations mapped</p>
<p>Submitted site Name: 4/BS/01</p>	
<p>Submitted site Size: 5ha</p>	
<p>Location of Submitted site and relationship with inset settlement: The submitted site is located to the north of the Frankland prison, which is inset from the Green Belt and inset built development in Brasside.</p>	
<p>General Area containing Submitted site (from Stage 1 Assessment): General Area 31</p>	
<p>Source of submitted site: Submitted site has been promoted through the Durham County Plan Issues and Options Consultation, Summer 2016.</p>	
<p>Impact of Designations: The submitted site is not located within any of the Category 1 designations.</p>	
<p>Does the Resultant Boundary represent a strongly Defined, Durable Green Belt Boundary?</p> <p>The existing Green Belt boundary is defined by dense tree line to the south west and Finchale Avenue to the south, which are considered to provide a strong and durable boundary. To the rear of Rowan Drive the Green Belt boundary is defined by the rear of properties along Finchale Avenue and rear of a community building, which is considered less durable. The resultant Green Belt boundary would be defined by dense tree line along the northern and eastern boundaries, which are considered to be durable boundaries.</p>	
<p>Appraisal of Submitted site against the 5 NPPF Green Belt Purposes</p>	
<p>Purpose 1: The submitted site is connected to Brasside, which is considered to be part of Durham as a large built up area. The existing Green Belt boundary is formed by dense tree line to the west of the submitted site. This is a durable boundary that is protecting open land. The submitted site is connected to the built up area along one boundary. Development would not constitute rounding off therefore creating the risk of sprawl. There is no ribbon development present. Overall, the submitted site makes a strong contribution to checking unrestricted sprawl. Level of Contribution: Strong</p>	
<p>Purpose 2: The submitted site forms a land gap between Brasside and Great Lumley. The land gap is approximately 3km between Brasside and Great Lumley, consisting of open countryside. Owing to the topography and scale of the gap there is no visibility between the settlements. There is no direct road access between Brasside and Great Lumley. The submitted site plays a very limited role in maintaining a gap between settlements as loss of openness would not reduce the perception of a gap.</p> <p>Level of Contribution: Weak</p>	
<p>Purpose 3: The principal land use is open countryside that is entirely covered in woodland with some footpaths running through. The submitted site contains no built development. The topography of the submitted site is flat and consists of dense woodland. Therefore the long line views are limited and the site has a sense of enclosure. This does not impact upon the score given the lack of any built development on the submitted site.</p> <p>Level of Contribution: Strong</p>	
<p>Purpose 4:</p> <p><i>To preserve the setting and special character of Durham City</i></p> <p>1. Perception of the Scale of the City.</p>	

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

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

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

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

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

4. Key approaches to and journeys to the City.

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

5. Historic and cultural association

The submitted site contains no Listed Buildings, Conservation Areas, Registered Park and Gardens, Scheduled Monuments or Registered Historic Park and Gardens.

The General Area is considered to contain no notable heritage assets and therefore makes a **weak** contribution to the setting of Durham City.

6. Landscape character / Quality

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

Score: Weak

Durham City Historic Core

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

Score: Weak

Level of Contribution: Weak

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

Level of Contribution: Moderate

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

38 4/LB/11b

<p>Submitted site Reference: 4/LB/11b</p>	<p>Boundary of Submitted site with designations mapped</p>
<p>Submitted site Name: : 4/LB/11b</p>	
<p>Submitted site Size: 1ha</p>	
<p>Location of Submitted site and relationship with inset settlement: The submitted site is located to the south east of Durham City, but is not contiguous with the built up area or any other inset settlements.</p>	
<p>General Area containing Submitted site (from Stage 1 Assessment): General Area 19</p>	
<p>Source of submitted site: Submitted site has been promoted through the Durham County Plan Issues and Options Consultation, Summer 2016.</p>	
<p>Impact of Designations: The submitted site is not located within any of the Category 1 designations.</p>	
<p>Does the Resultant Boundary represent a strongly Defined, Durable Green Belt Boundary?</p> <p>There are currently no Green Belt boundaries affecting this submitted site as the site is washed over by Green Belt. The submitted site is not contiguous with any built up areas or inset settlements. The resultant boundary would be formed by dense tree line and the north west boundary is defined by an unnamed road which are durable, however all of other boundaries are defined by field boundaries which are less durable boundaries. The removal of this site from the Green Belt would create a snip or hole in the Green Belt.</p>	
<p>Appraisal of Submitted site against the 5 NPPF Green Belt Purposes</p>	
<p>Purpose 1: The submitted site is not directly connected to the built up area however there is still a risk of sprawl as it is perceived to be connected due to the transport corridor of the A690 and is visually connected due to its proximity from Durham City. Development would not constitute rounding off therefore creating the risk of sprawl.</p> <p>Level of Contribution: Strong</p>	
<p>Purpose 2: The submitted site forms a land gap between Durham City and Langley Moor. The land gap between Durham City and Langley Moor is approximately 1km and comprises open countryside that has an area of heavy woodland and Nevilles Cross Bank which is located in the middle of the two settlements. The A690 forms a direct route between the settlements. There is no visibility between the settlements due to the existing development. The submitted site plays some role in maintaining a gap between Durham City and Langley Moor as loss of openness would not cause settlements to merge but would erode the gap between them.</p> <p>Level of Contribution: Moderate</p>	
<p>Purpose 3: The principal land use is open countryside that is predominately in agricultural use. The submitted site contains no built development. The topography of the submitted site is predominantly flat with minimal vegetation throughout the submitted site, although there are areas of dense vegetation along the boundaries which limits long line views beyond the site. This does not impact upon the score given the lack of any built development.</p> <p>Level of Contribution: Strong</p>	
<p>Purpose 4:</p> <p><i>To preserve the setting and special character of Durham City</i></p> <p>1. Perception of the Scale of the City.</p>	

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

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

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

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

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

4. Key approaches to and journeys to the City.

The A190 (primary transport route) is located to the west of the submitted site includes primary transport route. Approximately 50% of the General Area has been developed for residential development. This development is located along the A190. There is therefore no further development that could affect the scale of Durham City from the A190 in this General Area. The submitted site is considered to make a **weak** contribution to the perceived scale of the City.

5. Historic and cultural association

The submitted site contains no Listed Buildings, Conservation Areas, Registered Park and Gardens, Scheduled Monuments or Registered Historic Park and Gardens.

The General Area is considered to contain no notable heritage assets and therefore makes a **weak** contribution to the setting of Durham City.

6. Landscape character / Quality

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

Score: Weak

Durham City Historic Core

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

Score: Weak


Level of Contribution: Weak

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

Level of Contribution: Moderate

Summary: Overall this submitted site performs strongly against purpose 1 due to the risk of sprawl and also against purpose 3 as it contains no built development.

39 Land west of Sherburn Village

<p>Submitted site Reference:</p>	<p>Boundary of Submitted site with designations mapped</p>
<p>Submitted site Name: Land west of Sherburn Village</p>	
<p>Submitted site Size: 5ha</p>	
<p>Location of Submitted site and relationship with inset settlement: The settlement is located directly to the west of Sherburn Village.</p>	
<p>General Area containing Submitted site (from Stage 1 Assessment): General Area 5</p>	
<p>Source of submitted site: Submitted site has been promoted through the Durham County Plan Issues and Options Consultation, Summer 2016.</p>	
<p>Impact of Designations: The submitted site is not located within any of the Category 1 designations.</p>	
<p>Does the Resultant Boundary represent a strongly Defined, Durable Green Belt Boundary?</p> <p>The resultant boundary would be defined by the disused railway line which is a less durable boundary. The existing Green Belt boundary with the built form of Sherburn is the limits of the residential development which is a less durable boundary.</p>	
<p>Appraisal of Submitted site against the 5 NPPF Green Belt Purposes</p>	
<p>Purpose 1: The submitted site is not connected to or close to any of the large built up areas (as defined in the method) and there is no risk of sprawl</p> <p>Level of Contribution: No contribution</p>	
<p>Purpose 2: The submitted site supports a land gap between Durham City and the inset settlement of Sherburn. The land gap between Durham City and Sherburn across the submitted site is approximately 0.6km whilst the land gap between the settlements is 0.5km at its nearest point (from Sheveley Walk to Sherburn). The gap consists of open countryside. The B1283 (the southern boundary of the submitted site) forms a direct route between the settlements and there is a strong perception of leaving Durham travelling through the countryside and entering Sherburn. There is visibility between the settlements due to the topography of the area. The submitted site plays some role in maintaining a gap between settlements as loss of openness would not cause settlements to merge but would erode the gap between them, particularly given the visibility between the settlements.</p> <p>Level of Contribution: Moderate</p>	
<p>Purpose 3: The principal land use is light industrial and areas of open countryside and woodland. There is more than 25% built development within the submitted site. This consists of structures related to light industrial and storage uses to the west and allotment gardens to the east and therefore these are non-rural uses. The topography of the submitted site is sloping gently towards the railway line. There is a wooded area to the south of the site. There are no long line views due to the amount of built development.</p> <p>Level of Contribution: No Contribution</p>	
<p>Purpose 4:</p> <p><i>To preserve the setting and special character of Durham City</i></p> <p>1. Perception of the Scale of the City.</p>	

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

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

The submitted site is located beyond the inner setting of Durham City and does not form a Green Finger into the City. Therefore the submitted site makes a **weak** contribution to the special character and perceived scale of the City.

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

The submitted site contains no notable views from the World Heritage Site Conservation Area Appraisal. There are no views of the Historic Core from the submitted site and it does not form part of the backdrop for the World Heritage site, therefore the submitted site makes a **weak** contribution to the special character and perceived scale of the City.

4. Key approaches to and journeys to the City.

The submitted site does not contain any primary or secondary transport routes and is not prominent from any routes into the City. The General Area makes a **weak** contribution to the perceived scale of Durham City.

5. Historic and cultural association

The submitted site contains no Listed Buildings, Conservation Areas, Registered Park and Gardens, Scheduled Monuments or Registered Historic Park and Gardens.

The submitted site is considered to no notable heritage assets therefore makes a moderate **weak** to the setting of Durham City.

6 Landscape character / Quality

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

Score: Weak

Durham City Historic Core

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

Score: weak

Level of Contribution: Weak

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

Level of Contribution: Moderate

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

40 Merryoaks

<p>Submitted site Reference:</p>	<p>Boundary of Submitted site with designations mapped</p>
<p>Submitted site Name: Merryoaks</p>	
<p>Submitted site Size: 12ha</p>	
<p>Location of Submitted site and relationship with inset settlement: The submitted site is located to the south west of Durham City</p>	
<p>General Area containing Submitted site (from Stage 1 Assessment): General Area 18</p>	
<p>Source of submitted site: Submitted site has been promoted through the Durham County Plan Issues and Options Consultation, Summer 2016.</p>	
<p>Impact of Designations: The submitted site is adjacent to an area of ancient woodland, but contains no category 1 designations.</p>	
<p>Does the Resultant Boundary represent a strongly Defined, Durable Green Belt Boundary?</p> <p>The resultant Green Belt boundary would be defined by a dense tree line to the west, a less dense tree line to the south and a hedgerow / the edge of the development to the north. These are a mix of durable and less durable boundaries. The existing Green Belt boundary is defined by the A167 and the edge of the development. The proposed submitted site is not considered to provide durable boundaries.</p>	
<p>Appraisal of Submitted site against the 5 NPPF Green Belt Purposes</p>	
<p>Purpose 1: The submitted site is connected to Durham City along the eastern boundary which is defined by the A167, which forms a durable boundary between the submitted site and the built up area. A short extent of the northern boundary links the submitted site and Durham City and this is defined by the edge of the housing development and an intermittent tree line which is a less durable boundary. The Green Belt has a role in protecting land which is considered to be open. The submitted site is connected to the built up area along two boundaries. Development of this submitted site would not constitute rounding off therefore creating the risk of sprawl. There is no ribbon development present. Overall the submitted site makes a strong contribution to checking unrestricted sprawl.</p> <p>Level of Contribution: Strong</p>	
<p>Purpose 2: The land gap between Durham City and Langley Moor across the submitted site is approximately 1km and comprises open countryside and heavy woodland with some residential development in the Green Belt adjacent to Langley Moor. There is visibility between the settlements across the submitted site due to the land form which slopes gently down away from Durham and is raised at Langley Moor forming part of the Browney Valley. The A690 forms a direct route between the settlements although it is not located near to the submitted site. The submitted site plays a crucial role in maintaining a gap between Durham City and Langley Moor as loss of openness would substantially reduce the actual and perceived gap between the settlements particularly given the visibility between settlements.</p> <p>Level of Contribution: Strong</p>	
<p>Purpose 3: The principal land use is open countryside that is predominantly in agricultural use. The submitted site contains no built development. The submitted site has limited vegetation, except on the boundaries where there is dense vegetation. However the topography of the site slopes down towards the River Browney, forming the Browney Valley. The topography means that there are long line views from Durham City across the submitted site and beyond.</p> <p>Level of Contribution: Strong</p>	
<p>Purpose 4: <i>To preserve the setting and special character of Durham City</i></p> <p>1. Perception of the Scale of the City.</p>	

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

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

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

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

The submitted site falls within the Outer Setting of Durham City. It does not contain any notable viewpoints and there are no views towards the Historic Core. The General Area is therefore considered to make a **weak** contribution to the setting of the historic setting of Durham.

4. Key approaches to and journeys to the City.

The submitted site includes one primary transport route; the A167 running along the eastern boundary of the submitted site. This route provides access to Durham City. The approach includes 1.8km stretch of modern built form within Durham City (outside the Green Belt), prior to meeting the Historic Core (edge of the Conservation Area). There are not any views of the historic core along the A167 as they are obscured by large wooded bluffs. Therefore if this General Area was developed along the A167 then the scale Durham would be **moderately** affected.

5. Historic and cultural association

The submitted site contains no Listed Buildings, Conservation Areas, Registered Park and Gardens, Scheduled Monuments or Registered Historic Park and Gardens.

The submitted site is considered to no notable heritage assets therefore makes a moderate **weak** to the setting of Durham City.

6. Landscape character / Quality

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

Score: Weak

Durham City Historic Core

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

Score: Weak

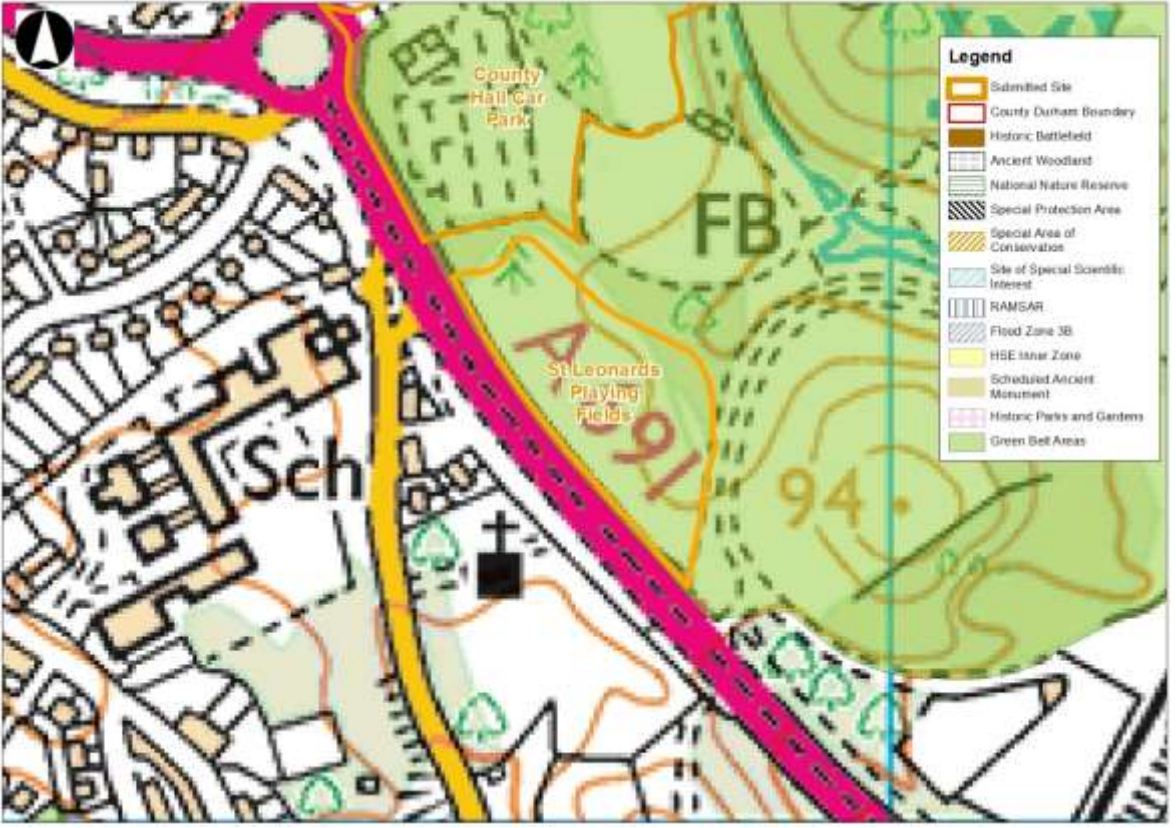
Level of Contribution: Weak

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

Level of Contribution: Moderate

Summary: Overall this submitted site performs strongly against purpose 1 due to the risk of sprawl, strongly against purpose 2 as its play a crucial role in maintaining a gap between Durham City and Langley Moor, and strongly against purpose 3 as it contains no built development.

41 St Leonards Playing Field

Submitted site Reference:	Boundary of Submitted site with designations mapped
Submitted site Name: St Leonards Playing Field	
Submitted site Size: 1.17ha	
Location of Submitted site and relationship with inset settlement: The submitted site is located to the east of Durham City and is connected to Durham City directly along the western boundaries of the submitted site.	
General Area containing Submitted site (from Stage 1 Assessment): General Area 30	
Source of submitted site: Submitted site has been promoted through the Durham County Plan Issues and Options Consultation, Summer 2016.	
Impact of Designations: The submitted site is contains no Category 1 designations.	
<p>Does the Resultant Boundary represent a strongly Defined, Durable Green Belt Boundary?</p> <p>The existing Green Belt boundary is defined by the A691 which is considered to provide a strong and durable boundary. The resultant Green Belt boundary would be defined by an unnamed road and dense tree line which are considered to be durable boundaries.</p>	
<p>Appraisal of Submitted site against the 5 NPPF Green Belt Purposes</p>	
<p>Purpose 1: The submitted site is connected to the east of the large built up area of Durham City. This is formed by the A691 which is a durable boundary between the Green Belt and Durham City. The perception of open land has been degraded by the development of a car park to the north of the submitted site. The submitted site is connected to the built up area along one boundary. The development of this submitted site would not constitute rounding off therefore creating the risk of sprawl. There is no ribbon development present. Overall, the submitted site makes a strong contribution to checking unrestricted sprawl.</p> <p>Level of Contribution: Strong</p>	
<p>Purpose 2: The submitted site is almost completely enclosed by Durham City and plays no role in maintaining a gap between settlements.</p> <p>Level of Contribution: No contribution</p>	
<p>Purpose 3: The principal land use is recreational as the site consists of open land with sports playing fields. The submitted site contains no built development but is used for sports playing fields. The submitted site is flat and there is limited vegetation, except on the north and western boundaries where there is dense vegetation. There are long line views across the site however not beyond it due to the vegetation to the north and west.</p> <p>Level of Contribution: Strong</p>	
<p>Purpose 4:</p> <p><i>To preserve the setting and special character of Durham City</i></p> <p>1. Perception of the Scale of the City.</p> <p>The Historic Core (Durham City Conservation Area) falls within this submitted site. Therefore the area makes a strong contribution to the perception of the scale of the City.</p>	

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

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

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

The submitted site is located within the Inner Bowl or Setting of Durham. However there are no views of the Historic Core from the submitted site. Taking this into account the submitted site Area is considered to make a **moderate** contribution to the setting and special character of the City.

4. Key approaches to and journeys to the City.

The western boundary of the submitted site is formed by the A691 (primary transport route). The development of this submitted site would be prominent from the A69. The submitted site is therefore considered to make a **strong** contribution to towards the perception of scale of the City.

5. Historic and cultural association

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

6. Landscape character / Quality

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

Score: Strong

Durham City Historic Core

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

Score: Strong

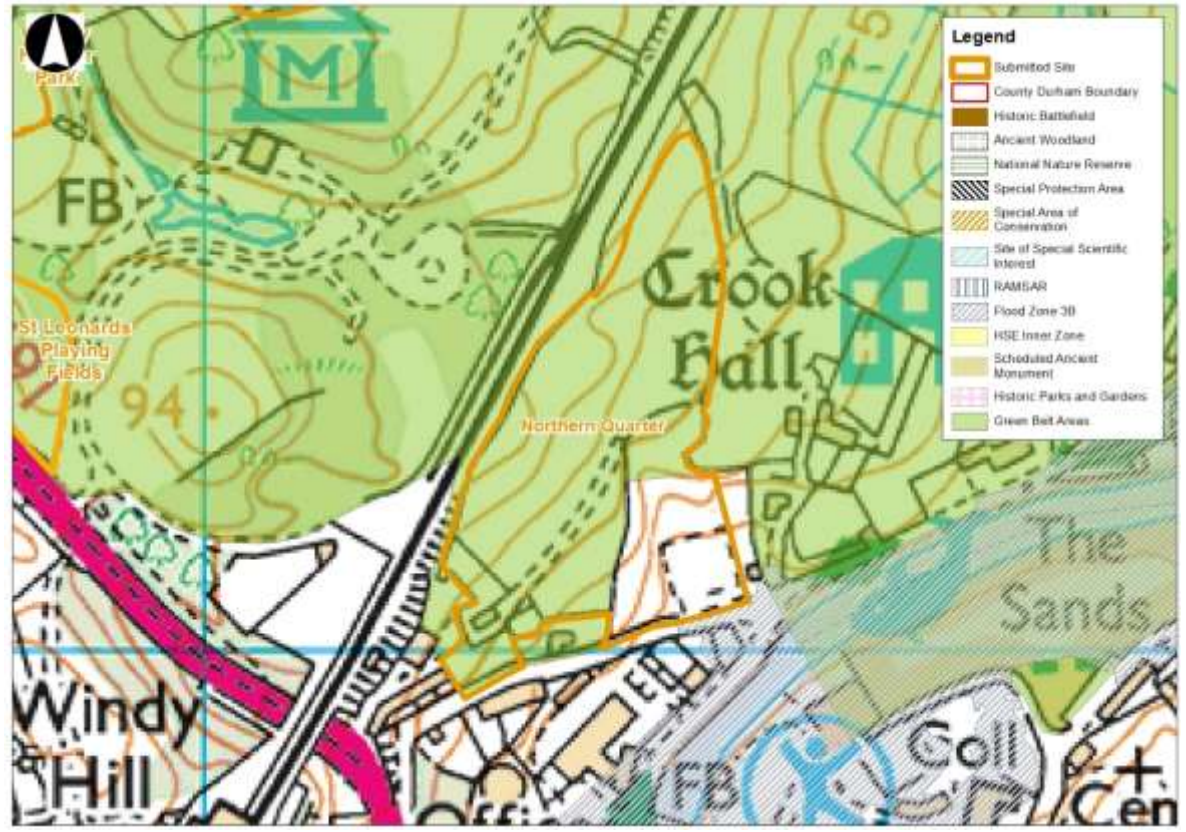
Level of Contribution: Strong

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

Level of Contribution: Moderate

Summary: Overall this submitted site performs strongly against purpose 1 due to the risk of sprawl, strongly against purpose 3 due to the lack of built development, and also strongly against purpose 4 due to the fact that it falls in the Durham City Conservation Area and a Green Finger.

42 Northern Quarter

Submitted site Reference:	Boundary of Submitted site with designations mapped
Submitted site Name: Northern Quarter	
Submitted site Size: 4.7ha	
Location of Submitted site and relationship with inset settlement: The submitted site is located to the east of Durham City and is connected to Durham City directly along the southern and western boundaries of the submitted site.	
General Area containing Submitted site (from Stage 1 Assessment): General Area 31	
Source of submitted site: Submitted site has been promoted through the Durham County Plan Issues and Options Consultation, Summer 2016.	
Impact of Designations: The submitted site is contains no category 1 designations.	
<p>Does the Resultant Boundary represent a strongly Defined, Durable Green Belt Boundary?</p> <p>The existing Green Belt boundary with Durham City is defined by Sidegate / Frankland Lane and the railway line which are considered to provide strong and durable boundaries. The resultant Green Belt boundary would be a heavy tree line to the east of the railway line, which is considered to be durable boundaries.</p>	
<p>Appraisal of Submitted site against the 5 NPPF Green Belt Purposes</p>	
<p>Purpose 1: The submitted site is connected to the large built up area of Durham City along the southern and part of the western boundary. This is formed by the Sidegate / Frankland Lane and the railway line which are durable boundaries. However part of the Green Belt is defined by the rear of properties, which is less durable. The existing Green Belt boundary is therefore of mixed durability however the Green Belt has a role protecting land which is considered to be open. The submitted site is connected to the built up area along the southern, and part of the western boundary. Whilst there is some potential for development to the very south of the submitted site to constitute rounding off, there is still some risk of sprawl. There is no ribbon development present. Overall, the submitted site makes a moderate contribution to checking unrestricted sprawl.</p> <p>Level of Contribution: Moderate</p>	
<p>Purpose 2: The submitted site is almost completely enclosed by Durham City and it plays no role in maintaining a gap between settlements.</p> <p>Level of Contribution: No contribution</p>	
<p>Purpose 3: The principal land use is open countryside, including heavy woodlands. The submitted site contains less than 5% built development. The only built development consists of sheds which are a non-rural use which is located in the south west section of the site. The topography of the submitted site is characterised as sloping towards the south east and away from the railway line which forms the western boundary. There is dense vegetation along the boundaries and throughout the submitted site however due to the sloping topography there are open long line views from the west of the site towards the north and east.</p> <p>Level of Contribution: Strong</p>	
<p>Purpose 4:</p> <p><i>To preserve the setting and special character of Durham City</i></p>	

1. Perception of the Scale of the City.

The Historic Core (Durham City Conservation Area) falls within this submitted site. Approximately 30% of the southern part of the submitted site is located within the Historic Core, therefore the area makes a **strong** contribution to the perception of the scale of the City.

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

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

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

The submitted site is located within the Inner Bowl or Setting of Durham. It contains one notable view from the World Heritage Site Management Plan, which is from the East Coast Main Line. However views of the Historic Core were noted directly from the submitted site and the site lies in the backdrop of the World Heritage Site. Taking this into account the submitted site Area is considered to make a **strong** contribution to the setting and special character of the City.

4. Key approaches to and journeys to the City.

The western boundary of the submitted site is formed by the East Coast Main Line (primary transport route) and the eastern boundary of the submitted site is formed by Frankland Lane (secondary transport route) The development of this submitted site would not be prominent from the Frankland Lane as development has occurred along this route. The submitted site is visible from the East Coast Main Line. The submitted site is therefore considered to make a **moderate** contribution to towards the perception of scale of the City.

5. Historic and cultural association

The submitted site contains three Listed Buildings, Crook Hall (Grade I), Barn West of Crook Hall (Grade II) and Barn North of Crook Hall (Grade II). The eastern boundary of the submitted site is formed by Frankland Lane a pilgrim route. The submitted site does not contain any Scheduled Monuments or Registered Historic Park and Gardens. The submitted site is contained within the Durham City Conservation Area. The General Area is considered to notable and significant heritage assets in the form of the Durham City Conservation Area and Crook Hall therefore makes a **strong** contribution to the setting of Durham City.

6. Landscape character / Quality

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

Score: Strong

Durham City Historic Core

The Historic Core (Durham City Conservation Area) falls within this submitted site. Approximately 30% of the southern part of the submitted site is located within the Historic Core, therefore the area makes a strong contribution to supporting the setting and special character of Durham City.

Score: Strong

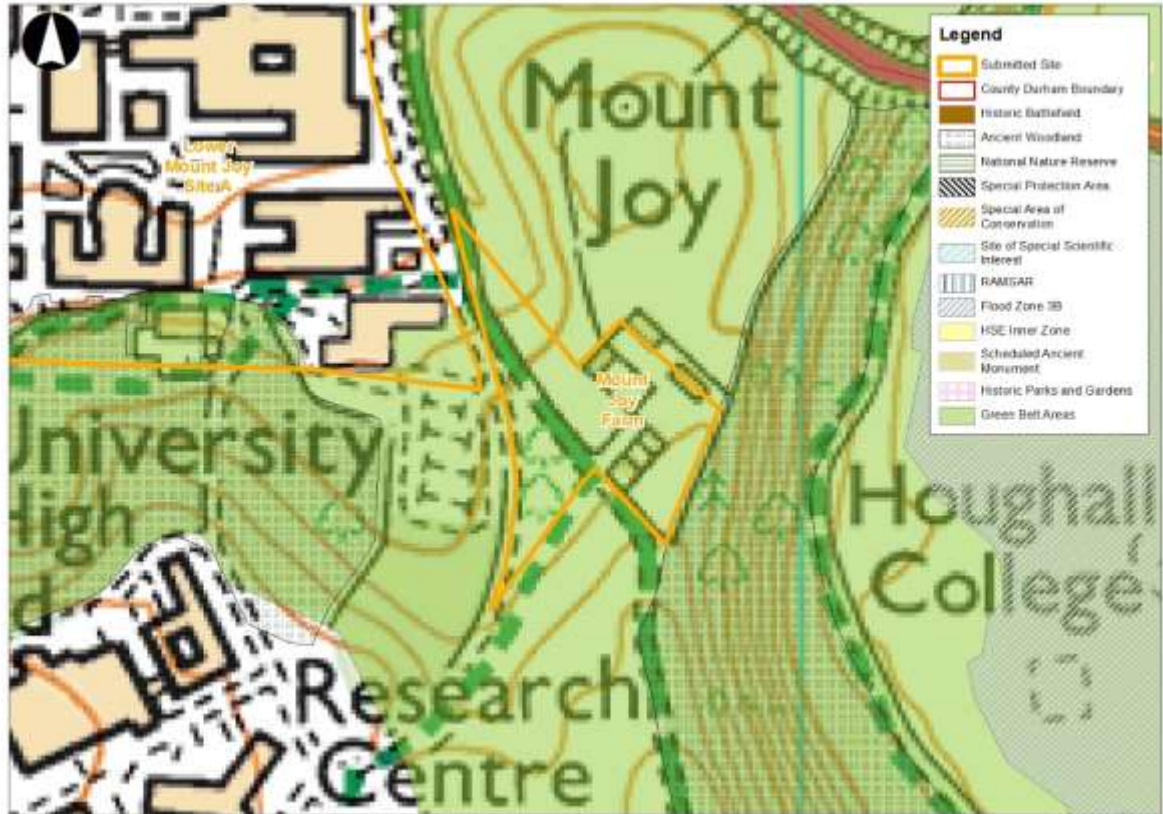
Level of Contribution: Strong

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

Level of Contribution: Moderate

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

43 Mount Joy Farm

Submitted site Reference:	Boundary of Submitted site with designations mapped
Submitted site Name: Mount Joy Farm	
Submitted site Size: 1.1ha	
Location of Submitted site and relationship with inset settlement: The submitted site is located to the south east of Durham City and is directly connected to Durham City along part of its western boundary.	
General Area containing Submitted site (from Stage 1 Assessment): General Area 14	
Source of submitted site: Submitted site has been promoted through the Durham County Plan Issues and Options Consultation, Summer 2016.	
Impact of Designations: The submitted site is not located within any of the Category 1 designations.	
<p>Does the Resultant Boundary represent a strongly Defined, Durable Green Belt Boundary?</p> <p>The resultant Green Belt boundary would be defined by a road to the south west and dense tree line to the south east which would create durable boundaries. However the eastern boundary would not be defined by physical features and therefore create less durable boundary. The existing Green Belt boundary with Durham City is defined by a road which is considered to be a strong and durable boundary.</p>	
Appraisal of Submitted site against the 5 NPPF Green Belt Purposes	
<p>Purpose 1: The submitted site is located to the south of the large built up area of Durham City. This boundary is a short extent of the western boundary of the submitted site, although this still forms a durable boundary along a road. The submitted site is connected to the built up area along one short boundary. Development of the submitted site would not constitute rounding off therefore creating the risk of sprawl. There is no ribbon development present. Overall, the submitted site makes a strong contribution to checking unrestricted sprawl.</p> <p>Level of Contribution: Strong</p>	
<p>Purpose 2: The submitted site is almost completely enclosed by Durham City and it plays no role in maintaining a gap between settlements.</p> <p>Level of Contribution: No contribution</p>	
<p>Purpose 3: The principal land use is a mix of open countryside and farm uses. The submitted site contains between 10% and 25% built development consisting of rural land uses with farm buildings present in the south eastern section of the site. The topography of the submitted site is undulating with a steep slope along the western section of the site and there is vegetation present. Due to the topography, there are limited views from the site.</p> <p>Level of Contribution: Weak</p>	
<p>Purpose 4:</p> <p><i>To preserve the setting and special character of Durham City</i></p> <p>1. Perception of the Scale of the City.</p> <p>The submitted site is partly within the historic Core (Durham City Conservation Area). The submitted site therefore makes a strong contribution to the perception of the scale of the City.</p>	

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

The submitted site forms part of a Green Finger that penetrates Durham City from the south-east. This Green Finger consists of 'the valley of the Wear to the south-east of the city from the racecourse to Shincliffe and between Gilesgate / Sherburn Road Estate and Whinney Hill. The submitted site therefore considered to make a **strong** contribution to the perception to the setting of the historic City of Durham.

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

The submitted site falls within the Inner Setting of Durham City. It contains no notable viewpoints from World Heritage Site Management Plan and views of the Historic Core are obstructed by heavily wooded bluffs. The submitted site is considered to make a **moderate** contribution to the historic setting of Durham City due to its location within the inner setting.

4. Key approaches to and journeys to the City.

The submitted site is not located near any primary or secondary approaches to the City and is not viable from any approaches. The submitted site is considered to make a **weak** contribution to the perceived scale of the City.

5. Historic and cultural association

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

6. Landscape character / Quality

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

Score: Strong

Durham City Historic Core

The submitted site is partly within the historic Core (Durham City Conservation Area). The submitted site therefore makes a **strong** contribution to the setting of the historic City of Durham.

Score: Strong

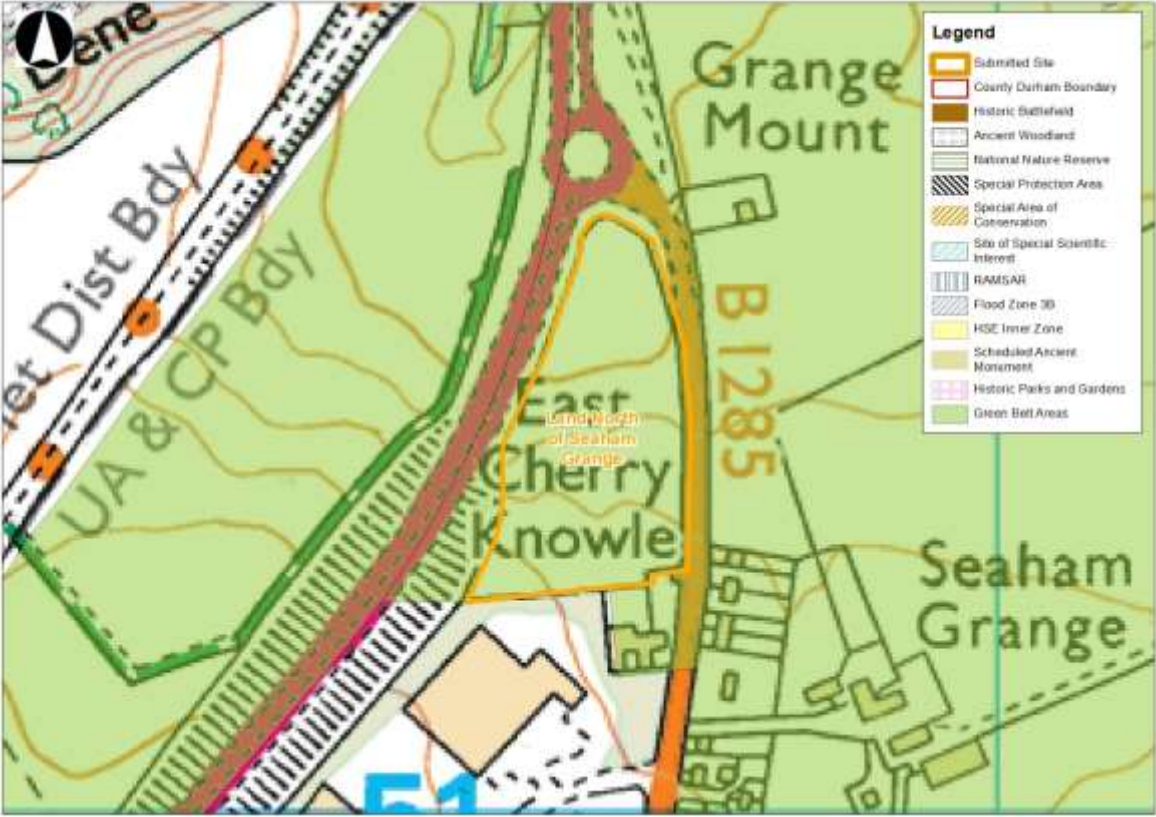
Level of Contribution: Strong

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

Level of Contribution: Moderate


Summary: Overall this submitted site performs strongly against purpose 1 due to the risk of sprawl and also against purpose 4, as the submitted site is adjacent to the Durham City Conservation Area and within a Green Finger.

44 Land North of Seaham Grange

Submitted site Reference:	Boundary of Submitted site with designations mapped
Submitted site Name: Land North of Seaham Grange	
Submitted site Size: 2.9ha	
Location of Submitted site and relationship with inset settlement: The submitted site is located to the north of Seaham, and is directly connected to Seaham along the southern boundary of the submitted site.	
General Area containing Submitted site (from Stage 1 Assessment): General Area 2	
Source of submitted site: Submitted site has been promoted through the Durham County Plan Issues and Options Consultation, Summer 2016.	
Impact of Designations: The submitted site is not located within any of the Category 1 designations.	
<p>Does the Resultant Boundary represent a strongly Defined, Durable Green Belt Boundary?</p> <p>The resultant boundary would be defined by the A1016 to the west, B1285 to the east and a roundabout between the two of these roads to the north. These are considered to create durable boundaries. The existing Green Belt boundary with Seaham is defined by dense tree line to the south which is considered to be a strong and durable boundary.</p>	
Appraisal of Submitted site against the 5 NPPF Green Belt Purposes	
<p>Purpose 1: The submitted site is not connected to or close to any of the large built up areas (as defined in the method) and there is no risk of sprawl</p> <p>Level of Contribution: No contribution</p>	
<p>Purpose 2: The submitted site forms a land gap between Seaham and Sunderland. The land gap between Seaham (Seaham Grange) and Sunderland across the submitted site is approximately 0.9km and comprises open land including an area of Green Belt within Sunderland. Ryhope Dene and the surrounding heavy woodland provides separation and prevents visibility between the settlements however the A1018 provides a direct road link between the settlements. The submitted site plays some role in maintaining a gap between Seaham and Sunderland as loss of openness would not cause settlements to merge but would erode the gap between them, the heavily wooded area around Ryhope Dene reduces the perception of eroding the gap</p> <p>Level of Contribution: Moderate</p>	
<p>Purpose 3: The principal land use is open countryside. The submitted site contains no built development. The topography of the submitted site is characterised by a gentle slope down towards the north which enables long line views from the north of the site. There is minimal vegetation present within the site however there is dense vegetation along the boundaries particularly to the south west of the site.</p> <p>Level of Contribution: Strong</p>	
<p>Purpose 4: This Submitted site is 5km from the Durham Historic Core with no direct views towards the historic core. The Submitted site is not considered to have an adverse impact on the setting of the historic City of Durham.</p> <p>Level of Contribution: No contribution</p>	
<p>Purpose 5: All Green Belt land in County Durham is considered to perform moderately against this purpose, as set out in the Stage 1 Green Belt Assessment.</p>	

<u>Level of Contribution: Moderate</u>
Summary: Overall this submitted site performs strongly against purpose 3 as it contains no built development.

45 4/UD/166

Submitted site Reference: NA	Boundary of Submitted site with designations mapped
Submitted site Name: 4/UD/166	
Submitted site Size: 19.1ha	
<p>Location of Submitted site and relationship with inset settlement: The submitted site is located to the south east of Durham City. The submitted site is directly connected to Durham City along the western boundary.</p>	
<p>General Area containing Submitted site (from Stage 1 Assessment): General Area 14</p>	
<p>Source of submitted site: Submitted site has been promoted through the Durham County Plan Issues and Options Consultation, Summer 2016.</p>	
<p>Impact of Designations: The submitted site is not located within any of the Category 1 designations.</p>	
<p>Does the Resultant Boundary represent a strongly Defined, Durable Green Belt Boundary?</p> <p>The resultant Green Belt boundary would be defined by dense tree line to the north and east of the submitted site which would create durable boundaries and field boundaries with intermittent tree line to the south of the submitted site which would form a less durable boundary. The existing Green Belt boundary with the built up area of Durham City is along the A177, which is a strong and durable boundary</p>	
Appraisal of Submitted site against the 5 NPPF Green Belt Purposes	
<p>Purpose 1: The submitted site is connected to the large built up area of Durham City along its western boundary. The existing Green Belt boundary is formed by the A177, which forms a durable boundary between the Green Belt and Durham City. The Green Belt has a role protecting land which is considered to be open. The submitted site is connected to the built up area along one boundary. Development of the submitted site would not constitute rounding off therefore creating the risk of sprawl. There is no ribbon development present. Overall, the submitted site makes a strong contribution to checking unrestricted sprawl.</p> <p>Level of Contribution: Strong</p>	
<p>Purpose 2: The submitted site forms a land gap between Durham City and Sunderland Bridge. The land gap between Durham City and Sunderland Bridge is approximately 2.2km and consists predominately of open countryside. Owing to the topography of the area, it is possible to see Durham City from Sunderland Bridge however as the land form slopes downwards going south away from Durham City is it not possible to see Sunderland Bridge from Durham City. The A167 forms a direct route between the settlements. The submitted site is located to the east of the land gap. The submitted site plays a very limited role in maintaining a gap between settlements as loss of openness would not reduce the perception of a gap.</p> <p>Level of Contribution: Weak</p>	
<p>Purpose 3: The principal land use is open countryside that is within agricultural use. The submitted site contains no built development. The topography of the submitted site is predominately flat, with vegetation which predominately follows field boundaries. There is dense woodland to the north and east beyond the site however there are long line views within the rest of the site.</p> <p>Level of Contribution: Strong</p>	
<p>Purpose 4:</p> <p><i>To preserve the setting and special character of Durham City</i></p> <p>1. Perception of the Scale of the City.</p>	

The Historic Core (Durham City Conservation Area) is located approximately 1.4 km north of this submitted site (from its nearest point to the Historic Core). The 1.4km gap consists of Green Belt and modern built form related to the university. The submitted site therefore makes a **weak** contribution to the perception of the scale of the City.

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

The submitted site is outside the Inner Setting or Inner Bowl and is not considered to form part of a Green Finger that penetrates Durham City. The submitted site therefore considered to make a **weak** contribution to the perception to the setting of the historic City of Durham, as it forms a green finger located in the outer setting.

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

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

4. Key approaches to and journeys to the City.

The A177 South Road (primary transport route) forms the eastern boundary of the submitted site. There is tree planting along the A177, but development of this submitted site would impact on the scale of the city. Therefore the submitted site is considered to make a **moderate** contribution to the perceived scale of the City.

5. Historic and cultural association

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

6. Landscape character / Quality

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

Score: Weak

Durham City Historic Core

The Historic Core (Durham City Conservation Area) is located approximately 1.4 km north of this submitted site (from its nearest point to the Historic Core). The 1.4km gap consists of Green Belt and post WWII modern built form. The submitted site therefore makes a **weak** contribution to the setting of the historic City of Durham.

Score: Weak

Level of Contribution: Weak

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

Level of Contribution: Moderate

Summary: Overall this submitted site performs strongly against purpose 1 and 3 due to the risk of sprawl and as it contains no built development.

46 Sniperley

<p>Submitted site Reference: NA</p>	<p>Boundary of Submitted site with designations mapped</p>
<p>Submitted site Name: Sniperley</p>	
<p>Submitted site Size: 170.3ha</p>	
<p>Location of Submitted site and relationship with inset settlement: The submitted site is located to the north –west of Durham City and is connected to the settlement along the A167.</p>	
<p>General Area containing Submitted site (from Stage 1 Assessment): General Area 27</p>	
<p>Source of submitted site: Submitted site has been promoted through the Durham County Plan Issues and Options Consultation, Summer 2016.</p>	
<p>Impact of Designations: The submitted site is not located within any of the Category 1 designations.</p>	
<p>Does the Resultant Boundary represent a strongly Defined, Durable Green Belt Boundary?</p> <p>The resultant Green Belt boundary would be defined by a number of different features to the north and the west. The northern boundary predominantly follows a dense tree line and Little Gill, however the western section around Sniperley Hall and the hospital is defined by field boundaries which are less durable. The western boundary is partly defined by the A691, Trout’s Lane, B6532 and then less durable boundaries consisting of field boundaries and tree line around the limits of the development. These are a mix of durable and less durable boundaries. The existing Green Belt boundary affected by the submitted site runs along the A167 to the east, which is considered to be durable.</p>	
<p>Appraisal of Submitted site against the 5 NPPF Green Belt Purposes</p>	
<p>Purpose 1: The submitted site connects to the built up area of Durham City along the A167, a strong and durable boundary. The short boundary to the west of Wilton Grove in the far south west of the submitted site is considered to be less durable as it consists of the rear of properties. The submitted site is connected to the built up area of Durham City along the long western boundary and the short south western boundary. Development of the southernmost part of the site could constitute rounding off however development of the full extent of the site would not constitute rounding off therefore creating the risk of sprawl. There is no ribbon development present. Overall, the submitted site makes a strong contribution to checking unrestricted sprawl.</p> <p>Level of Contribution: Strong</p>	
<p>Purpose 2: The submitted site forms a land gap between Durham City and Sacriston, as well as between Durham City and Kimblesworth. The land gap between Durham City and Sacriston across the submitted site is approximately 2km and consists of open countryside. The B6532 forms a direct route between the settlements. Given that Sacriston is raised being on top of a hill it overlooks Durham City with long line open views. The land gap between Durham City and Kimblesworth across the submitted site is approximately 1.6km and consists of open countryside, the gap between the settlements is 1km at its nearest point. There is no direct route between the settlements and there is no visibility between the settlements. The submitted site plays a crucial role in maintaining a gap between Durham City and Sacriston as loss of openness would significantly reduce the gap between the settlements due to the visibility from Sacriston towards Durham City combined with the size of the submitted site. The submitted site plays a very limited role in maintaining a gap between Durham City and Kimblesworth as loss of openness would not be perceived as reducing the gap given that the submitted site is located to the north west of Durham.</p> <p>Level of Contribution: Strong</p>	
<p>Purpose 3: The principal land use is open countryside that is predominately in agricultural use. The submitted site has less than 5% built development. This consists of predominantly rural uses with scattered farms throughout the site. There are also playing fields locating to the south of the submitted site which are a recreational use. . The topography of the submitted site is undulating and it is rolling countryside. There are some pockets of dense vegetation across the submitted site however there are overall low levels. There are long line views across the site in places particularly from the north of the site to the south due to the topography. The submitted site supports a moderate degree of openness.</p> <p>Level of Contribution: Strong</p>	

Purpose 4:***To preserve the setting and special character of Durham City*****1. Perception of the Scale of the City.**

The Historic Core (Durham City Conservation Area) is located approximately 0.9 km south of this submitted site (from its nearest point to the Historic Core). The 0.9km gap consists of modern built form. This General Area therefore makes a **weak** contribution to the perception of the scale of the City.

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

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

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

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

4. Key approaches to and journeys to the City.

The A167 (primary transport route) forms the eastern boundary of the submitted site and the A691 forms the south western boundary of the submitted site. There is heavy tree planting along the A167, which impedes views across the submitted site. However through sparse vegetation there is a view of the submitted site. The submitted site is visible from the A691. The submitted site considered to make a **moderate** contribution to the perceived scale of the City.

5. Historic and cultural association

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

6. Landscape character / Quality

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

Score: Moderate

Durham City Historic Core

The Historic Core (Durham City Conservation Area) is located approximately 1.2 km south of this submitted site (from its nearest point to the Historic Core). The 1.2km gap consists of post WWII built. This submitted site therefore makes a weak contribution to the setting of the historic City of Durham.

Score: Weak

Level of Contribution: Moderate

Purpose 5:

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

Level of Contribution: Moderate

Summary: Overall this submitted site performs strongly against purpose 1 due to the risk of sprawl, strongly against purpose 2 as it plays a crucial role in maintaining a gap between Durham City and Sacriston, and also strongly against purpose 3 due to the low levels of built development within the submitted site.

47 North of Arnison

<p>Submitted site Reference: NA</p>	<p>Boundary of Submitted site with designations mapped</p>
<p>Submitted site Name: North of Arnison</p>	
<p>Submitted site Size: 93.6ha</p>	
<p>Location of Submitted site and relationship with inset settlement: The submitted site is located immediately to the north of the built up area of Durham City and is connected to the settlement along Rotary Way and Findale Road.</p>	
<p>General Area containing Submitted site (from Stage 1 Assessment): General Area 28</p>	
<p>Source of submitted site: Submitted site has been promoted through the Durham County Plan Issues and Options Consultation, Summer 2016.</p>	
<p>Impact of Designations: The submitted site is not located within any of the Category 1 designations.</p>	
<p>Does the Resultant Boundary represent a strongly Defined, Durable Green Belt Boundary?</p> <p>The existing boundary is along the Rotary Way and Finchale Road, which are considered to be durable. The resultant boundary would be defined by the A167 to the west, Chester Low Road and the East Coast Main Line to the east and field boundaries to the north. The northern boundary is less durable. The proposed submitted site is not considered to provide durable boundaries.</p>	
<p>Appraisal of Submitted site against the 5 NPPF Green Belt Purposes</p>	
<p>Purpose 1: Rotary Way and Finchale Road define the southern boundary of the submitted site representing durable boundaries between the submitted site and the built up area. The Green Belt has a role protecting land which is considered to be open. The submitted site is connected to the built up area along two boundaries. Development of this submitted site would not constitute rounding off therefore creating the risk of sprawl. There is no ribbon development present. Overall, the submitted site makes a strong contribution to checking unrestricted sprawl.</p> <p>Level of Contribution: Strong</p>	
<p>Purpose 2: The submitted site forms a land gap between Durham City and Chester-le-Street, Durham City and Plawsworth, and Durham City and Kimblesworth. The land gap between Durham City and Chester-le-Street is approximately 4.5km and consists of open countryside and some inset settlements. The land gap between Durham City and Plawsworth is approximately 1.95km and consists of open countryside. The A167 forms a direct route between the settlements and there is no visibility between the settlements. The land gap between Durham City and Kimblesworth across the south western corner of the submitted site is approximately 1.1km and consists of open countryside. There is no direct route between the settlements and there is no visibility between the settlements. The submitted site plays some role in maintaining a gap between settlements as loss of openness would not cause settlements to merge but would erode the gap between them.</p> <p>Level of Contribution: Moderate</p>	
<p>Purpose 3: The principal land use is open countryside that is predominantly in agricultural use. The submitted site has less than 5% built development. The built development consists of farms in the south and south east of the site, which is a rural land use. The submitted site has sparse vegetation, which is low lying within the submitted site, however it becomes dense around the boundaries. The topography of the submitted site is undulating and there are level differences between the A167 and the site due to small hills to the west of the site. Thus only limited parts of the site have open long line views. This does not impact upon the score given the low levels of built development.</p> <p>Level of Contribution: Strong</p>	

Purpose 4:***To preserve the setting and special character of Durham City*****1. Perception of the Scale of the City.**

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

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

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

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

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

4. Key approaches to and journeys to the City.

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

5. Historic and cultural association

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

6. Landscape character / Quality

50% of the submitted site falls within the Wear Lowlands Countryside Character Area and within the Broad Landscape Type: Incised Lowland Valley and is therefore considered to make a **strong** contribution to the historic setting of Durham.

50% of the submitted site falls within the Wear Lowlands Countryside Character Area and within the Broad Landscape Type: Lowland Valley Terraces. This part of the General Area is therefore considered to make a moderate contribution to the historic setting of Durham

Score: Weak

Durham City Historic Core

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

Score: Weak

Level of Contribution: Weak

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

Level of Contribution: Moderate

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

48 East of High Shincliffe

<p>Submitted site Reference: NA</p>	<p>Boundary of Submitted site with designations mapped</p>
<p>Submitted site Name: East of High Shincliffe</p>	
<p>Submitted site Size: 3.9ha</p>	
<p>Location of Submitted site and relationship with inset settlement: The submitted site is located to the east of High Shincliffe between the settlement and the outer Green Belt boundary. It is connected to the settlement along Whitwell Acres and the residential properties on Telford Close.</p>	
<p>General Area containing Submitted site (from Stage 1 Assessment): General Area 9</p>	
<p>Source of submitted site: Submitted site has been promoted through the Durham County Plan Issues and Options Consultation, Summer 2016.</p>	
<p>Impact of Designations: The submitted site is not located within any of the Category 1 designations.</p>	
<p>Does the Resultant Boundary represent a strongly Defined, Durable Green Belt Boundary?</p> <p>The existing Green Belt boundary with the settlement consists of Whitwell Acres which is considered to be durable, and the rear gardens of residential properties on Telford Close which are less durable. The resultant boundary would be defined by the woodland to the north which is durable. The resultant eastern boundary of the dismantled railway lies adjacent to non-Green Belt land.</p>	
<p>Appraisal of Submitted site against the 5 NPPF Green Belt Purposes</p>	
<p>Purpose 1: The submitted site is not connected to or close to any of the large built up areas (as defined in the method) and there is no risk of sprawl.</p> <p>Level of Contribution: No contribution</p>	
<p>Purpose 2: The submitted site forms a land gap between High Shincliffe and Bowburn. The land gap between the settlements is approximately 0.8km and consists of open countryside. There is no visibility between the settlements. The A177 provides direct access between High Shincliffe and Bowburn. The submitted site plays a very limited role in maintaining a gap between the settlements as loss of openness would not reduce the perception of a gap given that it is already narrower to the south of High Shincliffe.</p> <p>Level of Contribution: Weak</p>	
<p>Purpose 3: The principal land use is open countryside which is in agricultural use. The submitted site has no built development. The submitted site has sparse vegetation with vegetation located around the boundaries only. The topography of the submitted site is flat however much of it is visually enclosed by the railway embankment to the south-east and woodland to the north-east which therefore restricts any views.</p> <p>Level of Contribution: Strong</p>	
<p>Purpose 4:</p> <p><i>To preserve the setting and special character of Durham City</i></p> <p>1. Perception of the Scale of the City.</p>	

The Historic Core (Durham City Conservation Area) is located approximately 2.7 km north west of this submitted site (from its nearest point to the Historic Core). The 2.7 km gap is modern built form encompassing the settlements of Shincliffe and High Shincliffe. This submitted site therefore makes a **weak** contribution to the perception of the scale of the City.

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

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

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

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

4. Key approaches to and journeys to the City.

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

5. Historic and cultural association

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

6. Landscape character / Quality

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

Score: Moderate

Durham City Historic Core

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

Score: Weak

Level of Contribution: Weak

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

Level of Contribution: Moderate

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

49 Land west of Sidegate

<p>Submitted site Reference: NA</p>	<p>Boundary of Submitted site with designations mapped</p>	
<p>Submitted site Name: Land west of Sidegate</p>		
<p>Submitted site Size: 0.3ha</p>		
<p>Location of Submitted site and relationship with inset settlement: The submitted site is located to the east of Durham City however only part of the submitted site is located within the Green Belt. The Green Belt section of the submitted site is connected to Durham City directly along the southern and western boundaries.</p>		
<p>General Area containing Submitted site (from Stage 1 Assessment): General Area 31</p>		
<p>Source of submitted site: Submitted site has been promoted through the Durham County Plan Issues and Options Consultation, Summer 2016.</p>		
<p>Impact of Designations: The submitted site is contains no category 1 designations.</p>		
<p>Does the Resultant Boundary represent a strongly Defined, Durable Green Belt Boundary?</p> <p>The existing Green Belt boundary with Durham City is defined by Sidegate which is a durable boundary and the limits of development which has no definable features and is a less durable boundary. The resultant Green Belt boundary would consist of a tree line and limited other features and would not be considered to be a durable boundary.</p>		
<p>Appraisal of Submitted site against the 5 NPPF Green Belt Purposes</p>		
<p>Purpose 1: The submitted site is connected to the large built up area of Durham City along the southern and western boundary. Part of the submitted site is not located within the Green Belt. The boundaries of the submitted site with the built up area consist of tree lines and the limits of development which are less durable. The submitted site contains some hard standing and is therefore not protecting land which is considered to be completely open. The submitted site is connected to the built up area along two boundaries and whilst there is some potential for development to constitute rounding off, there is still some risk of sprawl. There is no ribbon development present. Overall, the submitted site makes a moderate contribution to checking unrestricted sprawl.</p> <p>Level of Contribution: Moderate</p>		
<p>Purpose 2: The submitted site is almost completely enclosed by Durham City and it plays no role in maintaining a gap between settlements.</p> <p>Level of Contribution: No contribution</p>		
<p>Purpose 3: The principal land use within the Green Belt section of the submitted site consists of hard standing which is used as parking. The site therefore has over 25% built development. The topography of the submitted site is sloping from north to south. There is limited vegetation within the submitted site. There are long line views from the settlement outwards.</p> <p>Level of Contribution: No contribution</p>		
<p>Purpose 4:</p> <p><i>To preserve the setting and special character of Durham City</i></p> <p>1. Perception of the Scale of the City.</p>		

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

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

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

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

The submitted site is located within the Inner Bowl or Setting of Durham. It contains one notable view from the World Heritage Site Management Plan, which is from the East Coast Main Line. However views of the Historic Core were noted directly from the submitted site and the site lies in the backdrop of the World Heritage Site. Taking this into account the submitted site Area is considered to make a **strong** contribution to the setting and special character of the City.

4. Key approaches to and journeys to the City.

The East Coast Main Line (primary transport route) is located to the west of the submitted site although it is not adjacent to it. The submitted site is visible from the East Coast Main Line. The submitted site is therefore considered to make a **moderate** contribution to towards the perception of scale of the City.

5. Historic and cultural association

The submitted site contains no listed buildings, Scheduled Monuments or Registered Historic Park and Gardens. The submitted site is contained within the Durham City Conservation Area and therefore makes a **strong** contribution to the setting of Durham City.

6. Landscape character / Quality

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

Score: Strong

Durham City Historic Core

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

Score: Strong

Level of Contribution: Strong

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

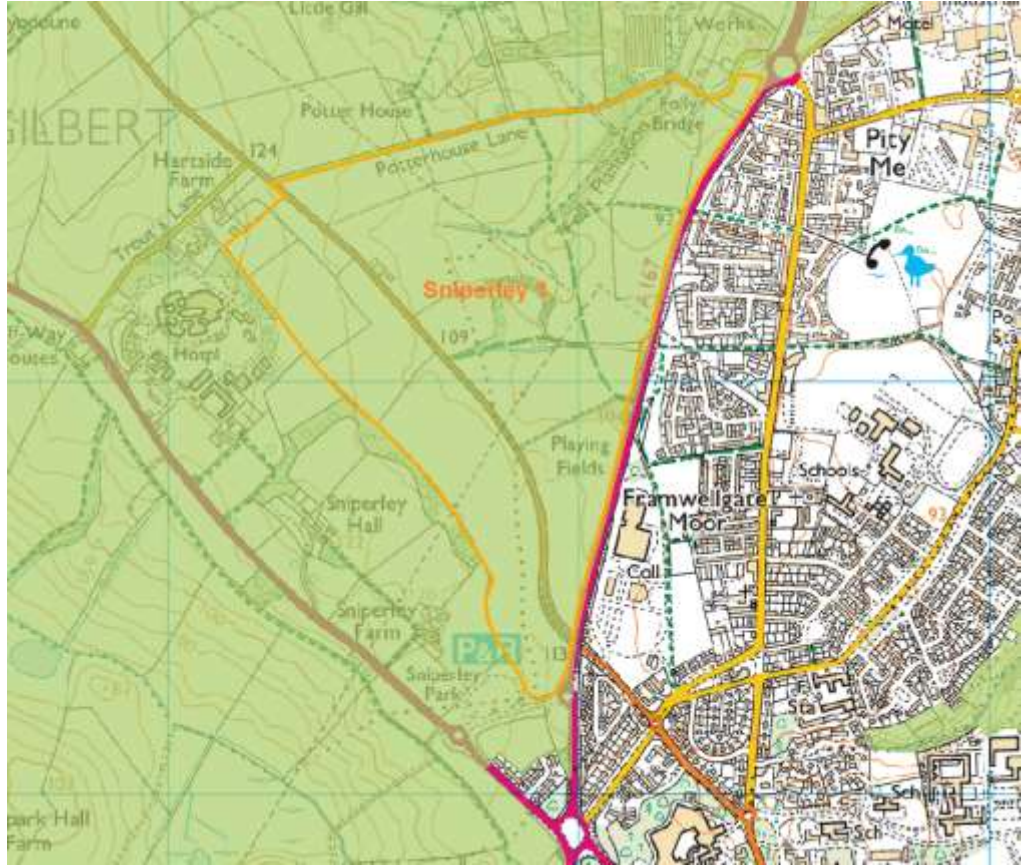
Level of Contribution: Moderate

Summary: Overall this submitted site performs strongly against purpose 4, as it falls within the Durham City Conservation Area and a Green Finger.

Appendix A

Revised Boundary Sites

A1 Sniperley 1

Submitted site Reference: NA	Boundary of Submitted site
Submitted site Name: Sniperley 1	
Submitted site Size: 88.3ha	
Location of Submitted site and relationship with inset settlement: The submitted site is located to the north –west of Durham City and is connected to the settlement along the A167.	
General Area containing Submitted site (from Stage 1 Assessment): General Area 27	
Source of submitted site: Durham City Council	
Impact of Designations: The submitted site is not located within any of the Category 1 designations.	
<p>Does the Resultant Boundary represent a strongly Defined, Durable Green Belt Boundary?</p> <p>The resultant Green Belt boundary would be defined by a number of different features to the north and the west. The northern boundary predominantly follows Potterhouse Lane, however the western section around Sniperley Hall and the hospital is defined by field boundaries and tree line which are less durable. The A167, the northern boundary is defined by Potterhouse Lane, and the less durable boundaries consisting of field boundaries and tree line around the limits of the development. These are a mix of durable and less durable boundaries. The existing Green Belt boundary affected by the submitted site runs along the A167 to the east, which is considered to be durable.</p>	
<p>Appraisal of Submitted site against the 5 NPPF Green Belt Purposes</p>	
<p>Purpose 1: The submitted site connects to the built up area of Durham City along the A167, a strong and durable boundary. The submitted site is only connected to the built up area of Durham City along the long eastern boundary and development would not constitute rounding off therefore creating the risk of sprawl. There is no ribbon development present. Overall, the submitted site makes a strong contribution to checking unrestricted sprawl.</p> <p>Level of Contribution: Strong</p>	
<p>Purpose 2: The submitted site forms a land gap between Durham City and Sacriston, as well as between Durham City and Kimblesworth. The land gap between Durham City and Sacriston across the submitted site is approximately 2km and consists of open countryside. The B6532 forms a direct route between the settlements. Given that Sacriston is raised being on top of a hill there are a small number of properties which overlook the site and with long line open views towards Durham City. The land gap between Durham City and Kimblesworth across the submitted site is approximately 1.6km and consists of open countryside, the gap between the settlements is 1km at its nearest point. There is no direct route between the settlements and there is no visibility between the settlements. The submitted site plays some role in maintaining a gap between Durham City and Sacriston however loss of openness would not cause settlements to merge but would erode the gap between them owing to some visibility from Sacriston towards Durham City. Furthermore development would not extend beyond the line of the existing Earl’s House Hospital therefore loss of openness would not be perceived as causing settlements to merge or substantially reducing the gap between them. The submitted site plays a very limited role in maintaining a gap between Durham City and Kimblesworth as loss of openness would not be perceived as reducing the gap given that the submitted site is located to the north west of Durham.</p> <p>Level of Contribution: Moderate</p>	

Purpose 3: The principal land use is open countryside that is predominately in agricultural use. The submitted site has less than 5% built development. This consists of predominantly rural uses with scattered farms throughout the site. There are also playing fields locating to the south of the submitted site which are a recreational use. The topography of the submitted site is undulating and it is rolling countryside. There are some pockets of dense vegetation across the submitted site however there are overall low levels. There are long line views across the site in places particularly from the north of the site to the south due to the topography. The submitted site supports a strong degree of openness.

Level of Contribution: Strong

Purpose 4:

To preserve the setting and special character of Durham City

1. Perception of the Scale of the City.

The Historic Core (Durham City Conservation Area) is located approximately 1.1 km south of this submitted site (from its nearest point to the Historic Core). The 1.1 km gap consists of modern built form. This General Area therefore makes a **weak** contribution to the perception of the scale of the City.

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

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

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

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

4. Key approaches to and journeys to the City.

The A167 (primary transport route) forms the eastern boundary of the submitted site. There is heavy tree planting along the A167, which impedes views across the submitted site. However through sparse vegetation there is a view of the submitted site. The submitted site considered to make a **moderate** contribution to the perceived scale of the City.

5. Historic and cultural association

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

6. Landscape character / Quality

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

Score: Moderate

Durham City Historic Core

The Historic Core (Durham City Conservation Area) is located approximately 1.1 km south of this submitted site (from its nearest point to the Historic Core). The 1.1 km gap consists of post WWII built. This submitted site therefore makes a weak contribution to the setting of the historic City of Durham.

Score: Weak

Level of Contribution: Moderate

Purpose 5:

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

Level of Contribution: Moderate


Summary: Overall this site performs strongly against purpose 1 due to the risk of sprawl and strongly against purpose 3 due to the low levels of built development within the site. It performs moderately against purpose 2 as it plays some role in maintaining a gap between Durham City and Sacriston.

A2 Sniperley 2

<p>Submitted site Reference: NA</p>	<p>Boundary of Submitted site</p>
<p>Submitted site Name: Sniperley 2</p>	
<p>Submitted site Size: 22.1ha</p>	
<p>Location of Submitted site and relationship with inset settlement: The submitted site is located to the north –west of Durham City and is connected to the settlement along a field boundary to the south and dense tree line to the east.</p>	
<p>General Area containing Submitted site (from Stage 1 Assessment): General Area 27</p>	
<p>Source of submitted site: Durham City Council</p>	
<p>Impact of Designations: The submitted site is not located within any of the Category 1 designations.</p>	
<p>Does the Resultant Boundary represent a strongly Defined, Durable Green Belt Boundary?</p> <p>The resultant Green Belt boundary would be defined by a number of different features. To the north the boundary would be defined by the limit of the hospital site and to the south by a field boundary. The eastern boundary would be dense tree line and field boundaries and the western boundary would be a mixture of field boundaries, tree line and a short extent of the A691. These are considered to be less durable boundaries. The existing Green Belt boundary affected by the submitted site runs along the A167 to the east, which is considered to be durable.</p>	
<p>Appraisal of Submitted site against the 5 NPPF Green Belt Purposes</p>	
<p>Purpose 1: The submitted site is in close proximity to the large built up area of Durham City along a field boundary which is a less durable boundary. It has a role in protecting land which is considered to be open. The submitted site is not directly connected to the built up area however there is still a risk of sprawl as it is perceived to lie close to it and it is connected by the transport corridor of the A691 as well as visually. Development would not constitute rounding off therefore creating the risk of sprawl. There is no ribbon development present. Overall, the submitted site makes a strong contribution to checking unrestricted sprawl.</p> <p>Level of Contribution: Strong</p>	
<p>Purpose 2: The submitted site forms a land gap between Durham City and Sacriston. The land gap between Durham City and Sacriston across the submitted site is approximately 2km and consists of open countryside. The B6532 which lies to the east of the site forms a direct route between the settlements. Given that Sacriston is raised being on top of a hill it overlooks Durham City with long line open views. The submitted site plays some role in maintaining a gap between Durham City and Sacriston as loss of openness would not cause settlements to merge but would erode the gap between them, due to the strong visibility from Sacriston towards Durham City. Furthermore development would not extend beyond the existing Earl’s House Hospital therefore loss of openness would not be perceived as causing settlements to merge or substantially reducing the gap between them.</p> <p>Level of Contribution: Moderate</p>	
<p>Purpose 3: The principal land use is open countryside that is predominately in agricultural use. The submitted site has less than 5% built development. This consists of predominantly rural uses with a farm within the site. The topography of the submitted site is undulating and it is rolling countryside. There are some pockets of denser vegetation across the submitted site however there are overall low levels. There are long line views across the site in places particularly from the north of the site to the south due to the topography. The submitted site supports a strong degree of openness.</p>	

<p><u>Level of Contribution: Strong</u></p>
<p>Purpose 4:</p> <p><i>To preserve the setting and special character of Durham City</i></p> <p>1. Perception of the Scale of the City. The Historic Core (Durham City Conservation Area) is located approximately 1.1 km south of this submitted site (from its nearest point to the Historic Core). The 1.1 km gap consists of modern built form. This General Area therefore makes a weak contribution to the perception of the scale of the City.</p> <p>2. Physical form of the Inner Setting (green fingers into the City). This submitted site does not form part of a Green Finger penetrates Durham City. This submitted site is therefore considered to make a weak contribution to the perception to the setting of the historic City of Durham.</p> <p>3. Views In and Out towards the Countryside, including long distance views. The submitted site falls within the Outer Setting of Durham City. It contains no notable viewpoints from the World Heritage Site Management Plan and no views on the historic core were identified on site. The submitted site is considered to make a weak contribution to the historic setting of Durham City.</p> <p>4. Key approaches to and journeys to the City. The A691 forms part of the western boundary of the submitted site and the submitted site is visible from the A691. The submitted site considered to make a moderate contribution to the perceived scale of the City.</p> <p>5. Historic and cultural association The submitted site contains no Listed Buildings, Conservation Areas, Scheduled Monuments or Registered Historic Park and Gardens. Sniperley Hall a Park and Garden of local importance is located in this submitted site. The submitted site is considered to contain few notable heritage assets and therefore makes a moderate contribution to the setting of Durham City.</p> <p>6. Landscape character / Quality The submitted site falls within the Wear Lowlands Countryside Character Area and within the Broad Landscape Type: Lowland Valley Terrace. This part of the submitted site is therefore considered to make a moderate contribution to the historic setting of Durham. A small area to the north-east of the submitted site is within the Broad Landscape Type: Incised Lowland Valley. This part of the submitted site is therefore considered to make a strong contribution to the historic setting of Durham. Score: Moderate</p> <p><i>Durham City Historic Core</i> The Historic Core (Durham City Conservation Area) is located approximately 1.1 km south of this submitted site (from its nearest point to the Historic Core). The 1.1km gap consists of post WWII built. This submitted site therefore makes a weak contribution to the setting of the historic City of Durham. Score: Weak</p> <p><u>Level of Contribution: Moderate</u></p>
<p>Purpose 5:</p> <p>All Green Belt land in County Durham is considered to perform moderately against this purpose, as set out in the Stage 1 Green Belt Assessment.</p> <p><u>Level of Contribution: Moderate</u></p>
<p>Summary: Overall this site performs strongly against purpose 1 due to the risk of sprawl, moderately against purpose 2 as it plays some role in maintaining a gap between Durham City and Sacriston, and also strongly against purpose 3 due to the low levels of built development within the site.</p>

A3 Sniperley 3

<p>Submitted site Reference: NA</p>	<p>Boundary of Submitted site</p>
<p>Submitted site Name: Sniperley 3</p>	
<p>Submitted site Size: 2.7ha</p>	
<p>Location of Submitted site and relationship with inset settlement: The submitted site is located to the north –west of Durham City and is connected to the settlement along the limits of existing residential development and the A167.</p>	
<p>General Area containing Submitted site (from Stage 1 Assessment): General Area 27</p>	
<p>Source of submitted site: Durham City Council</p>	
<p>Impact of Designations: The submitted site is not located within any of the Category 1 designations.</p>	
<p>Does the Resultant Boundary represent a strongly Defined, Durable Green Belt Boundary?</p> <p>The resultant Green Belt boundary would be defined by a number of different features. To the north the boundary is defined by a road, to the west by the A691 and to the east by the A167 which are durable boundaries. The southern boundary is defined by the rear of existing residential development which is a less durable boundary. The existing Green Belt boundary affected by the submitted site runs along the A167 to the east, which is considered to be durable.</p>	
<p>Appraisal of Submitted site against the 5 NPPF Green Belt Purposes</p>	
<p>Purpose 1: The submitted site connects to the built up area of Durham City along its eastern and southern boundaries. To the east is the A167 which is a strong and durable boundary. The southern boundary consists of the rear of residential properties along Wilton Grove which represents a less durable boundary. To the north is the Park and Ride and to the north east is a newly built fire station. The development of this submitted site is connected to the built up area along two boundaries and while there is some potential for development to constitute rounding off there is some risk of sprawl. There is no ribbon development present. Overall, the submitted site makes a moderate contribution to checking unrestricted sprawl.</p> <p>Level of Contribution: Moderate</p>	
<p>Purpose 2: The submitted site forms a land gap between Durham City and Sacriston, as well as between Durham City and Kimblesworth. The land gap between Durham City and Sacriston across the submitted site is approximately 2km and consists of open countryside. The B6532 forms a direct route between the settlements. Given that Sacriston is raised being on top of a hill it overlooks Durham City with long line open views. The land gap between Durham City and Kimblesworth across the submitted site is approximately 1.6km and consists of open countryside, the gap between the settlements is 1km at its nearest point. There is no direct route between the settlements and there is no visibility between the settlements. The submitted site plays a very limited role in maintaining a gap between Durham City and Sacriston as loss of openness would not reduce such a gap. The submitted site plays a very limited role in maintaining a gap between Durham City and Kimblesworth as loss of openness would not be perceived as reducing the gap.</p> <p>Level of Contribution: Weak</p>	

Purpose 3: The principal land use is open countryside that is predominately in use as a paddock. The submitted site has no built development although the land does not have a countryside character owing to the residential properties to the south, Park and Ride to the north and a newly built fire station to the north west. The topography of the submitted site is slightly undulating. There are low levels of vegetation across the site. Whilst there are views across the site, these views do not extend into the open countryside due to the Park and Ride located to the north of the site. The submitted site supports a strong-moderate degree of openness.

Level of Contribution: Moderate

Purpose 4:

To preserve the setting and special character of Durham City

1. Perception of the Scale of the City.

The Historic Core (Durham City Conservation Area) is located approximately 0.9 km south of this submitted site (from its nearest point to the Historic Core). The 0.9km gap consists of modern built form. This General Area therefore makes a **weak** contribution to the perception of the scale of the City.

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

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

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

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

4. Key approaches to and journeys to the City.

The A167 (primary transport route) forms the eastern boundary of the submitted site and the A691 forms the south western boundary of the submitted site. There is heavy tree planting along the A167, which impedes views across the submitted site. However through sparse vegetation there is a view of the submitted site. The submitted site is visible from the A691. The submitted site considered to make a **moderate** contribution to the perceived scale of the City.

5. Historic and cultural association

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

6. Landscape character / Quality

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

Score: Moderate

Durham City Historic Core

The Historic Core (Durham City Conservation Area) is located approximately 0.9 km south of this submitted site (from its nearest point to the Historic Core). The 0.9km gap consists of post WWII built. This submitted site therefore makes a weak contribution to the setting of the historic City of Durham.

Score: Weak

Level of Contribution: Moderate

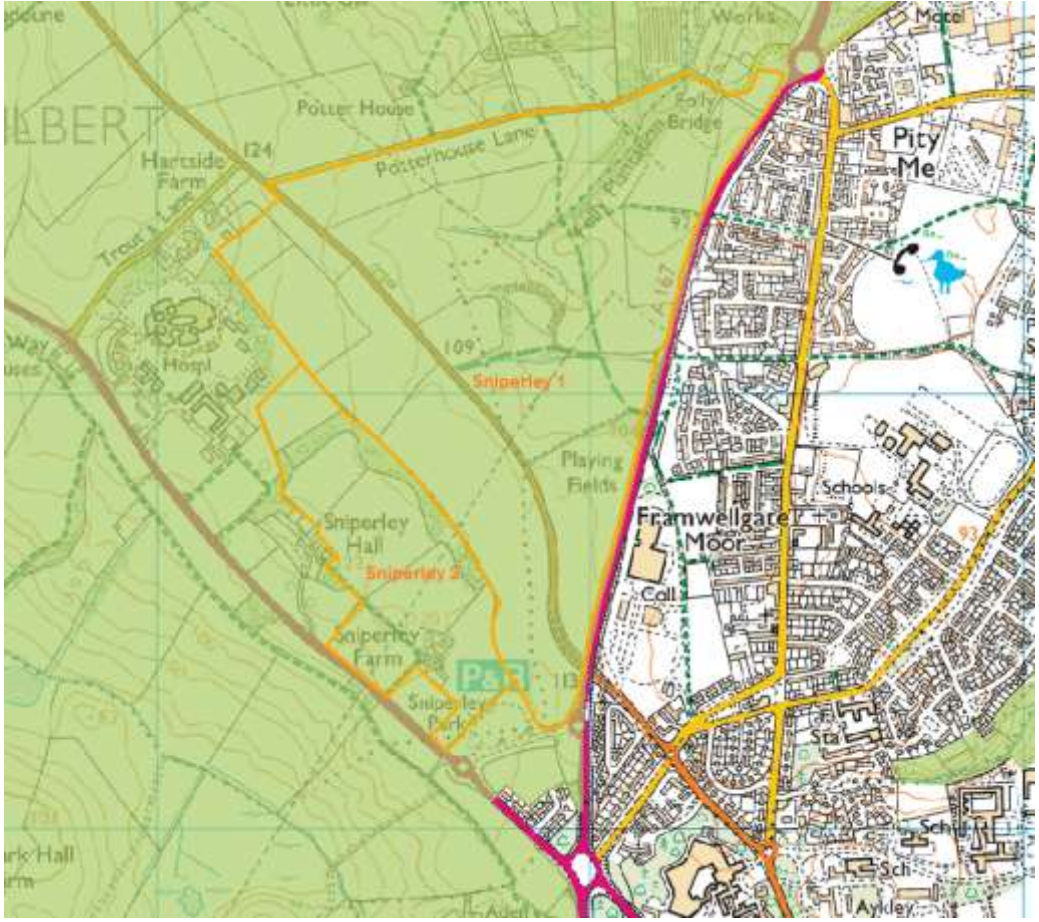
Purpose 5:

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

Level of Contribution: Moderate

Summary: Overall this site performs moderately against purpose 1 as there is some risk of sprawl, it performs weakly against purpose 2 as it plays a very limited role in maintaining a gap between Durham City and Sacriston, and it performs moderately against purpose 3 due to the low levels of built development and strong-moderate openness.

A4 Sniperley 1 and 2

<p>Submitted site Reference: NA</p>	<p>Boundary of Submitted site</p>
<p>Submitted site Name: Sniperley 1 and 2 (combined)</p>	
<p>Submitted site Size: 110.4ha</p>	
<p>Location of Submitted site and relationship with inset settlement: The submitted site is located to the north –west of Durham City and is connected to the settlement along the A167.</p>	
<p>General Area containing Submitted site (from Stage 1 Assessment): General Area 27</p>	
<p>Source of submitted site: Durham City Council</p>	
<p>Impact of Designations: The submitted site is not located within any of the Category 1 designations.</p>	
<p>Does the Resultant Boundary represent a strongly Defined, Durable Green Belt Boundary?</p> <p>The resultant Green Belt boundary would be defined by a number of different features to the north and the west. The northern boundary predominantly follows Potterhouse Lane, however the western section around Sniperley Hall and the hospital is defined by field boundaries which are less durable. The western boundary is partly defined by the A691, Trout’s Lane, B6532 and then less durable boundaries consisting of field boundaries. These are a mix of durable and less durable boundaries. The existing Green Belt boundary affected by the submitted site runs along the A167 to the east, which is considered to be durable.</p>	
<p>Appraisal of Submitted site against the 5 NPPF Green Belt Purposes</p>	
<p>Purpose 1: The submitted site connects to the built up area of Durham City along the A167, a strong and durable boundary. The submitted site is only connected to the built up area of Durham City along the long eastern boundary and development would not constitute rounding off therefore creating the risk of sprawl. There is no ribbon development present. Overall, the submitted site makes a strong contribution to checking unrestricted sprawl.</p> <p>Level of Contribution: Strong</p>	
<p>Purpose 2: The submitted site forms a land gap between Durham City and Sacriston, as well as between Durham City and Kimblesworth. The land gap between Durham City and Sacriston across the submitted site is approximately 2km and consists of open countryside. The B6532 forms a direct route between the settlements. Given that Sacriston is raised being on top of a hill there are a small number of properties which overlook the site and have long line open views towards Durham City. The land gap between Durham City and Kimblesworth across the submitted site is approximately 1.6km and consists of open countryside, the gap between the settlements is 1km at its nearest point. There is no direct route between the settlements and there is no visibility between the settlements. The submitted site plays some role in maintaining a gap between Durham City and Sacriston however loss of openness would not cause settlements to merge but would erode the gap between them owing to some visibility from Sacriston towards Durham City. Furthermore development would not extend beyond the line of the existing Earl’s House Hospital therefore loss of openness would not be perceived as causing settlements to merge or substantially reducing the gap between them. The submitted site plays a very limited role in maintaining a gap between Durham City and Kimblesworth as loss of openness would not be perceived as reducing the gap given that the submitted site is located to the north west of Durham.</p> <p>Level of Contribution: Moderate</p>	

Purpose 3: The principal land use is open countryside that is predominately in agricultural use. The submitted site has less than 5% built development. This consists of predominantly rural uses with scattered farms throughout the site. There are also playing fields locating to the south of the submitted site which are a recreational use. The topography of the submitted site is undulating and it is rolling countryside. There are some pockets of dense vegetation across the submitted site however there are overall low levels. There are long line views across the site in places particularly from the north of the site to the south due to the topography. The submitted site supports a strong degree of openness.

Level of Contribution: Strong

Purpose 4:

To preserve the setting and special character of Durham City

1. Perception of the Scale of the City.

The Historic Core (Durham City Conservation Area) is located approximately 1.1 km south of this submitted site (from its nearest point to the Historic Core). The 1.1 km gap consists of modern built form. This General Area therefore makes a **weak** contribution to the perception of the scale of the City.

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

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

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

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

4. Key approaches to and journeys to the City.

The A167 (primary transport route) forms the eastern boundary of the submitted site and the A691 forms part of the south western boundary of the submitted site. There is heavy tree planting along the A167, which impedes views across the submitted site. However through sparse vegetation there is a view of the submitted site. The submitted site is visible from the A691. The submitted site considered to make a **moderate** contribution to the perceived scale of the City.

5. Historic and cultural association

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

6. Landscape character / Quality

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

Score: Moderate

Durham City Historic Core

The Historic Core (Durham City Conservation Area) is located approximately 1.1 km south of this submitted site (from its nearest point to the Historic Core). The 1.1 km gap consists of post WWII built. This submitted site therefore makes a weak contribution to the setting of the historic City of Durham.

Score: Weak

Level of Contribution: Moderate

Purpose 5:

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

Level of Contribution: Moderate

Summary: Overall this site performs strongly against purpose 1 due to the risk of sprawl and strongly against purpose 3 due to the low level of built development. It performs moderately against purpose 2 as it plays some role in maintaining a gap between Durham City and Sacriston.

A5 Sherburn Road Estate (revised boundary)

<p>Submitted site Reference: NA</p>	<p>Boundary of Submitted site with designations mapped</p>
<p>Submitted site Name: Sherburn Road Estate</p>	
<p>Submitted site Size: 18.7ha</p>	
<p>Location of Submitted site and relationship with inset settlement: The submitted site is located to the south and the east of Durham City and is contiguous with the built up area. The A1(M) is to the east of the site and is audible, however it is located within a cutting and is not visible.</p>	
<p>General Area containing Submitted site (from Stage 1 Assessment): General Area 10</p>	
<p>Source of Submitted site: Durham City Council</p>	
<p>Impact of Designations: The submitted site is not located within any of the designations that have been identified within the method.</p>	
<p>Does the Resultant Boundary represent a strongly Defined, Durable Green Belt Boundary? The existing Green Belt boundary is defined by the A181 and Bent House Lane which are durable boundaries. The resultant boundary would be defined partly by a field boundary and partly by a lack of features. These would be less durable boundaries. Although the A1(M) to the east would provide a durable boundary.</p>	
<p>Appraisal of Submitted site against the 5 NPPF Green Belt Purposes</p>	
<p>Purpose 1: The submitted site is connected to the built up area of Durham City along its northern and western boundaries. The northern boundary is defined by the A181 and the western boundary is defined by Bent House Lane. These are both durable boundaries between the submitted site and the built up area. The Green Belt has a role protecting land which is considered to be open. The submitted site is connected to the built up area along two of its four boundaries. Development of the submitted site would constitute rounding off therefore there is limited risk of sprawl. There is no ribbon development present. Overall, the submitted site makes a moderate contribution to checking unrestricted sprawl.</p> <p>Level of contribution: Moderate</p>	
<p>Purpose 2: The submitted site forms a land gap Durham City and Sherburn, as well as Durham City and Shincliffe/High Shincliffe. The land gap between Durham City and Sherburn is approximately 1.3km and comprises open countryside. There is no visibility between the settlements from the submitted site. The A181/ B1283 provide a direct road link between Durham City and Sherburn and this road forms the northern boundary of the submitted site. The land gap between Durham City and Shincliffe / High Shincliffe is approximately 1.1km at the nearest point, and comprises open countryside. There is no visibility between settlements and there is no direct road link between the settlements. The submitted site plays a very limited role in maintaining a gap between Durham City and Sherburn as loss of openness would not reduce the perceived gap given that the gap is already narrower in other locations. The submitted site plays some role in maintaining a gap between Durham City and Shincliffe/High Shincliffe as loss of openness would not cause settlements to merge but would erode the gap between them.</p> <p>Level of Contribution: Moderate</p>	
<p>Purpose 3: The principal land use is agricultural. The submitted site contains no built development and is completely open countryside. The topography of the submitted site is a gentle slope to the south, and owing to this there are long line views towards the south from the north of the site. There is no vegetation within the submitted site which contributes to the visual openness, however the vegetation along the boundaries and the A1(M) detracts from this somewhat. This does not impact upon the score given the lack of any built development.</p>	

Level of Contribution: Strong**Purpose 4:***To preserve the setting and special character of Durham City*

1. Perception of the Scale of the City. The Historic Core (Durham City Conservation Area) is located 0.7km to the west of the submitted site. The gap between the historic core and submitted site consists of the modern built form of Durham. The submitted site therefore makes a **weak** contribution to the perception of the scale of the City.

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

This submitted site forms part of a Green Finger that penetrates Durham City from the south-east. This Green Finger consists of 'the valley of the Wear to the south-east of the city from the racecourse to Shincliffe and between Gilesgate / Sherburn Road Estate and Whinney Hill. However the submitted site is not directly within this Green Finger, as it is located to the east of existing modern built form and therefore does not directly link into the historic core. This submitted site is therefore considered to make a **moderate** contribution to the setting of the historic City of Durham.

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

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

4. Key approaches to and journeys to the City.

The General Area includes one primary transport route at its northern boundary. The A181 provides access to Durham City. The approach includes modern built form prior to meeting the Historic Core (edge of the Conservation Area). If this submitted site was developed along the A181 then the scale Durham only be **weakly** affected as the historic core is not visible and modern development has occurred along this route.

5. Historic and cultural association

The General Area contains no Listed Buildings, Conservation Areas, Registered Park and Gardens, Scheduled Monuments or Registered Historic Park and Gardens.

The General Area is considered to contain no notable heritage assets and therefore makes a **weak** contribution to the setting of Durham City.

6. Landscape character / Quality

The submitted site is located within broad landscape type: Lowland Valley Terraces and therefore makes a **moderate** contribution to the historic setting and special character of the City.

Score: Weak***Durham City Historic Core***

The Historic Core (Durham City Conservation Area) is located approximately 0.7 km west of this submitted site and is separated by post WWII built form. This General Area therefore makes a **weak** contribution to the setting of the historic City of Durham.

Score: Weak**Level of Contribution: Weak**

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

Level of Contribution: Moderate

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

Durham County Council

Green Belt Assessment

Completed Submitted Site Proformas

249912-01

Final | 30 May 2018

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

Job number 249912-01

Admiral House Rose Wharf
78 East Street
Leeds LS9 8EE

ARUP

Contents

1	Land at West Rainton (4/WR/02a)	1	25	Bournmoor (2/BO/10a)	49
2	Fernhill	3	26	Bournmoor (2/BO/10b)	51
3	Lumley Boys School	5	27	Skid Pan	53
4	Bearpark Reservoir	7	28	Land at Leamside	55
5	Brasside Stores	9	29	Land at Ouston (1)	57
6	Chapel Heights	11	30	Land at Ouston (2)	59
7	Howlands	13	31	Land at Pity Me	61
8	Sherburn Road Estate	15	32	High Grange Farm	63
9	Relly Cottage (4/LB/06a)	17	33	Land west of Waldridge Park (1)	65
10	Relly Cottage (4/LB/06b)	19	34	Land west of Waldridge Park (2)	67
11	Land at The Hermitage	21	35	Land at Sherburn	69
12	Plawsworth Reservoir	23	36	Finchale College	71
13	Par Petroleum	25	37	4/BS/01	73
14	Land at Broompark	27	38	4/LB/11b	75
15	Sherburn Grange	29	39	Land west of Sherburn Village	77
16	Drum (2/CH/30a)	31	40	Merryoaks	79
17	Drum (2/CH30d)	33	41	St Leonards Playing Field	81
18	Bournmoor (2/BO/03)	35	42	Northern Quarter	83
19	Picktree	37	43	Mount Joy Farm	85
20	Aykley Heads undeveloped employment site	39	44	Land North of Seaham Grange	87
21	County Hall Car Park	41	45	4/UD/166	89
22	Leazes Road	43	46	Sniperley	91
23	Green Lane	45	47	North of Arnison	93
24	Maiden Castle	47	48	East of High Shincliffe	95
			49	Land west of Sidegate	97

1 Land at West Rainton (4/WR/02a)

<p>Submitted site Reference: (4/WR/02a)</p>	<p>Boundary of Submitted site with designations mapped</p>
<p>Submitted site Name: Land at West Rainton</p>	
<p>Submitted site Size: 19ha</p>	
<p>Location of Submitted site and relationship with inset settlement: The submitted site is located to the north east of Durham City and relates to the inset settlement of West Rainton, however no built development exists directly adjacent to West Rainton.</p>	
<p>General Area containing Submitted site (from Stage 1 Assessment): General Area 37</p>	
<p>Source of submitted site: Submitted site has been promoted through the Durham County Plan Issues and Options Consultation, Summer 2016.</p>	
<p>Impact of Designations: The submitted site is not located within any of the Category 1 designations that have been identified within the method.</p>	
<p>Does the Resultant Boundary represent a strongly Defined, Durable Green Belt Boundary?</p> <p>The existing Green Belt boundary is not defined by any physical features on the ground and therefore this is considered to be a less durable boundary. The resultant boundary would be defined by the railway to the north, the A690 to the east and dense tree line to the south, all of which are durable. The submitted site is considered to provide a durable boundary.</p>	
<p>Appraisal of Submitted site against the 5 NPPF Green Belt Purposes</p>	
<p>Purpose 1: The submitted site is not connected to or close to any of the large built up areas (as defined in the method) and there is no risk of sprawl.</p> <p>Level of Contribution: No contribution</p>	
<p>Purpose 2: The submitted site forms a land gap between Durham City and West Rainton. The land gap is approximately 2.1km at its nearest point. The gap consists of open countryside. Owing to the nature of the area, including the topography, there are open views between the settlements. The A690 forms part of the eastern boundary and provides a direct road link between Durham City and West Rainton. The submitted site plays some role in maintaining a gap between Durham City and West Rainton as loss of openness would not cause settlements to merge but would erode the gap between them.</p> <p>Level of Contribution: Moderate</p>	
<p>Purpose 3: The principal land use is open countryside that is predominantly in agricultural use. The submitted site contains 0% built development.</p> <p>The topography is characterised by a gentle slope towards the A1 (M) with some areas of dense vegetation to the south however due to the overall topography of the surrounding landscape there are long line views from the north of the submitted site towards Durham City.</p> <p>Level of Contribution: Strong</p>	
<p>Purpose 4:</p> <p><i>To preserve the setting and special character of Durham City</i></p>	

1. Perception of the Scale of the City

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

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

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

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

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

4. Key approaches to and journeys to the City.

The A690 (primary transport route) forms the eastern boundary of the submitted site. The site is prominent from this route as the boundary of the A690 consists of a low hedgerow. There is heavy tree planting along the A167, which impedes views across the submitted site. Given the visibility from the A167 the submitted site is considered to make a **moderate** contribution to the perceived scale of the City.

5. Historic and cultural association

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

6. Landscape character / Quality

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

Score: Weak

Durham City Historic Core

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

Score: Weak

Level of Contribution: Weak

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

Level of Contribution: Moderate

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

2 Fernhill

<p>Submitted site Reference: NA</p>	<p>Boundary of Submitted site with designations mapped</p>
<p>Submitted site Name: Fernhill</p>	
<p>Submitted site Size: 2ha</p>	
<p>Location of Submitted site and relationship with inset settlement: The submitted site is located to the west of Durham City and is connected to Durham along the northern eastern section of the submitted site.</p>	
<p>General Area containing Submitted site (from Stage 1 Assessment): General Area 25</p>	
<p>Source of Submitted site: Submitted site has been promoted through the Durham County Plan Issues and Options Consultation, Summer 2016.</p>	
<p>Impact of Designations: The submitted site is not located within any of the Category 1 designations that have been identified within the method.</p>	
<p>Does the Resultant Boundary represent a strongly Defined, Durable Green Belt Boundary?</p> <p>The existing Green Belt boundary affected by this submitted site runs along Club Lane and consists of Club Lane and heavy tree planting. The resultant boundary would be defined by a dense tree line along two short boundaries along the eastern edge of the Submitted site. The eastern boundary is along the A167, which is considered a durable boundary. The proposed boundaries provide durable boundaries on the ground given the level of tree planting along the boundary. The proposed Submitted site is considered to provide durable boundaries.</p>	
<p>Appraisal of Submitted site against the 5 NPPF Green Belt Purposes</p>	
<p>Purpose 1: Club Lane to the north and the A167 which is to the east form a durable boundary between the submitted site and the built up area, although only half on the eastern boundary links the submitted site to the built up area. These boundaries are durable boundaries which are protecting land that is considered to be open. The submitted site is connected to the built-up area along two boundaries and development would not constitute rounding off therefore increasing the risk of sprawl. There is no ribbon development present. Overall the submitted site makes a strong contribution to checking unrestricted sprawl.</p> <p>Level of Contribution: Strong</p>	
<p>Purpose 2: The submitted site forms a land gap between Durham City and the settlement of Bearpark. The land gap between Bearpark and Durham City is approximately 1.7km. There is no visibility between the two settlements. The submitted site plays a very limited role in maintaining a gap between settlements as loss of openness would not reduce the perception of a gap particularly given that the urban area to the south of the submitted site already extends closer to Bearpark.</p> <p>Level of Contribution: Weak</p>	
<p>Purpose 3: The existing land use consists of a large enclosed garden with one large dwelling to the middle of the submitted site. There is a further dwelling and garden located to the south east corner of the submitted site. The submitted site has between 5% and 10% built development consisting of non-rural land uses given they are residential dwellings. The submitted site is flat and has limited vegetation, however there is dense vegetation along the boundaries. There are no long line views within the submitted site however this does not impact upon the score given the levels of built development on the site.</p> <p>Level of Contribution: Moderate</p>	
<p>Purpose 4:</p> <p><i>To preserve the setting and special character of Durham City</i></p> <p>1. Perception of the Scale of the City</p>	

The Historic Core (Durham City Conservation Area) is located approximately 0.1 km east of this submitted site. There is a 0.1km gap in Green Belt. Therefore this submitted site makes a **moderate** contribution to the perception of the scale of the City, as the submitted site is not directly adjacent to the historic core.

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

This submitted site forms part of a Green Finger that penetrates Durham City from the north-west. This Green Finger consists of 'Flass Vale'. The General Area therefore makes a **strong** contribution to the setting of Durham under this criteria

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

The submitted site is located within the Inner Bowl. It does not contain any notable viewpoints from World Heritage Site Management Plan and no views on the historic core were identified on site. The submitted site is therefore considered to make a **moderate** contribution to the setting of the historic setting of Durham.

4. Key approaches to and journeys to the City.

The A167 (primary transport route) forms the eastern boundary of the submitted site. However the site is screened from the A167 by tree planting. The submitted site contains one residential property and has residential development to the north (outside the Green Belt). The submitted site is therefore not prominent from the primary route of the A167. The development site would be visible from the secondary route of Club Lane. The submitted site is considered to make a **moderate** contribution to the perceived scale of the City.

5. Historic and cultural association

The submitted site contains no Listed Buildings, Conservation Areas, Scheduled Monuments or Registered Historic Park and Gardens. The known pilgrimage route of Club Lane forms the northern boundary of the submitted site. Based on the proximity of Club Lane the submitted site is considered to make a **moderate** contribution to the historic setting and special character of the City.

6. Landscape character / Quality

The submitted site is located within broad landscape type: Lowland Valley Terraces and therefore makes a **moderate** contribution to the historic setting and special character of the City.

Score: Moderate

Durham City Historic Core

The Historic Core (Durham City Conservation Area) is less than 0.1km from the submitted site and is only separated from the site by the A167. This submitted site therefore makes a **strong** contribution to the setting of the historic City of Durham as the submitted site is nearly directly adjacent to the historic core.

Score: Strong

Level of Contribution: Strong

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

Level of Contribution: Moderate

Summary: Overall this submitted site makes a strong contribution to purpose 1 due to the risk of risk and purpose 4 given its proximity to the historic core.¹

¹ An appeal decision for residential development on this site was issued in January 2012 (APP/X1355/A/11/2162513/NWF). Whilst the findings from this appeal have been considered, a consistent method has been applied across all submitted sites, which may result in different findings compared to the appeal decision. Furthermore the appeal site can be differentiated from the currently submitted site given the site's boundaries were different. The appeal site excluded the existing residential development on the site.

3 Lumley Boys School

<p>Submitted site Reference: NA</p>	<p>Boundary of Submitted site with designations mapped</p>
<p>Submitted site Name: Lumley Boys School</p>	
<p>Submitted site Size: 0.2ha</p>	
<p>Location of Submitted site and relationship with inset settlement: The submitted site is located to the west of the settlement of Great Lumley however it is not connected to any of the built up areas or inset settlements.</p>	
<p>General Area containing Submitted site (from Stage 1 Assessment): General Area 33</p>	
<p>Source of submitted site: Submitted site has been promoted through the Durham County Plan Issues and Options Consultation, Summer 2016.</p>	
<p>Impact of Designations: The submitted site is not located within any of the designations that have been identified within the method.</p>	
<p>Does the Resultant Boundary represent a strongly Defined, Durable Green Belt Boundary?</p> <p>The submitted site has no connection to a settlement inset from the Green Belt. The resultant boundary would be defined by Fenton Well Lane to the south which would form a durable boundary. The northern and western boundary is formed by sparse tree line and the eastern boundary is low lying hedges.</p>	
<p>Appraisal of Submitted site against the 5 NPPF Green Belt Purposes</p>	
<p>Purpose 1: The submitted site, Lumley Boys School, is not connected to or close to any of the large built up areas (as defined in the method) and there is no risk of sprawl.</p> <p>Level of Contribution: No contribution</p>	
<p>Purpose 2: The submitted site forms a land gap between Great Lumley and Chester-le-Street. The land gap between Chester-le-Street and Great Lumley is approximately 0.65km at its nearest point and consists of open countryside. There is no visibility between the settlements. Due to the size and location of the submitted site, it plays a very limited role in maintaining a gap between settlements as loss of openness would not reduce the perceived gap.</p> <p>Level of Contribution: Weak</p>	
<p>Purpose 3: The principal land use within this submitted site is open countryside. There is no built development within the site. The submitted site has a flat topography and no vegetation, however there is dense vegetation along the boundaries. Although the submitted site itself is flat, it is located at a lower level than the area to the east which results in a steep eastern boundary, this therefore restricts the long line views. This does not impact upon the score given the lack of built development.</p> <p>Level of Contribution: Strong</p>	
<p>Purpose 4: This Submitted site is 5km from the Durham Historic Core with no direct views towards the historic core. The Submitted site is not considered to have an adverse impact on the setting of the historic City of Durham.</p> <p>Level of Contribution: No contribution</p>	
<p>Purpose 5: All Green Belt land in County Durham is considered to perform moderately against this purpose, as set out in the Stage 1 Green Belt Assessment.</p> <p>Level of Contribution: Moderate</p>	

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

4 Bearpark Reservoir

<p>Submitted site Reference: NA</p>	<p>Boundary of Submitted site with designations mapped</p>
<p>Submitted site Name: Bearpark Reservoir</p>	
<p>Submitted site Size: 1ha</p>	
<p>Location of Submitted site and relationship with inset settlement: The submitted site is located to the south of Bearpark and the boundary of the Green Belt is along South View Terrace.</p>	
<p>General Area containing Submitted site (from Stage 1 Assessment): General Area 23</p>	
<p>Source of submitted site: Submitted site has been promoted through the Durham County Plan Issues and Options Consultation, Summer 2016.</p>	
<p>Impact of Designations: The submitted site is not located within any of the Category 1 designations.</p>	
<p>Does the Resultant Boundary represent a strongly Defined, Durable Green Belt Boundary?</p> <p>The resultant boundary would be defined by an access road to the west and dense tree line to the south and the east. These would all be considered as durable boundaries. The existing Green Belt boundary with the settlement of Bearpark is South View Terrace which is also considered to provide a strong and durable boundary.</p>	
<p>Appraisal of Submitted site against the 5 NPPF Green Belt Purposes</p>	
<p>Purpose 1: The submitted site is not connected to or close to any of the large built up areas (as defined in the method) and there is no risk of sprawl.</p> <p>Level of Contribution: No contribution</p>	
<p>Purpose 2: The submitted site forms a land gap between Bearpark and Ushaw Moor. The land gap between Bearpark and Ushaw Moor is less than 100m at its nearest point however the gap across the submitted site is approximately 250m. The gap consists of open countryside however due to the topography of the reservoir and the vegetation there is no visibility from South View Terrace to the Durham Community Business College in Ushaw Moor. The submitted site plays some role in maintaining a gap between Bearpark and Ushaw Moor as loss of openness would not cause the settlements to merge but would erode the gap between them however the land gap between the settlements is already narrower elsewhere (between Woodland Road and Durham Community Business College).</p> <p>Level of Contribution: Moderate</p>	
<p>Purpose 3: The principal land use of the submitted site is a redundant reservoir. The submitted site contains no built development. The submitted site is flat and there are long line views visible across the submitted site albeit not beyond the adjacent covered reservoir. There is dense vegetation along the eastern and southern boundaries which restrict some long line views out of the submitted site. This does not impact upon the score given there is no built development within the submitted site.</p> <p>Level of Contribution: Strong</p>	
<p>Purpose 4: <i>To preserve the setting and special character of Durham City</i></p> <p>1. Perception of the Scale of the City.</p> <p>The Historic Core (Durham City Conservation Area) is located approximately 2.3 km east of this submitted site (from its nearest point to the Historic Core). The 2.3km gap consists of Green Belt and modern built form. The submitted site therefore makes a weak contribution to the perception of the scale of the City.</p>	

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

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

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

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

4. Key approaches to and journeys to the City.

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

5. Historic and cultural association

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

6. Landscape character / Quality

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

Score: Weak

Durham City Historic Core

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

Score: Weak

Level of Contribution: Weak

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

Level of Contribution: Moderate

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

5 Brasside Stores

<p>Submitted site Reference: NA</p>	<p>Boundary of Submitted site with designations mapped</p>
<p>Submitted site Name: Brasside Stores</p>	
<p>Submitted site Size: 29ha</p>	
<p>Location of Submitted site and relationship with inset settlement: The submitted site is located to the north east of Durham City and the north east of Brasside. However it is not contiguous with any inset settlements or built up areas.</p>	
<p>General Area containing Submitted site (from Stage 1 Assessment): General Area 31</p>	
<p>Source of submitted site: Submitted site has been promoted through the Durham County Plan Issues and Options Consultation, Summer 2016.</p>	
<p>Impact of Designations: The submitted site is not located within any of the Category 1 designations that have been identified within the method.</p>	
<p>Does the Resultant Boundary represent a strongly Defined, Durable Green Belt Boundary?</p> <p>The submitted site is surrounded entirely by the Green Belt and does not link to any settlements and therefore all of the boundaries would form the resultant boundary with the Green Belt. The eastern, southern and western boundaries are formed by a minor road, with dense tree line along part of the western boundary. These are all considered to be durable boundaries. However the northern boundary is defined by a field boundary which is less durable.</p>	
<p>Appraisal of Submitted site against the 5 NPPF Green Belt Purposes</p>	
<p>Purpose 1: The submitted site is not connected to or close to any of the large built up areas (as defined in the method) and there is no risk of sprawl.</p> <p>Level of Contribution: No contribution</p>	
<p>Purpose 2: The submitted site forms a land gap between Brasside and Great Lumley. The land gap between Brasside and Great Lumley across the submitted site is approximately 3.1km. There is no direct road link between the settlements and there is no visibility between settlements. The submitted site plays a very limited role in maintaining a gap between Brasside and Great Lumley as loss of openness would not reduce the perceived gap.</p> <p>Level of Contribution: Weak</p>	
<p>Purpose 3: The principal land use of the submitted site is an abandoned Ministry of Supply Ammunition Depot. The submitted site has between 5% and 10% built development. This consists of non-rural uses associated with the Ammunition Depot which covers the site, although the entire site is not built. The topography of the submitted site is predominately flat with dense vegetation only located along part of the western and southern boundaries. The site has low levels of vegetation overall and there are long line views visible. This does not impact upon the score given the levels of built development within the submitted site.</p> <p>Level of Contribution: Moderate</p>	
<p>Purpose 4:</p> <p><i>To preserve the setting and special character of Durham City</i></p> <p>1. Perception of the Scale of the City</p>	

The Historic Core (Durham City Conservation Area) is located approximately 3.3 km south of this submitted site (from its nearest point to the Historic Core). The 3.3km gap consists of Green Belt and modern built form. The submitted site therefore makes a **weak** contribution to the perception of the scale of the City.

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

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

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

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

4. Key approaches to and journeys to the City.

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

5. Historic and cultural association

The submitted site contains no Listed Buildings, Conservation Areas, Scheduled Monuments or Registered Historic Park and Gardens. The submitted site borders the Frankland Lane pilgrim route and is 400 metres from Findale Priory, which is a Grade I Listed building. The submitted site is considered to contain few notable heritage assets with limited significance and therefore makes a **moderate** contribution to the setting of Durham City.

6. Landscape character / Quality

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

Score: Weak

The Historic Core (Durham City Conservation Area) is located approximately 3.3km south of this submitted site (from its nearest point to the Historic Core). The 3.3km gap consists of Green Belt and post WWII built. This submitted site is therefore makes a **weak** contribution to the setting of the historic City of Durham.

Score: Weak

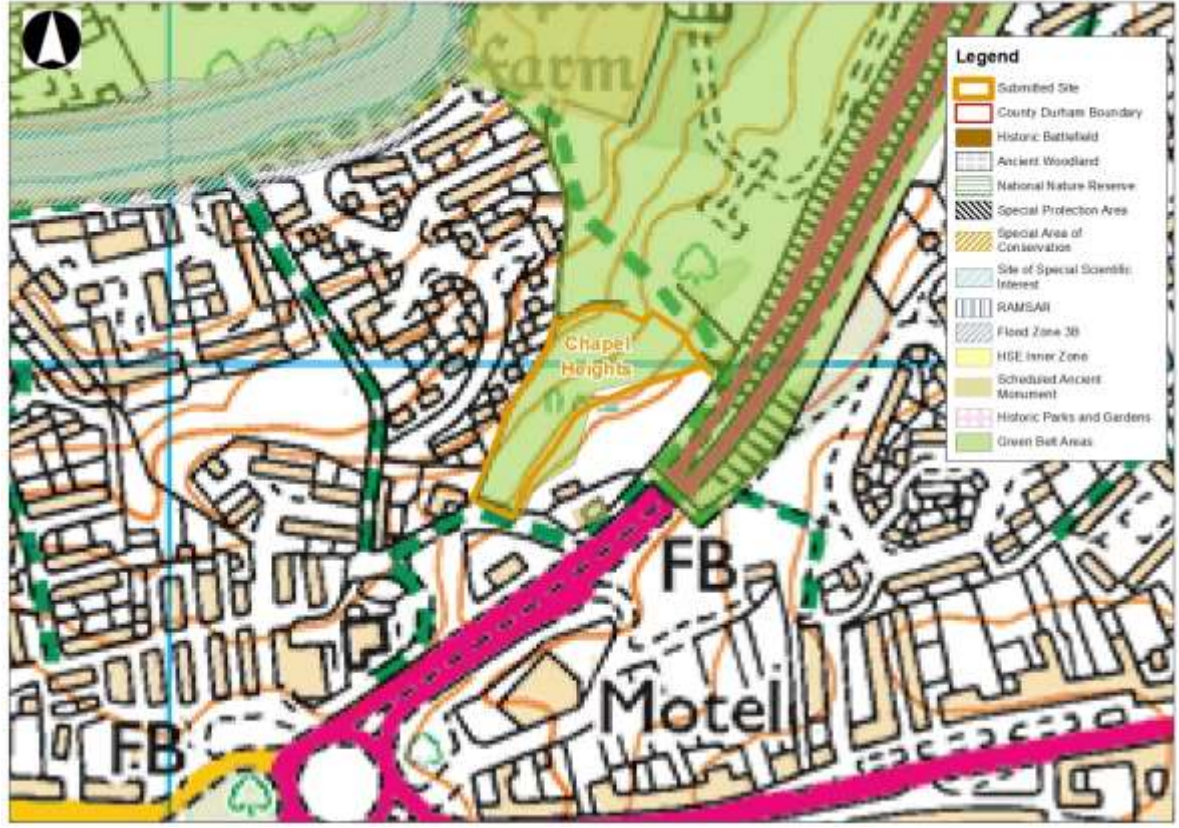
Level of Contribution: Weak

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

Level of Contribution: Moderate

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

6 Chapel Heights

<p>Submitted site Reference: NA</p>	<p>Boundary of Submitted site with designations mapped</p>
<p>Submitted site Name: Chapel Heights</p>	
<p>Submitted site Size: 1ha</p>	
<p>Location of Submitted site and relationship with inset settlement: The submitted site is located to the north east of Durham City and is directly connected to the built up area along the southern, eastern and western boundaries.</p>	
<p>General Area containing Submitted site (from Stage 1 Assessment): General Area 33</p>	
<p>Source of submitted site: Submitted site has been promoted through the Durham County Plan Issues and Options Consultation, Summer 2016.</p>	
<p>Impact of Designations: The submitted site is not located within any of the Category 1 designations.</p>	
<p>Does the Resultant Boundary represent a strongly Defined, Durable Green Belt Boundary?</p> <p>The existing Green Belt boundary is defined by Ashwood (road) to the south and dense tree line to the east and west of the submitted site. This is considered to be a strong and durable boundary. The resultant boundary would be defined by a sparse tree line to the north which is a less durable boundary.</p>	
<p>Appraisal of Submitted site against the 5 NPPF Green Belt Purposes</p>	
<p>Purpose 1: The submitted site is connected to the north east of the large built up area of Durham City. The boundary is formed to the south by a road named Ashwood and by dense tree line to the east and west and some residential development to the north. The boundary is mixed in durability and the Green Belt has a role protecting land which is considered to be open. The submitted site is connected to the built up area along three boundaries. The development of this submitted site would constitute rounding off and therefore there is limited risk of sprawl. There is no ribbon development present. Overall, the submitted site makes a moderate contribution to checking unrestricted sprawl.</p> <p>Level of Contribution: Moderate</p>	
<p>Purpose 2: Given that the submitted site is almost completely enclosed by Durham City, it makes no discernable contribution to maintaining a gap between settlements.</p> <p>Level of Contribution: No contribution</p>	
<p>Purpose 3: The principal land use is woodland. The submitted site contains no built development. The topography of the submitted site is sloping towards the River Wear and there is dense vegetation along the boundaries and throughout the submitted site. This restricts long line views across the submitted site. This does not impact upon the score given the lack of any built development on the submitted site.</p> <p>Level of Contribution: Strong</p>	
<p>Purpose 4:</p> <p><i>To preserve the setting and special character of Durham City</i></p> <p>1. Perception of the Scale of the City.</p> <p>The Historic Core (Durham City Conservation Area) falls within this submitted site. Therefore the area makes a strong contribution to the perception of the scale of the City.</p>	

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

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

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

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

4. Key approaches to and journeys to the City.

The submitted site is to the west of the A690 (primary transport route), but is not viable from this route due to development directly along the route. The submitted site is visible from the East Coast Main Line. The submitted site is therefore considered to make a **moderate** contribution to towards the perception of scale of the City.

5. Historic and cultural association

The submitted site contains no Listed Buildings, Scheduled Monuments or Registered Historic Park and Gardens. The Chapel of St Mary Magdalene is located to 50 metres to the south of the submitted site, which is a Grade I Listed Building and a Scheduled Monument. The submitted site is contained within the Durham City Conservation Area. The General Area is considered to contain no notable heritage except the Durham City Conservation Area and therefore makes a **moderate** contribution to the setting of Durham City.

6. Landscape character / Quality

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

Score: Strong

Durham City Historic Core

The Historic Core (Durham City Conservation Area) falls within this submitted site. Approximately 30% of the southern part of the submitted site is located within the Historic Core, therefore the area makes a **strong** contribution to supporting the setting and special character of Durham City.

Score: Strong

Level of Contribution: Strong

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

Level of Contribution: Moderate

Summary: Overall this submitted site performs strongly against purpose 4 due to its location in the Durham City Conservation Area and within a Green Finger, and also against purpose 3 due to the lack of built development.

7 Howlands

<p>Submitted site Reference: NA</p>	<p>Boundary of Submitted site with designations mapped</p>
<p>Submitted site Name: Howlands</p>	
<p>Submitted site Size: 16ha</p>	
<p>Location of Submitted site and relationship with inset settlement: The submitted site is located to the south of Durham City.</p>	
<p>General Area containing Submitted site (from Stage 1 Assessment): General Area 14</p>	
<p>Source of submitted site: Submitted site has been promoted through the Durham County Plan Issues and Options Consultation, Summer 2016.</p>	
<p>Impact of Designations: The submitted site is not located within any of the Category 1 designations.</p>	
<p>Does the Resultant Boundary represent a strongly Defined, Durable Green Belt Boundary?</p> <p>The existing Green Belt boundary with the built up area of Durham City is along the A177, which is a strong and durable boundary. The resultant boundary would be defined by dense tree line to the north and east of the submitted site and an access road to the south of the submitted site which are all considered to be durable boundaries. However it would leave a strip of Green Belt between the submitted site and the A177, which would be performing no Green Belt function.</p>	
<p>Appraisal of Submitted site against the 5 NPPF Green Belt Purposes</p>	
<p>Purpose 1: The submitted site is connected to the large built up area of Durham City along the western boundary. The existing Green Belt boundary is formed by the A177, which forms a durable boundary between the Green Belt and Durham City. However the Green Belt is not protecting land which is considered to be open as there is already considerable development within the submitted site. The submitted site is connected to the built up area along one boundary and development would not constitute rounding off. The existing development within the submitted has already created sprawl. There is no ribbon development present. Overall, the submitted site makes a weak contribution to checking unrestricted sprawl due to the existing sprawl within the site.</p> <p>Level of Contribution: Weak</p>	
<p>Purpose 2: The submitted site forms a land gap between Durham City and Sunderland Bridge. The land gap between Durham City and Sunderland Bridge is approximately 3.1km and comprises open land. The A177 (south) provide a direct road link between Durham City and Sunderland Bridge, however there is no visual connection between the edge of Durham City and Sunderland Bridge. There is a perception of leaving Durham City and entering Sunderland Bridge. The submitted site is not at the narrowest point of the land gap and the land gap between Durham City and Sunderland Bridge is already narrower to the south of the submitted site. The submitted site plays a very limited role in maintaining a gap between settlements as the loss of openness would not reduce the perception of a gap particularly given that it is already narrower to the south of the site.</p> <p>Level of Contribution: Weak</p>	
<p>Purpose 3: The principal land use is Durham University Colleges, which are encompassed within a landscaped environment. The submitted site has more than 25% built development consisting of the non-rural uses of the university buildings. The topography of the submitted site is predominately flat, with sparse vegetation throughout, and dense vegetation along most of the boundaries. However, within the middle of the site there is a large mound which impacts upon the visual openness of the submitted site.</p> <p>Level of Contribution: No contribution</p>	
<p>Purpose 4:</p>	

To preserve the setting and special character of Durham City**1. Perception of the Scale of the City**

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

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

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

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

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

4. Key approaches to and journeys to the City.

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

5. Historic and cultural association

The submitted site contains no Listed Buildings, Registered Park and Gardens, Conservation Area, Scheduled Monuments or Registered Historic Park and Gardens.

The submitted site is considered to contain no notable heritage assets and therefore makes a **weak** contribution to the setting of Durham City.

6. Landscape character / Quality

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

Score: Weak

Durham City Historic Core

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

Score: Weak

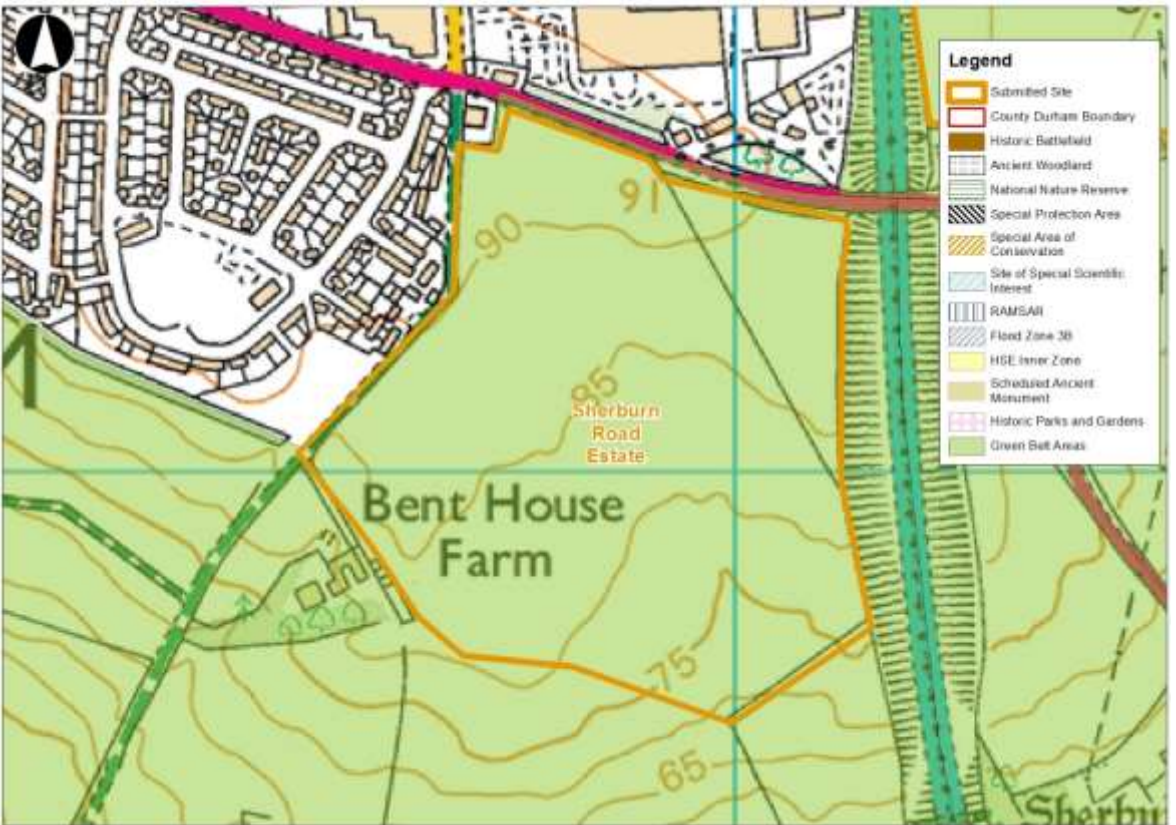
Level of Contribution: Weak

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

Level of Contribution: Moderate

Summary: Overall this submitted site does not perform strongly against any Green Belt purpose.

8 Sherburn Road Estate

<p>Submitted site Reference: NA</p>	<p>Boundary of Submitted site with designations mapped</p>
<p>Submitted site Name: Sherburn Road Estate</p>	
<p>Submitted site Size: 22ha</p>	
<p>Location of Submitted site and relationship with inset settlement: The submitted site is located to the south and the east of Durham City and is contiguous with the built up area. The A1(M) is to the east of the site and is audible, however it is located within a cutting and is not visible.</p>	
<p>General Area containing Submitted site (from Stage 1 Assessment): General Area 10</p>	
<p>Source of Submitted site: Submitted site has been promoted through the Durham County Plan Issues and Options Consultation, Summer 2016.</p>	
<p>Impact of Designations:</p> <p>The submitted site is not located within any of the designations that have been identified within the method.</p>	
<p>Does the Resultant Boundary represent a strongly Defined, Durable Green Belt Boundary?</p> <p>The existing Green Belt boundary is defined by the A181 and Bent House Lane which are durable boundaries. The resultant boundary would be defined by a field boundary predominantly with a shorter extent of dense tree line. These would be less durable boundaries.</p>	
<p>Appraisal of Submitted site against the 5 NPPF Green Belt Purposes</p>	
<p>Purpose 1: The submitted site is connected to the built up area of Durham City along its northern and western boundaries. The northern boundary is defined by the A181 and the western boundary is defined by Bent House Lane. These are both durable boundaries between the submitted site and the built up area. The Green Belt has a role protecting land which is considered to be open. The submitted site is connected to the built up area along two of its four boundaries. Development of the submitted site would constitute rounding off therefore there is limited risk of sprawl. There is no ribbon development present. Overall, the submitted site makes a moderate contribution to checking unrestricted sprawl.</p> <p>Level of contribution: Moderate</p>	
<p>Purpose 2: The submitted site forms a land gap Durham City and Sherburn, as well as Durham City and Shincliffe/High Shincliffe. The land gap between Durham City and Sherburn is approximately 1.3km and comprises open countryside. There is no visibility between the settlements from the submitted site. The A181/ B1283 provide a direct road link between Durham City and Sherburn and this road forms the northern boundary of the submitted site. The land gap between Durham City and Shincliffe / High Shincliffe is approximately 1.1km at the nearest point, and comprises open countryside. There is no visibility between settlements and there is no direct road link between the settlements. The submitted site plays a very limited role in maintaining a gap between Durham City and Sherburn as loss of openness would not reduce the perceived gap given that the gap is already narrower in other locations. The submitted site plays some role in maintaining a gap between Durham City and Shincliffe/High Shincliffe as loss of openness would not cause settlements to merge but would erode the gap between them.</p> <p>Level of Contribution: Moderate</p>	
<p>Purpose 3: The principal land use is agricultural. The submitted site contains no built development and is completely open countryside. The topography of the submitted site is a gentle slope to the south, and owing to this there are long line views towards the south from the north of the site. There is no vegetation within the submitted site which contributes to the visual openness, however the vegetation along the boundaries and the A1(M) detracts from this somewhat. This does not impact upon the score given the lack of any built development.</p> <p>Level of Contribution: Strong</p>	

Purpose 4:***To preserve the setting and special character of Durham City***

1. Perception of the Scale of the City. The Historic Core (Durham City Conservation Area) is located 0.7km to the west of the submitted site. The gap between the historic core and submitted site consists of the modern built form of Durham. The submitted site therefore makes a **weak** contribution to the perception of the scale of the City.

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

This submitted site forms part of a Green Finger that penetrates Durham City from the south-east. This Green Finger consists of 'the valley of the Wear to the south-east of the city from the racecourse to Shincliffe and between Gilesgate / Sherburn Road Estate and Whinney Hill. However the submitted site is not directly within this Green Finger, as it is located to the east of existing modern built form and therefore does not directly link into the historic core. This submitted site is therefore considered to make a **moderate** contribution to the setting of the historic City of Durham.

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

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

4. Key approaches to and journeys to the City.

The General Area includes one primary transport route at its northern boundary. The A181 provides access to Durham City. The approach includes modern built form prior to meeting the Historic Core (edge of the Conservation Area). If this submitted site was developed along the A181 then the scale Durham only be **weakly** affected as the historic core is not visible and modern development has occurred along this route.

5. Historic and cultural association

The General Area contains no Listed Buildings, Conservation Areas, Registered Park and Gardens, Scheduled Monuments or Registered Historic Park and Gardens.

The General Area is considered to contain no notable heritage assets and therefore makes a **weak** contribution to the setting of Durham City.

6. Landscape character / Quality

The submitted site is located within broad landscape type: Lowland Valley Terraces and therefore makes a **moderate** contribution to the historic setting and special character of the City.

Score: Weak

Durham City Historic Core

The Historic Core (Durham City Conservation Area) is located approximately 0.7 km west of this submitted site and is separated by post WWII built form. This General Area therefore makes a **weak** contribution to the setting of the historic City of Durham.

Score: Weak

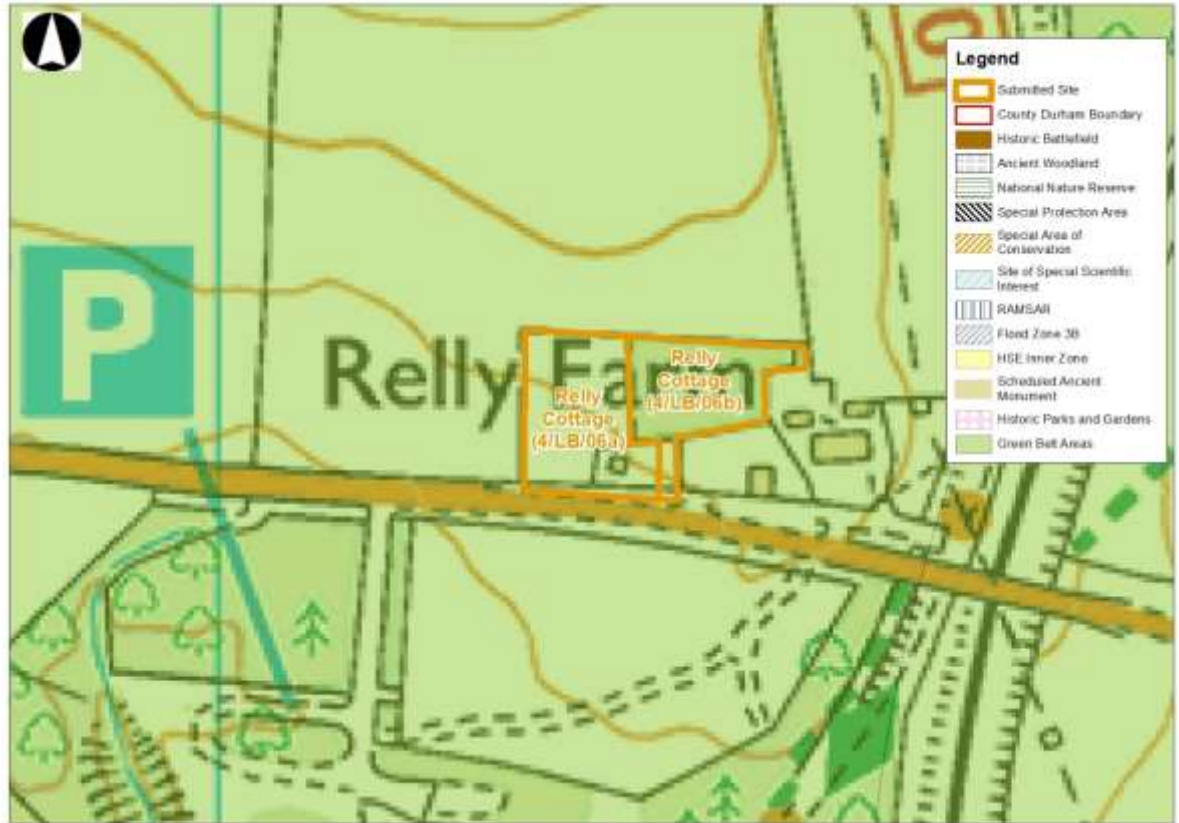
Level of Contribution: Weak

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

Level of Contribution: Moderate

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

9 Relly Cottage (4/LB/06a)

<p>Submitted site Reference: NA</p>	<p>Boundary of Submitted site with designations mapped</p>
<p>Submitted site Name: Relly Cottage (4/LB/06a)</p>	
<p>Submitted site Size: 0ha</p>	
<p>Location of Submitted site and relationship with inset settlement: The submitted site is located to the east of Broompark, however it is not directly adjacent to any of the defined built up areas or inset settlements.</p>	
<p>General Area containing Submitted site (from Stage 1 Assessment): General Area 23</p>	
<p>Source of Submitted site: Submitted site has been promoted through the Durham County Plan Issues and Options Consultation, Summer 2016.</p>	
<p>Impact of Designations: The submitted site is not located within any of the Category 1 designations that have been identified within the method.</p>	
<p>Does the Resultant Boundary represent a strongly Defined, Durable Green Belt Boundary?</p> <p>The resultant boundary would be defined by an intermittent tree line around the majority of the boundaries, with the southern boundary defined by the B6302. These would be predominantly less durable boundaries with one durable boundary to the south. This submitted site would be fully surrounded by the Green Belt as it does not have any links with the existing urban form. The proposed submitted site is not considered to provide durable boundaries.</p>	
<p>Appraisal of Submitted site against the 5 NPPF Green Belt Purposes</p>	
<p>Purpose 1: The submitted site, Relly Farm, is not connected to or close to any of the large built up areas (as defined in the method) and there is no risk of sprawl..</p> <p>Level of Contribution: No contribution</p>	
<p>Purpose 2: The submitted site forms a land gap between Broompark and Durham City. The land gap between Broompark and Durham City is approximately 1.4km. The B6302 provides a direct road link between Broompark and Durham City and forms the southern boundary to the submitted site. The submitted site plays a very limited role in maintaining a gap between settlements as loss of openness would not reduce the perception of a gap due to the size and scale of the submitted site.</p> <p>Level of Contribution: Weak</p>	
<p>Purpose 3: The principal land use is open countryside in agricultural use, with one large dwelling and outbuilding located within the submitted site. The submitted site has between 5% and 10% built development consisting of non-rural uses as it is a residential dwelling. The submitted site is flat and there is scattered vegetation, with dense vegetation along some of the boundaries limiting views across the submitted site. This does not impact upon the score given the level of built development within the submitted site.</p> <p>Level of Contribution: Moderate</p>	
<p>Purpose 4:</p> <p><i>To preserve the setting and special character of Durham City</i></p> <p>1. Perception of the Scale of the City.</p> <p>The Historic Core (Durham City Conservation Area) is located approximately 0.9km north east of this submitted site (from its nearest point to the Historic Core). The gap between the historic core and submitted site consists of Green Belt and modern built form of Durham. The submitted site therefore makes a weak contribution to the perception of the scale of the City.</p>	

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

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

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

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

4. Key approaches to and journeys to the City.

The Broom Lane B6302 (secondary transport route) forms the southern boundary of the submitted site. The submitted site is remote from any settlements. There are not any views of the historic core along the B6302 from the submitted site. If this submitted site was developed along the B6302 then the scale Durham would be **moderately** affected as it would create additional urban form on the approach to Durham.

5. Historic and cultural association

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

6. Landscape character / Quality

The General Area falls within the Wear Lowlands Countryside Character Area and within the Broad Landscape Type: Coalfield Valley. This part of the General Area is therefore considered to make a **weak** contribution to the historic setting of Durham.
Score: Weak

Durham City Historic Core

The Historic Core (Durham City Conservation Area) is located approximately 0.9 km north east of this submitted site (from its nearest point to the Historic Core). The 0.9km gap is Green Belt. The 0.9km gap is Green Belt. The gap between the historic core and submitted site consists of Green Belt and post WWII modern built form of Durham. The submitted site therefore makes a weak contribution to the setting of the historic City of Durham.

Score: Weak

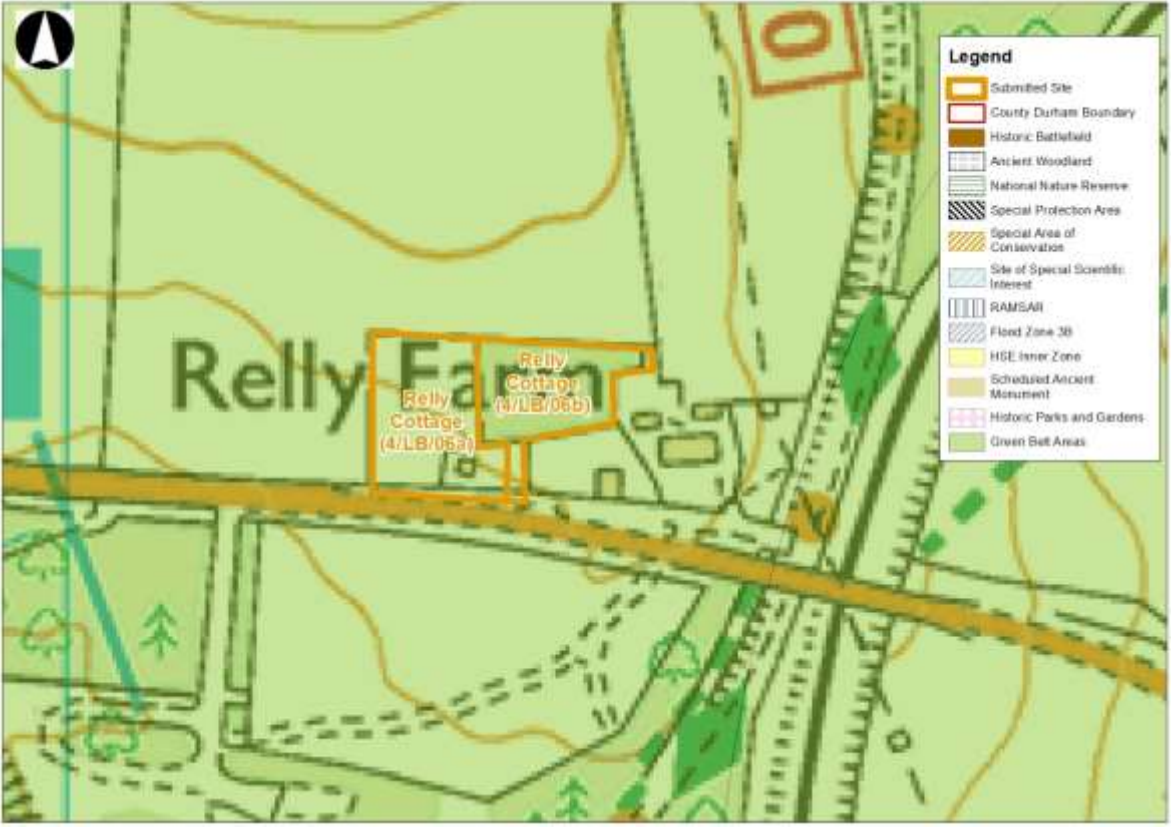
Level of Contribution: Weak

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

Level of Contribution: Moderate

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

10 Relly Cottage (4/LB/06b)

Submitted site Reference: 4/LB/06b	Boundary of Submitted site with designations mapped
Submitted site Name: Relly Cottage	
Submitted site Size: 0ha	
Location of Submitted site and relationship with inset settlement: The submitted site is located to the west of Durham City., however it is not directly adjacent to any of the defined built up areas or inset settlements.	
General Area containing Submitted site (from Stage 1 Assessment): General Area 23	
Source of Submitted site: Submitted site has been promoted through the Durham County Plan Issues and Options Consultation, Summer 2016.	
Impact of Designations: The submitted site is not located within any of the designations that have been identified within the method.	
<p>Does the Resultant Boundary represent a strongly Defined, Durable Green Belt Boundary?</p> <p>The resultant boundary would be defined by an intermittent tree line around the majority of the boundaries, with the southern boundary defined by the B6302. These would be predominantly less durable boundaries with one durable boundary to the south. This submitted site would be fully surrounded by the Green Belt as it does not have any links with the existing urban form. The proposed submitted site is not considered to provide durable boundaries.</p>	
Appraisal of Submitted site against the 5 NPPF Green Belt Purposes	
<p>Purpose 1: The submitted site, Relly Cottage, is not connected to or close to any of the large built up areas (as defined in the method) and there is no risk of sprawl.</p> <p>Level of Contribution: No contribution</p>	
<p>Purpose 2: The submitted site forms a land gap between the settlements of Broompark and Durham City. The land gap between Broompark and Durham City is approximately 1.4km. The B6302 provides a direct road link between Broompark and Durham City and forms the southern boundary to the submitted site. The submitted site plays a very limited role in maintaining a gap between settlements as loss of openness would not reduce the perception of a gap given the size and scale of the submitted site.</p> <p>Level of Contribution: Weak</p>	
<p>Purpose 3: The principal land use is open countryside in agricultural use. The submitted site contains no built development. The submitted site is flat and there is scattered vegetation, with dense vegetation along some of the boundaries limiting views across the submitted site. This does not impact upon the score given the lack of any built development within the submitted site.</p> <p>Level of Contribution: Strong</p>	
<p>Purpose 4</p> <p><i>To preserve the setting and special character of Durham City</i></p> <p>1. Perception of the Scale of the City.</p> <p>The Historic Core (Durham City Conservation Area) is located approximately 0.9km north east of this submitted site (from its nearest point to the Historic Core). The gap between the historic core and submitted site consists of Green Belt and modern built form of Durham. The submitted site therefore makes a weak contribution to the perception of the scale of the City.</p>	

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

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

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

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

4. Key approaches to and journeys to the City.

The Broom Lane B6302 (secondary transport route) forms the southern boundary of the submitted site. The submitted site is remote from any settlements. There are not any views of the historic core along the B6302 from the submitted site. If this submitted site was developed along the B6302 then the scale Durham would be **moderately** affected as it would create additional urban form on the approach to Durham.

5. Historic and cultural association

The submitted site contains no Listed Buildings, Conservation Areas, Registered Park and Gardens, Scheduled Monuments or Registered Historic Park and Gardens.

The submitted site is considered to contain no notable heritage assets and therefore makes a **weak** contribution to the setting of Durham City.

6. Landscape character / Quality

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

Score: Weak

Durham City Historic Core

The Historic Core (Durham City Conservation Area) is located approximately 0.9 km north east of this submitted site (from its nearest point to the Historic Core). The 0.9km gap is Green Belt. The 0.9km gap is Green Belt. The gap between the historic core and submitted site consists of Green Belt and post WWII modern built form of Durham. The submitted site therefore makes a **weak** contribution to the setting of the historic City of Durham.

Score: Weak

Level of Contribution: Weak

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

Level of Contribution: Moderate

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

11 Land at The Hermitage

<p>Submitted site Reference: NA</p>	<p>Boundary of Submitted site with designations mapped</p>
<p>Submitted site Name: Land at the Hermitage</p>	
<p>Submitted site Size: 3ha</p>	
<p>Location of Submitted site and relationship with inset settlement: The submitted site is located directly to the south of Chester-le-Street and connected to an inset settlement along a unnamed road.</p>	
<p>General Area containing Submitted site (from Stage 1 Assessment): General Area 29</p>	
<p>Source of submitted site: Submitted site has been established through the method for creating submitted sites outlined within the report.</p>	
<p>Impact of Designations: The submitted site is not located within any of the Category 1 designations.</p>	
<p>Does the Resultant Boundary represent a strongly Defined, Durable Green Belt Boundary?</p> <p>The existing Green Belt boundary is defined by the rear of residential properties and an area of open space to the south of Chester-le-Street. This is considered to be a less durable boundary. The resultant boundary would be defined by dense tree line to the south and the A167 to the east and the railway line to the west. These are durable boundaries based on the Green Belt methodology. The proposed submitted site is considered to provide durable boundaries, however two small areas of Green Belt would remain next to the built form, which would no longer be serving any Green Belt purpose.</p>	
<p>Appraisal of Submitted site against the 5 NPPF Green Belt Purposes</p>	
<p>Purpose 1: The existing Green Belt boundary with Chester-le-Street is a field boundary to the north of the submitted site that is marked on the ground by tree line. This is a less durable boundary between the submitted site and the built up area. The Green Belt has a role protecting land which is considered to be open. The submitted site is connected to the built up area along one boundary. Development of the submitted site would not constitute rounding off therefore creating the risk of sprawl. There is no ribbon development present. Overall, the submitted site makes a strong contribution to checking unrestricted sprawl.</p> <p>Level of Contribution: Strong</p>	
<p>Purpose 2: The submitted site forms a land gap between the settlements of Chester-le-Street and Chester Moor. The land gap between Chester-le-Street and Chester Moor across the submitted site is approximately 1.26km and comprises open land. There is a densely wooded area to the south of the site as well as the A167 and the railway line between the settlements thus there is no visibility between settlements. The A167 forms the eastern boundary and provides a direct road link between Chester-le-Street and Chester Moor. The submitted site plays a very limited role in maintaining a gap between settlements as loss of openness would not reduce the perception of a gap.</p> <p>Level of Contribution: Weak</p>	
<p>Purpose 3: The principal land use is an agricultural field with small copse of trees and single mature trees. The submitted site has no built development. The submitted site has an undulating topography which slopes down towards the A167. There is dense vegetation in the south and limited open views. This does not impact upon the score given the lack of any built development.</p> <p>Level of Contribution: Strong</p>	
<p>Purpose 4: This Submitted site is 5km from the Durham Historic Core with no direct views towards the historic core. The Submitted site is not considered to have an adverse impact on the setting of the historic City of Durham.</p> <p>Level of Contribution: No contribution</p>	

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

Level of Contribution: Moderate

Summary: Overall this submitted site performs strongly against purpose 1 due to the risk of sprawl and purpose 3 due to the lack of built development.

12 Plawsworth Reservoir

<p>Submitted site Reference: NA</p>	<p>Boundary of Submitted site with designations mapped</p>
<p>Submitted site Name: Plawsworth Reservoir</p>	
<p>Submitted site Size: Oha</p>	
<p>Location of Submitted site and relationship with inset settlement: The submitted site is located directly to the north of the inset settlement of Plawsworth.</p>	
<p>General Area containing Submitted site (from Stage 1 Assessment): General Area 28</p>	
<p>Source of submitted site: Submitted site has been promoted through the Durham County Plan Issues and Options Consultation, Summer 2016.</p>	
<p>Impact of Designations: The submitted site is not located within any of the Category 1 designations.</p>	
<p>Does the Resultant Boundary represent a strongly Defined, Durable Green Belt Boundary?</p> <p>The existing Green Belt boundary is also formed by a planted field boundary. This is considered a reasonable boundary, but less durable in the long term. The resultant boundary would be defined by a field boundary which is considered to be a less durable boundary.</p>	
<p>Appraisal of Submitted site against the 5 NPPF Green Belt Purposes</p>	
<p>Purpose 1: The submitted site is not connected to or close to any of the large built up areas (as defined in the method) and there is no risk of sprawl.</p> <p>Level of Contribution: No contribution</p>	
<p>Purpose 2: The submitted site forms a land gap between the settlements of Plawsworth and Chester Moor. The land gap between Plawsworth and Chester Moor is approximately 0.98km at its nearest point, consisting of open land. There is no visual connection between the edge of Plawsworth and Chester Moor. The A167 provides a direct road link between Plawsworth and the eastern section of Chester Moor and forms the western boundary of the submitted site. The submitted site plays a very limited role in maintaining a gap between settlements as loss of openness would not reduce the perception of the gap due to the size and scale of the submitted site and the lack of visibility between settlements.</p> <p>Level of Contribution: Weak</p>	
<p>Purpose 3: The principal land use is open countryside. The submitted site contains no built development. The topography of the submitted site is flat and there is minimal vegetation both within the submitted site and along the boundaries. There are long line views of the open countryside, owing to the topography and lack of vegetation.</p> <p>Level of Contribution: Strong</p>	
<p>Purpose 4:</p> <p><i>To preserve the setting and special character of Durham City</i></p> <p>1. Perception of the Scale of the City</p> <p>The Historic Core (Durham City Conservation Area) is located approximately 4.6 km south of this submitted site (from its nearest point to the Historic Core). The 4.6km gap consists of Green Belt and modern built form. The submitted site therefore makes a weak contribution to the perception of the scale of the City.</p>	

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

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

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

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

4. Key approaches to and journeys to the City.

The A167 South Road (primary transport route) forms the western boundary of the submitted site. There is tree planting along the A177, but the site is visible from this road.

5. Historic and cultural association

The submitted site contains no Listed Buildings, Registered Park and Gardens, Scheduled Monuments or Registered Historic Park and Gardens. However the submitted site is immediately adjacent to the Plawsworth Conservation Area.

The submitted site is considered to contain few notable heritage assets and therefore makes a **moderate** contribution to the setting of Durham City.

6. Landscape character / Quality

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

Score: Weak

Durham City Historic Core

The Historic Core (Durham City Conservation Area) is located approximately 4.6 km south of this submitted site (from its nearest point to the Historic Core). The 4.6km gap consists of Green Belt and post WWII modern built form. The submitted site therefore makes a **weak** contribution to the setting of the historic City of Durham.

Score: Weak

Level of Contribution: Weak

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

Level of Contribution: Moderate

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

13 Par Petroleum

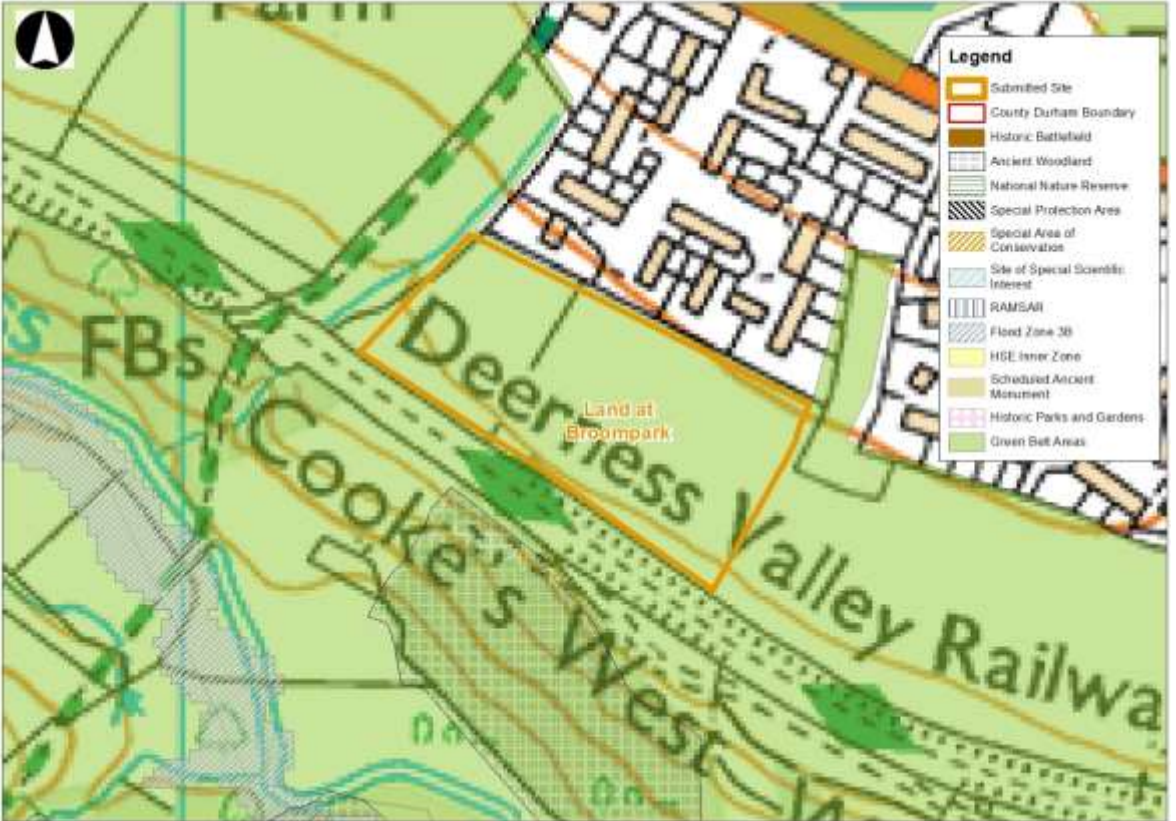
<p>Submitted site Reference: (4/WR/02a)</p>	<p>Boundary of Submitted site with designations mapped</p>
<p>Submitted site Name: Par Petroleum</p>	
<p>Submitted site Size: 1ha</p>	
<p>Location of Submitted site and relationship with inset settlement: The submitted site is located to the south of Bournmoor, but is not contiguous with any of the defined built up areas or inset settlements. It is adjacent to an inset industrial estate.</p>	
<p>General Area containing Submitted site (from Stage 1 Assessment): General Area 40</p>	
<p>Source of submitted site: Submitted site has been promoted through the Durham County Plan Issues and Options Consultation, Summer 2016.</p>	
<p>Impact of Designations: The submitted site is not located within any of the Category 1 designations.</p>	
<p>Does the Resultant Boundary represent a strongly Defined, Durable Green Belt Boundary?</p> <p>The resultant boundary would be defined by dense tree line along the northern and eastern boundaries of the submitted site. This would be considered to be a durable boundary that would form the edge of the Green Belt. The existing boundary to the inset industrial estate is a field boundary and is not considered to be durable. The Green Belt boundary along the A184 is the outer Green Belt boundary, and provides a durable boundary.</p>	
<p>Appraisal of Submitted site against the 5 NPPF Green Belt Purposes</p>	
<p>Purpose 1: The submitted site is not connected to or close to any of the large built up areas (as defined in the method) and there is no risk of sprawl.</p> <p>Level of Contribution: No contribution</p>	
<p>Purpose 2: The submitted site forms a land gap between the inset settlements of Bournmoor and Colliery Row. The land gap between Bournmoor and Colliery Row is 0.2km at its nearest point. The A1052 forms a direct route between the settlements. Due to the undulating topography of the settlements there is visibility between the settlements, in particular Colliery Row is at a slightly higher level and therefore there are open views from the A1052 across Bournmoor. The submitted site plays a very limited role in maintaining a gap between settlements as loss of openness would not reduce the perception of a gap given the scale and location of the submitted site and due to the gap between settlements already being narrower to the north of the site.</p> <p>Level of Contribution: Weak</p>	
<p>Purpose 3: The principal land use is open land and the submitted site is entirely covered by woodland. There is no built development within the submitted site. The submitted site is flat and there is dense vegetation as the submitted site is covered by woodland which results in limited views into and around the site. This does not impact upon the score given the lack of any built development.</p> <p>Level of Contribution: Strong</p>	
<p>Purpose 4: This Submitted site is 5km from the Durham Historic Core with no direct views towards the historic core. The Submitted site is not considered to have an adverse impact on the setting of the historic City of Durham.</p> <p>Level of Contribution: No contribution</p>	

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

Level of Contribution: Moderate

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

14 Land at Broompark

Submitted site Reference:	Boundary of Submitted site with designations mapped
Submitted site Name: Land at Broompark	
Submitted site Size: 2ha	
Location of Submitted site and relationship with inset settlement: The submitted site is located to the south of the inset settlement of Broompark.	
General Area containing Submitted site (from Stage 1 Assessment): General Area 23	
Source of submitted site: Submitted site has been promoted through the Durham County Plan Issues and Options Consultation, Summer 2016.	
Impact of Designations: The submitted site is not located within any of the Category 1 designations.	
<p>Does the Resultant Boundary represent a strongly Defined, Durable Green Belt Boundary?</p> <p>The existing Green Belt boundary with the built development of Broompark is defined by a hedge line along the edge of the settlement which is considered to provide a less durable boundary. The resultant boundary would be defined by Deerness Valley Railway Path to the south which is surrounded by dense woodland which is considered to be durable and a field boundary to the east which is considered to be less durable.</p>	
<p>Appraisal of Submitted site against the 5 NPPF Green Belt Purposes</p>	
<p>Purpose 1: The submitted site is not connected to or close to any of the large built up areas (as defined in the method) and there is no risk of sprawl.</p> <p>Level of Contribution: No contribution</p>	
<p>Purpose 2: The submitted site forms a land gap between Broompark and New Brancepath (outside of the Green Belt), and Broompark and Brandon (outside of the Green Belt). The land gap between Broompark and New Brancepath across the submitted site is approximately 1.1km and consists of open countryside. Due to the undulating topography which slopes down towards the River Deerness, there is visibility between the settlements. The land gap between Broompark and Brandon across the submitted site is approximately 1.3km and consists of open countryside. Due to the undulating topography which slopes down towards the River Deerness, there is visibility between the settlements. The submitted site plays some role in maintaining a gap between settlements as loss of openness would not cause settlements to merge but would erode the gap between them, particularly due to the visibility between settlements.</p> <p>Level of Contribution: Moderate</p>	
<p>Purpose 3: The principal land use is open countryside. There is no built development within the submitted site. The topography of the site is characterised by a gentle slope towards the south with dense vegetation only present along boundaries. There are open long line views to the south across the Green Belt due to the topography of the area.</p> <p>Level of Contribution: Strong</p>	
<p>Purpose 4:</p> <p><i>To preserve the setting and special character of Durham City</i></p> <p>1. Perception of the Scale of the City</p>	

The Historic Core (Durham City Conservation Area) is located approximately 2.1 km east of this submitted site (from its nearest point to the Historic Core). The 2.1 km gap consists of Green Belt and modern built. This submitted site therefore makes a **weak** contribution to the perception of the scale of the City.

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

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

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

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

4. Key approaches to and journeys to the City.

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

5. Historic and cultural association

The submitted site contains no Listed Buildings, Conservation Areas, Registered Park and Gardens, Scheduled Monuments or Registered Historic Park and Gardens.

The submitted site is considered to contain no notable heritage assets and therefore makes a **weak** contribution to the setting of Durham City.

6. Landscape character / Quality

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

Score: Weak

Durham City Historic Core

The Historic Core (Durham City Conservation Area) is located approximately 2.1 km east of this submitted site (from its nearest point to the Historic Core). The 2.1km gap consists of post WWII built. This General Area therefore makes a **weak** contribution to the setting of the historic City of Durham.

Score: weak

Level of Contribution: Weak

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

Level of Contribution: Moderate

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

15 Sherburn Grange

<p>Submitted site Reference:</p>	<p>Boundary of Submitted site with designations mapped</p>
<p>Submitted site Name: Sherburn Grange</p>	
<p>Submitted site Size: 52ha</p>	
<p>Location of Submitted site and relationship with inset settlement: The submitted site is located to the south and east of Durham City, and is contiguous with the built up area along two boundaries. The submitted site is located to the west of the inset settlement of Sherburn and is not contiguous with the settlement.</p>	
<p>General Area containing Submitted site (from Stage 1 Assessment): General Area 6</p>	
<p>Source of submitted site: Submitted site has been promoted through the Durham County Plan Issues and Options Consultation, Summer 2016.</p>	
<p>Impact of Designations: The submitted site is not located within any of the Category 1 designations.</p>	
<p>Does the Resultant Boundary represent a strongly Defined, Durable Green Belt Boundary?</p> <p>The existing Green Belt boundary with Durham City is the A1 (M) to the west and tree line to the north, which are strong and durable boundaries. The resultant Green Belt boundary would be formed by the B1283, which is durable and a field boundary / path to the east of the submitted site which is considered to be less durable.</p>	
<p>Appraisal of Submitted site against the 5 NPPF Green Belt Purposes</p>	
<p>Purpose 1: The submitted site is connected to the east of the large built up area of Durham City. The existing Green Belt boundary with Durham City consists of the A1(M) to the west of the General Area, which forms a durable boundary. To the north, the boundary consists of the rear gardens of residential properties lined by Renny's Lane which is a track with tree planting. These boundaries are less durable however the Green Belt has had a role in protecting land which is considered to be open. The submitted site is connected to the built up area along two boundaries and development of the submitted site would constitute rounding off, therefore there is a limited risk of sprawl. There is no ribbon development present.</p> <p>Level of Contribution: Moderate</p>	
<p>Purpose 2: The submitted site supports a land gap between Durham City and the inset settlement of Sherburn. The land gap between Durham City and Sherburn across the submitted site is approximately 1.3km however the gap between the settlements is 0.5km at its nearest point (from Sheveley Walk to Sherburn). The gap consists of open countryside. The B1283 (the southern boundary of the submitted site) forms a direct route between the settlements and there is a strong perception of leaving Durham travelling through the countryside and entering Sherburn. There is visibility between the settlements due to the topography of the area. The submitted site plays a crucial role in maintaining a gap between Durham City and Sherburn as loss of openness would substantially reduce the gap between them and result in their perceived merging. This would be further emphasised by the existing visibility between settlements and the current perception of leaving Durham along the B1283, travelling through the countryside and entering Sherburn which would be lost.</p> <p>Level of Contribution: Strong</p>	
<p>Purpose 3: The principal land use is open countryside that is predominately in agricultural use. There is less than 5% built development within the site. The only built development is Sherburn Grange Farm which is a rural land use. The topography of the site is flat with dense vegetation generally only present along boundaries except a few small pockets of denser vegetation within the site. Owing to the topography and vegetation, there are long line views towards Durham City.</p> <p>Level of Contribution: Strong</p>	
<p>Purpose 4:</p>	

To preserve the setting and special character of Durham City**1. Perception of the Scale of the City**

The Historic Core (Durham City Conservation Area) is located approximately 1.3 km south of this submitted site (from its nearest point to the Historic Core). The 1.3km gap consists of Green Belt and modern built form. The submitted site therefore makes a **weak** contribution to the perception of the scale of the City.

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

The submitted site is located beyond the inner setting of Durham City and does not form a Green Finger into the City. Therefore the submitted site makes a **weak** contribution to the special character and perceived scale of the City.

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

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

4. Key approaches to and journeys to the City.

The submitted site contains one primary / secondary transport route (A181/B1283), which forms the southern boundary of the submitted site. The historic core is not visible along this route, but the submitted site is prominent from this route. The General Area makes a **moderate** contribution to the perceived scale of Durham City.

5. Historic and cultural association

The submitted site contains no Listed Buildings, Conservation Areas, Registered Park and Gardens, Scheduled Monuments or Registered Historic Park and Gardens.

The submitted site is considered to contain no notable heritage assets and therefore makes a **weak** contribution to the setting of Durham City.

6. Landscape character / Quality

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

Score: Weak

Durham City Historic Core

The Historic Core (Durham City Conservation Area) is located approximately 1.3 km west of this submitted site (from its nearest point to the Historic Core). The 1.3km gap consists of the modern built form of Durham City. The submitted site therefore makes a **weak** contribution to the setting of the historic City of Durham.

Score: Weak

Level of Contributions: Weak

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

Level of Contribution: Moderate

Summary: Overall this submitted site performs strongly against purpose 2 due to its crucial role in maintaining the gap between Durham City and Sherburn. It also performs strongly against purpose 3 due to the lack of built development.

16 Drum (2/CH/30a)

<p>Submitted site Reference: 2/CH/30a</p>	<p>Boundary of Submitted site with designations mapped</p>
<p>Submitted site Name: Drum 2/CH/30a</p>	
<p>Submitted site Size: 17ha</p>	
<p>Location of Submitted site and relationship with inset settlement: The submitted site is located to the west of Chester-le-Street and the east of Pelton</p>	
<p>General Area containing Submitted site (from Stage 1 Assessment): General Area 48</p>	
<p>Source of submitted site: Submitted site has been promoted through the Durham County Plan Issues and Options Consultation, Summer 2016.</p>	
<p>Impact of Designations: The submitted site is not located within any of the Category 1 designations.</p>	
<p>Does the Resultant Boundary represent a strongly Defined, Durable Green Belt Boundary?</p> <p>The existing Green Belt boundary is defined by the A693, which is considered to be strong and durable. The resultant Green Belt boundary would be defined by field boundaries to the west and a path to the east. These are less durable boundaries.</p>	
<p>Appraisal of Submitted site against the 5 NPPF Green Belt Purposes</p>	
<p>Purpose 1: The A693 forms the current Green Belt boundary with Chester-le-Street. This is a strong and durable boundary and is considered to be protecting open land. The submitted site is connected to the built up area along one boundary. The development of this submitted site would not constitute rounding off therefore creating the risk of sprawl. There is no ribbon development present. Overall, the submitted site makes a strong contribution to checking unrestricted sprawl.</p> <p>Level of Contribution: Strong</p>	
<p>Purpose 2: The submitted site forms a land gap between Chester-le-Street and Pelton. The land gap between Chester-le-Street and Pelton is approximately 1.1km across the submitted site. The gap consists of open countryside. Owing to the topography of the area, which is undulating, and the heavy planting, there is no visibility between the settlements. The gap between the settlements (including Perkinsville) is much narrower to the north of the submitted site due to the Drum Industrial Estate (approximately 170m gap). The A693 and Pelton Lane provides a direct road link between Chester-le-Street and Pelton. The submitted site plays some role in maintaining a gap between Chester-le-Street and Pelton as loss of openness would not cause settlements to merge but would erode the gap between them. The resultant gap would not be narrower than the existing gap between the Drum Industrial Estate and Pelton (including Perkinsville).</p> <p>Level of Contribution: Moderate</p>	
<p>Purpose 3: The existing land use is open countryside that is predominantly in agricultural use. There is no built development within the submitted site. The topography is characterised by rolling countryside which slopes towards the A693. There is minimal vegetation throughout the submitted site, with dense vegetation at the boundaries.</p> <p>Level of Contribution: Strong</p>	
<p>Purpose 4: This Submitted site is 5km from the Durham Historic Core with no direct views towards the historic core. The Submitted site is not considered to have an adverse impact on the setting of the historic City of Durham.</p> <p>Level of Contribution: No contribution</p>	

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

Level of Contribution: Moderate

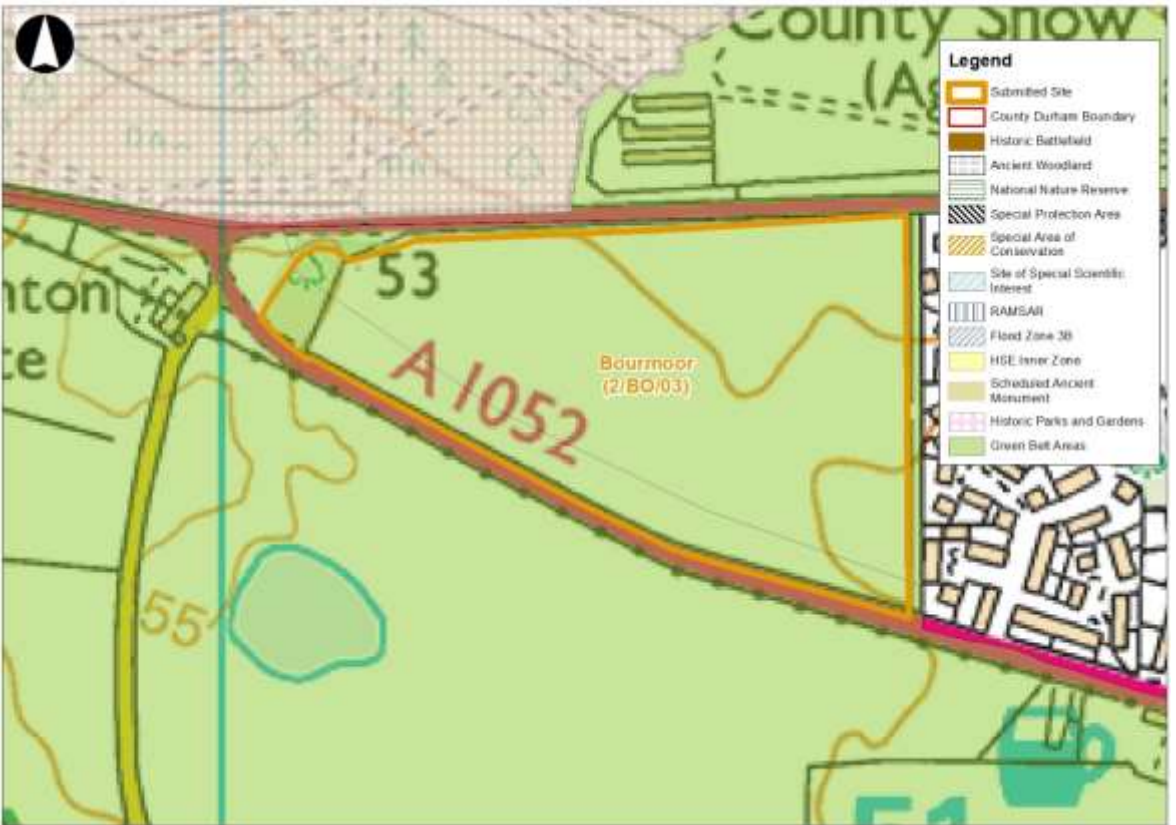
Summary: Overall this submitted site performs strongly against purpose 1 due to the risk of sprawl and purpose 3 due to the lack of built development.

17 Drum (2/CH30d)

<p>Submitted site Reference: 2/CH/30d</p>	<p>Boundary of Submitted site with designations mapped</p>
<p>Submitted site Name: Drum 2/CH/30d</p>	
<p>Submitted site Size: 19ha</p>	
<p>Location of Submitted site and relationship with inset settlement: The submitted site is located to the west of Chester-le-Street and the east of Pelton</p>	
<p>General Area containing Submitted site (from Stage 1 Assessment): General Area 48</p>	
<p>Source of submitted site: Submitted site has been promoted through the Durham County Plan Issues and Options Consultation, Summer 2016.</p>	
<p>Impact of Designations: The submitted site is not located within any of the Category 1 designations.</p>	
<p>Does the Resultant Boundary represent a strongly Defined, Durable Green Belt Boundary?</p> <p>The existing Green Belt boundary is defined by the disused railway line which is considered to provide a strong and durable boundary. The resultant Green Belt boundary would be defined along an unmade road and a footpath, whilst the unmade road provides a durable boundary, the footpath is considered to be less durable.</p>	
<p>Appraisal of Submitted site against the 5 NPPF Green Belt Purposes</p>	
<p>Purpose 1: The submitted site is connected to Chester-le-Street along its southern boundary which is formed by the disused railway which is now in use as a cycle route. This is considered to be a durable boundary which is protecting land considered to be open. The submitted site is connected to the built up area along one boundary. The development of the submitted site would not constitute rounding off therefore creating the risk of sprawl. There is no ribbon development present. Overall, the submitted site makes a strong contribution to checking unrestricted sprawl.</p> <p>Level of Contribution: Strong</p>	
<p>Purpose 2: The submitted site forms a land gap between Chester-le-Street and Pelton. The land gap between Chester-le-Street and Pelton is approximately 1.1km across the submitted site. The gap consists of open countryside. Owing to the topography of the area, which is undulating, and the heavy planting, there is no visibility between the settlements. The gap between the settlements (including Perkinsville) is much narrower to the north of the submitted site due to the Drum Industrial Estate (approximately 170m gap). The A693 and Pelton Lane provides a direct road link between Chester-le-Street and Pelton. The submitted site plays some role in maintaining a gap between Chester-le-Street and Pelton as loss of openness would not cause settlements to merge but would erode the gap between them. The resultant gap would not be narrower than the existing gap between the Drum Industrial Estate and Pelton (including Perkinsville).</p> <p>Level of Contribution: Moderate</p>	
<p>Purpose 3: The principal land use is open countryside that is in agricultural use. There is less than 5% built development within the site. This is a rural land use with the farm in the north of the site (High Flatts Farm) and a farm building to the south of the site. The northern section of the submitted site slopes down to the north towards the A693 and the southern section slopes down towards the disused railway line, which is set at a lower level to the submitted site itself. The vegetation across the submitted site is generally minimal except along the boundaries and along the road. The topography and vegetation impacts upon the visual openness of the site in places however this does not impact upon the score given the low levels of built development within the submitted site.</p> <p>Level of Contribution: Strong</p>	
<p>Purpose 4: This Submitted site is 5km from the Durham Historic Core with no direct views towards the historic core. The Submitted site is not considered to have an adverse impact on the setting of the historic City of Durham.</p>	

<u>Level of Contribution: No contribution</u>
Purpose 5: All Green Belt land in County Durham is considered to perform moderately against this purpose, as set out in the Stage 1 Green Belt Assessment.
<u>Level of Contribution: Moderate</u>
Summary: Overall this submitted site performs strongly against purpose 1 due to the risk of sprawl and purpose 3 due to the lack of built development.

18 Bournmoor (2/BO/03)

<p>Submitted site Reference: 2/BO/03</p>	<p>Boundary of Submitted site with designations mapped</p>
<p>Submitted site Name: Bournmoor (2/BO/03)</p>	
<p>Submitted site Size: 8ha</p>	
<p>Location of Submitted site and relationship with inset settlement: The submitted site is located directly to the west of the inset settlement of Bournmoor.</p>	
<p>General Area containing Submitted site (from Stage 1 Assessment): General Area 41</p>	
<p>Source of submitted site: Submitted site has been promoted through the Durham County Plan Issues and Options Consultation, Summer 2016.</p>	
<p>Impact of Designations: The submitted site is not located within any of the Category 1 designations.</p>	
<p>Does the Resultant Boundary represent a strongly Defined, Durable Green Belt Boundary?</p> <p>The existing Green Belt boundary is defined by tree line which marks the edge of the settlement. This is considered to provide a reasonably durable boundary. The resultant Green Belt boundary would be defined by the A183 and the A1052 which are considered to be durable boundaries, as well as the existing Green Belt boundary.</p>	
<p>Appraisal of Submitted site against the 5 NPPF Green Belt Purposes</p>	
<p>Purpose 1: The submitted site is not connected to or close to any of the large built up areas (as defined in the method) and there is no risk of sprawl.</p> <p>Level of Contribution: No contribution</p>	
<p>Purpose 2: The submitted site forms a land gap between Chester-le-Street and Bournmoor. The land gap between the settlements is approximately 2.1km across the submitted site and consists of open land. There is no visual connection between the edge Bournmoor and Chester-le-Street due to the topography and vegetation. The A1052/A1083 provides a direct road link between the settlements and forms the northern boundary of the submitted site. The submitted site plays a very limited role in maintaining a gap between settlements as the loss of openness would not reduce the perception of a gap.</p> <p>Level of Contribution: Weak</p>	
<p>Purpose 3: The principal land use within this submitted site is agricultural. There is no built development within the submitted site. The submitted site has a flat topography and a small amount of vegetation in the west of the submitted site and the vegetation is dense along the boundaries and results in limited views from the submitted site. This does not impact upon the score given the lack of any built development.</p> <p>Level of Contribution: Strong</p>	
<p>Purpose 4: This Submitted site is 5km from the Durham Historic Core with no direct views towards the historic core. The Submitted site is not considered to have an adverse impact on the setting of the historic City of Durham.</p> <p>Level of Contribution: No contribution</p>	

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

Level of Contribution: Moderate

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

19 Picktree

<p>Submitted site Reference:</p>	<p>Boundary of Submitted site with designations mapped</p>
<p>Submitted site Name: Picktree</p>	
<p>Submitted site Size: 9ha</p>	
<p>Location of Submitted site and relationship with inset settlement: The submitted site is located to the east of the built up area of Chester-le-Street.</p>	
<p>General Area containing Submitted site (from Stage 1 Assessment): General Area 45</p>	
<p>Source of submitted site: Submitted site has been promoted through the Durham County Plan Issues and Options Consultation, Summer 2016.</p>	
<p>Impact of Designations: The submitted site is not located within any of the Category 1 designations.</p>	
<p>Does the Resultant Boundary represent a strongly Defined, Durable Green Belt Boundary?</p> <p>The existing Green Belt boundary with Chester-le-Street is the A1 (M) which is considered to provide a strong and durable boundary. The resultant Green Belt boundary would be formed by North Drive and the inset form of Picktree to the south of the submitted site. This is considered to offer a durable boundary.</p>	
<p>Appraisal of Submitted site against the 5 NPPF Green Belt Purposes</p>	
<p>Purpose 1: The submitted site is connected to the large built up area of Chester-le-Street along its western boundary and to the large built up area of Washington (Sunderland) along its eastern boundary. This is formed by the A1 (M) to the west and Picktree Lane to the east, both of which are durable boundaries between the submitted site and the Green Belt which are protecting land that is considered to be open. The submitted site is connected to the built up area along two boundaries. The development of this submitted site would constitute rounding off therefore there is limited risk of sprawl. There is no ribbon development present. Overall, the submitted site makes a moderate contribution to checking the unrestricted sprawl.</p> <p>Level of Contribution: Moderate</p>	
<p>Purpose 2: The submitted site forms a land gap between Chester-le-Street and Washington, and Chester-le-Street and Picktree. The land gap between Chester-le-Street and Washington is open countryside and the settlements have already merged along the A167. The land gap between Chester-le-Street and Picktree is approximately 160m along the southern boundary of the submitted site. This southern boundary consists of North Drive where there are two residential properties. The only separation between the settlements is provided by the A1(M), thus arguably the settlements have already merged. There is no direct road access between the settlements due to the A1(M). The submitted site plays a crucial role in maintaining a gap between settlements as loss of openness would cause Chester-le-Street and Picktree to completely merge.</p> <p>Level of Contribution: Strong</p>	
<p>Purpose 3: The principal land use is open countryside. The submitted site contains no built development. The topography of the submitted site is sloping towards the south and there is dense vegetation along the boundaries, particularly the southern and western boundaries. The A1(M) has an urbanising nature on the submitted site. This does not impact upon the score given the lack of any built development.</p> <p>Level of Contribution: Strong</p>	
<p>Purpose 4: This Submitted site is 5km from the Durham Historic Core with no direct views towards the historic core.</p> <p>The Submitted site is not considered to have an adverse impact on the setting of the historic City of Durham.</p>	

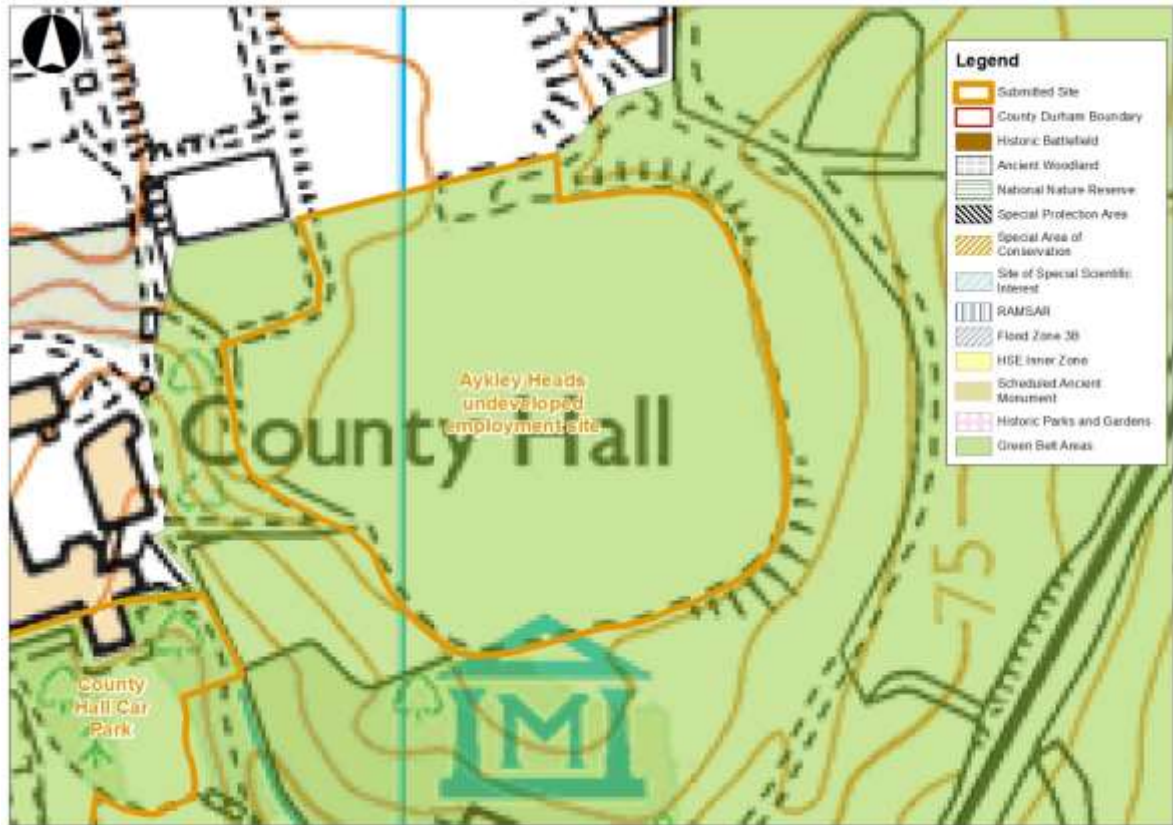
Level of Contribution: No contribution

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

Level of Contribution: Moderate

Summary: Overall this submitted site performs strongly against purpose 2 as it plays a crucial role in maintaining a gap between Chester-le-Street and Picktree. It also performs strongly against purpose 3 as it has no built development.

20 Aykley Heads undeveloped employment site

<p>Submitted site Reference: NA</p>	<p>Boundary of Submitted site with constraints mapped</p>
<p>Submitted site Name: Aykley Heads undeveloped employment site</p>	
<p>Submitted site Size: 6ha</p>	
<p>Location of Submitted site: The submitted site is located to the east of Durham City and is connected to Durham City directly along the northern boundary of the submitted site.</p>	
<p>General Area containing Submitted site (from Stage 1 Assessment): General Area 30</p>	
<p>Source of Submitted site: Submitted site has been promoted through the Durham County Plan Issues and Options Consultation, Summer 2016.</p>	
<p>Impact of Designations: The submitted site is not located within any of Category 1 designations.</p>	
<p>Does the Resultant Boundary represent a strongly Defined, Durable Green Belt Boundary?</p> <p>The existing Green Belt boundary is defined by the heavy tree planting, which is considered durable and the rear of Durham County Hall and the Police Station, which is a less durable boundary.</p> <p>The resultant Green Belt boundary would be defined by a short extent of a dense tree line to the west and a path. The boundary would also be along a ridgeline, which is considered a durable boundary. The proposed submitted site would result in a small strip of Green Belt remaining between the submitted site and the built form of Durham to the west of the submitted site, which would not be serving any Green Belt function.</p>	
<p>Re-appraisal of Submitted site against the 5 NPPF Green Belt Purposes</p>	
<p>Purpose 1: To the north of the submitted site is a dense tree line and an access road which define the current Green Belt boundary with Durham City. This is a durable boundary but parts of the boundary are not defined by any features on the ground, including around the police station, therefore the boundary is of mixed durability. The Green Belt is protecting land which is considered to be open. The submitted site is connected to the built up area along one boundary. Whilst there is some potential for development to constitute rounding off given that the submitted site is enclosed by Durham City, there is still some risk of sprawl. There is no ribbon development present. Overall, the submitted site makes a moderate contribution to checking unrestricted sprawl.</p> <p>Level of Contribution: Moderate</p>	
<p>Purpose 2: The submitted site is almost completely enclosed by Durham City and it plays no role in maintaining a gap between settlements.</p> <p>Level of Contribution: No contribution</p>	
<p>Purpose 3: The principal land use of the submitted site is open countryside used as a recreation ground. There is no built development within the submitted site. The submitted site contains sparse vegetation throughout although the vegetation is very dense along the western boundary and the submitted site is predominately flat although there is an embankment / small hill within the south of the submitted site. This embankment and the vegetation do impact slightly on the visual openness of the submitted site although there are views into Durham City and there is no built development thus this does not impact upon the score.</p> <p>Level of Contribution: Strong</p>	
<p>Purpose 4:</p> <p><i>To preserve the setting and special character of Durham City</i></p>	

1. Perception of the Scale of the City.

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

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

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

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

The submitted site is located within the Inner Bowl or Setting of Durham. The eastern boundary of the submitted site forms a notable viewpoint from the World Heritage Site Management Plan. Taking this into account the submitted site is considered to make a **moderate** contribution to the setting and special character of the City.

4. Key approaches to and journeys to the City.

There are no primary transport routes located within this submitted site. The submitted site is visible from the East Coast Mainline and the A691. The submitted site is therefore considered to make a **strong** contribution to towards the perception of scale of the City.

5. Historic and cultural association

The submitted site contains no Listed Buildings, Registered Park and Gardens, Conservation Areas, Scheduled Monuments or Registered Historic Park and Gardens.

The submitted site is considered to contain no notable heritage assets and therefore makes a **weak** contribution to the setting of Durham City.

6. Landscape character / Quality

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

Score: Moderate

Durham City Historic Core

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

Score: Strong

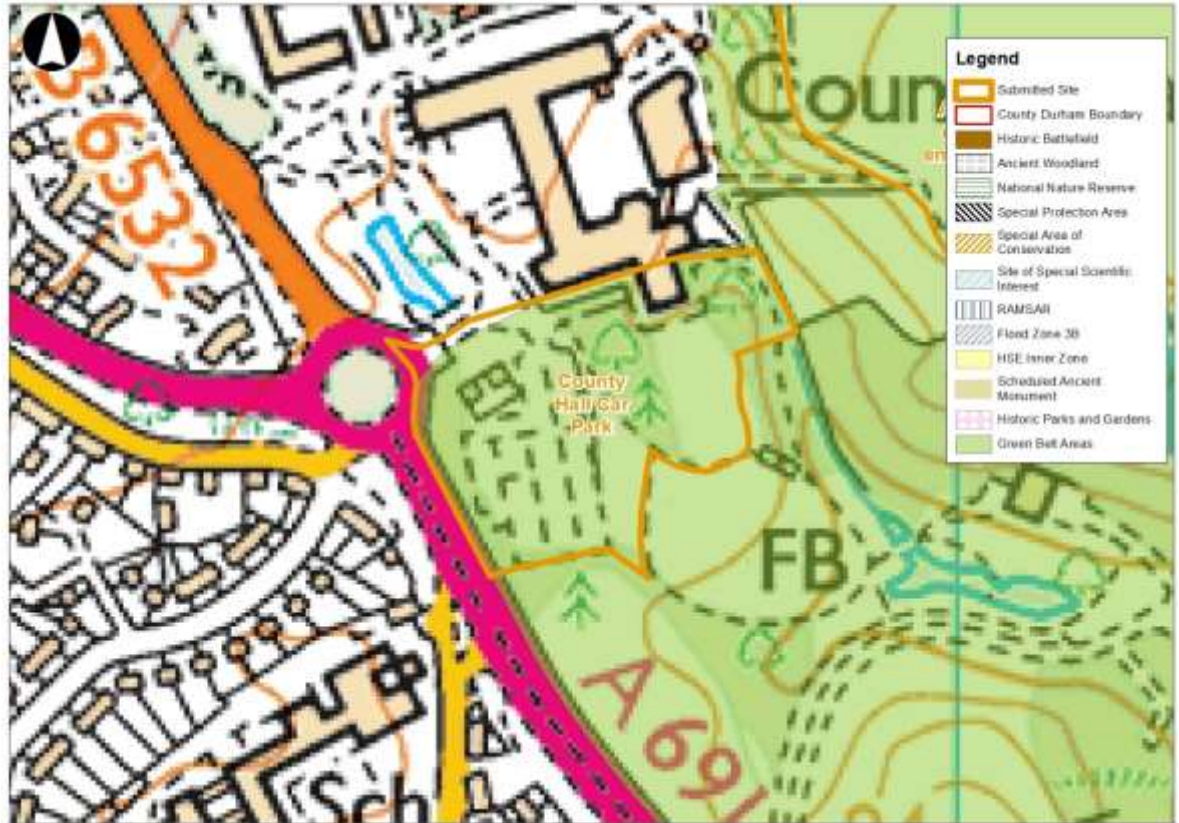
Level of Contribution: Strong

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

Level of Contribution: Moderate

Summary: Overall this submitted site performs strongly against purpose 3 and 4 due to the lack of built development and a proportion of the submitted site is adjacent to the Durham City Conservation Area.

21 County Hall Car Park

Submitted site Reference:	Boundary of Submitted site with designations mapped
Submitted site Name: County Hall Car Park	
Submitted site Size: 2ha	
Location of Submitted site and relationship with inset settlement: The submitted site is located to the east of Durham City and is connected to Durham City directly along the northern and western boundaries of the submitted site.	
General Area containing Submitted site (from Stage 1 Assessment): General Area 30	
Source of submitted site: Submitted site has been promoted through the Durham County Plan Issues and Options Consultation, Summer 2016.	
Impact of Designations: The submitted site is not located within any of the Category 1 designations.	
<p>Does the Resultant Boundary represent a strongly Defined, Durable Green Belt Boundary?</p> <p>The resultant boundary would be defined by dense tree line which is considered to be a durable boundary. The existing Green Belt boundary is defined by the A691 to the west and the rear of County Hall to the north. The proposed submitted site is considered to provide durable boundaries.</p>	
<p>Appraisal of Submitted site against the 5 NPPF Green Belt Purposes</p>	
<p>Purpose 1: The northern boundary is defined by a road which provides access to the County Hall, and the western boundary is defined by the A691. Both of these are durable boundaries that link the submitted site to the built up area of Durham City, however the submitted site is not considered to be protecting open land due to the land uses as a car park. The submitted site is connected to the built up area along two of its four boundaries. Development of the submitted site would constitute rounding off given the existing development on the site, therefore there is limited risk of sprawl. There is no ribbon development present. Overall, the submitted site makes a weak contribution to checking unrestricted sprawl.</p> <p>Level of Contribution: Weak</p>	
<p>Purpose 2: The submitted site is almost completely enclosed by Durham City and thus it plays no role in maintaining a gap between settlements.</p> <p>Level of Contribution: No contribution</p>	
<p>Purpose 3: The principal land use is split, part of the site and its predominant use is a car park with the remainder of the site being recreational land. There is over 25% built development on the site consisting of the non-rural land use of County Hall car park. The section of the County Hall building which is included in the site is not within the Green Belt and therefore has not been considered here. The submitted site is predominantly flat. There is limited vegetation within the submitted site, although there is dense vegetation along the boundaries. The main vegetation within the car park are low-lying hedges that separates the spaces. There are limited views within and beyond the site due to the surrounding built development.</p> <p>Level of Contribution: No contribution</p>	
<p>Purpose 4:</p> <p><i>To preserve the setting and special character of Durham City</i></p> <p>1. Perception of the Scale of the City.</p>	

The Historic Core (Durham City Conservation Area) falls within this submitted site. Approximately 30% of the southern part of the submitted site is located within the Historic Core, therefore the area makes a **strong** contribution to the perception of the scale of the City.

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

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

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

The submitted site is located within the Inner Bowl or Setting of Durham. However there are no views of the Historic Core from the submitted site. Taking this into account the submitted site Area is considered to make a **moderate** contribution to the setting and special character of the City.

4. Key approaches to and journeys to the City.

The western boundary of the submitted site is formed by the A691 (primary transport route). The development of this submitted site would not be prominent from the A691 as the submitted site has already been developed as a car park. The submitted site is not visible from the East Coast Main Line due to heavy planting. The submitted site is therefore considered to make a **moderate** contribution to towards the perception of scale of the City.

5. Historic and cultural association

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

6. Landscape character / Quality

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

Score: Moderate

Durham City Historic Core

The Historic Core (Durham City Conservation Area) falls within this submitted site. Approximately 30% of the southern part of the submitted site is located within the Historic Core, therefore the area makes a **strong** contribution to supporting the setting and special character of Durham City.

Score: Strong

Level of Contribution: Strong

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

Level of Contribution: Moderate

Summary: Overall this submitted site performs strongly against purpose 4 as a proportion of the submitted site is within the Durham City Conservation Area.

22 Leazes Road

<p>Submitted site Reference:</p>	<p>Boundary of Submitted site with designations mapped</p>
<p>Submitted site Name: Leazes Road</p>	
<p>Submitted site Size: 9ha</p>	
<p>Location of Submitted site and relationship with inset settlement: The submitted site is located to the east of Durham City however only a fraction of the submitted site is located within the Green Belt. This is the south east corner of the submitted site, which is contiguous with the built up area of Durham City.</p>	
<p>General Area containing Submitted site (from Stage 1 Assessment): General Area 10</p>	
<p>Source of submitted site: Submitted site has been promoted through the Durham County Plan Issues and Options Consultation, Summer 2016.</p>	
<p>Impact of Designations: The southern boundary that is within the Green Belt is also within an area designated within flood zone 3B.</p>	
<p>Does the Resultant Boundary represent a strongly Defined, Durable Green Belt Boundary?</p> <p>The resultant boundary would be defined to the east by dense tree line and access track and to the south by the River Wear which are considered to create durable boundaries. The existing Green Belt boundary with the built up area of Durham City is defined by dense tree line and an access road to the College of St Hilda and St Bede which are also considered to provide strong and durable boundaries.</p>	
<p>Appraisal of Submitted site against the 5 NPPF Green Belt Purposes</p>	
<p>Purpose 1: The submitted site is connected to the large built up area of Durham along its northern and western boundaries. But the majority of the submitted site is not in the Green Belt. The Green Belt is protecting land which is predominantly considered to be open although a tennis court and building are present. The existing Green Belt boundary is formed by an unnamed road to the north, dense tree line to the north west and a public footpath to the west which form durable boundaries between the Green Belt and Durham City. The submitted site is connected to the built up area along two boundaries. The development of the submitted site would constitute rounding off therefore there is limited risk of sprawl. There is no ribbon development present. Overall, the submitted site makes a moderate contribution to checking unrestricted sprawl.</p> <p>Level of Contribution: Moderate</p>	
<p>Purpose 2: The submitted site is almost completely enclosed by Durham City and it plays no role in maintaining a gap between settlements.</p> <p>Level of Contribution: No contribution</p>	
<p>Purpose 3: The principal land use of the part of the site within the Green Belt consists of tennis courts and a building. The principal land use of the non-Green Belt part of the site is education facilities consisting of the university campus buildings and associated car parking. The Green Belt part of the submitted site has between 10% and 25% built development. Whilst this is a non-rural use as it is outdoor sports facilities, this is not necessarily an inappropriate use in the Green Belt if it preserves openness. The topography of the submitted site is characterised by a steep slope from the north of the submitted site towards the River Wear. There is dense vegetation throughout the submitted site as well as along the northern, southern and western boundaries, which combined with the built development on the entire site results in limited views.</p> <p>Level of Contribution: Weak</p>	
<p>Purpose 4:</p> <p><i>To preserve the setting and special character of Durham City</i></p>	

1. Perception of the Scale of the City.

The submitted site is within the Historic Core (Durham City Conservation Area). The submitted site therefore makes a **strong** contribution to the perception of the scale of the City.

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

The submitted site forms part of a Green Finger that penetrates Durham City from the south-east. This Green Finger consists of 'the valley of the Wear to the south-east of the city from the racecourse to Shincliffe and between Gilesgate / Sherburn Road Estate and Whinney Hill. The submitted site therefore considered to make a **strong** contribution to the perception to the setting of the historic City of Durham.

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

The submitted site falls within the Inner Setting of Durham City. It contains one notable viewpoints from World Heritage Site Management Plan on the northern western edge. The submitted site is considered to make a **moderate** contribution to the historic setting of Durham City due to its location within the inner setting.

4. Key approaches to and journeys to the City.

The A690 (primary transport route) forms the northern boundary of the submitted site. There is heavy tree planting meaning the site is not prominent from this route. The site has been developed for University accommodation and therefore there would be limited impact on the perceived scale of Durham City. The submitted site is considered to make a **weak** contribution to the perceived scale of the City.

5. Historic and cultural association

The submitted site contains no Registered Park and Gardens, Scheduled Monuments or Registered Historic Park and Gardens. However the submitted site falls in the Durham City Conservation Area. The submitted site contains one Listed Building, the Grade II Listed Chapel of Venerable Bede.

The submitted site is considered to contain few notable heritage assets and therefore makes a **moderate** contribution to the setting of Durham City.

6. Landscape character / Quality

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

Score: Strong

Durham City Historic Core

The submitted site is within the Historic Core (Durham City Conservation Area). The submitted site therefore makes a **strong** contribution to the setting of the historic City of Durham.

Score: Strong

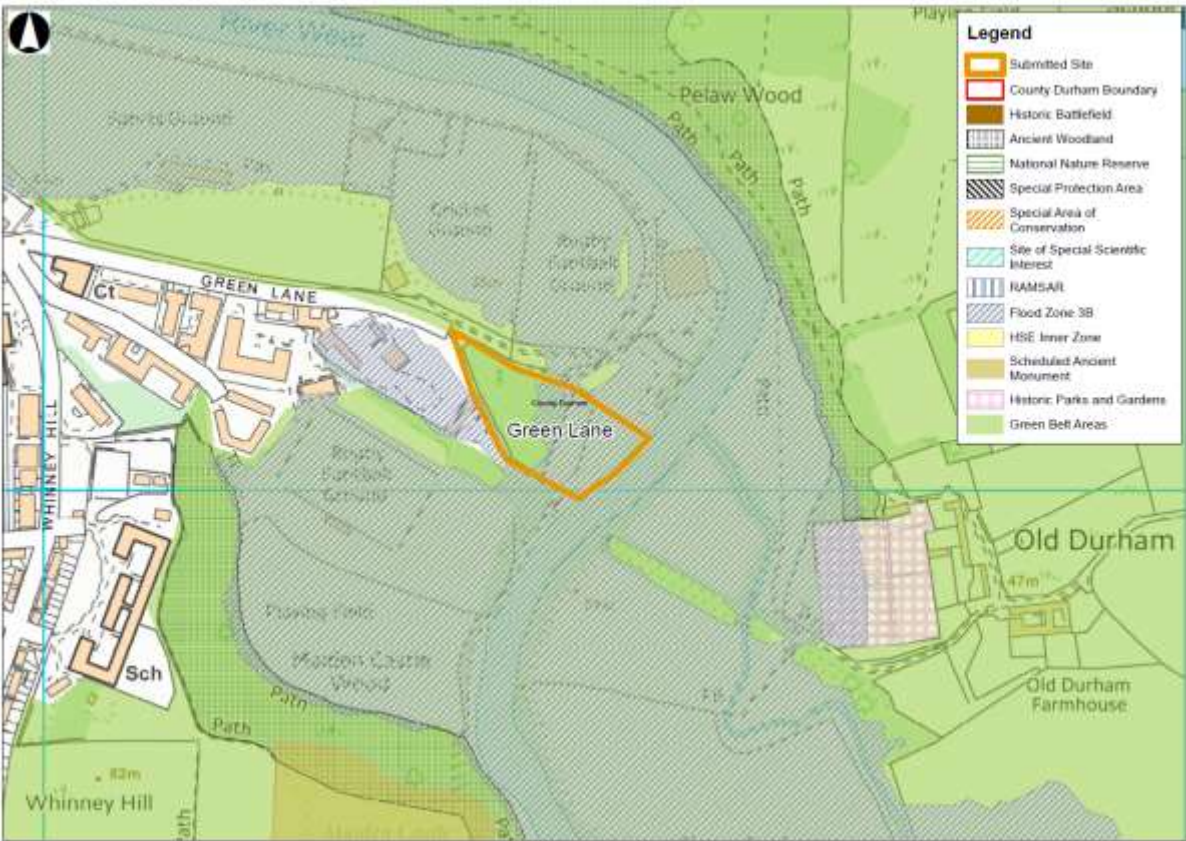
Level of Contribution: Strong

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

Level of Contribution: Moderate

Summary: Overall this submitted site performs strongly against purpose 4 as a proportion of the submitted site is within the Durham City Conservation Area and within a Green Finger.

23 Green Lane

Submitted site Reference:	Boundary of Submitted site with designations mapped
Submitted site Name: Green Lane	
Submitted site Size: 1.1ha	
Location of Submitted site and relationship with inset settlement: The submitted site is located to the east of Durham City.	
General Area containing Submitted site (from Stage 1 Assessment): General Area 11	
Source of submitted site: Submitted site has been promoted through the Durham County Plan Issues and Options Consultation, Summer 2016.	
Impact of Designations: The entire submitted site is located within an area designated as being within flood zone 3B.	
<p>Does the Resultant Boundary represent a strongly Defined, Durable Green Belt Boundary?</p> <p>The resultant boundary would be defined by Green Lane to the south and the River Wear to the east which form durable boundaries. The northern boundary would be defined partly by Green Lane which is a durable boundary and partly by undefined features which would be a less durable boundary. The existing boundary with Durham City is defined by Green Lane which is considered to be a strong and durable boundary.</p>	
<p>Appraisal of Submitted site against the 5 NPPF Green Belt Purposes</p>	
<p>Purpose 1: The submitted site is located to the east of the large built up area of Durham City. The current Green Belt boundary is formed by Green Lane which is a durable boundary. The submitted site is protecting land which is considered to be open. The submitted site is only connected to the built up area along one boundary and development would not constitute rounding off therefore creating the risk of sprawl. There is no ribbon development present. Overall, the submitted site makes a strong contribution to checking unrestricted sprawl.</p> <p>Level of Contribution: Strong</p>	
<p>Purpose 2: The submitted site forms a land gap between Durham City and Shincliffe. The land gap across the submitted site is approximately 1.1km and consists of Maiden Castle and the Durham University Sports Facilities thus there is no visibility between the settlements across the submitted site. The A177 provides direct road access between the settlements however this is not connected to the submitted site. The submitted site plays a very limited role in maintaining a gap between settlements as loss of openness would not reduce the perception of a gap due to the location of Maiden Castle between the settlements which creates a sense of enclosure.</p> <p>Level of Contribution: Weak</p>	
<p>Purpose 3: The principal land use is open land with dense tree cover with allotments located in the middle of the site. The submitted site contains no built development. The topography of the submitted site is sloping towards the River Wear and there is dense vegetation along all of the boundaries and throughout most of the site. Due to the topography there are some long line views.</p> <p>Level of Contribution: Strong</p>	
<p>Purpose 4:</p> <p><i>To preserve the setting and special character of Durham City</i></p>	

1. Perception of the Scale of the City.

The submitted site is within the Historic Core (Durham City Conservation Area). The submitted site therefore makes a strong contribution to the perception of the scale of the City.

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

The submitted site forms part of a Green Finger that penetrates Durham City from the south-east. This Green Finger consists of 'the valley of the Wear to the south-east of the city from the racecourse to Shincliffe and between Gilesgate / Sherburn Road Estate and Whinney Hill. The submitted site therefore considered to make a strong contribution to the perception to the setting of the historic City of Durham.

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

The submitted site falls within the Inner Setting of Durham City. It contains no notable viewpoints from World Heritage Site Management Plan and views of the Historic Core are obstructed by heavily wooded bluffs. The submitted site is considered to make a moderate contribution to the historic setting of Durham City due to its location within the inner setting.

4. Key approaches to and journeys to the City.

There are no primary or secondary transport routes located near this site. The site is not visible from the A177 due to the heavy area of woodland between the submitted site and the A177. The submitted site is considered to make a weak contribution to the perceived scale of the City as it would not be visible from a primary or secondary transport route.

5. Historic and cultural association

The submitted site contains no Listed Buildings, Registered Park and Gardens, Scheduled Monuments or Registered Historic Park and Gardens. However the submitted site falls in the Durham City Conservation Area.

The submitted site is considered to contain few notable heritage assets and therefore makes a moderate contribution to the setting of Durham City.

6. Landscape character / Quality

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

Score: Strong

Durham City Historic Core

The submitted site is within the Historic Core (Durham City Conservation Area). The submitted site therefore makes a strong contribution to the setting of the historic City of Durham.

Score: Strong

Level of Contribution: Strong

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

Level of Contribution: Moderate

Summary: Overall this submitted site performs strongly against purpose 1, 3 and 4. The risk of sprawl results in a strong contribution to purpose 1. The lack of built development results in a strong contribution to purpose 3 and a proportion of the submitted site is within the Durham City Conservation Area and within a Green Finger, resulting in a strong contribution to purpose 4.

24 Maiden Castle

<p>Submitted site Reference:</p>	<p>Boundary of Submitted site with designations mapped</p>
<p>Submitted site Name: Maiden Castle</p>	
<p>Submitted site Size: 15ha</p>	
<p>Location of Submitted site and relationship with inset settlement: The submitted site is located to the south east of Durham City, but is not contiguous with any of the built up areas or inset settlements.</p>	
<p>General Area containing Submitted site (from Stage 1 Assessment): General Area 11</p>	
<p>Source of submitted site: Submitted site has been promoted through the Durham County Plan Issues and Options Consultation, Summer 2016.</p>	
<p>Impact of Designations: The entire submitted site is located within an area designated as being within flood zone 3B.</p>	
<p>Does the Resultant Boundary represent a strongly Defined, Durable Green Belt Boundary?</p> <p>The resultant Green Belt boundary would be defined by the River Wear to the north and east and the A177 to the south. These are considered to be durable boundaries. The existing Green Belt boundary is located to the west of Maiden Castle Wood, however the submitted site is not directly adjacent the inset settlement of Durham.</p>	
<p>Appraisal of Submitted site against the 5 NPPF Green Belt Purposes</p>	
<p>Purpose 1: The submitted site is not connected to or close to any of the large built up areas (as defined in the method) and there is no risk of sprawl.</p> <p>Level of Contribution: No contribution</p>	
<p>Purpose 2: The submitted site forms a land gap between Durham City and Shincliffe however it is not directly connected to either settlement. The land gap across the submitted site is approximately 1.1km and consists of Maiden Castle and the Durham University Sports Facilities which occupy the submitted site thus there is no visibility between the settlements. The A177 provides direct road access between the settlements and forms the southern boundary to the submitted site. It provides a perception of leaving Durham City and going through the countryside before entering Shincliffe. The submitted site plays a crucial role in maintaining a gap between Durham City and Shincliffe as loss of openness would substantially reduce the gap between them and cause the perceptual merging of settlements.</p> <p>Level of Contribution: Strong</p>	
<p>Purpose 3: The existing land use consists of outdoor and indoor sports facilities and associated car parking. There is a mix of playing pitches and tracks for use by Durham University, which includes a car park and the Graham Sports Centre in the middle of the site. The submitted site has over 25% built development which are non-rural land uses as they are recreational. However the outdoor sports facilities are not necessarily inappropriate uses in the Green Belt. The topography of the submitted site is flat and there is sparse vegetation within submitted site, with some extents of dense vegetation along the boundaries. However there are no long line views due to the built development.</p> <p>Level of Contribution: No contribution</p>	
<p>Purpose 4:</p> <p><i>To preserve the setting and special character of Durham City</i></p> <p>1. Perception of the Scale of the City.</p>	

The submitted site is immediately adjacent to the Historic Core (Durham City Conservation Area). The submitted site therefore makes a **strong** contribution to the perception of the scale of the City.

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

The submitted site forms part of a Green Finger that penetrates Durham City from the south-east. This Green Finger consists of 'the valley of the Wear to the south-east of the city from the racecourse to Shincliffe and between Gilesgate / Sherburn Road Estate and Whinney Hill. The submitted site therefore considered to make a **strong** contribution to the perception to the setting of the historic City of Durham.

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

The submitted site falls within the Inner Setting of Durham City. It contains no notable viewpoints from World Heritage Site Management Plan and views of the Historic Core are obstructed by heavily wooded bluffs. The submitted site is considered to make a **moderate** contribution to the historic setting of Durham City due to its location within the inner setting.

4. Key approaches to and journeys to the City.

The A177 forms the southern boundary of the submitted site. The submitted site is prominent from the A177 and the first built form along this route is within the historic core. The submitted site is considered to make a **strong** contribution to the perceived scale of the City as it would be visible from a primary or secondary transport route.

5. Historic and cultural association

The submitted site contains no Listed Buildings, Conservation Areas, Registered Park and Gardens, Scheduled Monuments or Registered Historic Park and Gardens.

The submitted site is considered to contain no notable heritage assets and therefore makes a **weak** contribution to the setting of Durham City.

6. Landscape character / Quality

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

Score: Strong

Durham City Historic Core

The submitted site is adjacent to the Historic Core (Durham City Conservation Area). The submitted site therefore makes a **strong** contribution to the setting of the historic City of Durham.

Score: Strong

Level of Contribution: Strong

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

Level of Contribution: Moderate

Summary: Overall this submitted site performs strongly against purpose 2 and 4, as the submitted site plays a crucial role in maintaining a gap between Shincliffe and Durham City and as a proportion of the submitted site is adjacent to the Durham City Conservation Area and within a Green Finger.

25 Bournmoor (2/BO/10a)

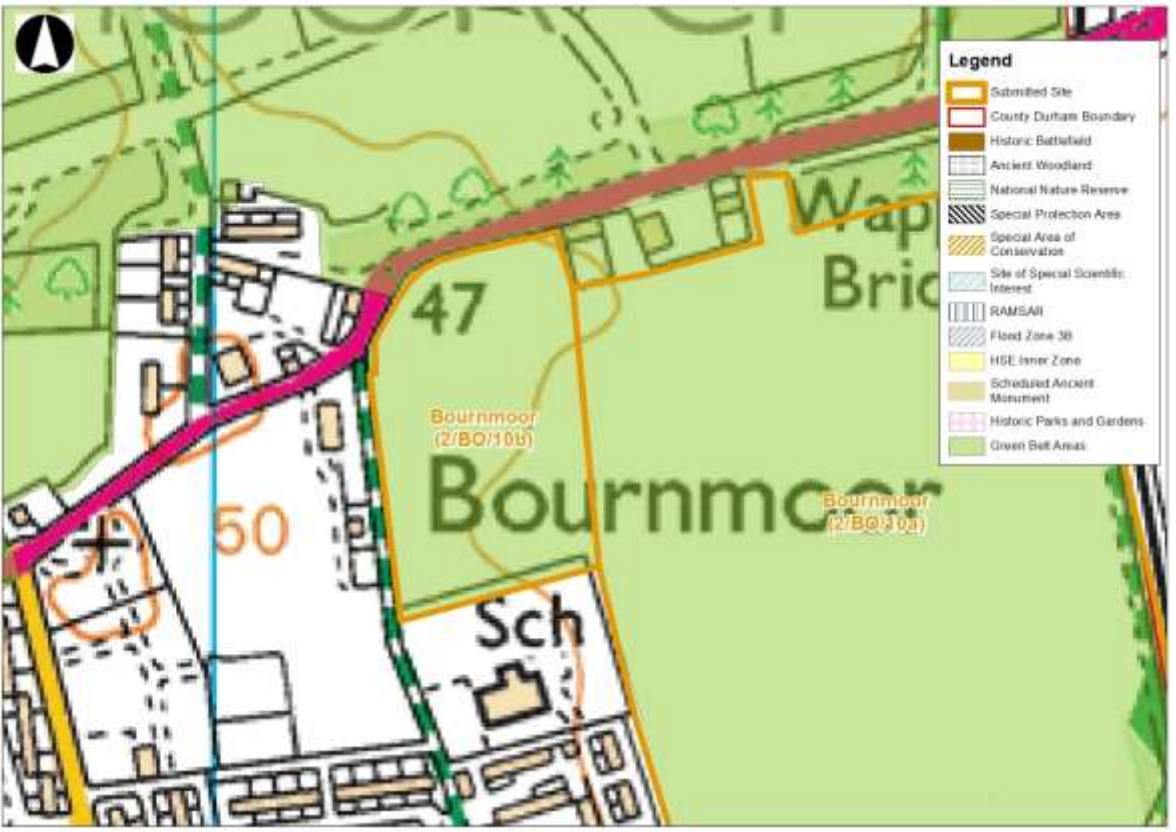
<p>Submitted site Reference: 2/BO/10a</p>	<p>Boundary of Submitted site with designations mapped</p>
<p>Submitted site Name: Bournmoor (2/BO/10a)</p>	
<p>Submitted site Size: 18ha</p>	
<p>Location of Submitted site and relationship with inset settlement: The submitted site is located directly to the east of the inset settlement of Bournmoor.</p>	
<p>General Area containing Submitted site (from Stage 1 Assessment): General Area 42</p>	
<p>Source of submitted site: Submitted site has been promoted through the Durham County Plan Issues and Options Consultation, Summer 2016.</p>	
<p>Impact of Designations: The submitted site is not located within any of the designations that have been identified within the method.</p>	
<p>Does the Resultant Boundary represent a strongly Defined, Durable Green Belt Boundary?</p> <p>The existing boundary is defined by a path along the edge of the settlement and a field boundary forms the northern section of the existing boundary. This is a mix of durable and less durable boundaries. The resultant Green Belt boundary would be defined by the disused railway line to the east, the A183 and dense tree line to the north and dense tree line to the south. These are considered to be durable boundaries, but would mean that no Green Belt remains between Bournmoor and Shiney Row / Houghton-le-Spring.</p>	
<p>Appraisal of Submitted site against the 5 NPPF Green Belt Purposes</p>	
<p>Purpose 1: The submitted site is connected to the large built up area of Houghton-le-Springs (within Sunderland City Council administrative area) and forms the boundary of the Green Belt along a railway line. This is considered a strong and durable boundary that is protecting land considered to be open. The submitted site is connected to the large built up area along one boundary. Development would not constitute rounding off therefore creating the risk of sprawl. The submitted site does not contain any ribbon development. Overall, the submitted site makes a strong contribution to checking unrestricted sprawl.</p> <p>Level of Contribution: Strong</p>	
<p>Purpose 2: The submitted site forms a land gap between Bournmoor and Shiney Row / Houghton-le-Spring. The land gap between Bournmoor and Shiney Row / Houghton-le-Spring is approximately 0.5km at its nearest point and comprises open land. There is visibility between the settlements as there is low vegetation and a generally flat topography. The A183 provide direct road access between Bournmoor and Shiney Row / Houghton-le-Spring and forms a small section of the northern boundary to the submitted site. The submitted site plays a crucial role in maintaining a gap between Bournmoor and Shiney Row / Houghton-le-Spring, as loss of openness would substantially reduce the gap between them resulting in their perceived merging due to the visibility between settlements.</p> <p>Level of Contribution: Strong</p>	
<p>Purpose 3: The principal land use is open countryside. The submitted site contains no built development. The topography of the submitted site is flat, with an area of dense vegetation along the northern boundary and also along the southern and eastern boundaries. There are long views across the submitted site.</p> <p>Level of Contribution: Strong</p>	
<p>Purpose 4: This Submitted site is 5km from the Durham Historic Core with no direct views towards the historic core. The Submitted site is not considered to have an adverse impact on the setting of the historic City of Durham.</p> <p>Level of Contribution: No contribution</p>	

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

Level of Contribution: Moderate

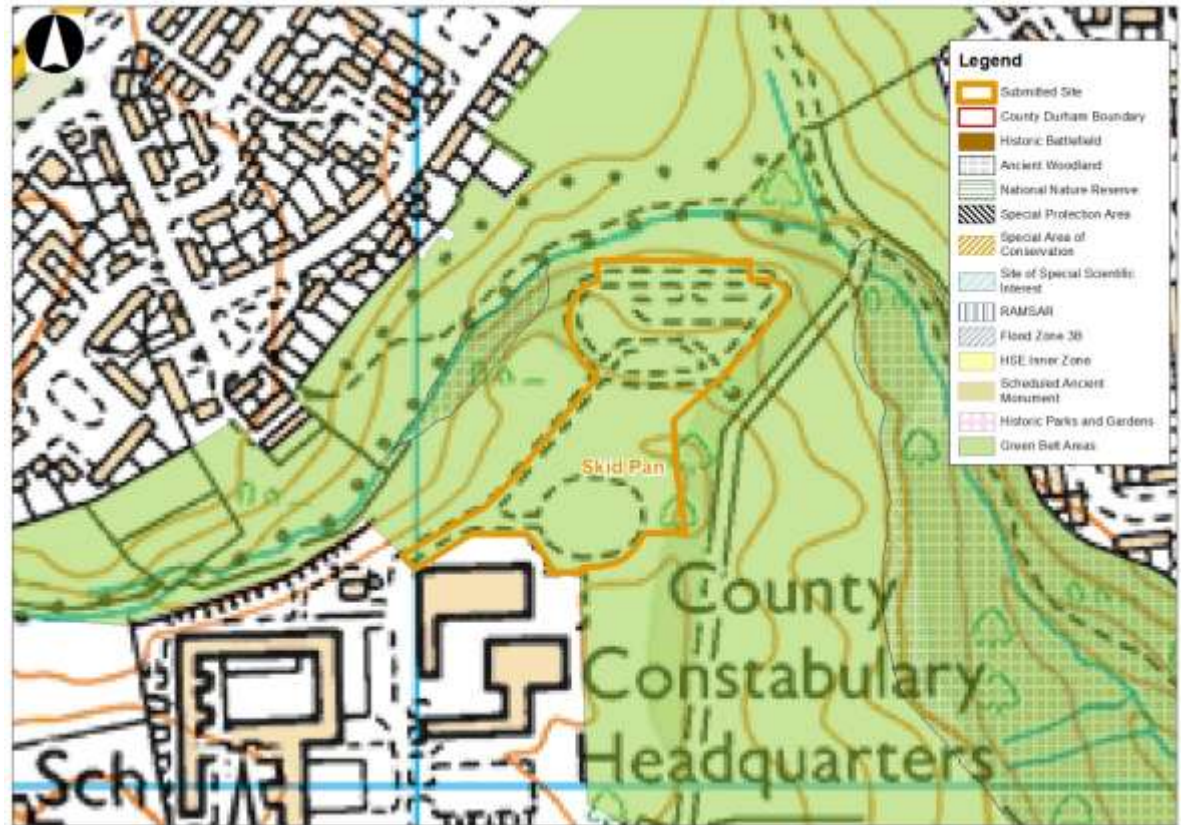
Summary: Overall this submitted site performs strongly against purpose 1, 2 and 3 as the submitted site makes a strong contribution to checking unrestricted sprawl, it plays a crucial role in maintaining a gap between Bournmoor and Shiny Row / Houghton-le-Spring and it contains no built development.

26 Bournmoor (2/BO/10b)

<p>Submitted site Reference: 2/BO/10b</p>	<p>Boundary of Submitted site with designations mapped</p>
<p>Submitted site Name: Bournmoor (2/BO/10b)</p>	
<p>Submitted site Size: 3ha</p>	
<p>Location of Submitted site and relationship with inset settlement: The submitted site is located directly to the north and west of the inset settlement of Bournmoor.</p>	
<p>General Area containing Submitted site (from Stage 1 Assessment): General Area 42</p>	
<p>Source of submitted site: Submitted site has been promoted through the Durham County Plan Issues and Options Consultation, Summer 2016.</p>	
<p>Impact of Designations: The submitted site is not located within any of the category 1 designations that have been identified within the method.</p>	
<p>Does the Resultant Boundary represent a strongly Defined, Durable Green Belt Boundary?</p> <p>The existing Green Belt boundary with the built form of Chester-le-Street is defined by a path to the west of the submitted site and dense tree line to the south. These are considered to provide strong and durable boundaries. The resultant Green Belt boundary would be defined by a field boundary to the west of the submitted site which is a less durable boundary.</p>	
<p>Appraisal of Submitted site against the 5 NPPF Green Belt Purposes</p>	
<p>Purpose 1: The submitted site is not connected to or close to any of the large built up areas (as defined in the method) and there is no risk of sprawl.</p> <p>Level of Contribution: No contribution</p>	
<p>Purpose 2: The submitted site forms a land gap between Bournmoor and Shoney Row / Houghton-le-Spring. The land gap between Bournmoor and Shoney Row / Houghton-le-Spring is approximately 0.5km at its nearest point and is 0.6km across the submitted site comprising open land. There is visibility between the settlements due to the low vegetation and a generally flat topography. The A183 provides direct road access between Bournmoor and Shoney Row / Houghton-le-Spring and forms the northern boundary to the submitted site. The submitted site plays some role in maintaining a gap between Bournmoor and Shoney Row / Houghton-le-Spring as loss of openness would not cause settlements to merge but would erode the gap between settlements however the gap is already narrower to the south of the submitted site.</p> <p>Level of Contribution: Moderate</p>	
<p>Purpose 3: The principal land use is open countryside. The submitted site contains no built development and is an open field. The topography of the submitted site is flat, with vegetation present around the boundaries of the submitted site. There are long line views across the submitted site.</p> <p>Level of Contribution: Strong</p>	
<p>Purpose 4: This Submitted site is 5km from the Durham Historic Core with no direct views towards the historic core. The Submitted site is not considered to have an adverse impact on the setting of the historic City of Durham.</p> <p>Level of Contribution: No contribution</p>	
<p>Purpose 5: All Green Belt land in County Durham is considered to perform moderately against this purpose, as set out in the Stage 1 Green Belt Assessment.</p>	

<u>Level of Contribution: Moderate</u>
Summary: Overall this submitted site performs strongly against purpose 3 as it contains no built development.

27 Skid Pan

Submitted site Reference:	Boundary of Submitted site with designations mapped
Submitted site Name: Skid Pan	
Submitted site Size: 2ha	
Location of Submitted site and relationship with inset settlement: The submitted site is located to the east of Durham City and is connected to Durham along its southern boundary	
General Area containing Submitted site (from Stage 1 Assessment): General Area 30	
Source of submitted site: Submitted site has been promoted through the Durham County Plan Issues and Options Consultation, Summer 2016.	
Impact of Designations: The submitted site is not located within any of the Category 1 designations.	
<p>Does the Resultant Boundary represent a strongly Defined, Durable Green Belt Boundary?</p> <p>The resultant boundary would be defined by a dense tree line to the east and south and a road defining the west and northern boundaries of the submitted site. These are durable boundaries on the ground. The existing Green Belt boundary is formed by a shorter extent of the road and dense tree line. The proposed submitted site is considered to provide durable boundaries.</p>	
Appraisal of Submitted site against the 5 NPPF Green Belt Purposes	
<p>Purpose 1: The southern boundary of the submitted site connects with the built form of Durham City. This is formed by a mix of durable and less durable boundaries, including a dense tree line to the south which is a durable boundary and the edge of the built form of Durham, which is not a durable boundary. The Green Belt is not completely protecting land which is considered to be open given that part of the site consists of a car park. The submitted site is only connected to Durham City on one boundary. The development of this submitted site would not constitute rounding off therefore creating the risk of sprawl. There is no ribbon development present. Overall the submitted site makes a moderate contribution to checking unrestricted sprawl.</p> <p>Level of Contribution: Moderate</p>	
<p>Purpose 2: The submitted site is almost completely enclosed by Durham City and it does not play a role in maintaining separation between settlements.</p> <p>Level of Contribution: No contribution</p>	
<p>Purpose 3: The existing land use is split, part of the site is used as a car park with the remainder of the site being open countryside. The site has over 25% built development. This is formed by the car parks and associated access roads and therefore these are a non-rural use. The topography of the submitted site is flat, however there is dense vegetation along all of the boundaries which limits the long line views.</p> <p>Level of Contribution: No contribution</p>	
<p>Purpose 4:</p> <p><i>To preserve the setting and special character of Durham City</i></p> <p>1. Perception of the Scale of the City.</p> <p>The Historic Core (Durham City Conservation Area) is located 0.7m to the south of this submitted site. The submitted site and the historic core area separated by Green Belt. Therefore the submitted site makes a moderate contribution to the perception of the scale of the City.</p>	

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

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

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

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

4. Key approaches to and journeys to the City.

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

5. Historic and cultural association

The submitted site contains no Listed Buildings, Registered Park and Gardens, Conservation Areas, Scheduled Monuments or Registered Historic Park and Gardens.

The General Area is considered to contain no notable heritage assets and therefore makes a **weak** contribution to the setting of Durham City.

6. Landscape character / Quality

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

Score: Moderate

Durham City Historic Core

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

Score: Weak


Level of Contribution: Moderate

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

Level of Contribution: Moderate

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

28 Land at Leamside

Submitted site Reference:	Boundary of Submitted site with designations mapped
Submitted site Name: Land at Leamside	
Submitted site Size: 6ha	
Location of Submitted site and relationship with inset settlement: The submitted site is located to the north east of Durham City and the west of Leamside and West Rainton. The submitted site is only connected to the inset settlement of Leamside along the eastern boundary.	
General Area containing Submitted site (from Stage 1 Assessment): General Area 36	
Source of submitted site: Submitted site has been promoted through the Durham County Plan Issues and Options Consultation, Summer 2016.	
Impact of Designations: The submitted site is not located within any of the Category 1 designations.	
<p>Does the Resultant Boundary represent a strongly Defined, Durable Green Belt Boundary?</p> <p>The existing Green Belt boundary is defined by the limits of the inset settlement of Leamside along the east of the submitted site. The resultant Green Belt boundary would be defined by Cocken Road to the north, the A1 (M) to the west and a man-made access track to the south which form durable boundaries.</p>	
Appraisal of Submitted site against the 5 NPPF Green Belt Purposes	
<p>Purpose 1: The submitted site, Land at Leamside, is not connected to or close to any of the large built up areas (as defined in the method) and there is no risk of sprawl.</p> <p>Level of Contribution: No contribution</p>	
<p>Purpose 2: The submitted site forms a land gap between Durham City and Leamside. The land gap between Durham City and Leamside is approximately 1.7km at its nearest point and consists of open countryside. Views from Leamside south towards Durham City are fairly open. However the submitted site is located to the west of Leamside. The submitted site plays a very limited role in maintaining a gap between settlements as loss of openness would not reduce such the gap given that the submitted site is located to the west of Leamside.</p> <p>Level of Contribution: Weak</p>	
<p>Purpose 3: The principal land use open countryside and agricultural land. The submitted site contains no built development. The topography of the submitted site is predominately flat with dense vegetation present along the boundaries. There are no long views beyond the A1(M) to the west. This does not impact upon the score given the lack of any built development within the site.</p> <p>Level of Contribution: Strong</p>	
<p>Purpose 4:</p> <p><i>To preserve the setting and special character of Durham City</i></p> <p>1. Perception of the Scale of the City.</p> <p>The Historic Core (Durham City Conservation Area) is located approximately 4.7 km south of this submitted site (from its nearest point to the Historic Core). The 4.2km gap consists of Green Belt and modern built form. The submitted site therefore makes a weak contribution to the perception of the scale of the City.</p>	

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

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

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

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

4. Key approaches to and journeys to the City.

The submitted site is no prominent from any primary or secondary transport routes. The submitted site is considered to make a **weak** contribution to the perceived scale of the City.

5. Historic and cultural association

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

6. Landscape character / Quality

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

Score: Weak

Durham City Historic Core

The Historic Core (Durham City Conservation Area) is located approximately 4.7 km south of this submitted site (from its nearest point to the Historic Core). The 4.7km gap consists of Green Belt and post WWII built. This submitted site is therefore makes a **weak** contribution to the setting of the historic City of Durham.

Score: Weak

Level of Contribution: Weak

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

Level of Contribution: Moderate

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

29 Land at Ouston (1)

Submitted site Reference:	Boundary of Submitted site with designations mapped
Submitted site Name: Land at Ouston (1)	
Submitted site Size: 8ha	
Location of Submitted site and relationship with inset settlement: The submitted site is located to the north of the inset settlement of Ouston.	
General Area containing Submitted site (from Stage 1 Assessment): General Area 49	
Source of submitted site: Submitted site has been promoted through the Durham County Plan Issues and Options Consultation, Summer 2016.	
Impact of Designations: The submitted site is not located within any of the Category 1 designations.	
<p>Does the Resultant Boundary represent a strongly Defined, Durable Green Belt Boundary?</p> <p>The existing Green Belt boundary is a gappy tree line to the rear of properties, and is a less durable boundary. The resultant Green Belt boundary would be defined by dense tree line and watercourse to the west, and Station Lane to the north and east. All of these boundaries are considered to be durable boundaries based on the Green Belt method. The submitted site is considered to provide durable boundaries.</p>	
Appraisal of Submitted site against the 5 NPPF Green Belt Purposes	
<p>Purpose 1: The submitted site is not connected to or close to any of the large built up areas (as defined in the method) and there is no risk of sprawl.</p> <p>Level of Contribution: No contribution</p>	
<p>Purpose 2: The submitted site forms a land gap between Ouston and Birtley (Gateshead). The land gap between Ouston and Birtley (Gateshead) is approximately 0.9km from the submitted site to the Station Lane Industrial Estate in Birtley. The land gap is approximately 0.2km at its nearest point between the settlements (between Ouston and the West Line Industrial Estate). The gap consists of open countryside with a large area of woodland. Due to the undulating topography and woodland area, there is no visibility between the settlements. Station Lane provides a direct road link between the settlements and form the northern boundary of the submitted site. The submitted site plays some role in maintaining a gap between settlements as loss of openness would not cause the settlements to merge but would erode the gap given that the submitted site is directly to the north of Ouston however the gap between the settlements is already narrower elsewhere. Level of Contribution: Moderate</p>	
<p>Purpose 3: The principal land use is open countryside and agricultural land. There is no built development within the submitted site. The topography of the site is characterised by rolling countryside which slopes down away from Ouston. There is dense vegetation along the western boundary however there are very open long line views across the rest of the submitted site.</p> <p>Level of Contribution: Strong</p>	
<p>Purpose 4: This Submitted site is 5km from the Durham Historic Core with no direct views towards the historic core. The Submitted site is not considered to have an adverse impact on the setting of the historic City of Durham.</p> <p>Level of Contribution: No contribution</p>	
<p>Purpose 5: All Green Belt land in County Durham is considered to perform moderately against this purpose, as set out in the Stage 1 Green Belt Assessment.</p> <p>Level of Contribution: Moderate</p>	

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

30 Land at Ouston (2)

<p>Submitted site Reference: N/A</p>	<p>Boundary of Submitted site with designations mapped</p>
<p>Submitted site Name: Land at Ouston (2)</p>	
<p>Submitted site Size: 6ha</p>	
<p>Location of Submitted site and relationship with inset settlement: The submitted site is located to the north of the inset settlement of Ouston.</p>	
<p>General Area containing Submitted site (from Stage 1 Assessment): General Area 49</p>	
<p>Source of submitted site: Submitted site has been promoted through the Durham County Plan Issues and Options Consultation, Summer 2016.</p>	
<p>Impact of Designations: The submitted site is not located within any Category 1 designations.</p>	
<p>Does the Resultant Boundary represent a strongly Defined, Durable Green Belt Boundary? The existing Green Belt boundary is defined by the edge of the residential development which is a less durable boundary. The resultant boundary would be defined by a field boundary which is a less durable boundary and Station Lane which is considered to be durable based on the Green Belt method. The submitted site is considered to provide less durable boundaries.</p>	
<p>Appraisal of Submitted site against the 5 NPPF Green Belt Purposes</p>	
<p>Purpose 1: The submitted site is not connected to or close to any of the large built up areas (as defined in the method) and there is no risk of sprawl. Level of Contribution: No contribution</p>	
<p>Purpose 2: The submitted site forms a land gap between Ouston and Birtley (Gateshead). The land gap between Ouston and Birtley (Gateshead) is approximately 0.7km from the submitted site to the Station Lane Industrial Estate in Birtley. The land gap is approximately 0.2km at its nearest point between the settlements (between Ouston and the West Line Industrial Estate). The gap consists of open countryside with a large area of woodland. Due to the undulating topography and woodland area, there is no visibility between the settlements. Station Lane provides a direct road link between the settlements and forms the northern boundary of the submitted site. The submitted site plays some role in maintaining a gap between settlements as loss of openness would not cause the settlements to merge but would erode the gap given that the submitted site is directly to the north of Ouston, however the gap between the settlements is already narrower elsewhere. Level of Contribution: Moderate</p>	
<p>Purpose 3: The principal land use is open countryside that is predominantly in agricultural use. There is no built development within the submitted site. The topography of the site is characterised by rolling countryside with slopes down away from Ouston. There are very long line open views across the submitted site and beyond into the Green Belt. Level of Contribution: Strong</p>	
<p>Purpose 4: This Submitted site is 5km from the Durham Historic Core with no direct views towards the historic core. The Submitted site is not considered to have an adverse impact on the setting of the historic City of Durham. Level of Contribution: No contribution</p>	

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

Level of Contribution: Moderate

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

31 Land at Pity Me

Submitted site Reference:	Boundary of Submitted site with designations mapped
Submitted site Name: Land at Pity Me	
Submitted site Size: 5ha	
Location of Submitted site and relationship with inset settlement: The submitted site is located to the north of Durham City and is located in close proximity to a number of other submitted sites, however it is not contiguous with any built up areas or inset settlements.	
General Area containing Submitted site (from Stage 1 Assessment): General Area 28	
Source of submitted site: Submitted site has been promoted through the Durham County Plan Issues and Options Consultation, Summer 2016.	
Impact of Designations: The western boundary of the site is located within an area that is designated as flood zone 3b.	
<p>Does the Resultant Boundary represent a strongly Defined, Durable Green Belt Boundary?</p> <p>The submitted site is not contiguous with any built up areas or inset settlements, and therefore the resultant boundary would be formed by all of the existing boundaries that form the submitted site.</p> <p>The existing boundaries are marked by field boundaries to the north, east and south which are considered to be less durable boundaries. The western boundary is defined by the A167 which is considered to be a strong and durable boundary.</p>	
<p>Appraisal of Submitted site against the 5 NPPF Green Belt Purposes</p>	
<p>Purpose 1: The submitted site is not connected to or close to any of the large built up areas (as defined in the method) and there is no risk of sprawl.</p> <p>Level of Contribution: No contribution</p>	
<p>Purpose 2: The submitted site forms a land gap between Durham City and Plawsworth, Durham City and Kimblesworth, and Durham City and Chester-le-Street. The land gap between Durham City and Plawsworth is approximately 1km and the gap between Durham City and Chester-le-Street is approximately 3.5km. The gap consists of open countryside. Owing to the scale of the overall gap, with the topography and vegetation, there are no views between settlements. The A167 provides a direct road link between Durham City and Plawsworth / Chester-le-Street and forms the western boundary to the site. The land gap between Durham City and Kimblesworth is approximately 1km at its nearest point. There is no visibility between the settlements. The submitted site plays some role in maintaining a gap between Durham City and Plawsworth, Durham City and Kimblesworth, and Durham City and Chester-le-Street as loss of openness would not cause settlements to merge but would erode the gap between them.</p> <p>Level of Contribution: Moderate</p>	
<p>Purpose 3: The principal land use is open countryside and agricultural land. The submitted site contains no built development. The topography of the submitted site is undulating and there is limited vegetation except along the boundaries and one pocket of dense vegetation within the middle of the submitted site. There are open views across the site however not beyond due to the undulating topography of the surrounding landscape.</p> <p>Level of Contribution: Strong</p>	
<p>Purpose 4:</p> <p><i>To preserve the setting and special character of Durham City</i></p>	

1. Perception of the Scale of the City.

The Historic Core (Durham City Conservation Area) is located approximately 3.2 km south of this submitted site (from its nearest point to the Historic Core). The 3.2 km gap consists of Green Belt and modern built. This submitted site therefore makes a **weak** contribution to the perception of the scale of the City.

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

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

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

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

4. Key approaches to and journeys to the City.

There are no primary of secondary transport routes within the submitted site. The A167 (primary transport route) is located to the west of the submitted site. There is heavy tree planting along the A167, which impedes views across the submitted site. However through sparse vegetation there is a view of the submitted site. The East Coast Main Line runs to the east of the submitted site and the eastern part of the submitted site is briefly visible from the East Coast Main Line. Taking into account the limited visibility from the A167 and East Coast Main Line the submitted site considered to make a **moderate** contribution to the perceived scale of the City.

5. Historic and cultural association

The submitted site contains no Listed Buildings, Conservation Areas, Registered Park and Gardens, Scheduled Monuments or Registered Historic Park and Gardens.

The submitted site is considered to contain no notable heritage assets and therefore makes a **weak** contribution to the setting of Durham City.

6. Landscape character / Quality

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

Score: Weak

Durham City Historic Core

The Historic Core (Durham City Conservation Area) is located approximately 3.2 km south of this submitted site (from its nearest point to the Historic Core). The 3.2km gap consists of post WWII built. This General Area therefore makes a **weak** contribution to the setting of the historic City of Durham.

Score: weak


Level of Contribution: Weak

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

Level of Contribution: Moderate

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

32 High Grange Farm

Submitted site Reference:	Boundary of Submitted site with designations mapped
Submitted site Name: High Grange Farm	
Submitted site Size: 1ha	
Location of Submitted site and relationship with inset settlement: The submitted site is located to the south west of Shincliffe.	
General Area containing Submitted site (from Stage 1 Assessment): General Area 12	
Source of submitted site: Submitted site has been promoted through the Durham County Plan Issues and Options Consultation, Summer 2016.	
<p>Impact of Designations:</p> <p>The submitted site is not located within any of the Category 1 designations.</p>	
<p>Does the Resultant Boundary represent a strongly Defined, Durable Green Belt Boundary?</p> <p>The existing Green Belt boundaries are defined by the A177, which is a strong and durable boundary. The submitted site boundary will be along a made up farm access along the northern boundary, the A177 to the east, Moor House Farm (a road) to the south and dense tree line to the west. These are considered to be strong and durable boundaries. The submitted site is not contiguous with any built up areas or inset settlements, and therefore the resultant boundary would be formed by all of the existing boundaries that form the submitted site.</p>	
Appraisal of Submitted site against the 5 NPPF Green Belt Purposes	
<p>Purpose 1: The submitted site is not connected to or close to any of the large built up areas (as defined in the method) and there is no risk of sprawl.</p> <p>Level of Contribution: No contribution</p>	
<p>Purpose 2: The submitted site forms a land gap between High Shincliffe and Bowburn. The land gap is approximately 0.8km between High Shincliffe and Bowburn, consisting of open countryside. There is no visibility between the settlements. The A177 provides a direct road link between the settlements. The submitted site plays a very limited role in maintaining a gap between settlements as loss of openness would not reduce the perception of a gap.</p> <p>Level of Contribution: Weak</p>	
<p>Purpose 3: The principal land use is open countryside in agricultural use. The submitted site contains no built development. The topography is characterised by a slope towards the south west with minimal vegetation throughout the submitted site and dense vegetation along the boundaries, which results in reduced long views.</p> <p>Level of Contribution: Strong</p>	
<p>Purpose 4:</p> <p>1. Perception of the Scale of the City.</p> <p>The Historic Core (Durham City Conservation Area) is located approximately 2.3 km north of this submitted site (from its nearest point to the Historic Core). The 2.3 km gap consists of Green Belt and modern built. This submitted site therefore makes a weak contribution to the perception of the scale of the City.</p> <p>2. Physical form of the Inner Setting (green fingers into the City).</p>	

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

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

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

4. Key approaches to and journeys to the City.

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

5. Historic and cultural association

The submitted site contains no Listed Buildings, Conservation Areas, Registered Park and Gardens, Scheduled Monuments or Registered Historic Park and Gardens.

The submitted site is considered to contain no notable heritage assets and therefore makes a **weak** contribution to the setting of Durham City.

6. Landscape character / Quality

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

Score: Weak

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

Score: weak

Level of Contribution: Weak

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

Level of Contribution: Moderate

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

33 Land west of Waldrige Park (1)

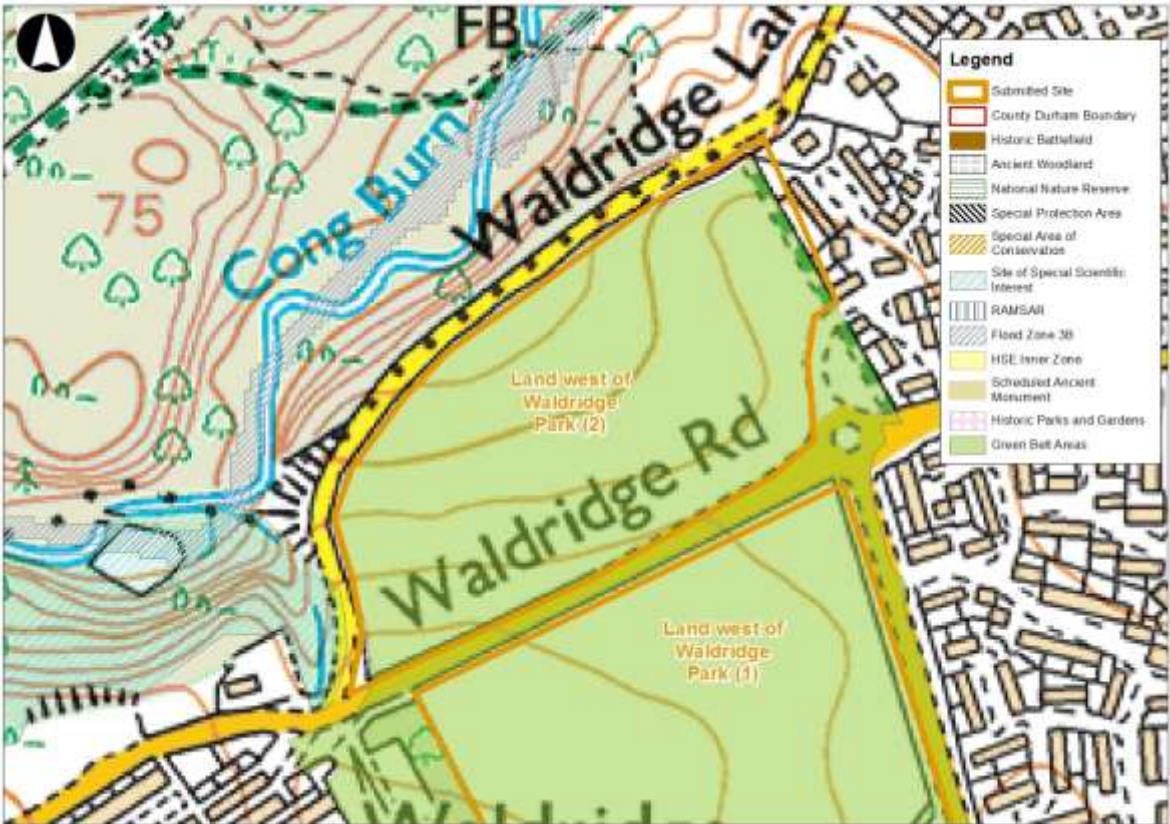
Submitted site Reference:	Boundary of Submitted site with designations mapped
Submitted site Name: Land west of Waldrige Park (1)	
Submitted site Size: 23ha	
Location of Submitted site and relationship with inset settlement: The submitted site is located to the west of Chester-le-Street and the boundary of the Green Belt is along a two lane road (road name not identified on OS mapping).	
General Area containing Submitted site (from Stage 1 Assessment): General Area 27	
Source of submitted site: Submitted site has been promoted through the Durham County Plan Issues and Options Consultation, Summer 2016.	
Impact of Designations: The submitted site is not located within any of the Category 1 designations.	
<p>Does the Resultant Boundary represent a strongly Defined, Durable Green Belt Boundary?</p> <p>The resultant boundary would be defined by heavy tree planting along the edge of Waldrige Village and heavy tree planting to the west and south and is considered to create a durable boundary. The existing Green Belt boundary with the built form of Chester-le-Street is defined by an unnamed road and is considered to provide a strong and durable boundary.</p>	
Appraisal of Submitted site against the 5 NPPF Green Belt Purposes	
<p>Purpose 1: The submitted site is connected to the west of the large built up area of Chester-le-Street. This is formed by an unnamed road which form a durable boundary between the Green Belt and Chester-le-Street. The Green Belt is protecting land which is considered to be open. The submitted site is connected to the built up area along one long boundary. The development of the submitted site would not constitute rounding off therefore creating the risk of sprawl. There is no ribbon development present. Overall, the submitted site makes a strong contribution to checking unrestricted sprawl.</p> <p>Level of Contribution: Strong</p>	
<p>Purpose 2: The submitted site forms a land gap between the settlements of Chester-le-Street and the village of Waldrige. The land gap between Chester-le-Street and Waldrige consists of open countryside and is only 0.5km at its nearest point. Waldrige Road forms a direct road link between the settlements and forms the northern boundary of the submitted site. There is visibility between the settlements down Waldrige Road particularly given that Waldrige is at a slightly higher level. The submitted site plays a crucial role in maintaining a gap between Chester-le-Street and Waldrige as loss of openness would cause the perceived merging of the settlements.</p> <p>Level of Contribution: Strong</p>	
<p>Purpose 3: The principal land use is open countryside and agricultural. The submitted site contains no built development. The topography is characterised by rolling countryside with dense vegetation located within the western edge of the submitted site and along the western and southern boundaries.</p> <p>Level of Contribution: Strong</p>	
<p>Purpose 4: This Submitted site is 5km from the Durham Historic Core with no direct views towards the historic core. The Submitted site is not considered to have an adverse impact on the setting of the historic City of Durham.</p> <p>Level of Contribution: No contribution</p>	

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

Level of Contribution: Moderate

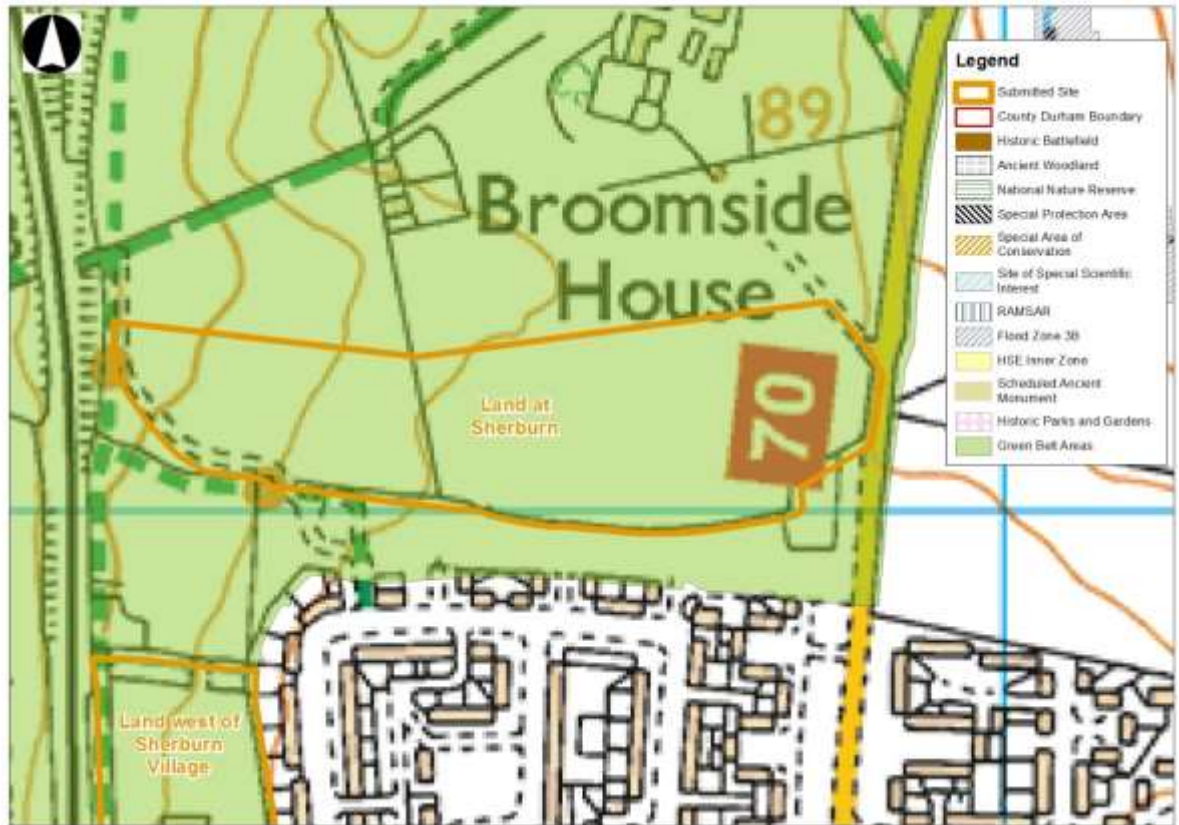
Summary: Overall this submitted site performs strongly against purpose 1 due to the risk of sprawl, strongly against purpose 2 as it plays a crucial role in maintaining a gap between Chester-le-Street and Waldrige and strongly against purpose 3 as it contains no built development.

34 Land west of Waldrige Park (2)

Submitted site Reference:	Boundary of Submitted site with designations mapped
<p>Submitted site Name: Land west of Waldrige Park (2)</p>	
<p>Submitted site Size: 7ha</p>	
<p>Location of Submitted site and relationship with inset settlement: The submitted site is located to the west of Chester-le-Street and the boundary of the Green Belt is along a two lane road (road name not identified on OS mapping).</p>	
<p>General Area containing Submitted site (from Stage 1 Assessment): General Area 27</p>	
<p>Source of submitted site: Submitted site has been promoted through the Durham County Plan Issues and Options Consultation, Summer 2016.</p>	
<p>Impact of Designations: Part of the southern boundary of the submitted site lies within a Site of Special Scientific Interest, but the submitted site contains no Category 1 Designations.</p>	
<p>Does the Resultant Boundary represent a strongly Defined, Durable Green Belt Boundary?</p> <p>The resultant Green Belt boundary would be defined by Waldrige Lane which is considered to create a durable boundary. The existing Green Belt boundary with the built form of Chester-le-Street is defined by the rear of properties along Elmwood and Cornmoor / Summerfields.</p>	
<p>Appraisal of Submitted site against the 5 NPPF Green Belt Purposes</p>	
<p>Purpose 1: The submitted site is connected to the west of the large built up area of Chester-le-Street. The existing Green Belt boundary consists of the rear of properties along Elmwood and Cornmoor / Summerfields which is a less durable boundary however the Green Belt has had a role in protecting land which is considered to be open. The submitted site is connected to the built up area along one boundary. Development of the submitted site would not constitute rounding off therefore creating the risk of sprawl. There is no ribbon development present. Overall, the submitted site makes a strong contribution to checking unrestricted sprawl.</p> <p>Level of Contribution: Strong</p>	
<p>Purpose 2: The submitted site forms a land gap between the settlements of Chester-le-Street and the village of Waldrige. The land gap between Chester-le-Street and Waldrige consists of open countryside and is only 0.5km at its nearest point. Waldrige Road forms a direct road link between the settlements and forms the southern boundary of the submitted site. There is visibility between the settlements down Waldrige Road particularly given that Waldrige is at a slightly higher level. The submitted site plays a crucial role in maintaining a gap between Chester-le-Street and Waldrige as loss of openness would cause the merging of the settlements.</p> <p>Level of Contribution: Strong</p>	
<p>Purpose 3: The principal land use is open countryside and agricultural. The submitted site contains no built development. The topography is characterised by rolling countryside with dense vegetation located along the northern boundary due to Cong Burn to the north, which limits long views in this direction however this does not impact upon the score given the lack of any built development.</p> <p>Level of Contribution: Strong</p>	
<p>Purpose 4: This Submitted site is 5km from the Durham Historic Core with no direct views towards the historic core. The Submitted site is not considered to have an adverse impact on the setting of the historic City of Durham.</p>	

<u>Level of Contribution: No contribution</u>
Purpose 5: All Green Belt land in County Durham is considered to perform moderately against this purpose, as set out in the Stage 1 Green Belt Assessment.
<u>Level of Contribution: Moderate</u>
Summary: Overall this submitted site performs strongly against purpose 1 due to the risk of sprawl, strongly against purpose 2 as it plays a crucial role in maintaining a gap between Chester-le-Street and Waldrige and strongly against purpose 3 as it contains no built development.

35 Land at Sherburn

Submitted site Reference:	Boundary of Submitted site with designations mapped
Submitted site Name: Land at Sherburn	
Submitted site Size: 5ha	
Location of Submitted site and relationship with inset settlement: The submitted site is located to the north of the inset settlement of Sherburn village, but is not connected linked to the village.	
General Area containing Submitted site (from Stage 1 Assessment): General Area 5	
Source of submitted site: Submitted site has been promoted through the Durham County Plan Issues and Options Consultation, Summer 2016.	
<p>Impact of Designations:</p> <p>The submitted site is not located within any of the Category 1 designations.</p>	
<p>Does the Resultant Boundary represent a strongly Defined, Durable Green Belt Boundary?</p> <p>The resultant Green Belt boundary would be less durable as it will not be defined by physical features on the ground. The proposed submitted site provides less durable boundaries. The submitted site is not connected to an inset settlement. The existing Green Belt boundary is formed by the rear of properties along Dowsey Road which is a less durable boundary.</p>	
<p>Appraisal of Submitted site against the 5 NPPF Green Belt Purposes</p>	
<p>Purpose 1: The submitted site is not connected to or close to any of the large built up areas (as defined in the method) and there is no risk of sprawl</p> <p>Level of Contribution: No contribution</p>	
<p>Purpose 2: The submitted site forms a land gap between the settlements of Durham City and Sherburn. The land gap between Durham City and Sherburn is approximately 0.7km across the site and consists of open countryside. The gap between the settlements is 0.48km at its nearest point to the west of the submitted site. Due to the topography there are clear open views between the settlements which emphasises the perceived gap between the two settlements. The submitted site plays a crucial role in maintaining a gap between Durham City and Sherburn as loss of openness would substantially reduce the gap between them to its narrowest point.</p> <p>Level of Contribution: Strong</p>	
<p>Purpose 3: The principal land use is open countryside and there is no built development within the submitted site. The topography of the submitted site is sloping gently towards the railway line with vegetation along the western boundary and also to the south. There are open views across the site.</p> <p>Level of Contribution: Strong</p>	
<p>Purpose 4:</p> <p><i>To preserve the setting and special character of Durham City</i></p> <p>1. Perception of the Scale of the City.</p> <p>The Historic Core (Durham City Conservation Area) is located 2.6 km west of this submitted site (from its nearest point to the Historic Core). The 2.6km gap consists of the modern built form of Durham City and Green Belt. This submitted site therefore makes a weak contribution to the perception of the scale of the City.</p>	

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

The submitted site is located beyond the inner setting of Durham City and does not form a Green Finger into the City. Therefore the submitted site makes a **weak** contribution to the special character and perceived scale of the City.

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

The submitted site contains no notable views from the World Heritage Site Conservation Area Appraisal. There are no views of the Historic Core from the submitted site and it does not form part of the backdrop for the World Heritage site, therefore the submitted site makes a **weak** contribution to the special character and perceived scale of the City.

4. Key approaches to and journeys to the City.

The submitted site does not contain any primary or secondary transport routes and is not prominent from any routes into the City. The General Area makes a **weak** contribution to the perceived scale of Durham City.

5. Historic and cultural association

The submitted site contains no Listed Buildings, Conservation Areas, Registered Park and Gardens, Scheduled Monuments or Registered Historic Park and Gardens.

The submitted site is considered to no notable heritage assets therefore makes a **weak** to the setting of Durham City.

6 Landscape character / Quality

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

Score: Weak

Durham City Historic Core

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

Score: Weak


Level of Contribution: Weak

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

Level of Contribution: Moderate

Summary: Overall this submitted site strongly performs against purpose 2 as it plays a crucial role in maintaining a gap between Durham City and Sherburn, and it also strongly performs against purpose 3 as it contains no built development.

36 Finchale College

Submitted site Reference:	Boundary of Submitted site with designations mapped
Submitted site Name: Finchale College	
Submitted site Size: 4ha	
Location of Submitted site and relationship with inset settlement: The submitted site is located to the north of Durham City and is located in close proximity to a number of other submitted sites, however it is not contiguous with any built up areas or inset settlements.	
General Area containing Submitted site (from Stage 1 Assessment): General Area 28	
Source of submitted site: Submitted site has been promoted through the Durham County Plan Issues and Options Consultation, Summer 2016.	
Impact of Designations: The submitted site is not located within any of the Category 1 designations.	
<p>Does the Resultant Boundary represent a strongly Defined, Durable Green Belt Boundary?</p> <p>The existing Green Belt boundary with Durham City is located approximately 300 metres to the south of the submitted site. The boundary of the submitted site is formed by a tree line to the north and south, Chester Low Road to the west and the railway line to the east. These are all considered to be durable boundaries. The submitted site is not contiguous with any built up areas or inset settlements and would result in an isolated Green Belt release.</p>	
Appraisal of Submitted site against the 5 NPPF Green Belt Purposes	
<p>Purpose 1: The submitted site is not connected to or close to any of the large built up areas (as defined in the method) and there is no risk of sprawl</p> <p>Level of Contribution: No contribution</p>	
<p>Purpose 2: The submitted site forms a land gap between the settlements of Durham City and Chester-le-Street. The land gap is approximately 4km between Durham City and Chester-le-Street, consisting of open countryside. There is no visibility between the settlements. The submitted site plays a very limited role in maintaining a gap between settlements as loss of openness would not reduce the perception of a gap.</p> <p>Level of Contribution: Weak</p>	
<p>Purpose 3: The principal land use is educational uses consisting of Finchale College. The submitted site contains over 25% built development comprising non-rural land uses. The topography of the site is flat and there is dense vegetation to the north and south of the submitted site. There are no long line views due to amount of built development within the site.</p> <p>Level of Contribution: No Contribution</p>	
<p>Purpose 4:</p> <p><i>To preserve the setting and special character of Durham City</i></p> <p>1. Perception of the Scale of the City.</p> <p>The Historic Core (Durham City Conservation Area) is located approximately 3 km south of this submitted site (from its nearest point to the Historic Core). The 3 km gap consists of Green Belt and modern built. This submitted site therefore makes a weak contribution to the perception of the scale of the City.</p>	

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

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

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

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

4. Key approaches to and journeys to the City.

The East Coast Main Line (primary transport route) forms the eastern boundary of the submitted site and the Chester Low Road forms the western boundary of the submitted site. There is no tree planting along the Chester Low Road and the site is prominent from this route. However, the site has been developed and therefore there would be limited impact on the perceived scale of Durham City. The submitted site is considered to make a **weak** contribution to the perceived scale of the City.

5. Historic and cultural association

The submitted site contains no Listed Buildings, Conservation Areas, Registered Parks and Gardens, Scheduled Monuments or Registered Historic Parks and Gardens.

The General Area is considered to contain no notable heritage assets and therefore makes a **weak** contribution to the setting of Durham City.

6. Landscape character / Quality

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

Score: Weak

Durham City Historic Core

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

Score: Weak


Level of Contribution: Weak

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

Level of Contribution: Moderate

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

37 4/BS/01

<p>Submitted site Reference: 4/BS/01</p>	<p>Boundary of Submitted site with designations mapped</p>
<p>Submitted site Name: 4/BS/01</p>	
<p>Submitted site Size: 5ha</p>	
<p>Location of Submitted site and relationship with inset settlement: The submitted site is located to the north of the Frankland prison, which is inset from the Green Belt and inset built development in Brasside.</p>	
<p>General Area containing Submitted site (from Stage 1 Assessment): General Area 31</p>	
<p>Source of submitted site: Submitted site has been promoted through the Durham County Plan Issues and Options Consultation, Summer 2016.</p>	
<p>Impact of Designations: The submitted site is not located within any of the Category 1 designations.</p>	
<p>Does the Resultant Boundary represent a strongly Defined, Durable Green Belt Boundary?</p> <p>The existing Green Belt boundary is defined by dense tree line to the south west and Finchale Avenue to the south, which are considered to provide a strong and durable boundary. To the rear of Rowan Drive the Green Belt boundary is defined by the rear of properties along Finchale Avenue and rear of a community building, which is considered less durable. The resultant Green Belt boundary would be defined by dense tree line along the northern and eastern boundaries, which are considered to be durable boundaries.</p>	
<p>Appraisal of Submitted site against the 5 NPPF Green Belt Purposes</p>	
<p>Purpose 1: The submitted site is connected to Brasside, which is considered to be part of Durham as a large built up area. The existing Green Belt boundary is formed by dense tree line to the west of the submitted site. This is a durable boundary that is protecting open land. The submitted site is connected to the built up area along one boundary. Development would not constitute rounding off therefore creating the risk of sprawl. There is no ribbon development present. Overall, the submitted site makes a strong contribution to checking unrestricted sprawl. Level of Contribution: Strong</p>	
<p>Purpose 2: The submitted site forms a land gap between Brasside and Great Lumley. The land gap is approximately 3km between Brasside and Great Lumley, consisting of open countryside. Owing to the topography and scale of the gap there is no visibility between the settlements. There is no direct road access between Brasside and Great Lumley. The submitted site plays a very limited role in maintaining a gap between settlements as loss of openness would not reduce the perception of a gap.</p> <p>Level of Contribution: Weak</p>	
<p>Purpose 3: The principal land use is open countryside that is entirely covered in woodland with some footpaths running through. The submitted site contains no built development. The topography of the submitted site is flat and consists of dense woodland. Therefore the long line views are limited and the site has a sense of enclosure. This does not impact upon the score given the lack of any built development on the submitted site.</p> <p>Level of Contribution: Strong</p>	
<p>Purpose 4:</p> <p><i>To preserve the setting and special character of Durham City</i></p> <p>1. Perception of the Scale of the City.</p>	

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

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

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

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

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

4. Key approaches to and journeys to the City.

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

5. Historic and cultural association

The submitted site contains no Listed Buildings, Conservation Areas, Registered Park and Gardens, Scheduled Monuments or Registered Historic Park and Gardens.

The General Area is considered to contain no notable heritage assets and therefore makes a **weak** contribution to the setting of Durham City.

6. Landscape character / Quality

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

Score: Weak

Durham City Historic Core

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

Score: Weak

Level of Contribution: Weak

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

Level of Contribution: Moderate

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

38 4/LB/11b

<p>Submitted site Reference: 4/LB/11b</p>	<p>Boundary of Submitted site with designations mapped</p>
<p>Submitted site Name: : 4/LB/11b</p>	
<p>Submitted site Size: 1ha</p>	
<p>Location of Submitted site and relationship with inset settlement: The submitted site is located to the south east of Durham City, but is not contiguous with the built up area or any other inset settlements.</p>	
<p>General Area containing Submitted site (from Stage 1 Assessment): General Area 19</p>	
<p>Source of submitted site: Submitted site has been promoted through the Durham County Plan Issues and Options Consultation, Summer 2016.</p>	
<p>Impact of Designations: The submitted site is not located within any of the Category 1 designations.</p>	
<p>Does the Resultant Boundary represent a strongly Defined, Durable Green Belt Boundary?</p> <p>There are currently no Green Belt boundaries affecting this submitted site as the site is washed over by Green Belt. The submitted site is not contiguous with any built up areas or inset settlements. The resultant boundary would be formed by dense tree line and the north west boundary is defined by an unnamed road which are durable, however all of other boundaries are defined by field boundaries which are less durable boundaries. The removal of this site from the Green Belt would create a snip or hole in the Green Belt.</p>	
<p>Appraisal of Submitted site against the 5 NPPF Green Belt Purposes</p>	
<p>Purpose 1: The submitted site is not directly connected to the built up area however there is still a risk of sprawl as it is perceived to be connected due to the transport corridor of the A690 and is visually connected due to its proximity from Durham City. Development would not constitute rounding off therefore creating the risk of sprawl.</p> <p>Level of Contribution: Strong</p>	
<p>Purpose 2: The submitted site forms a land gap between Durham City and Langley Moor. The land gap between Durham City and Langley Moor is approximately 1km and comprises open countryside that has an area of heavy woodland and Nevilles Cross Bank which is located in the middle of the two settlements. The A690 forms a direct route between the settlements. There is no visibility between the settlements due to the existing development. The submitted site plays some role in maintaining a gap between Durham City and Langley Moor as loss of openness would not cause settlements to merge but would erode the gap between them.</p> <p>Level of Contribution: Moderate</p>	
<p>Purpose 3: The principal land use is open countryside that is predominately in agricultural use. The submitted site contains no built development. The topography of the submitted site is predominantly flat with minimal vegetation throughout the submitted site, although there are areas of dense vegetation along the boundaries which limits long line views beyond the site. This does not impact upon the score given the lack of any built development.</p> <p>Level of Contribution: Strong</p>	
<p>Purpose 4:</p> <p><i>To preserve the setting and special character of Durham City</i></p> <p>1. Perception of the Scale of the City.</p>	

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

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

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

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

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

4. Key approaches to and journeys to the City.

The A190 (primary transport route) is located to the west of the submitted site includes primary transport route. Approximately 50% of the General Area has been developed for residential development. This development is located along the A190. There is therefore no further development that could affect the scale of Durham City from the A190 in this General Area. The submitted site is considered to make a **weak** contribution to the perceived scale of the City.

5. Historic and cultural association

The submitted site contains no Listed Buildings, Conservation Areas, Registered Park and Gardens, Scheduled Monuments or Registered Historic Park and Gardens.

The General Area is considered to contain no notable heritage assets and therefore makes a **weak** contribution to the setting of Durham City.

6. Landscape character / Quality

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

Score: Weak

Durham City Historic Core

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

Score: Weak


Level of Contribution: Weak

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

Level of Contribution: Moderate

Summary: Overall this submitted site performs strongly against purpose 1 due to the risk of sprawl and also against purpose 3 as it contains no built development.

39 Land west of Sherburn Village

<p>Submitted site Reference:</p>	<p>Boundary of Submitted site with designations mapped</p>
<p>Submitted site Name: Land west of Sherburn Village</p>	
<p>Submitted site Size: 5ha</p>	
<p>Location of Submitted site and relationship with inset settlement: The settlement is located directly to the west of Sherburn Village.</p>	
<p>General Area containing Submitted site (from Stage 1 Assessment): General Area 5</p>	
<p>Source of submitted site: Submitted site has been promoted through the Durham County Plan Issues and Options Consultation, Summer 2016.</p>	
<p>Impact of Designations: The submitted site is not located within any of the Category 1 designations.</p>	
<p>Does the Resultant Boundary represent a strongly Defined, Durable Green Belt Boundary?</p> <p>The resultant boundary would be defined by the disused railway line which is a less durable boundary. The existing Green Belt boundary with the built form of Sherburn is the limits of the residential development which is a less durable boundary.</p>	
<p>Appraisal of Submitted site against the 5 NPPF Green Belt Purposes</p>	
<p>Purpose 1: The submitted site is not connected to or close to any of the large built up areas (as defined in the method) and there is no risk of sprawl</p> <p>Level of Contribution: No contribution</p>	
<p>Purpose 2: The submitted site supports a land gap between Durham City and the inset settlement of Sherburn. The land gap between Durham City and Sherburn across the submitted site is approximately 0.6km whilst the land gap between the settlements is 0.5km at its nearest point (from Sheveley Walk to Sherburn). The gap consists of open countryside. The B1283 (the southern boundary of the submitted site) forms a direct route between the settlements and there is a strong perception of leaving Durham travelling through the countryside and entering Sherburn. There is visibility between the settlements due to the topography of the area. The submitted site plays some role in maintaining a gap between settlements as loss of openness would not cause settlements to merge but would erode the gap between them, particularly given the visibility between the settlements.</p> <p>Level of Contribution: Moderate</p>	
<p>Purpose 3: The principal land use is light industrial and areas of open countryside and woodland. There is more than 25% built development within the submitted site. This consists of structures related to light industrial and storage uses to the west and allotment gardens to the east and therefore these are non-rural uses. The topography of the submitted site is sloping gently towards the railway line. There is a wooded area to the south of the site. There are no long line views due to the amount of built development.</p> <p>Level of Contribution: No Contribution</p>	
<p>Purpose 4:</p> <p><i>To preserve the setting and special character of Durham City</i></p> <p>1. Perception of the Scale of the City.</p>	

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

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

The submitted site is located beyond the inner setting of Durham City and does not form a Green Finger into the City. Therefore the submitted site makes a **weak** contribution to the special character and perceived scale of the City.

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

The submitted site contains no notable views from the World Heritage Site Conservation Area Appraisal. There are no views of the Historic Core from the submitted site and it does not form part of the backdrop for the World Heritage site, therefore the submitted site makes a **weak** contribution to the special character and perceived scale of the City.

4. Key approaches to and journeys to the City.

The submitted site does not contain any primary or secondary transport routes and is not prominent from any routes into the City. The General Area makes a **weak** contribution to the perceived scale of Durham City.

5. Historic and cultural association

The submitted site contains no Listed Buildings, Conservation Areas, Registered Park and Gardens, Scheduled Monuments or Registered Historic Park and Gardens.

The submitted site is considered to no notable heritage assets therefore makes a moderate **weak** to the setting of Durham City.

6 Landscape character / Quality

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

Score: Weak

Durham City Historic Core

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

Score: weak

Level of Contribution: Weak

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

Level of Contribution: Moderate

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

40 Merryoaks

<p>Submitted site Reference:</p>	<p>Boundary of Submitted site with designations mapped</p>
<p>Submitted site Name: Merryoaks</p>	
<p>Submitted site Size: 12ha</p>	
<p>Location of Submitted site and relationship with inset settlement: The submitted site is located to the south west of Durham City</p>	
<p>General Area containing Submitted site (from Stage 1 Assessment): General Area 18</p>	
<p>Source of submitted site: Submitted site has been promoted through the Durham County Plan Issues and Options Consultation, Summer 2016.</p>	
<p>Impact of Designations: The submitted site is adjacent to an area of ancient woodland, but contains no category 1 designations.</p>	
<p>Does the Resultant Boundary represent a strongly Defined, Durable Green Belt Boundary?</p> <p>The resultant Green Belt boundary would be defined by a dense tree line to the west, a less dense tree line to the south and a hedgerow / the edge of the development to the north. These are a mix of durable and less durable boundaries. The existing Green Belt boundary is defined by the A167 and the edge of the development. The proposed submitted site is not considered to provide durable boundaries.</p>	
<p>Appraisal of Submitted site against the 5 NPPF Green Belt Purposes</p>	
<p>Purpose 1: The submitted site is connected to Durham City along the eastern boundary which is defined by the A167, which forms a durable boundary between the submitted site and the built up area. A short extent of the northern boundary links the submitted site and Durham City and this is defined by the edge of the housing development and an intermittent tree line which is a less durable boundary. The Green Belt has a role in protecting land which is considered to be open. The submitted site is connected to the built up area along two boundaries. Development of this submitted site would not constitute rounding off therefore creating the risk of sprawl. There is no ribbon development present. Overall the submitted site makes a strong contribution to checking unrestricted sprawl.</p> <p>Level of Contribution: Strong</p>	
<p>Purpose 2: The land gap between Durham City and Langley Moor across the submitted site is approximately 1km and comprises open countryside and heavy woodland with some residential development in the Green Belt adjacent to Langley Moor. There is visibility between the settlements across the submitted site due to the land form which slopes gently down away from Durham and is raised at Langley Moor forming part of the Browney Valley. The A690 forms a direct route between the settlements although it is not located near to the submitted site. The submitted site plays a crucial role in maintaining a gap between Durham City and Langley Moor as loss of openness would substantially reduce the actual and perceived gap between the settlements particularly given the visibility between settlements.</p> <p>Level of Contribution: Strong</p>	
<p>Purpose 3: The principal land use is open countryside that is predominantly in agricultural use. The submitted site contains no built development. The submitted site has limited vegetation, except on the boundaries where there is dense vegetation. However the topography of the site slopes down towards the River Browney, forming the Browney Valley. The topography means that there are long line views from Durham City across the submitted site and beyond.</p> <p>Level of Contribution: Strong</p>	
<p>Purpose 4: <i>To preserve the setting and special character of Durham City</i></p> <p>1. Perception of the Scale of the City.</p>	

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

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

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

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

The submitted site falls within the Outer Setting of Durham City. It does not contain any notable viewpoints and there are no views towards the Historic Core. The General Area is therefore considered to make a **weak** contribution to the setting of the historic setting of Durham.

4. Key approaches to and journeys to the City.

The submitted site includes one primary transport route; the A167 running along the eastern boundary of the submitted site. This route provides access to Durham City. The approach includes 1.8km stretch of modern built form within Durham City (outside the Green Belt), prior to meeting the Historic Core (edge of the Conservation Area). There are not any views of the historic core along the A167 as they are obscured by large wooded bluffs. Therefore if this General Area was developed along the A167 then the scale Durham would be **moderately** affected.

5. Historic and cultural association

The submitted site contains no Listed Buildings, Conservation Areas, Registered Park and Gardens, Scheduled Monuments or Registered Historic Park and Gardens.

The submitted site is considered to no notable heritage assets therefore makes a moderate **weak** to the setting of Durham City.

6. Landscape character / Quality

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

Score: Weak

Durham City Historic Core

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

Score: Weak

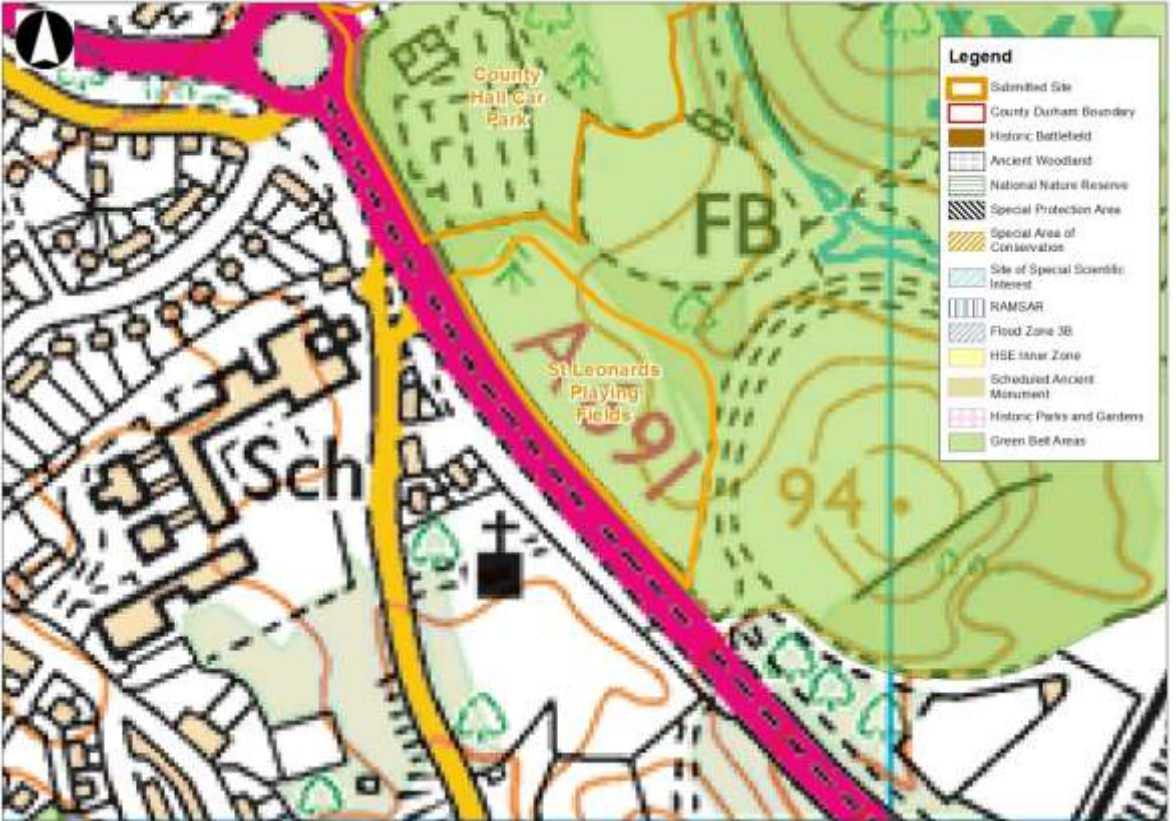
Level of Contribution: Weak

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

Level of Contribution: Moderate

Summary: Overall this submitted site performs strongly against purpose 1 due to the risk of sprawl, strongly against purpose 2 as its play a crucial role in maintaining a gap between Durham City and Langley Moor, and strongly against purpose 3 as it contains no built development.

41 St Leonards Playing Field

Submitted site Reference:	Boundary of Submitted site with designations mapped
Submitted site Name: St Leonards Playing Field	
Submitted site Size: 1.17ha	
Location of Submitted site and relationship with inset settlement: The submitted site is located to the east of Durham City and is connected to Durham City directly along the western boundaries of the submitted site.	
General Area containing Submitted site (from Stage 1 Assessment): General Area 30	
Source of submitted site: Submitted site has been promoted through the Durham County Plan Issues and Options Consultation, Summer 2016.	
Impact of Designations: The submitted site is contains no Category 1 designations.	
<p>Does the Resultant Boundary represent a strongly Defined, Durable Green Belt Boundary?</p> <p>The existing Green Belt boundary is defined by the A691 which is considered to provide a strong and durable boundary. The resultant Green Belt boundary would be defined by an unnamed road and dense tree line which are considered to be durable boundaries.</p>	
Appraisal of Submitted site against the 5 NPPF Green Belt Purposes	
<p>Purpose 1: The submitted site is connected to the east of the large built up area of Durham City. This is formed by the A691 which is a durable boundary between the Green Belt and Durham City. The perception of open land has been degraded by the development of a car park to the north of the submitted site. The submitted site is connected to the built up area along one boundary. The development of this submitted site would not constitute rounding off therefore creating the risk of sprawl. There is no ribbon development present. Overall, the submitted site makes a strong contribution to checking unrestricted sprawl.</p> <p>Level of Contribution: Strong</p>	
<p>Purpose 2: The submitted site is almost completely enclosed by Durham City and plays no role in maintaining a gap between settlements.</p> <p>Level of Contribution: No contribution</p>	
<p>Purpose 3: The principal land use is recreational as the site consists of open land with sports playing fields. The submitted site contains no built development but is used for sports playing fields. The submitted site is flat and there is limited vegetation, except on the north and western boundaries where there is dense vegetation. There are long line views across the site however not beyond it due to the vegetation to the north and west.</p> <p>Level of Contribution: Strong</p>	
<p>Purpose 4:</p> <p><i>To preserve the setting and special character of Durham City</i></p> <p>1. Perception of the Scale of the City.</p> <p>The Historic Core (Durham City Conservation Area) falls within this submitted site. Therefore the area makes a strong contribution to the perception of the scale of the City.</p>	

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

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

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

The submitted site is located within the Inner Bowl or Setting of Durham. However there are no views of the Historic Core from the submitted site. Taking this into account the submitted site Area is considered to make a **moderate** contribution to the setting and special character of the City.

4. Key approaches to and journeys to the City.

The western boundary of the submitted site is formed by the A691 (primary transport route). The development of this submitted site would be prominent from the A69. The submitted site is therefore considered to make a **strong** contribution to towards the perception of scale of the City.

5. Historic and cultural association

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

6. Landscape character / Quality

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

Score: Strong

Durham City Historic Core

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

Score: Strong

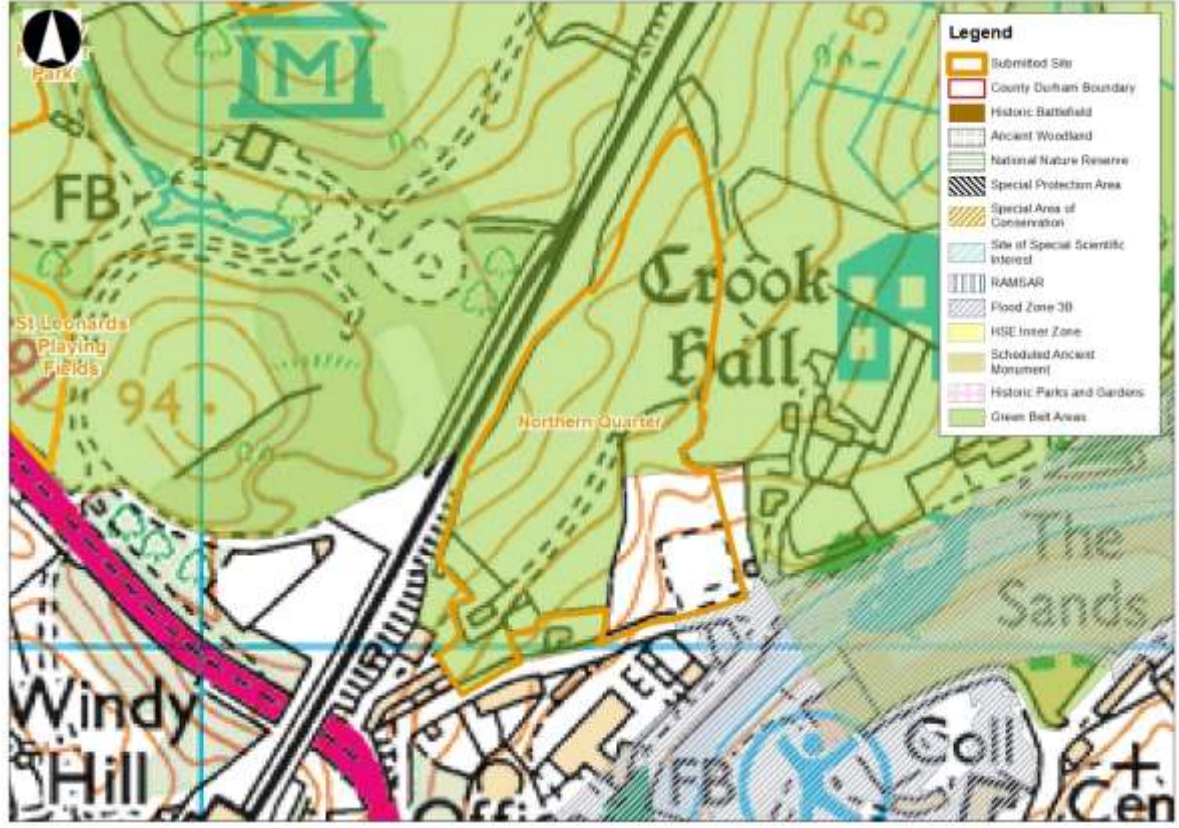
Level of Contribution: Strong

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

Level of Contribution: Moderate

Summary: Overall this submitted site performs strongly against purpose 1 due to the risk of sprawl, strongly against purpose 3 due to the lack of built development, and also strongly against purpose 4 due to the fact that it falls in the Durham City Conservation Area and a Green Finger.

42 Northern Quarter

Submitted site Reference:	Boundary of Submitted site with designations mapped
Submitted site Name: Northern Quarter	
Submitted site Size: 4.7ha	
Location of Submitted site and relationship with inset settlement: The submitted site is located to the east of Durham City and is connected to Durham City directly along the southern and western boundaries of the submitted site.	
General Area containing Submitted site (from Stage 1 Assessment): General Area 31	
Source of submitted site: Submitted site has been promoted through the Durham County Plan Issues and Options Consultation, Summer 2016.	
Impact of Designations: The submitted site is contains no category 1 designations.	
<p>Does the Resultant Boundary represent a strongly Defined, Durable Green Belt Boundary?</p> <p>The existing Green Belt boundary with Durham City is defined by Sidegate / Frankland Lane and the railway line which are considered to provide strong and durable boundaries. The resultant Green Belt boundary would be a heavy tree line to the east of the railway line, which is considered to be durable boundaries.</p>	
<p>Appraisal of Submitted site against the 5 NPPF Green Belt Purposes</p>	
<p>Purpose 1: The submitted site is connected to the large built up area of Durham City along the southern and part of the western boundary. This is formed by the Sidegate / Frankland Lane and the railway line which are durable boundaries. However part of the Green Belt is defined by the rear of properties, which is less durable. The existing Green Belt boundary is therefore of mixed durability however the Green Belt has a role protecting land which is considered to be open. The submitted site is connected to the built up area along the southern, and part of the western boundary. Whilst there is some potential for development to the very south of the submitted site to constitute rounding off, there is still some risk of sprawl. There is no ribbon development present. Overall, the submitted site makes a moderate contribution to checking unrestricted sprawl.</p> <p>Level of Contribution: Moderate</p>	
<p>Purpose 2: The submitted site is almost completely enclosed by Durham City and it plays no role in maintaining a gap between settlements.</p> <p>Level of Contribution: No contribution</p>	
<p>Purpose 3: The principal land use is open countryside, including heavy woodlands. The submitted site contains less than 5% built development. The only built development consists of sheds which are a non-rural use which is located in the south west section of the site. The topography of the submitted site is characterised as sloping towards the south east and away from the railway line which forms the western boundary. There is dense vegetation along the boundaries and throughout the submitted site however due to the sloping topography there are open long line views from the west of the site towards the north and east.</p> <p>Level of Contribution: Strong</p>	
<p>Purpose 4:</p> <p><i>To preserve the setting and special character of Durham City</i></p>	

1. Perception of the Scale of the City.

The Historic Core (Durham City Conservation Area) falls within this submitted site. Approximately 30% of the southern part of the submitted site is located within the Historic Core, therefore the area makes a **strong** contribution to the perception of the scale of the City.

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

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

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

The submitted site is located within the Inner Bowl or Setting of Durham. It contains one notable view from the World Heritage Site Management Plan, which is from the East Coast Main Line. However views of the Historic Core were noted directly from the submitted site and the site lies in the backdrop of the World Heritage Site. Taking this into account the submitted site Area is considered to make a **strong** contribution to the setting and special character of the City.

4. Key approaches to and journeys to the City.

The western boundary of the submitted site is formed by the East Coast Main Line (primary transport route) and the eastern boundary of the submitted site is formed by Frankland Lane (secondary transport route) The development of this submitted site would not be prominent from the Frankland Lane as development has occurred along this route. The submitted site is visible from the East Coast Main Line. The submitted site is therefore considered to make a **moderate** contribution to towards the perception of scale of the City.

5. Historic and cultural association

The submitted site contains three Listed Buildings, Crook Hall (Grade I), Barn West of Crook Hall (Grade II) and Barn North of Crook Hall (Grade II). The eastern boundary of the submitted site is formed by Frankland Lane a pilgrim route. The submitted site does not contain any Scheduled Monuments or Registered Historic Park and Gardens. The submitted site is contained within the Durham City Conservation Area. The General Area is considered to notable and significant heritage assets in the form of the Durham City Conservation Area and Crook Hall therefore makes a **strong** contribution to the setting of Durham City.

6. Landscape character / Quality

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

Score: Strong

Durham City Historic Core

The Historic Core (Durham City Conservation Area) falls within this submitted site. Approximately 30% of the southern part of the submitted site is located within the Historic Core, therefore the area makes a strong contribution to supporting the setting and special character of Durham City.

Score: Strong

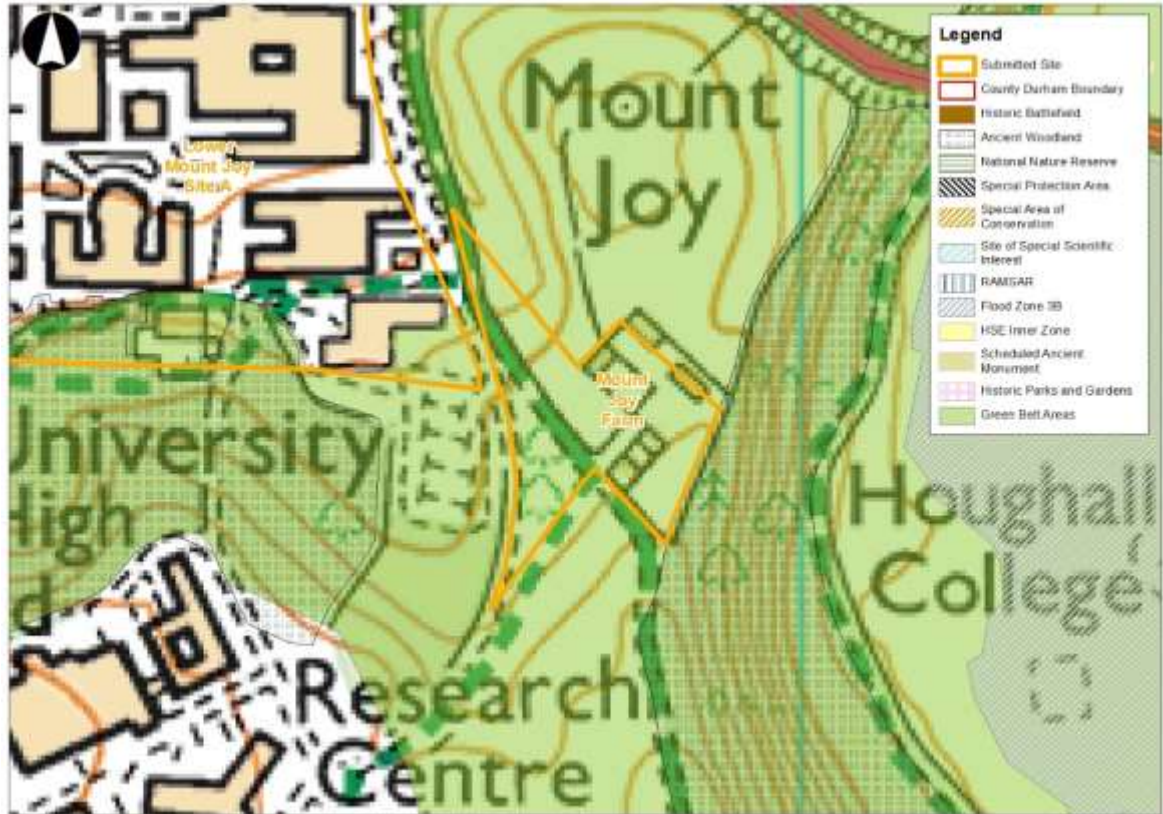
Level of Contribution: Strong

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

Level of Contribution: Moderate

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

43 Mount Joy Farm

Submitted site Reference:	Boundary of Submitted site with designations mapped
Submitted site Name: Mount Joy Farm	
Submitted site Size: 1.1ha	
Location of Submitted site and relationship with inset settlement: The submitted site is located to the south east of Durham City and is directly connected to Durham City along part of its western boundary.	
General Area containing Submitted site (from Stage 1 Assessment): General Area 14	
Source of submitted site: Submitted site has been promoted through the Durham County Plan Issues and Options Consultation, Summer 2016.	
Impact of Designations: The submitted site is not located within any of the Category 1 designations.	
<p>Does the Resultant Boundary represent a strongly Defined, Durable Green Belt Boundary?</p> <p>The resultant Green Belt boundary would be defined by a road to the south west and dense tree line to the south east which would create durable boundaries. However the eastern boundary would not be defined by physical features and therefore create less durable boundary. The existing Green Belt boundary with Durham City is defined by a road which is considered to be a strong and durable boundary.</p>	
Appraisal of Submitted site against the 5 NPPF Green Belt Purposes	
<p>Purpose 1: The submitted site is located to the south of the large built up area of Durham City. This boundary is a short extent of the western boundary of the submitted site, although this still forms a durable boundary along a road. The submitted site is connected to the built up area along one short boundary. Development of the submitted site would not constitute rounding off therefore creating the risk of sprawl. There is no ribbon development present. Overall, the submitted site makes a strong contribution to checking unrestricted sprawl.</p> <p>Level of Contribution: Strong</p>	
<p>Purpose 2: The submitted site is almost completely enclosed by Durham City and it plays no role in maintaining a gap between settlements.</p> <p>Level of Contribution: No contribution</p>	
<p>Purpose 3: The principal land use is a mix of open countryside and farm uses. The submitted site contains between 10% and 25% built development consisting of rural land uses with farm buildings present in the south eastern section of the site. The topography of the submitted site is undulating with a steep slope along the western section of the site and there is vegetation present. Due to the topography, there are limited views from the site.</p> <p>Level of Contribution: Weak</p>	
<p>Purpose 4:</p> <p><i>To preserve the setting and special character of Durham City</i></p> <p>1. Perception of the Scale of the City.</p> <p>The submitted site is partly within the historic Core (Durham City Conservation Area). The submitted site therefore makes a strong contribution to the perception of the scale of the City.</p>	

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

The submitted site forms part of a Green Finger that penetrates Durham City from the south-east. This Green Finger consists of 'the valley of the Wear to the south-east of the city from the racecourse to Shincliffe and between Gilesgate / Sherburn Road Estate and Whinney Hill. The submitted site therefore considered to make a **strong** contribution to the perception to the setting of the historic City of Durham.

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

The submitted site falls within the Inner Setting of Durham City. It contains no notable viewpoints from World Heritage Site Management Plan and views of the Historic Core are obstructed by heavily wooded bluffs. The submitted site is considered to make a **moderate** contribution to the historic setting of Durham City due to its location within the inner setting.

4. Key approaches to and journeys to the City.

The submitted site is not located near any primary or secondary approaches to the City and is not viable from any approaches. The submitted site is considered to make a **weak** contribution to the perceived scale of the City.

5. Historic and cultural association

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

6. Landscape character / Quality

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

Score: Strong

Durham City Historic Core

The submitted site is partly within the historic Core (Durham City Conservation Area). The submitted site therefore makes a **strong** contribution to the setting of the historic City of Durham.

Score: Strong

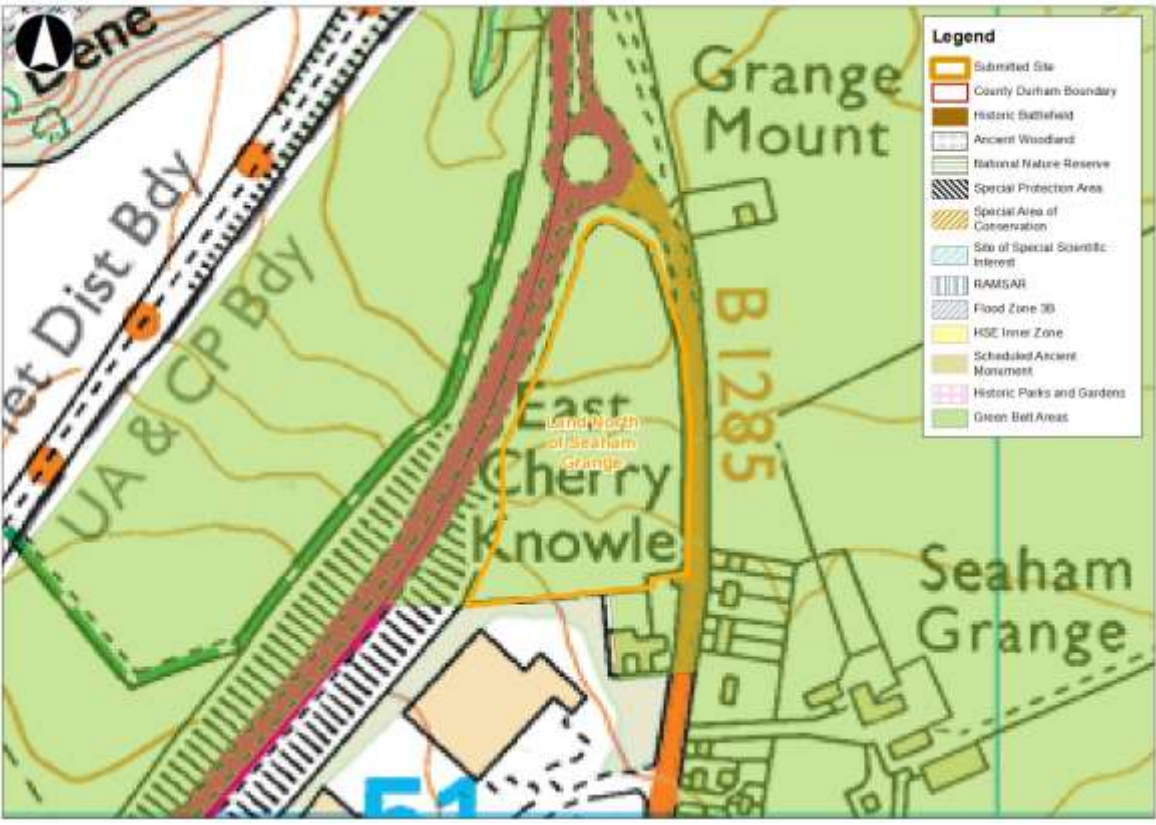
Level of Contribution: Strong

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

Level of Contribution: Moderate


Summary: Overall this submitted site performs strongly against purpose 1 due to the risk of sprawl and also against purpose 4, as the submitted site is adjacent to the Durham City Conservation Area and within a Green Finger.

44 Land North of Seaham Grange

Submitted site Reference:	Boundary of Submitted site with designations mapped
Submitted site Name: Land North of Seaham Grange	
Submitted site Size: 2.9ha	
Location of Submitted site and relationship with inset settlement: The submitted site is located to the north of Seaham, and is directly connected to Seaham along the southern boundary of the submitted site.	
General Area containing Submitted site (from Stage 1 Assessment): General Area 2	
Source of submitted site: Submitted site has been promoted through the Durham County Plan Issues and Options Consultation, Summer 2016.	
Impact of Designations: The submitted site is not located within any of the Category 1 designations.	
<p>Does the Resultant Boundary represent a strongly Defined, Durable Green Belt Boundary?</p> <p>The resultant boundary would be defined by the A1016 to the west, B1285 to the east and a roundabout between the two of these roads to the north. These are considered to create durable boundaries. The existing Green Belt boundary with Seaham is defined by dense tree line to the south which is considered to be a strong and durable boundary.</p>	
Appraisal of Submitted site against the 5 NPPF Green Belt Purposes	
<p>Purpose 1: The submitted site is not connected to or close to any of the large built up areas (as defined in the method) and there is no risk of sprawl</p> <p>Level of Contribution: No contribution</p>	
<p>Purpose 2: The submitted site forms a land gap between Seaham and Sunderland. The land gap between Seaham (Seaham Grange) and Sunderland across the submitted site is approximately 0.9km and comprises open land including an area of Green Belt within Sunderland. Ryhope Dene and the surrounding heavy woodland provides separation and prevents visibility between the settlements however the A1018 provides a direct road link between the settlements. The submitted site plays some role in maintaining a gap between Seaham and Sunderland as loss of openness would not cause settlements to merge but would erode the gap between them, the heavily wooded area around Ryhope Dene reduces the perception of eroding the gap</p> <p>Level of Contribution: Moderate</p>	
<p>Purpose 3: The principal land use is open countryside. The submitted site contains no built development. The topography of the submitted site is characterised by a gentle slope down towards the north which enables long line views from the north of the site. There is minimal vegetation present within the site however there is dense vegetation along the boundaries particularly to the south west of the site.</p> <p>Level of Contribution: Strong</p>	
<p>Purpose 4: This Submitted site is 5km from the Durham Historic Core with no direct views towards the historic core. The Submitted site is not considered to have an adverse impact on the setting of the historic City of Durham.</p> <p>Level of Contribution: No contribution</p>	
<p>Purpose 5: All Green Belt land in County Durham is considered to perform moderately against this purpose, as set out in the Stage 1 Green Belt Assessment.</p>	

<u>Level of Contribution: Moderate</u>
Summary: Overall this submitted site performs strongly against purpose 3 as it contains no built development.

45 4/UD/166

Submitted site Reference: NA	Boundary of Submitted site with designations mapped
Submitted site Name: 4/UD/166	
Submitted site Size: 19.1ha	
<p>Location of Submitted site and relationship with inset settlement: The submitted site is located to the south east of Durham City. The submitted site is directly connected to Durham City along the western boundary.</p>	
<p>General Area containing Submitted site (from Stage 1 Assessment): General Area 14</p>	
<p>Source of submitted site: Submitted site has been promoted through the Durham County Plan Issues and Options Consultation, Summer 2016.</p>	
<p>Impact of Designations: The submitted site is not located within any of the Category 1 designations.</p>	
<p>Does the Resultant Boundary represent a strongly Defined, Durable Green Belt Boundary?</p> <p>The resultant Green Belt boundary would be defined by dense tree line to the north and east of the submitted site which would create durable boundaries and field boundaries with intermittent tree line to the south of the submitted site which would form a less durable boundary. The existing Green Belt boundary with the built up area of Durham City is along the A177, which is a strong and durable boundary</p>	
Appraisal of Submitted site against the 5 NPPF Green Belt Purposes	
<p>Purpose 1: The submitted site is connected to the large built up area of Durham City along its western boundary. The existing Green Belt boundary is formed by the A177, which forms a durable boundary between the Green Belt and Durham City. The Green Belt has a role protecting land which is considered to be open. The submitted site is connected to the built up area along one boundary. Development of the submitted site would not constitute rounding off therefore creating the risk of sprawl. There is no ribbon development present. Overall, the submitted site makes a strong contribution to checking unrestricted sprawl.</p> <p>Level of Contribution: Strong</p>	
<p>Purpose 2: The submitted site forms a land gap between Durham City and Sunderland Bridge. The land gap between Durham City and Sunderland Bridge is approximately 2.2km and consists predominately of open countryside. Owing to the topography of the area, it is possible to see Durham City from Sunderland Bridge however as the land form slopes downwards going south away from Durham City is it not possible to see Sunderland Bridge from Durham City. The A167 forms a direct route between the settlements. The submitted site is located to the east of the land gap. The submitted site plays a very limited role in maintaining a gap between settlements as loss of openness would not reduce the perception of a gap.</p> <p>Level of Contribution: Weak</p>	
<p>Purpose 3: The principal land use is open countryside that is within agricultural use. The submitted site contains no built development. The topography of the submitted site is predominately flat, with vegetation which predominately follows field boundaries. There is dense woodland to the north and east beyond the site however there are long line views within the rest of the site.</p> <p>Level of Contribution: Strong</p>	
<p>Purpose 4:</p> <p><i>To preserve the setting and special character of Durham City</i></p> <p>1. Perception of the Scale of the City.</p>	

The Historic Core (Durham City Conservation Area) is located approximately 1.4 km north of this submitted site (from its nearest point to the Historic Core). The 1.4km gap consists of Green Belt and modern built form related to the university. The submitted site therefore makes a **weak** contribution to the perception of the scale of the City.

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

The submitted site is outside the Inner Setting or Inner Bowl and is not considered to form part of a Green Finger that penetrates Durham City. The submitted site therefore considered to make a **weak** contribution to the perception to the setting of the historic City of Durham, as it forms a green finger located in the outer setting.

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

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

4. Key approaches to and journeys to the City.

The A177 South Road (primary transport route) forms the eastern boundary of the submitted site. There is tree planting along the A177, but development of this submitted site would impact on the scale of the city. Therefore the submitted site is considered to make a **moderate** contribution to the perceived scale of the City.

5. Historic and cultural association

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

6. Landscape character / Quality

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

Score: Weak

Durham City Historic Core

The Historic Core (Durham City Conservation Area) is located approximately 1.4 km north of this submitted site (from its nearest point to the Historic Core). The 1.4km gap consists of Green Belt and post WWII modern built form. The submitted site therefore makes a **weak** contribution to the setting of the historic City of Durham.

Score: Weak

Level of Contribution: Weak

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

Level of Contribution: Moderate

Summary: Overall this submitted site performs strongly against purpose 1 and 3 due to the risk of sprawl and as it contains no built development.

46 Sniperley

<p>Submitted site Reference: NA</p>	<p>Boundary of Submitted site with designations mapped</p>
<p>Submitted site Name: Sniperley</p>	
<p>Submitted site Size: 170.3ha</p>	
<p>Location of Submitted site and relationship with inset settlement: The submitted site is located to the north –west of Durham City and is connected to the settlement along the A167.</p>	
<p>General Area containing Submitted site (from Stage 1 Assessment): General Area 27</p>	
<p>Source of submitted site: Submitted site has been promoted through the Durham County Plan Issues and Options Consultation, Summer 2016.</p>	
<p>Impact of Designations: The submitted site is not located within any of the Category 1 designations.</p>	
<p>Does the Resultant Boundary represent a strongly Defined, Durable Green Belt Boundary?</p> <p>The resultant Green Belt boundary would be defined by a number of different features to the north and the west. The northern boundary predominantly follows a dense tree line and Little Gill, however the western section around Sniperley Hall and the hospital is defined by field boundaries which are less durable. The western boundary is partly defined by the A691, Trout’s Lane, B6532 and then less durable boundaries consisting of field boundaries and tree line around the limits of the development. These are a mix of durable and less durable boundaries. The existing Green Belt boundary affected by the submitted site runs along the A167 to the east, which is considered to be durable.</p>	
<p>Appraisal of Submitted site against the 5 NPPF Green Belt Purposes</p>	
<p>Purpose 1: The submitted site connects to the built up area of Durham City along the A167, a strong and durable boundary. The short boundary to the west of Wilton Grove in the far south west of the submitted site is considered to be less durable as it consists of the rear of properties. The submitted site is connected to the built up area of Durham City along the long western boundary and the short south western boundary. Development of the southernmost part of the site could constitute rounding off however development of the full extent of the site would not constitute rounding off therefore creating the risk of sprawl. There is no ribbon development present. Overall, the submitted site makes a strong contribution to checking unrestricted sprawl.</p> <p>Level of Contribution: Strong</p>	
<p>Purpose 2: The submitted site forms a land gap between Durham City and Sacriston, as well as between Durham City and Kimblesworth. The land gap between Durham City and Sacriston across the submitted site is approximately 2km and consists of open countryside. The B6532 forms a direct route between the settlements. Given that Sacriston is raised being on top of a hill it overlooks Durham City with long line open views. The land gap between Durham City and Kimblesworth across the submitted site is approximately 1.6km and consists of open countryside, the gap between the settlements is 1km at its nearest point. There is no direct route between the settlements and there is no visibility between the settlements. The submitted site plays a crucial role in maintaining a gap between Durham City and Sacriston as loss of openness would significantly reduce the gap between the settlements due to the visibility from Sacriston towards Durham City combined with the size of the submitted site. The submitted site plays a very limited role in maintaining a gap between Durham City and Kimblesworth as loss of openness would not be perceived as reducing the gap given that the submitted site is located to the north west of Durham.</p> <p>Level of Contribution: Strong</p>	
<p>Purpose 3: The principal land use is open countryside that is predominately in agricultural use. The submitted site has less than 5% built development. This consists of predominantly rural uses with scattered farms throughout the site. There are also playing fields locating to the south of the submitted site which are a recreational use. . The topography of the submitted site is undulating and it is rolling countryside. There are some pockets of dense vegetation across the submitted site however there are overall low levels. There are long line views across the site in places particularly from the north of the site to the south due to the topography. The submitted site supports a moderate degree of openness.</p> <p>Level of Contribution: Strong</p>	

Purpose 4:***To preserve the setting and special character of Durham City*****1. Perception of the Scale of the City.**

The Historic Core (Durham City Conservation Area) is located approximately 0.9 km south of this submitted site (from its nearest point to the Historic Core). The 0.9km gap consists of modern built form. This General Area therefore makes a **weak** contribution to the perception of the scale of the City.

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

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

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

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

4. Key approaches to and journeys to the City.

The A167 (primary transport route) forms the eastern boundary of the submitted site and the A691 forms the south western boundary of the submitted site. There is heavy tree planting along the A167, which impedes views across the submitted site. However through sparse vegetation there is a view of the submitted site. The submitted site is visible from the A691. The submitted site considered to make a **moderate** contribution to the perceived scale of the City.

5. Historic and cultural association

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

6. Landscape character / Quality

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

Score: Moderate

Durham City Historic Core

The Historic Core (Durham City Conservation Area) is located approximately 1.2 km south of this submitted site (from its nearest point to the Historic Core). The 1.2km gap consists of post WWII built. This submitted site therefore makes a weak contribution to the setting of the historic City of Durham.

Score: Weak

Level of Contribution: Moderate

Purpose 5:

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

Level of Contribution: Moderate

Summary: Overall this submitted site performs strongly against purpose 1 due to the risk of sprawl, strongly against purpose 2 as it plays a crucial role in maintaining a gap between Durham City and Sacriston, and also strongly against purpose 3 due to the low levels of built development within the submitted site.

47 North of Arnison

<p>Submitted site Reference: NA</p>	<p>Boundary of Submitted site with designations mapped</p>
<p>Submitted site Name: North of Arnison</p>	
<p>Submitted site Size: 93.6ha</p>	
<p>Location of Submitted site and relationship with inset settlement: The submitted site is located immediately to the north of the built up area of Durham City and is connected to the settlement along Rotary Way and Findale Road.</p>	
<p>General Area containing Submitted site (from Stage 1 Assessment): General Area 28</p>	
<p>Source of submitted site: Submitted site has been promoted through the Durham County Plan Issues and Options Consultation, Summer 2016.</p>	
<p>Impact of Designations: The submitted site is not located within any of the Category 1 designations.</p>	
<p>Does the Resultant Boundary represent a strongly Defined, Durable Green Belt Boundary?</p> <p>The existing boundary is along the Rotary Way and Finchale Road, which are considered to be durable. The resultant boundary would be defined by the A167 to the west, Chester Low Road and the East Coast Main Line to the east and field boundaries to the north. The northern boundary is less durable. The proposed submitted site is not considered to provide durable boundaries.</p>	
<p>Appraisal of Submitted site against the 5 NPPF Green Belt Purposes</p>	
<p>Purpose 1: Rotary Way and Finchale Road define the southern boundary of the submitted site representing durable boundaries between the submitted site and the built up area. The Green Belt has a role protecting land which is considered to be open. The submitted site is connected to the built up area along two boundaries. Development of this submitted site would not constitute rounding off therefore creating the risk of sprawl. There is no ribbon development present. Overall, the submitted site makes a strong contribution to checking unrestricted sprawl.</p> <p>Level of Contribution: Strong</p>	
<p>Purpose 2: The submitted site forms a land gap between Durham City and Chester-le-Street, Durham City and Plawsworth, and Durham City and Kimblesworth. The land gap between Durham City and Chester-le-Street is approximately 4.5km and consists of open countryside and some inset settlements. The land gap between Durham City and Plawsworth is approximately 1.95km and consists of open countryside. The A167 forms a direct route between the settlements and there is no visibility between the settlements. The land gap between Durham City and Kimblesworth across the south western corner of the submitted site is approximately 1.1km and consists of open countryside. There is no direct route between the settlements and there is no visibility between the settlements. The submitted site plays some role in maintaining a gap between settlements as loss of openness would not cause settlements to merge but would erode the gap between them.</p> <p>Level of Contribution: Moderate</p>	
<p>Purpose 3: The principal land use is open countryside that is predominantly in agricultural use. The submitted site has less than 5% built development. The built development consists of farms in the south and south east of the site, which is a rural land use. The submitted site has sparse vegetation, which is low lying within the submitted site, however it becomes dense around the boundaries. The topography of the submitted site is undulating and there are level differences between the A167 and the site due to small hills to the west of the site. Thus only limited parts of the site have open long line views. This does not impact upon the score given the low levels of built development.</p> <p>Level of Contribution: Strong</p>	

Purpose 4:***To preserve the setting and special character of Durham City*****1. Perception of the Scale of the City.**

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

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

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

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

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

4. Key approaches to and journeys to the City.

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

5. Historic and cultural association

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

6. Landscape character / Quality

50% of the submitted site falls within the Wear Lowlands Countryside Character Area and within the Broad Landscape Type: Incised Lowland Valley and is therefore considered to make a **strong** contribution to the historic setting of Durham.

50% of the submitted site falls within the Wear Lowlands Countryside Character Area and within the Broad Landscape Type: Lowland Valley Terraces. This part of the General Area is therefore considered to make a moderate contribution to the historic setting of Durham

Score: Weak

Durham City Historic Core

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

Score: Weak

Level of Contribution: Weak

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

Level of Contribution: Moderate

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

48 East of High Shincliffe

<p>Submitted site Reference: NA</p>	<p>Boundary of Submitted site with designations mapped</p>
<p>Submitted site Name: East of High Shincliffe</p>	
<p>Submitted site Size: 3.9ha</p>	
<p>Location of Submitted site and relationship with inset settlement: The submitted site is located to the east of High Shincliffe between the settlement and the outer Green Belt boundary. It is connected to the settlement along Whitwell Acres and the residential properties on Telford Close.</p>	
<p>General Area containing Submitted site (from Stage 1 Assessment): General Area 9</p>	
<p>Source of submitted site: Submitted site has been promoted through the Durham County Plan Issues and Options Consultation, Summer 2016.</p>	
<p>Impact of Designations: The submitted site is not located within any of the Category 1 designations.</p>	
<p>Does the Resultant Boundary represent a strongly Defined, Durable Green Belt Boundary?</p> <p>The existing Green Belt boundary with the settlement consists of Whitwell Acres which is considered to be durable, and the rear gardens of residential properties on Telford Close which are less durable. The resultant boundary would be defined by the woodland to the north which is durable. The resultant eastern boundary of the dismantled railway lies adjacent to non-Green Belt land.</p>	
<p>Appraisal of Submitted site against the 5 NPPF Green Belt Purposes</p>	
<p>Purpose 1: The submitted site is not connected to or close to any of the large built up areas (as defined in the method) and there is no risk of sprawl.</p> <p>Level of Contribution: No contribution</p>	
<p>Purpose 2: The submitted site forms a land gap between High Shincliffe and Bowburn. The land gap between the settlements is approximately 0.8km and consists of open countryside. There is no visibility between the settlements. The A177 provides direct access between High Shincliffe and Bowburn. The submitted site plays a very limited role in maintaining a gap between the settlements as loss of openness would not reduce the perception of a gap given that it is already narrower to the south of High Shincliffe.</p> <p>Level of Contribution: Weak</p>	
<p>Purpose 3: The principal land use is open countryside which is in agricultural use. The submitted site has no built development. The submitted site has sparse vegetation with vegetation located around the boundaries only. The topography of the submitted site is flat however much of it is visually enclosed by the railway embankment to the south-east and woodland to the north-east which therefore restricts any views.</p> <p>Level of Contribution: Strong</p>	
<p>Purpose 4:</p> <p><i>To preserve the setting and special character of Durham City</i></p> <p>1. Perception of the Scale of the City.</p>	

The Historic Core (Durham City Conservation Area) is located approximately 2.7 km north west of this submitted site (from its nearest point to the Historic Core). The 2.7 km gap is modern built form encompassing the settlements of Shincliffe and High Shincliffe. This submitted site therefore makes a **weak** contribution to the perception of the scale of the City.

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

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

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

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

4. Key approaches to and journeys to the City.

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

5. Historic and cultural association

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

6. Landscape character / Quality

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

Score: Moderate

Durham City Historic Core

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

Score: Weak

Level of Contribution: Weak

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

Level of Contribution: Moderate

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

49 Land west of Sidegate

<p>Submitted site Reference: NA</p>	<p>Boundary of Submitted site with designations mapped</p>	
<p>Submitted site Name: Land west of Sidegate</p>		
<p>Submitted site Size: 0.3ha</p>		
<p>Location of Submitted site and relationship with inset settlement: The submitted site is located to the east of Durham City however only part of the submitted site is located within the Green Belt. The Green Belt section of the submitted site is connected to Durham City directly along the southern and western boundaries.</p>		
<p>General Area containing Submitted site (from Stage 1 Assessment): General Area 31</p>		
<p>Source of submitted site: Submitted site has been promoted through the Durham County Plan Issues and Options Consultation, Summer 2016.</p>		
<p>Impact of Designations: The submitted site is contains no category 1 designations.</p>		
<p>Does the Resultant Boundary represent a strongly Defined, Durable Green Belt Boundary?</p> <p>The existing Green Belt boundary with Durham City is defined by Sidegate which is a durable boundary and the limits of development which has no definable features and is a less durable boundary. The resultant Green Belt boundary would consist of a tree line and limited other features and would not be considered to be a durable boundary.</p>		
<p>Appraisal of Submitted site against the 5 NPPF Green Belt Purposes</p>		
<p>Purpose 1: The submitted site is connected to the large built up area of Durham City along the southern and western boundary. Part of the submitted site is not located within the Green Belt. The boundaries of the submitted site with the built up area consist of tree lines and the limits of development which are less durable. The submitted site contains some hard standing and is therefore not protecting land which is considered to be completely open. The submitted site is connected to the built up area along two boundaries and whilst there is some potential for development to constitute rounding off, there is still some risk of sprawl. There is no ribbon development present. Overall, the submitted site makes a moderate contribution to checking unrestricted sprawl.</p> <p>Level of Contribution: Moderate</p>		
<p>Purpose 2: The submitted site is almost completely enclosed by Durham City and it plays no role in maintaining a gap between settlements.</p> <p>Level of Contribution: No contribution</p>		
<p>Purpose 3: The principal land use within the Green Belt section of the submitted site consists of hard standing which is used as parking. The site therefore has over 25% built development. The topography of the submitted site is sloping from north to south. There is limited vegetation within the submitted site. There are long line views from the settlement outwards.</p> <p>Level of Contribution: No contribution</p>		
<p>Purpose 4:</p> <p><i>To preserve the setting and special character of Durham City</i></p> <p>1. Perception of the Scale of the City.</p>		

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

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

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

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

The submitted site is located within the Inner Bowl or Setting of Durham. It contains one notable view from the World Heritage Site Management Plan, which is from the East Coast Main Line. However views of the Historic Core were noted directly from the submitted site and the site lies in the backdrop of the World Heritage Site. Taking this into account the submitted site Area is considered to make a **strong** contribution to the setting and special character of the City.

4. Key approaches to and journeys to the City.

The East Coast Main Line (primary transport route) is located to the west of the submitted site although it is not adjacent to it. The submitted site is visible from the East Coast Main Line. The submitted site is therefore considered to make a **moderate** contribution to towards the perception of scale of the City.

5. Historic and cultural association

The submitted site contains no listed buildings, Scheduled Monuments or Registered Historic Park and Gardens. The submitted site is contained within the Durham City Conservation Area and therefore makes a **strong** contribution to the setting of Durham City.

6. Landscape character / Quality

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

Score: Strong

Durham City Historic Core

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

Score: Strong

Level of Contribution: Strong

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

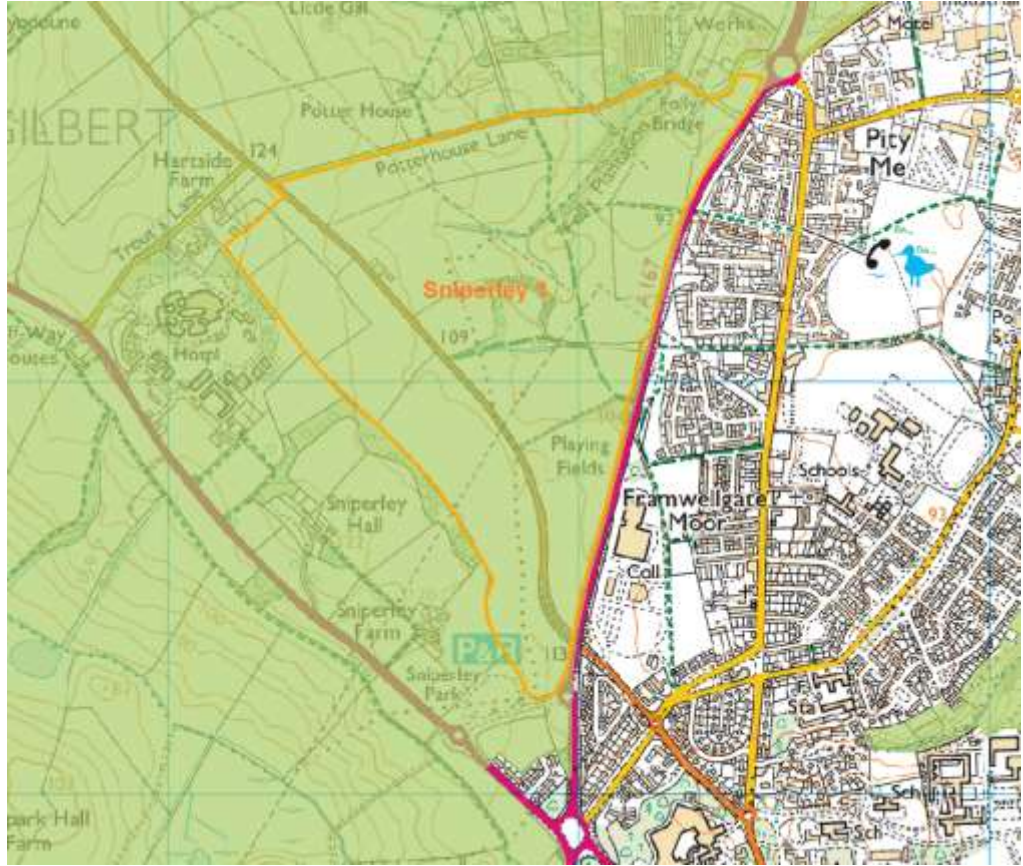
Level of Contribution: Moderate

Summary: Overall this submitted site performs strongly against purpose 4, as it falls within the Durham City Conservation Area and a Green Finger.

Appendix A

Revised Boundary Sites

A1 Sniperley 1

Submitted site Reference: NA	Boundary of Submitted site
Submitted site Name: Sniperley 1	
Submitted site Size: 88.3ha	
Location of Submitted site and relationship with inset settlement: The submitted site is located to the north –west of Durham City and is connected to the settlement along the A167.	
General Area containing Submitted site (from Stage 1 Assessment): General Area 27	
Source of submitted site: Durham City Council	
Impact of Designations: The submitted site is not located within any of the Category 1 designations.	
<p>Does the Resultant Boundary represent a strongly Defined, Durable Green Belt Boundary?</p> <p>The resultant Green Belt boundary would be defined by a number of different features to the north and the west. The northern boundary predominantly follows Potterhouse Lane, however the western section around Sniperley Hall and the hospital is defined by field boundaries and tree line which are less durable. The A167, the northern boundary is defined by Potterhouse Lane, and the less durable boundaries consisting of field boundaries and tree line around the limits of the development. These are a mix of durable and less durable boundaries. The existing Green Belt boundary affected by the submitted site runs along the A167 to the east, which is considered to be durable.</p>	
Appraisal of Submitted site against the 5 NPPF Green Belt Purposes	
<p>Purpose 1: The submitted site connects to the built up area of Durham City along the A167, a strong and durable boundary. The submitted site is only connected to the built up area of Durham City along the long eastern boundary and development would not constitute rounding off therefore creating the risk of sprawl. There is no ribbon development present. Overall, the submitted site makes a strong contribution to checking unrestricted sprawl.</p> <p>Level of Contribution: Strong</p>	
<p>Purpose 2: The submitted site forms a land gap between Durham City and Sacriston, as well as between Durham City and Kimblesworth. The land gap between Durham City and Sacriston across the submitted site is approximately 2km and consists of open countryside. The B6532 forms a direct route between the settlements. Given that Sacriston is raised being on top of a hill there are a small number of properties which overlook the site and with long line open views towards Durham City. The land gap between Durham City and Kimblesworth across the submitted site is approximately 1.6km and consists of open countryside, the gap between the settlements is 1km at its nearest point. There is no direct route between the settlements and there is no visibility between the settlements. The submitted site plays some role in maintaining a gap between Durham City and Sacriston however loss of openness would not cause settlements to merge but would erode the gap between them owing to some visibility from Sacriston towards Durham City. Furthermore development would not extend beyond the line of the existing Earl’s House Hospital therefore loss of openness would not be perceived as causing settlements to merge or substantially reducing the gap between them. The submitted site plays a very limited role in maintaining a gap between Durham City and Kimblesworth as loss of openness would not be perceived as reducing the gap given that the submitted site is located to the north west of Durham.</p> <p>Level of Contribution: Moderate</p>	

Purpose 3: The principal land use is open countryside that is predominately in agricultural use. The submitted site has less than 5% built development. This consists of predominantly rural uses with scattered farms throughout the site. There are also playing fields locating to the south of the submitted site which are a recreational use. The topography of the submitted site is undulating and it is rolling countryside. There are some pockets of dense vegetation across the submitted site however there are overall low levels. There are long line views across the site in places particularly from the north of the site to the south due to the topography. The submitted site supports a strong degree of openness.

Level of Contribution: Strong

Purpose 4:

To preserve the setting and special character of Durham City

1. Perception of the Scale of the City.

The Historic Core (Durham City Conservation Area) is located approximately 1.1 km south of this submitted site (from its nearest point to the Historic Core). The 1.1 km gap consists of modern built form. This General Area therefore makes a **weak** contribution to the perception of the scale of the City.

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

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

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

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

4. Key approaches to and journeys to the City.

The A167 (primary transport route) forms the eastern boundary of the submitted site. There is heavy tree planting along the A167, which impedes views across the submitted site. However through sparse vegetation there is a view of the submitted site. The submitted site considered to make a **moderate** contribution to the perceived scale of the City.

5. Historic and cultural association

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

6. Landscape character / Quality

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

Score: Moderate

Durham City Historic Core

The Historic Core (Durham City Conservation Area) is located approximately 1.1 km south of this submitted site (from its nearest point to the Historic Core). The 1.1 km gap consists of post WWII built. This submitted site therefore makes a weak contribution to the setting of the historic City of Durham.

Score: Weak

Level of Contribution: Moderate

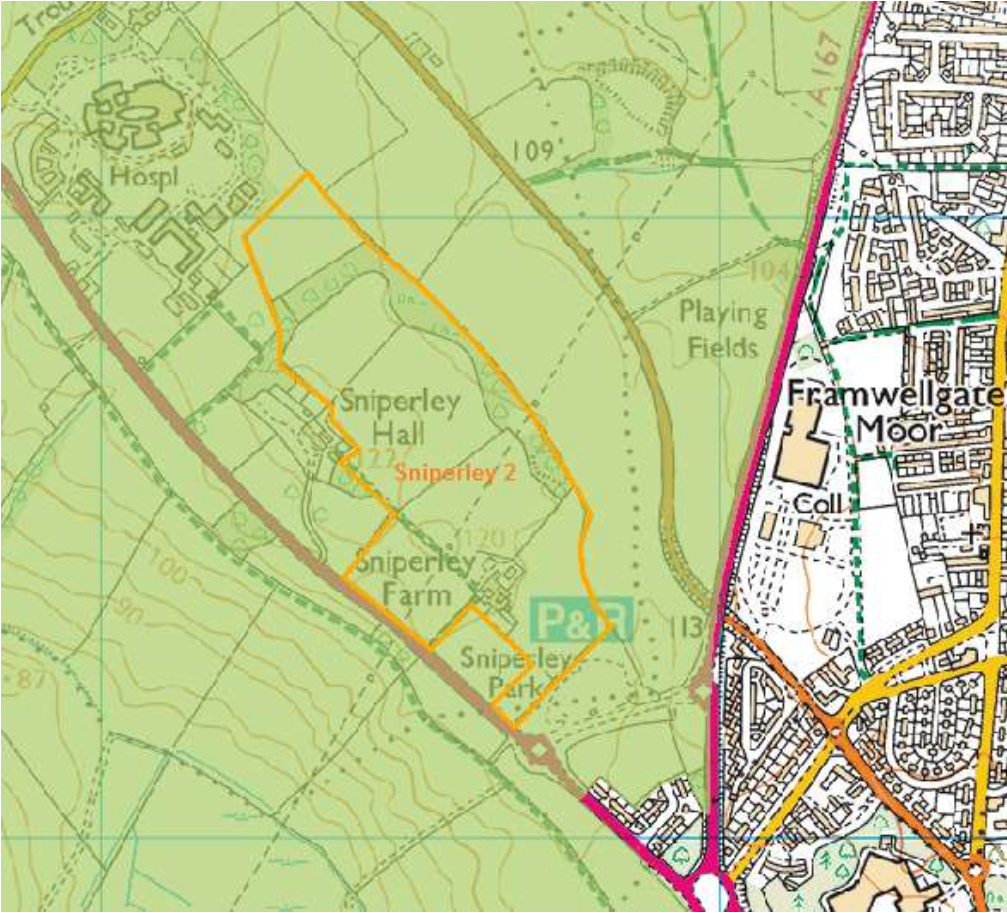
Purpose 5:

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

Level of Contribution: Moderate


Summary: Overall this site performs strongly against purpose 1 due to the risk of sprawl and strongly against purpose 3 due to the low levels of built development within the site. It performs moderately against purpose 2 as it plays some role in maintaining a gap between Durham City and Sacriston.

A2 Sniperley 2

<p>Submitted site Reference: NA</p>	<p>Boundary of Submitted site</p>
<p>Submitted site Name: Sniperley 2</p>	
<p>Submitted site Size: 22.1ha</p>	
<p>Location of Submitted site and relationship with inset settlement: The submitted site is located to the north –west of Durham City and is connected to the settlement along a field boundary to the south and dense tree line to the east.</p>	
<p>General Area containing Submitted site (from Stage 1 Assessment): General Area 27</p>	
<p>Source of submitted site: Durham City Council</p>	
<p>Impact of Designations: The submitted site is not located within any of the Category 1 designations.</p>	
<p>Does the Resultant Boundary represent a strongly Defined, Durable Green Belt Boundary?</p> <p>The resultant Green Belt boundary would be defined by a number of different features. To the north the boundary would be defined by the limit of the hospital site and to the south by a field boundary. The eastern boundary would be dense tree line and field boundaries and the western boundary would be a mixture of field boundaries, tree line and a short extent of the A691. These are considered to be less durable boundaries. The existing Green Belt boundary affected by the submitted site runs along the A167 to the east, which is considered to be durable.</p>	
<p>Appraisal of Submitted site against the 5 NPPF Green Belt Purposes</p>	
<p>Purpose 1: The submitted site is in close proximity to the large built up area of Durham City along a field boundary which is a less durable boundary. It has a role in protecting land which is considered to be open. The submitted site is not directly connected to the built up area however there is still a risk of sprawl as it is perceived to lie close to it and it is connected by the transport corridor of the A691 as well as visually. Development would not constitute rounding off therefore creating the risk of sprawl. There is no ribbon development present. Overall, the submitted site makes a strong contribution to checking unrestricted sprawl.</p> <p>Level of Contribution: Strong</p>	
<p>Purpose 2: The submitted site forms a land gap between Durham City and Sacriston. The land gap between Durham City and Sacriston across the submitted site is approximately 2km and consists of open countryside. The B6532 which lies to the east of the site forms a direct route between the settlements. Given that Sacriston is raised being on top of a hill it overlooks Durham City with long line open views. The submitted site plays some role in maintaining a gap between Durham City and Sacriston as loss of openness would not cause settlements to merge but would erode the gap between them, due to the strong visibility from Sacriston towards Durham City. Furthermore development would not extend beyond the existing Earl’s House Hospital therefore loss of openness would not be perceived as causing settlements to merge or substantially reducing the gap between them.</p> <p>Level of Contribution: Moderate</p>	
<p>Purpose 3: The principal land use is open countryside that is predominately in agricultural use. The submitted site has less than 5% built development. This consists of predominantly rural uses with a farm within the site. The topography of the submitted site is undulating and it is rolling countryside. There are some pockets of denser vegetation across the submitted site however there are overall low levels. There are long line views across the site in places particularly from the north of the site to the south due to the topography. The submitted site supports a strong degree of openness.</p>	

<p><u>Level of Contribution: Strong</u></p>
<p>Purpose 4:</p> <p><i>To preserve the setting and special character of Durham City</i></p> <p>1. Perception of the Scale of the City. The Historic Core (Durham City Conservation Area) is located approximately 1.1 km south of this submitted site (from its nearest point to the Historic Core). The 1.1 km gap consists of modern built form. This General Area therefore makes a weak contribution to the perception of the scale of the City.</p> <p>2. Physical form of the Inner Setting (green fingers into the City). This submitted site does not form part of a Green Finger penetrates Durham City. This submitted site is therefore considered to make a weak contribution to the perception to the setting of the historic City of Durham.</p> <p>3. Views In and Out towards the Countryside, including long distance views. The submitted site falls within the Outer Setting of Durham City. It contains no notable viewpoints from the World Heritage Site Management Plan and no views on the historic core were identified on site. The submitted site is considered to make a weak contribution to the historic setting of Durham City.</p> <p>4. Key approaches to and journeys to the City. The A691 forms part of the western boundary of the submitted site and the submitted site is visible from the A691. The submitted site considered to make a moderate contribution to the perceived scale of the City.</p> <p>5. Historic and cultural association The submitted site contains no Listed Buildings, Conservation Areas, Scheduled Monuments or Registered Historic Park and Gardens. Sniperley Hall a Park and Garden of local importance is located in this submitted site. The submitted site is considered to contain few notable heritage assets and therefore makes a moderate contribution to the setting of Durham City.</p> <p>6. Landscape character / Quality The submitted site falls within the Wear Lowlands Countryside Character Area and within the Broad Landscape Type: Lowland Valley Terrace. This part of the submitted site is therefore considered to make a moderate contribution to the historic setting of Durham. A small area to the north-east of the submitted site is within the Broad Landscape Type: Incised Lowland Valley. This part of the submitted site is therefore considered to make a strong contribution to the historic setting of Durham. Score: Moderate</p> <p><i>Durham City Historic Core</i> The Historic Core (Durham City Conservation Area) is located approximately 1.1 km south of this submitted site (from its nearest point to the Historic Core). The 1.1km gap consists of post WWII built. This submitted site therefore makes a weak contribution to the setting of the historic City of Durham. Score: Weak</p> <p><u>Level of Contribution: Moderate</u></p>
<p>Purpose 5:</p> <p>All Green Belt land in County Durham is considered to perform moderately against this purpose, as set out in the Stage 1 Green Belt Assessment.</p> <p><u>Level of Contribution: Moderate</u></p>
<p>Summary: Overall this site performs strongly against purpose 1 due to the risk of sprawl, moderately against purpose 2 as it plays some role in maintaining a gap between Durham City and Sacriston, and also strongly against purpose 3 due to the low levels of built development within the site.</p>

A3 Sniperley 3

<p>Submitted site Reference: NA</p>	<p>Boundary of Submitted site</p>
<p>Submitted site Name: Sniperley 3</p>	
<p>Submitted site Size: 2.7ha</p>	
<p>Location of Submitted site and relationship with inset settlement: The submitted site is located to the north –west of Durham City and is connected to the settlement along the limits of existing residential development and the A167.</p>	
<p>General Area containing Submitted site (from Stage 1 Assessment): General Area 27</p>	
<p>Source of submitted site: Durham City Council</p>	
<p>Impact of Designations: The submitted site is not located within any of the Category 1 designations.</p>	
<p>Does the Resultant Boundary represent a strongly Defined, Durable Green Belt Boundary?</p> <p>The resultant Green Belt boundary would be defined by a number of different features. To the north the boundary is defined by a road, to the west by the A691 and to the east by the A167 which are durable boundaries. The southern boundary is defined by the rear of existing residential development which is a less durable boundary. The existing Green Belt boundary affected by the submitted site runs along the A167 to the east, which is considered to be durable.</p>	
<p>Appraisal of Submitted site against the 5 NPPF Green Belt Purposes</p>	
<p>Purpose 1: The submitted site connects to the built up area of Durham City along its eastern and southern boundaries. To the east is the A167 which is a strong and durable boundary. The southern boundary consists of the rear of residential properties along Wilton Grove which represents a less durable boundary. To the north is the Park and Ride and to the north east is a newly built fire station. The development of this submitted site is connected to the built up area along two boundaries and while there is some potential for development to constitute rounding off there is some risk of sprawl. There is no ribbon development present. Overall, the submitted site makes a moderate contribution to checking unrestricted sprawl.</p> <p>Level of Contribution: Moderate</p>	
<p>Purpose 2: The submitted site forms a land gap between Durham City and Sacriston, as well as between Durham City and Kimblesworth. The land gap between Durham City and Sacriston across the submitted site is approximately 2km and consists of open countryside. The B6532 forms a direct route between the settlements. Given that Sacriston is raised being on top of a hill it overlooks Durham City with long line open views. The land gap between Durham City and Kimblesworth across the submitted site is approximately 1.6km and consists of open countryside, the gap between the settlements is 1km at its nearest point. There is no direct route between the settlements and there is no visibility between the settlements. The submitted site plays a very limited role in maintaining a gap between Durham City and Sacriston as loss of openness would not reduce such a gap. The submitted site plays a very limited role in maintaining a gap between Durham City and Kimblesworth as loss of openness would not be perceived as reducing the gap.</p> <p>Level of Contribution: Weak</p>	

Purpose 3: The principal land use is open countryside that is predominately in use as a paddock. The submitted site has no built development although the land does not have a countryside character owing to the residential properties to the south, Park and Ride to the north and a newly built fire station to the north west. The topography of the submitted site is slightly undulating. There are low levels of vegetation across the site. Whilst there are views across the site, these views do not extend into the open countryside due to the Park and Ride located to the north of the site. The submitted site supports a strong-moderate degree of openness.

Level of Contribution: Moderate

Purpose 4:

To preserve the setting and special character of Durham City

1. Perception of the Scale of the City.

The Historic Core (Durham City Conservation Area) is located approximately 0.9 km south of this submitted site (from its nearest point to the Historic Core). The 0.9km gap consists of modern built form. This General Area therefore makes a **weak** contribution to the perception of the scale of the City.

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

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

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

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

4. Key approaches to and journeys to the City.

The A167 (primary transport route) forms the eastern boundary of the submitted site and the A691 forms the south western boundary of the submitted site. There is heavy tree planting along the A167, which impedes views across the submitted site. However through sparse vegetation there is a view of the submitted site. The submitted site is visible from the A691. The submitted site considered to make a **moderate** contribution to the perceived scale of the City.

5. Historic and cultural association

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

6. Landscape character / Quality

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

Score: Moderate

Durham City Historic Core

The Historic Core (Durham City Conservation Area) is located approximately 0.9 km south of this submitted site (from its nearest point to the Historic Core). The 0.9km gap consists of post WWII built. This submitted site therefore makes a weak contribution to the setting of the historic City of Durham.

Score: Weak

Level of Contribution: Moderate

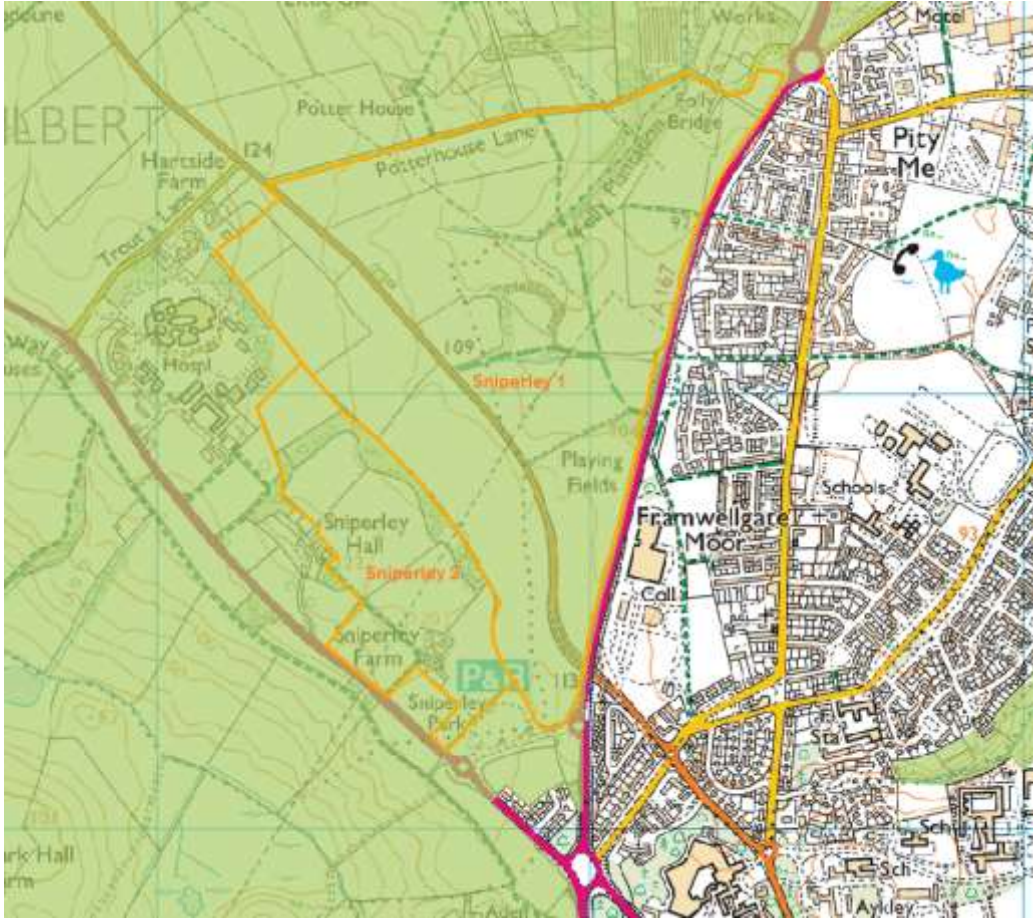
Purpose 5:

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

Level of Contribution: Moderate

Summary: Overall this site performs moderately against purpose 1 as there is some risk of sprawl, it performs weakly against purpose 2 as it plays a very limited role in maintaining a gap between Durham City and Sacriston, and it performs moderately against purpose 3 due to the low levels of built development and strong-moderate openness.

A4 Sniperley 1 and 2

<p>Submitted site Reference: NA</p>	<p>Boundary of Submitted site</p>
<p>Submitted site Name: Sniperley 1 and 2 (combined)</p>	
<p>Submitted site Size: 110.4ha</p>	
<p>Location of Submitted site and relationship with inset settlement: The submitted site is located to the north –west of Durham City and is connected to the settlement along the A167.</p>	
<p>General Area containing Submitted site (from Stage 1 Assessment): General Area 27</p>	
<p>Source of submitted site: Durham City Council</p>	
<p>Impact of Designations: The submitted site is not located within any of the Category 1 designations.</p>	
<p>Does the Resultant Boundary represent a strongly Defined, Durable Green Belt Boundary?</p> <p>The resultant Green Belt boundary would be defined by a number of different features to the north and the west. The northern boundary predominantly follows Potterhouse Lane, however the western section around Sniperley Hall and the hospital is defined by field boundaries which are less durable. The western boundary is partly defined by the A691, Trout’s Lane, B6532 and then less durable boundaries consisting of field boundaries. These are a mix of durable and less durable boundaries. The existing Green Belt boundary affected by the submitted site runs along the A167 to the east, which is considered to be durable.</p>	
<p>Appraisal of Submitted site against the 5 NPPF Green Belt Purposes</p>	
<p>Purpose 1: The submitted site connects to the built up area of Durham City along the A167, a strong and durable boundary. The submitted site is only connected to the built up area of Durham City along the long eastern boundary and development would not constitute rounding off therefore creating the risk of sprawl. There is no ribbon development present. Overall, the submitted site makes a strong contribution to checking unrestricted sprawl.</p> <p>Level of Contribution: Strong</p>	
<p>Purpose 2: The submitted site forms a land gap between Durham City and Sacriston, as well as between Durham City and Kimblesworth. The land gap between Durham City and Sacriston across the submitted site is approximately 2km and consists of open countryside. The B6532 forms a direct route between the settlements. Given that Sacriston is raised being on top of a hill there are a small number of properties which overlook the site and have long line open views towards Durham City. The land gap between Durham City and Kimblesworth across the submitted site is approximately 1.6km and consists of open countryside, the gap between the settlements is 1km at its nearest point. There is no direct route between the settlements and there is no visibility between the settlements. The submitted site plays some role in maintaining a gap between Durham City and Sacriston however loss of openness would not cause settlements to merge but would erode the gap between them owing to some visibility from Sacriston towards Durham City. Furthermore development would not extend beyond the line of the existing Earl’s House Hospital therefore loss of openness would not be perceived as causing settlements to merge or substantially reducing the gap between them. The submitted site plays a very limited role in maintaining a gap between Durham City and Kimblesworth as loss of openness would not be perceived as reducing the gap given that the submitted site is located to the north west of Durham.</p> <p>Level of Contribution: Moderate</p>	

Purpose 3: The principal land use is open countryside that is predominately in agricultural use. The submitted site has less than 5% built development. This consists of predominantly rural uses with scattered farms throughout the site. There are also playing fields locating to the south of the submitted site which are a recreational use. The topography of the submitted site is undulating and it is rolling countryside. There are some pockets of dense vegetation across the submitted site however there are overall low levels. There are long line views across the site in places particularly from the north of the site to the south due to the topography. The submitted site supports a strong degree of openness.

Level of Contribution: Strong

Purpose 4:

To preserve the setting and special character of Durham City

1. Perception of the Scale of the City.

The Historic Core (Durham City Conservation Area) is located approximately 1.1 km south of this submitted site (from its nearest point to the Historic Core). The 1.1 km gap consists of modern built form. This General Area therefore makes a **weak** contribution to the perception of the scale of the City.

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

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

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

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

4. Key approaches to and journeys to the City.

The A167 (primary transport route) forms the eastern boundary of the submitted site and the A691 forms part of the south western boundary of the submitted site. There is heavy tree planting along the A167, which impedes views across the submitted site. However through sparse vegetation there is a view of the submitted site. The submitted site is visible from the A691. The submitted site considered to make a **moderate** contribution to the perceived scale of the City.

5. Historic and cultural association

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

6. Landscape character / Quality

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

Score: Moderate

Durham City Historic Core

The Historic Core (Durham City Conservation Area) is located approximately 1.1 km south of this submitted site (from its nearest point to the Historic Core). The 1.1 km gap consists of post WWII built. This submitted site therefore makes a weak contribution to the setting of the historic City of Durham.

Score: Weak

Level of Contribution: Moderate

Purpose 5:

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

Level of Contribution: Moderate

Summary: Overall this site performs strongly against purpose 1 due to the risk of sprawl and strongly against purpose 3 due to the low level of built development. It performs moderately against purpose 2 as it plays some role in maintaining a gap between Durham City and Sacriston.

A5 Sherburn Road Estate (revised boundary)

<p>Submitted site Reference: NA</p>	<p>Boundary of Submitted site with designations mapped</p>
<p>Submitted site Name: Sherburn Road Estate</p>	
<p>Submitted site Size: 18.7ha</p>	
<p>Location of Submitted site and relationship with inset settlement: The submitted site is located to the south and the east of Durham City and is contiguous with the built up area. The A1(M) is to the east of the site and is audible, however it is located within a cutting and is not visible.</p>	
<p>General Area containing Submitted site (from Stage 1 Assessment): General Area 10</p>	
<p>Source of Submitted site: Durham City Council</p>	
<p>Impact of Designations: The submitted site is not located within any of the designations that have been identified within the method.</p>	
<p>Does the Resultant Boundary represent a strongly Defined, Durable Green Belt Boundary? The existing Green Belt boundary is defined by the A181 and Bent House Lane which are durable boundaries. The resultant boundary would be defined partly by a field boundary and partly by a lack of features. These would be less durable boundaries. Although the A1(M) to the east would provide a durable boundary.</p>	
<p>Appraisal of Submitted site against the 5 NPPF Green Belt Purposes</p>	
<p>Purpose 1: The submitted site is connected to the built up area of Durham City along its northern and western boundaries. The northern boundary is defined by the A181 and the western boundary is defined by Bent House Lane. These are both durable boundaries between the submitted site and the built up area. The Green Belt has a role protecting land which is considered to be open. The submitted site is connected to the built up area along two of its four boundaries. Development of the submitted site would constitute rounding off therefore there is limited risk of sprawl. There is no ribbon development present. Overall, the submitted site makes a moderate contribution to checking unrestricted sprawl.</p> <p>Level of contribution: Moderate</p>	
<p>Purpose 2: The submitted site forms a land gap Durham City and Sherburn, as well as Durham City and Shincliffe/High Shincliffe. The land gap between Durham City and Sherburn is approximately 1.3km and comprises open countryside. There is no visibility between the settlements from the submitted site. The A181/ B1283 provide a direct road link between Durham City and Sherburn and this road forms the northern boundary of the submitted site. The land gap between Durham City and Shincliffe / High Shincliffe is approximately 1.1km at the nearest point, and comprises open countryside. There is no visibility between settlements and there is no direct road link between the settlements. The submitted site plays a very limited role in maintaining a gap between Durham City and Sherburn as loss of openness would not reduce the perceived gap given that the gap is already narrower in other locations. The submitted site plays some role in maintaining a gap between Durham City and Shincliffe/High Shincliffe as loss of openness would not cause settlements to merge but would erode the gap between them.</p> <p>Level of Contribution: Moderate</p>	
<p>Purpose 3: The principal land use is agricultural. The submitted site contains no built development and is completely open countryside. The topography of the submitted site is a gentle slope to the south, and owing to this there are long line views towards the south from the north of the site. There is no vegetation within the submitted site which contributes to the visual openness, however the vegetation along the boundaries and the A1(M) detracts from this somewhat. This does not impact upon the score given the lack of any built development.</p>	

Level of Contribution: Strong**Purpose 4:***To preserve the setting and special character of Durham City*

1. Perception of the Scale of the City. The Historic Core (Durham City Conservation Area) is located 0.7km to the west of the submitted site. The gap between the historic core and submitted site consists of the modern built form of Durham. The submitted site therefore makes a **weak** contribution to the perception of the scale of the City.

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

This submitted site forms part of a Green Finger that penetrates Durham City from the south-east. This Green Finger consists of 'the valley of the Wear to the south-east of the city from the racecourse to Shincliffe and between Gilesgate / Sherburn Road Estate and Whinney Hill. However the submitted site is not directly within this Green Finger, as it is located to the east of existing modern built form and therefore does not directly link into the historic core. This submitted site is therefore considered to make a **moderate** contribution to the setting of the historic City of Durham.

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

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

4. Key approaches to and journeys to the City.

The General Area includes one primary transport route at its northern boundary. The A181 provides access to Durham City. The approach includes modern built form prior to meeting the Historic Core (edge of the Conservation Area). If this submitted site was developed along the A181 then the scale Durham only be **weakly** affected as the historic core is not visible and modern development has occurred along this route.

5. Historic and cultural association

The General Area contains no Listed Buildings, Conservation Areas, Registered Park and Gardens, Scheduled Monuments or Registered Historic Park and Gardens.

The General Area is considered to contain no notable heritage assets and therefore makes a **weak** contribution to the setting of Durham City.

6. Landscape character / Quality

The submitted site is located within broad landscape type: Lowland Valley Terraces and therefore makes a **moderate** contribution to the historic setting and special character of the City.

Score: Weak***Durham City Historic Core***

The Historic Core (Durham City Conservation Area) is located approximately 0.7 km west of this submitted site and is separated by post WWII built form. This General Area therefore makes a **weak** contribution to the setting of the historic City of Durham.

Score: Weak**Level of Contribution: Weak**

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

Level of Contribution: Moderate

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

Durham County Council
Green Belt Assessment
Outer Green Belt Boundary Note

Issue | 2018

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

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

Job number 249912-00

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

ARUP

Job title		Green Belt Assessment		Job number	
				249912-00	
Document title		Outer Green Belt Boundary Note		File reference	
Document ref					
Revision	Date	Filename	Durham Outer GB note.docx		
Draft 1	12 Sep 2016	Description	First draft		
			Prepared by	Checked by	Approved by
		Name	Anna Ortega	Laura Marchant	Jane Healey Brown
		Signature			
Issue	7 Nov 2016	Filename	Durham Outer GB note_draft for review.doc.docx		
		Description	final issue, incorporating responses to client comments		
			Prepared by	Checked by	Approved by
		Name	Sarah Grady	Laura Marchant	Jane Healey Brown
		Signature			
		Filename			
		Description			
			Prepared by	Checked by	Approved by
		Name			
		Signature			
		Filename			
		Description			
			Prepared by	Checked by	Approved by
		Name			
		Signature			
Issue Document Verification with Document					<input checked="" type="checkbox"/>

Contents

	Page	
1	Introduction and Scope	1
1.1	Overview	1
1.2	Scope of Assessment	1
2	Outer Green Belt Assessment	5
2.1	Overview	5
2.2	General Area 5	5
2.3	General Area 7	6
2.4	General Area 8	6
2.5	General Area 9	7
2.6	General Area 12	7
2.7	General Area 13	8
2.8	General Area 16	8
2.9	General Area 17	9
2.10	General Area 21	10
2.11	General Area 23	11
2.12	General Area 24	11
2.13	General Area 25	12
2.14	General Area 27	13
2.15	General Area 33	13
2.16	General Area 36	14
2.17	General Area 37	15
2.18	General Area 48	16
2.19	General Area 49	17
3	Conclusion	18

1 Introduction and Scope

1.1 Overview

In 2016, Ove Arup and Partners (Arup) was appointed by Durham County Council (DCC) to prepare a Green Belt Assessment. This note has been prepared to assess the Outer Green Belt Boundary of the County Durham Green Belt.

This note supplements the Green Belt Assessment. Full details of the assessment undertaken can be found in the Durham Green Belt Assessment, October 2016.

This purpose of this note is to assess the durability of the Durham County Council Outer Green Belt Boundary and identify any potential alterations to improve the durability of this boundary. The assessment also considers narrow areas of the Green Belt and any opportunity to alter the Green Belt in these locations.

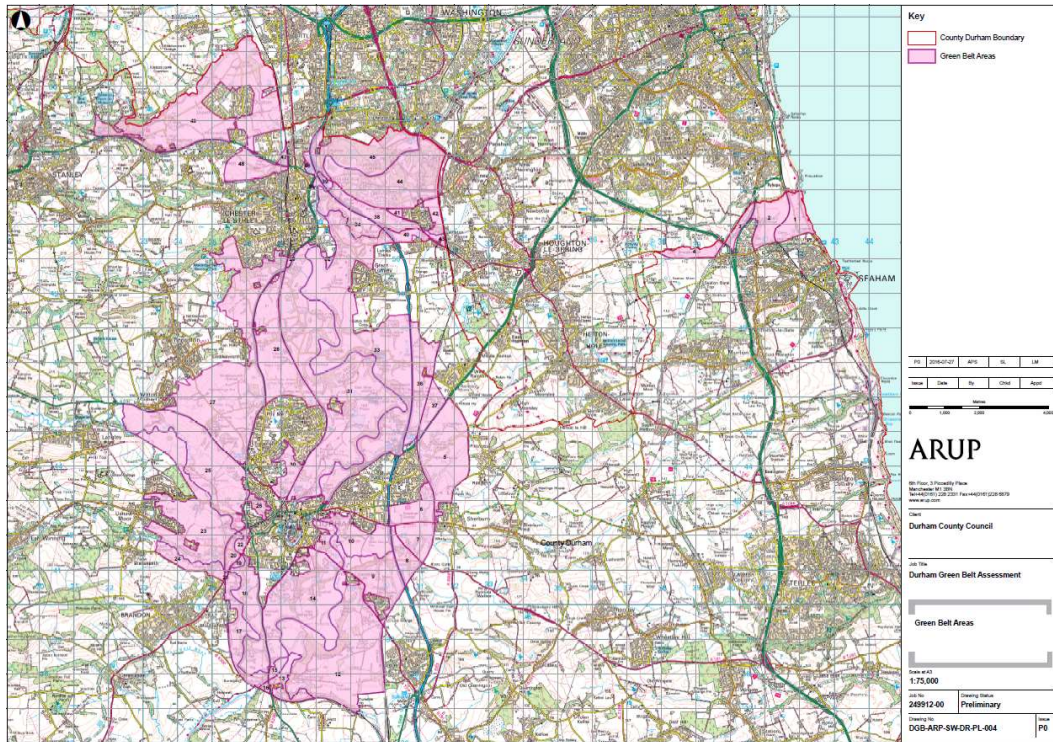
1.2 Scope of Assessment

The scope of this Outer Green Belt assessment is based on the Green Belt and General Areas shown in Figure 1. This report does not consider minor historic Green Belt errors from original drafting or from the Green Belt being created digitally.

The General Areas have been developed to allow a comprehensive assessment of the Green Belt based on:

- Inner Green Belt Boundary.
- Outer Green Belt Boundary.
- Administrative boundary (aligned with outer Green Belt boundary).
- Motorways and A-Roads.
- Strategic Waterways (Main River as specified in the River Wear Summary Catchment Management Plan (2011) and the Coastline.

Figure 1: Extent of County Durham Green Belt and General Areas



The scope of this assessment is limited to the identified General Areas that contain part of the Outer Green Belt Boundary in Durham. All General Areas that do not contain an Outer Boundary or where the Outer Boundary forms the edge of the Durham administrative boundary have not been included in this assessment. The General Areas within the scope of the assessment are therefore set out in Table 1.

Table 1: Outer Green Belt Boundary Scope

General Area	General Area contains an outer Green Belt Boundary	Boundary is GB / Neighbouring Authority beyond this boundary	Outer Boundary Assessed
1	Yes	Yes	No
2	Yes	yes	No
3	Yes	Yes	No
4	Yes	Yes	No
5	Yes	No	Yes
6	Yes ¹	No	No
7	Yes	No	Yes
8	Yes	No	Yes
9	Yes	No	Yes

¹ The outer boundary of General Area 6 forms the edge of the inset village of Sherburn and any alterations to this Green Belt boundary have therefore been considered thought the Green Belt Assessment.

General Area	General Area contains an outer Green Belt Boundary	Boundary is GB / Neighbouring Authority beyond this boundary	Outer Boundary Assessed
10	No	--	No
11	No	--	No
12	Yes	No	Yes
13	Yes	No	Yes
14	No	--	No
15	No	--	No
16	yes	No	Yes
17	Yes	No	Yes
18	No	--	No
19	No	--	No
20	No	--	No
21	Yes ²	No	No
22	No	--	No
23	Yes	No	Yes
24	Yes	No	Yes
25	Yes	No	Yes
26	No	--	No
27	Yes	No	Yes
28	No	--	No
29	No	--	No
30	No	--	No
31	No	--	No
32	No	--	No
33	Yes	No	Yes
34	No	--	No
35	No	--	No
36	Yes	No	Yes
37	Yes	No	Yes
38	No	--	No
39	No	--	No
40	Yes	Yes	No
41	No	--	No
42	Yes	Yes	No

² The outer boundary of General Area 6 forms the edge of the inset village of Brandon and any alterations to this Green Belt boundary have therefore been considered thought the Green Belt Assessment.

General Area	General Area contains an outer Green Belt Boundary	Boundary is GB / Neighbouring Authority beyond this boundary	Outer Boundary Assessed
43	Yes	Yes	No
44	yes	Yes	No
45	yes	Yes	No
46	No	--	No
47	No	--	No
48	Yes	No	Yes
49	Yes	Yes – only to the north	Yes

The durability of the Outer Green Belt boundary is based on the criteria set out in Table 2:

Table 2 Durability of the Outer Green Belt Boundary Criteria

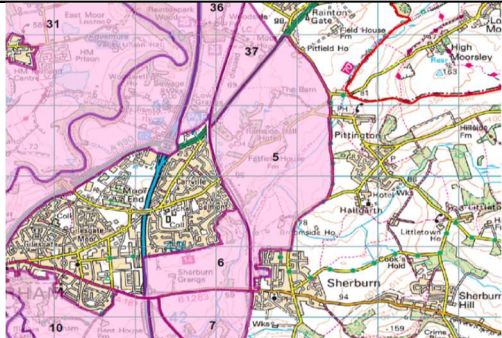
Durable Features (Readily recognisable and likely to be permanent)	<p><u>Infrastructure:</u> Motorway Roads (A roads, B roads and unclassified ‘made’ roads) Railway line (in use) Existing development with clear established, contiguous boundaries</p> <p><u>Natural:</u> Water bodies and water courses (reservoirs, lakes, meres, rivers, streams and canals) Heavy woodland or hedges or ancient woodland that is contiguous Prominent landform (e.g. ridgeline) Combination of a number of boundaries below</p>
Features lacking durability (Soft boundaries which are recognisable but have lesser permanence)	<p><u>Infrastructure:</u> Private/unmade roads or tracks Existing development with irregular boundaries Disused railway line Footpath accompanied by other physical features (e.g. wall, fence, hedge)</p> <p><u>Natural:</u> Watercourses (brook, drainage ditch, culverted watercourse) accompanied by other physical features Field boundary accompanied by other natural features (e.g. tree line, hedge line)</p>

2 Outer Green Belt Assessment

2.1 Overview

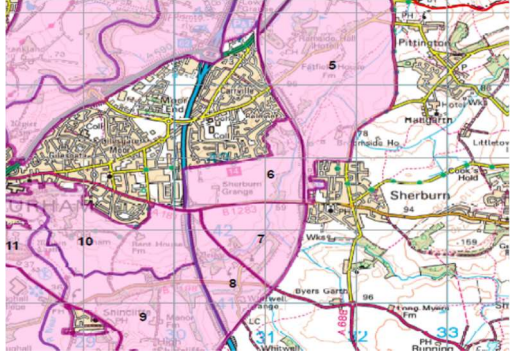
This section provides a description of the existing outer Green Belt Boundary for all the General Areas in the scope of this assessment. The durability³ of the existing boundary is noted and if any more durable boundaries exist, which could offer a more durable and permanent boundary then they are referenced. This section also provides an assessment of narrow areas of the Green Belt and any opportunity or requirement to alter this narrow areas.

2.2 General Area 5

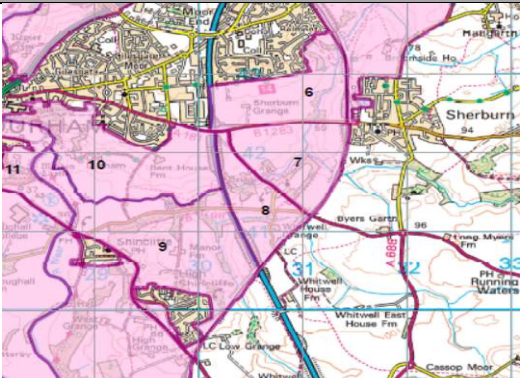
GENERAL AREA: 5 East	
<p>Location: East of Durham, south of A690, west of Lady’s Piece Lane and north of Sherburn</p> <p>Area: 313.7ha</p>	
<p>Description / durability of Existing Outer Boundary:</p>	<p>The General Area forms the outer boundary of the Green Belt to the east. The eastern boundary consists of Pitlington Road and Lady’s Piece Lane which represent strong and durable boundary.</p>
<p>Opportunities to alter Green Belt Boundary along durable boundary:</p>	<p>The Outer Green Belt Boundary is considered to be strong and durable. There are no opportunities to define the outer Green Belt boundary along a more durable boundary</p>

³ See Table 2

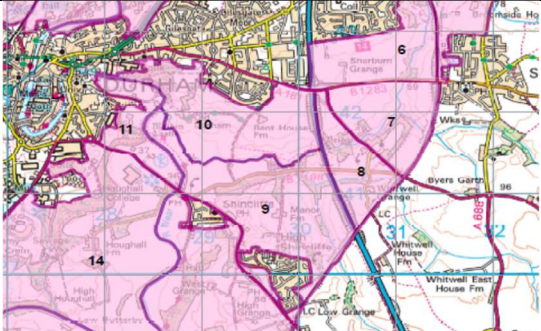
2.3 General Area 7

GENERAL AREA: 7 East	
<p>Location: East of Durham, south west of Sherburn and south of B1283</p> <p>Area: 88.9ha</p>	
<p>Description / durability of Existing Outer Boundary:</p>	<p>The General Area forms the outer boundary of the Green Belt to the east. The eastern boundary consists of the disused railway. The Green Belt designation supports a strongly defined and durable existing outer boundary.</p>
<p>Opportunities to alter Green Belt Boundary along durable boundary:</p>	<p>The Outer Green Belt Boundary is considered to be strong and durable. There are no opportunities to define the outer Green Belt boundary along a more durable boundary</p>

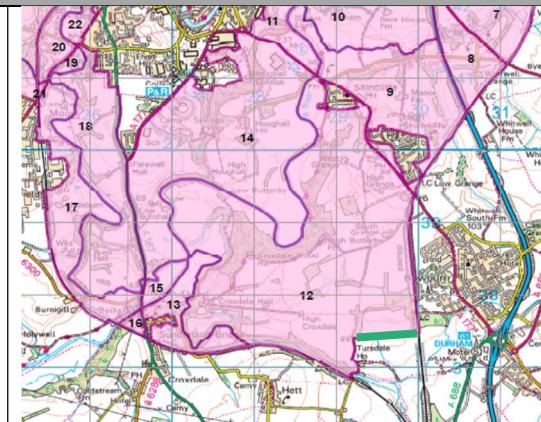
2.4 General Area 8

GENERAL AREA: 8 East	
<p>Location: East of Durham and A1(M), west of A181</p> <p>Area: 64.1ha</p>	
<p>Description / durability of Existing Outer Boundary:</p>	<p>The General Area forms the outer boundary of the Green Belt to the east. The eastern boundary consists of a disused railway. The Green Belt designation supports a strongly defined and durable existing outer boundary.</p>
<p>Opportunities to alter Green Belt Boundary along durable boundary:</p>	<p>The Outer Green Belt Boundary is considered to be strong and durable. There are no opportunities to define the outer Green Belt boundary along a more durable boundary</p>

2.5 General Area 9

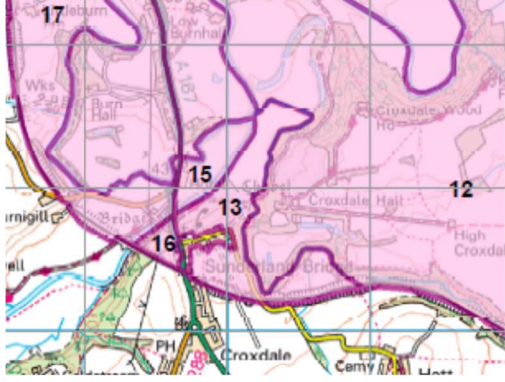
GENERAL AREA: 9 East	
<p>Location: East of Durham and west of A1(M), north of High Shincliffe</p> <p>Area: 192.1ha</p>	
<p>Description / durability of Existing Outer Boundary:</p>	<p>The General Area forms the outer boundary of the Green Belt to the east. The eastern boundary consists of a disused railway. The Green Belt designation supports a strongly defined and durable existing outer boundary.</p>
<p>Opportunities to alter Green Belt Boundary along durable boundary:</p>	<p>The Outer Green Belt Boundary is considered to be strong and durable. There are no opportunities to define the outer Green Belt boundary along a more durable boundary</p>

2.6 General Area 12

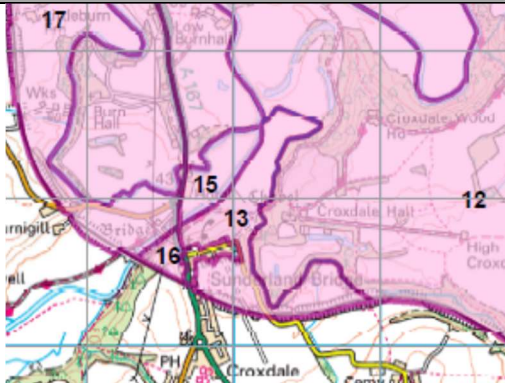
GENERAL AREA: 12 South	
<p>Location: South of Durham and the River Wear, north and west of railway lines</p> <p>Area: 695.2ha</p>	
<p>Description / durability of Existing Outer Boundary:</p>	<p>The General Area forms the outer boundary of the Green Belt to the east and south.</p> <p>The eastern boundary consists of a dismantled railway, which is a tree lined gravel path and both of which are strong and durable.</p> <p>The majority of the northern boundary consists of an operational railway line, which is considered a strong and durable boundary. However the south-eastern corner of the outer boundary is defined by an access track with sparse tree planting along part of the length. This is not considered a strong and robust outer boundary.</p>
<p>Opportunities to alter Green Belt Boundary along durable boundary:</p>	<p>There is an opportunity to strengthen the Outer Green Belt Boundary in the south-east of the General Area by using Bowburn Beck or where the operational / disused railway line meet. However it is understood that this land is an allocation in the Durham Local Plan and is to be carried forward in the</p>

	emerging Local Plan. It is therefore recommended that policy requires the creation of a defensible boundary to the north of this development, (as shown in green on the figure in proforma).
--	--

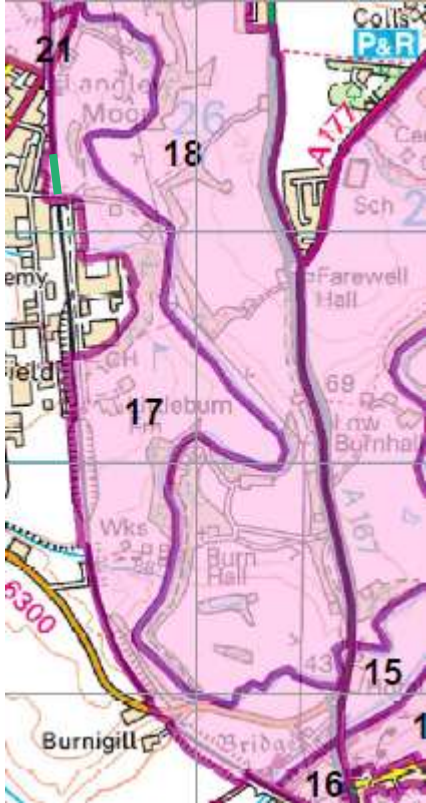
2.7 General Area 13

GENERAL AREA: 13 South	
Location: South of Durham and the River Wear, north of railway line, surrounding Sunderland Bridge Area: 59.6ha	
Description / durability of Existing Outer Boundary:	The General Area forms the outer boundary of the Green Belt to the south. The southern boundary consists of a dismantled railway, which is a tree lined gravel path and both of which are strong and durable.
Opportunities to alter Green Belt Boundary along durable boundary:	The Outer Green Belt Boundary is considered to be strong and durable. There are no opportunities to define the outer Green Belt boundary along a more durable boundary

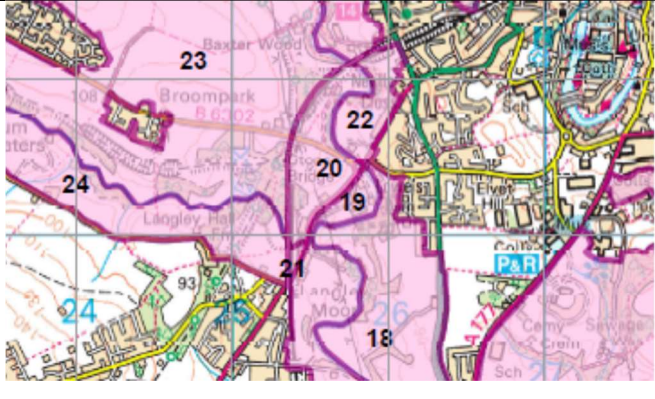
2.8 General Area 16

GENERAL AREA: 16 South	
Location: South of the River Wear, west of A167 and north of railway line Area: 6.3ha	
Description / durability of Existing Outer Boundary:	The General Area forms the outer boundary of the Green Belt to the south. The southern boundary consists of an operational railway line, which is considered a strong and durable boundary.
Opportunities to alter Green Belt Boundary along durable boundary:	The Outer Green Belt Boundary is considered to be strong and durable. There are no opportunities to define the outer Green Belt boundary along a more durable boundary

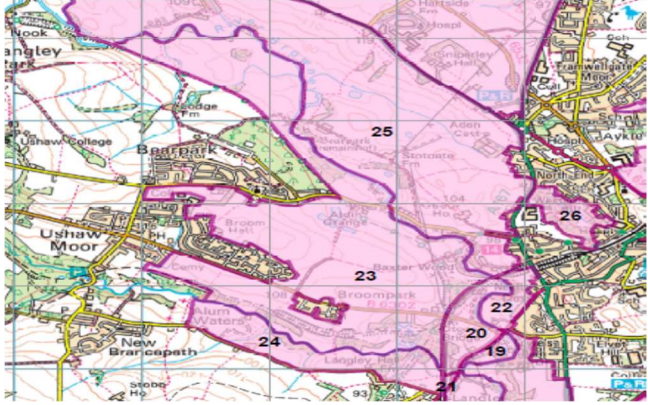
2.9 General Area 17

GENERAL AREA: 17 South	
<p>Location: South of Durham, west of River Browney and east of Durham-York train line</p> <p>Area: 134.3ha</p>	
<p>Description / durability of Existing Outer Boundary:</p>	<p>The General Area forms the outer boundary of the Green Belt to the west.</p> <p>The majority of the western boundary consists of an operational railway line, which is considered a strong and durable boundary. However the outer Green Belt boundary kinks to the east to remove an industrial estate from the Green Belt. The industrial estate is surrounded by heavy tree planting and provides a reasonable Green Belt boundary.</p> <p>The outer Green Belt includes residential development on Holliday Close within the Green Belt. The Green Belt boundary protrudes to the west of the Railway Line and the boundary is formed by the curtilage of existing residential units. This is therefore not considered to be a durable boundary.</p> <p>General Areas 17 form part of the land gap between Durham City and Meadowfield. There is no opportunity to widen this gap as it is contained by the built form of the settlements.</p>
<p>Opportunities to alter Green Belt Boundary along durable boundary:</p>	<p>The western Green Belt boundary along Onslow Terrace can be redefined to the east to remove Holliday Close from the Green Belt. The new Green Belt boundary would then be along the operational railway line. This will create a durable boundary, as shown in Green.</p>

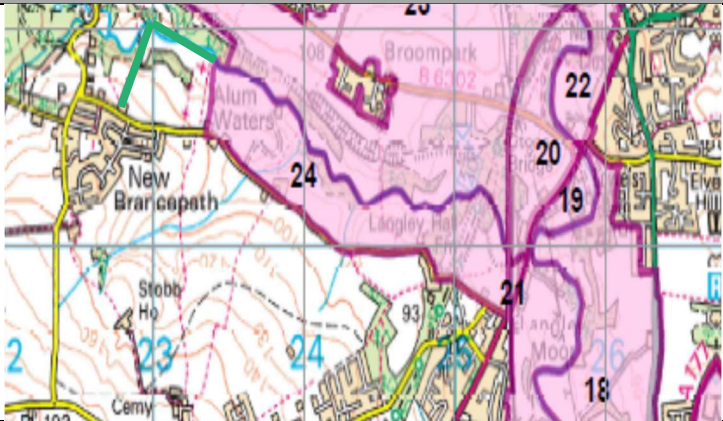
2.10 General Area 21

GENERAL AREA: 21 West	
<p>Location: East of Durham-York train line and west of A690</p> <p>Area: 1.8ha</p>	
<p>Description / durability of Existing Outer Boundary:</p>	<p>The General Area forms the outer boundary of the Green Belt to the west. The southern boundary consists of an operational railway line, which is considered a strong and durable boundary.</p> <p>General Areas 21 form part of the land gap between Durham City and Meadowfields. There is no opportunity to widen this gap as it is contained by the built form of the settlements.</p>
<p>Opportunities to alter Green Belt Boundary along durable boundary:</p>	<p>The Outer Green Belt Boundary is considered to be strong and durable. There are no opportunities to define the outer Green Belt boundary along a more durable boundary</p>

2.11 General Area 23

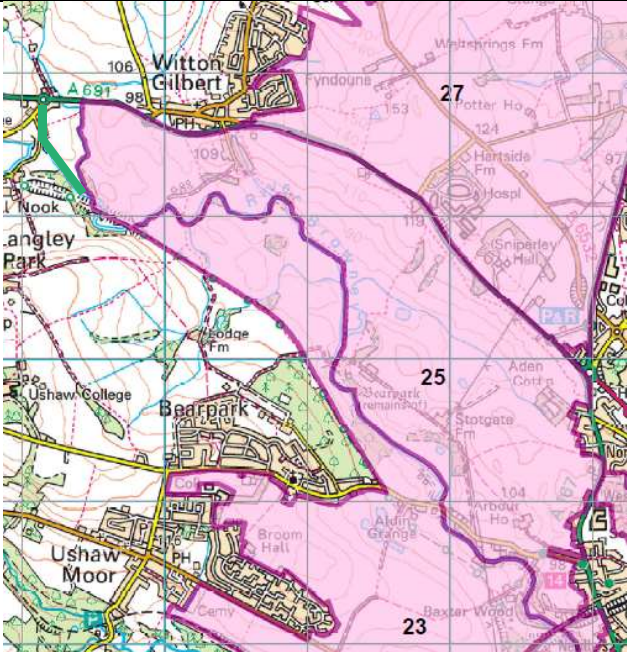
GENERAL AREA: 23 West	
<p>Location: East of Ushaw Moor and Bearpark, south of River Browney and west of Durham-York train line. Surrounds Broompark.</p> <p>Area: 409.6ha</p>	
<p>Description / durability of Existing Outer Boundary:</p>	<p>The General Area forms the outer boundary of the Green Belt to the west. This boundary consists of the Lanchester Valley Walk which is a tree lined public footpath following the route of the disused railway and represents a strong and durable boundary. The outer boundary also abuts the built form of Ushaw Moor, where the boundary is tightly drawn around the urban form. There is a small area of Green Belt in the south-west of the General Area, which is defined by field boundaries, a disused railway line and a field boundary to the south of Ushaw Moor.</p>
<p>Opportunities to alter Green Belt Boundary along durable boundary:</p>	<p>Whilst elements of the Outer Green Belt Boundary are not considered to be durable, there are no opportunities to define the outer Green Belt boundary along a more durable boundary</p>

2.12 General Area 24


GENERAL AREA: 24 West	
<p>Location: North of Sleetburn Lane, south of River Deerness and west of Durham-York train line</p> <p>Area: 70.2ha</p>	
<p>Description / durability of Existing Outer Boundary:</p>	<p>The General Area forms the outer boundary of the Green Belt to the west and south.</p> <p>The southern boundary is defined by Sleetburn Lane. This is a made up road and provides a durable boundary.</p> <p>The western boundary is defined by a field boundary to the west of Alum Waters. This boundary is not considered durable.</p>

<p>Opportunities to alter Green Belt Boundary along durable boundary:</p>	<p>There is an opportunity to alter the outer Green Belt boundary by altering it to the west and using Mill Lane and heavy tree planting towards the River Deerness (as shown in green on the figure in the proforma) to create a new western boundary.</p>
--	---

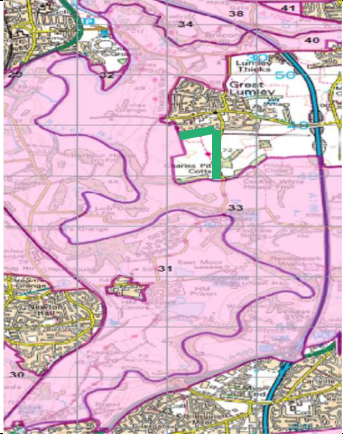
2.13 General Area 25

<p>GENERAL AREA: 25 West</p>	
<p>Location: North of River Browney, south of A691 and west of A167</p> <p>Area: 429.5ha</p>	
<p>Description / durability of Existing Outer Boundary:</p>	<p>The General Area forms the outer boundary of the Green Belt to the west and part of the north and south.</p> <p>The western boundary is defined partly by field boundaries and partly by dense tree lining and provides a non-durable boundary.</p> <p>The part of the northern boundary forming the outer boundary of the Green Belt is defined by the A691 and provides a durable boundary. Part of the southern boundary is defined by the Lanchester Valley Walk which is a tree lined public footpath following the route of the disused railway and represents a strong and durable boundary.</p>
<p>Opportunities to alter Green Belt Boundary along durable boundary:</p>	<p>There is an opportunity to alter the Outer Green Belt boundary to the west by extending it to the River Browney and the rear gardens of residential properties along Front Street to the east of Langley Park (as shown in green on the figure in the proforma) to make the outer boundary more durable.</p>

2.14 General Area 27

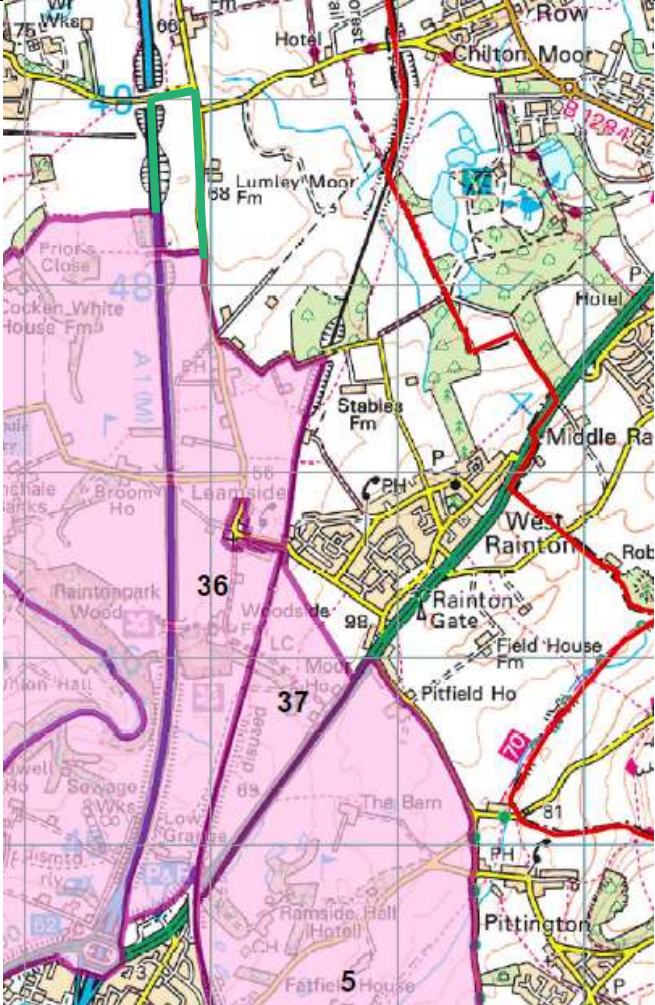
GENERAL AREA: 27 North	
<p>Location: North of A691 west of A167, south of Chester-le-Street and Sacriston</p> <p>Area: 757.5ha</p>	
<p>Description / durability of Existing Outer Boundary:</p>	<p>The General Area forms part of the outer Green Belt boundary to the west.</p> <p>This western boundary is defined by a number of features consisting of Waldrige Lane, Waldrige Country Park (to the north of the General Area), field boundaries, the limits of the villages of Kimblesworth, Nettleworth, and Witton Gilbert (to the west of the General Area). These are predominantly non-durable boundaries.</p>
<p>Opportunities to alter Green Belt Boundary along durable boundary:</p>	<p>Whilst elements of the Outer Green Belt Boundary are not considered to be durable. There are no opportunities to define the outer Green Belt boundary along a more durable boundary</p>

2.15 General Area 33

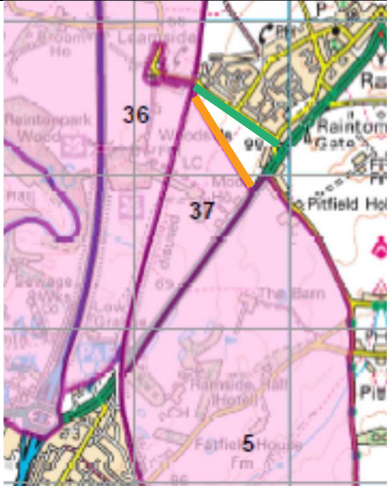
GENERAL AREA: 33 North	
<p>Location: East of River Wear, west of Great Lumley and A1(M), south of Lumley Park Burn (waterway)</p> <p>Area: 934.2ha</p>	
<p>Description / durability of Existing Outer Boundary:</p>	<p>The General Area forms part of the Outer Green Belt boundary to the east. The eastern boundary is defined by field boundaries as well as Lumley New Road, Scorer's Lane and Bow Burn forming part of Great Lumley. These boundaries are of mixed durability</p>

<p>Opportunities to alter Green Belt Boundary along durable boundary:</p>	<p>There is an opportunity to alter the outer Green Belt boundary by extending it to the east along Cocken Lane and Cambridge Drive (as shown in green on the figure in the proforma) which would represent a more durable boundary to the south of Great Lumley.</p>
--	---

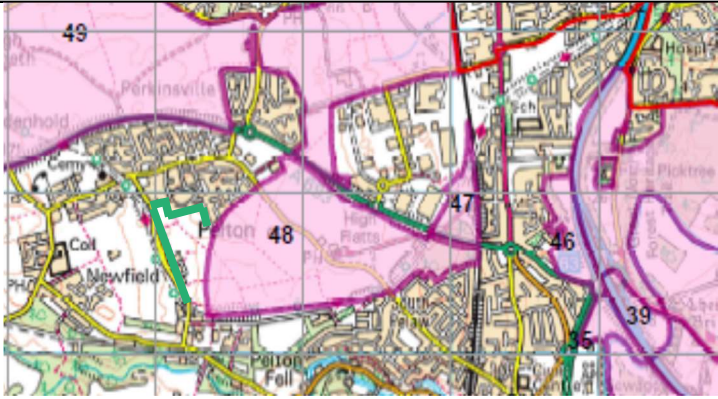
2.16 General Area 36

<p>GENERAL AREA: 36 North East</p>	
<p>Location: East of A1(M) and west of train line</p> <p>Area: 161.1ha</p>	
<p>Description / durability of Existing Outer Boundary:</p>	<p>The General Area forms part of the outer Green Belt boundary to the north and part of the east.</p> <p>The northern boundary is defined by Mark's Lane and Pithouse Lane which are tarmacked hedge lined roads and are durable boundaries. A small section of the northern boundary is defined by a private track which is not a durable boundary. Part of the eastern boundary forms the outer Green Belt boundary and is defined by the disused railway line which is a tree lined gravel footpath and is a durable boundary</p>
<p>Opportunities to alter Green Belt Boundary along durable boundary:</p>	<p>There is an opportunity to alter the outer Green Belt boundary by extending the section formed by the track further north to Front Street which would represent a more durable boundary (as shown in green on the figure in the proforma).</p>

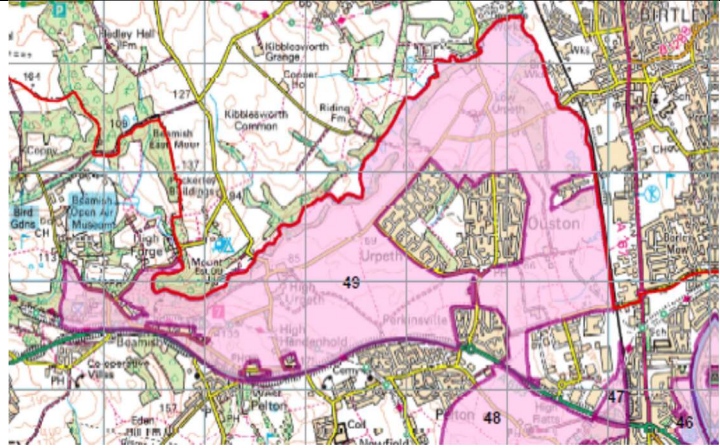
2.17 General Area 37

GENERAL AREA: 37 North East	
<p>Location: East of train line and west of A690</p> <p>Area: 56.4ha</p>	
<p>Description / durability of Existing Outer Boundary:</p>	<p>The General Area forms part of the outer Green Belt boundary to the north.</p> <p>This northern boundary does not follow any physical features and is non-durable.</p>
<p>Opportunities to alter Green Belt Boundary along durable boundary:</p>	<p>There is an opportunity to alter the Outer Green Belt boundary by extending it further north to Station Road which forms the edge of West Rainton, this would represent a durable boundary (as shown in green). However the land between the Green Belt and West Rainton has an extant planning permission for residential development. This development should provide a new man-made defensible boundary along the orange line.</p>

2.18 General Area 48

GENERAL AREA: 48 Chester-le-Street	
<p>Location: South of A693 and east of Pelton</p> <p>Area: 100.3ha</p>	
<p>Description / durability of Existing Outer Boundary:</p>	<p>The General Area forms part of the outer Green Belt boundary to the west and south.</p> <p>The western boundary of the General Area is defined by a track lining the edge of Pelton and a public footpath which is not accompanied by any other physical features. These do not represent durable boundaries.</p> <p>The southern boundary of the General Area is defined by the Consett and Sunderland Railway Path which is a disused railway line that is now used as a cycle route and is a durable boundary.</p>
<p>Opportunities to alter Green Belt Boundary along durable boundary:</p>	<p>There is an opportunity to alter the Outer Green Belt boundary by extending it further west to Station Lane, (shown in green on the proforma) which would represent a more durable western boundary. However part of this boundary would line the rear gardens of residential properties in Pelton which would not be durable.</p>

2.19 General Area 49

GENERAL AREA: 49 Chester-le-Street	
<p>Location: Surrounds Ouston, north of A693, south of River Team</p> <p>Area: 672ha</p>	
<p>Description / durability of Existing Outer Boundary:</p>	<p>The General Area forms the Outer boundary of the Green Belt to the west and south. To the north, the General Area forms the edge of the Durham County Council administrative boundary. Beyond this boundary is Green Belt within the Gateshead Council administrative area.</p> <p>The southern boundary is defined by the A693. This is a durable boundary. The western boundary is defined by the Letch Burn (water course) and heavy wooded planting around the Beamish Museum.</p>
<p>Opportunities to alter Green Belt Boundary along durable boundary:</p>	<p>The Outer Green Belt Boundary is considered to be strong and durable. There are no opportunities to define the outer Green Belt boundary along a more durable boundary</p>

3 Conclusion

Our assessment has shown that there is an opportunity to redefine the Outer County Durham Green Belt in the following General Areas to create a more robust and permanent Outer Green Belt Boundary:

- **General Area 12:** There is an opportunity to strengthen the Outer Green Belt Boundary in the south-east of the General Area by using Bowburn Beck or where the operational / disused railway line meet. However it is understood that this land is an allocation in the Durham Local Plan and is to be carried forward in the emerging Local Plan. It is therefore recommended that policy requires the creation of a defensible boundary to the north of this development, (as shown in green on the figure in proforma).
- **General Area 17:** The western Green Belt boundary along Onslow Terrace can be can be redefined to the east to remove Holliday Close from the Green Belt. The new Green Belt boundary would then be along the operational railway line. This will create a durable boundary, as shown in green.
- **General Area 24:** There is an opportunity to alter the outer Green Belt boundary by altering it to the west and using Mill Lane and heavy tree planting towards the River Deerness (as shown in green on the figure in the proforma) to create a new western boundary.
- **General Area 25:** There is an opportunity to alter the Outer Green Belt boundary to the west by extending it to the River Browney and the rear gardens of residential properties along Front Street to the east of Langley Park (as shown in green on the figure in proforma) to make the outer boundary more durable.
- **General Area 33:** There is an opportunity to alter the outer Green Belt boundary by extending it to the east along Cocken Lane and Cambridge Drive (as shown in green on the figure in the proforma) which would represent a more durable boundary to the south of Great Lumley.
- **General Area 36:** There is an opportunity to alter the outer Green Belt boundary by extending the section formed by the track further north to Front Street which would represent a more durable boundary (as shown in green on the figure in the proforma).
- **General Area 37:** There is an opportunity to alter the Outer Green Belt boundary by extending it further north to Station Road which forms the edge of West Rainton, this would represent a durable boundary (as shown in green). However the land between the Green Belt and West Rainton has an extant planning permission for residential development. This development should provide a new man-made defensible boundary along the orange line.

Durham County Council

**A Review of the Proposed
Extension to the North West
Durham Green Belt**

Technical Supporting Note to the
Durham County Council Green Belt
Assessment

Final Draft

Draft |

Draft

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

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

Job number 2499412-00

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

ARUP

Document Verification

ARUP

Job title		A Review of the Proposed Extension to the North West Durham Green Belt		Job number		2499412-00	
Document title		Technical Supporting Note to the Durham County Council Green Belt Assessment		File reference			
Document ref		Final Draft					
Revision	Date	Filename	2016.07.29 Durham New Green Belt Paper.docx				
Draft 1	29 Jul 2016	Description	First draft				
			Prepared by	Checked by	Approved by		
		Name	Victoria Robinson	Laura Marchant	Nicole Harrison		
		Signature					
Issue	20 Sep 2016	Filename	2016.09.20 Durham New Green Belt Paper Final.docx				
		Description					
			Prepared by	Checked by	Approved by		
		Name	Victoria Robinson	Laura Marchant	Jane Healey-Brown		
		Signature					
		Filename					
		Description					
			Prepared by	Checked by	Approved by		
		Name					
		Signature					
		Filename					
		Description					
			Prepared by	Checked by	Approved by		
		Name					
		Signature					
Issue Document Verification with Document							<input checked="" type="checkbox"/>

Contents

	Page
1 Introduction	1
1.1 Overview	1
1.2 Purpose of this Technical Supporting Note	1
1.3 Structure of the Technical Supporting Note	1
2 History of Proposals to Extend the North Western Green Belt	3
2.1 Overview	3
2.2 Origins of the Tyne and Wear Green Belt	3
2.3 Regional Planning Guidance for the Northern Region (RPG7) (1993)	5
2.4 County Durham Structure Plan (1991-2006)	6
2.5 The North East of England Plan (Regional Spatial Strategy for the North East to 2021)	10
2.6 County Durham Plan (Examination 2014)	11
2.7 Current Policy Context	14
2.8 Conclusions and Defining the Area for Assessment	17
3 Success of the Existing Policies in the Area of Assessment	18
3.1 Overview	18
3.2 Development Plan Context for the ‘Area of Assessment’	18
3.3 Current Success of Policies within the ‘Area of Assessment’	18
3.4 Anticipated Development Pressures in North West Durham	22
4 Extending the Green Belt: Best Practice Guidance and Comparative Examples	24
4.1 Overview	24
4.2 National Planning Policy Context	24
4.3 Best Practice Guidance	25
4.4 Comparative Examples	25
5 Evaluating the Evidence for Extension of the Green Belt in North West Durham	27
5.1 Overview	27
5.2 Evaluating the Success of the Existing Policies within the North West Durham Area	27
5.3 Evaluating the Justification for Green Belt Extension against NPPF Paragraph 82	28
5.4 Meeting the Five Purposes of the Green Belt	32
5.5 Evaluation of Options to Resist Inappropriate Development	34

6	Conclusion and Recommendations	36
6.1	Conclusions	36
6.2	Recommendations	36

Draft

1 Introduction

1.1 Overview

Ove Arup and Partners Limited ('Arup') was commissioned in May 2016 by Durham County Council to undertake a review of the extent of the Green Belt in Durham County area.

To inform the production of the County Durham Plan, Durham County Council are seeking objective advice on the extent to which the strategic coverage of the Green Belt within the County should be revised. Therefore, at the same time as identifying land which is weakly performing the five purposes of the Green Belt set out within the National Planning Policy Framework to accommodate future growth, it is necessary to validate whether area to the North West of Durham which has been historically proposed for Green Belt expansion should be retained within the next iteration of the County Durham Plan.

1.2 Purpose of this Technical Supporting Note

This Technical Supporting Note specifically considers whether there is an exceptional circumstances case to justify the expansion of the Green Belt in the North West of the County. This sits alongside a full Green Belt Assessment, which is reported separately.

The concept for, and broad extent of, Green Belt expansion in the area surrounding Consett and Stanley in the North West of the County was first introduced within the Regional Planning Guidance (1993), reiterated within County Structure Plan (1999) and furthered within the now revoked North East Regional Spatial Strategy (2008). However the detailed boundaries of the Green Belt at this location were never formally adopted through a Local Plan for Derwentside District, and therefore it is for the County Durham Plan to determine the extent of the Green Belt in the North West of the County.

A number of Consultation Reports were produced to support the Durham County Plan, which was progressed to Examination in 2014. Although these reports and the pre-submission draft were withdrawn following the Inspector's Interim Report in February 2015 and subsequently quashed through Judicial Review, the rationale behind the proposed expansions provides the starting context for the Technical Note. The Purpose of this Technical Supporting Note is therefore to provide updated advice and assess the case for expanding the North West Durham Green Belt, and specifically the area between Consett and Stanley.

1.3 Structure of the Technical Supporting Note

The structure of this Technical Supporting Note is approached in two parts: the first, sets out the chronology of proposals for extension of the Green Belt in North West Durham, followed by a review of the success of existing policies in the area, to determine the context for perceptions for change in this area. The second evaluates

Part 1: Understanding the Context for Perceptions for Change in the North West Durham Area

- **Section 2 History of Proposals to Extend the North Western Green Belt:** Examines the history of proposals to extend the Green Belt in the North Western Green Belt to the area surrounding Consett and Stanley. This section will set out historic representations for change, whilst also validating the ‘starting point for review’.
- **Section 3 Success of the Existing Policies in the Area of Assessment:** This assesses the success of previous policies designations within the area, and appraises future development pressures within the area, to understand determine whether perceptions for change are based in reality.

Part 2: Evaluating the Possibility of Extending the Green Belt against NPPF Paragraph 82 and Alternative Development Management Tools

- **Section 4 Extending the Green Belt: Best Practice Guidance and Comparative Examples:** Reviews good practice guidance and comparative examples for extending the Green Belt designation;
- **Section 5 Evaluating the Evidence for Extension of the Green Belt in North West Durham:** Using the available information, the final section of the report reviews the appropriateness of extending the North West Durham Green Belt.

2 History of Proposals to Extend the North Western Green Belt

2.1 Overview

This section of the Report sets out the chronological history of proposals for the North Western Green Belt over successive plans. Specifically, this references the original role and purpose of the Tyne and Wear Green Belt, before reviewing Regional Planning Guidance, the County Durham Structure Plan and the Derwentside District Local Plan to account for shifting requirements to extend the general extent of the Green Belt to the North West of Durham. Whilst some of these plans are now revoked, understanding their approach to the issue provides an appropriate starting point for review.

1965	Sunderland Periphery Town Map (1965)	Defined original role for the Tyne and Wear Green Belt.	Superseded
1968	Green Belt Proposed Modifications Schedule (1968)	Established that area to the south of Gateshead had not been covered by Green Belt notation, and indeed development in these areas will be controlled to ensure that they will be kept open.	Superseded
1969	Durham County Development Plan First Review (1969)	General Extent of GB was adopted.	Superseded
1993	Regional Planning Guidance for the Northern Region (RPG7) (1993)	Advised Durham County Council to examine the case for an extension to the approved Tyne and Wear Green Belt to the south of Gateshead.	Superseded
1997	Derwentside District Local Plan (1997)	The Derwentside Local Plan 1997 (with saved policies from 2009), did not designate Green Belt within the District area, which is likely to result from the Derwentside Local Plan being adopted before the Structure Plan	Remains Part of the Development Plan
1999	County Durham Structure Plan (1991-2006) (adopted March 1999)	The Structure Plan set out the general extent of the area of the North Durham Green Belt, however, the Plan reiterated that the detailed boundaries of the Green Belt were the responsibility of the Local Authority to determine.	Superseded
2008	North East of England Plan (Regional Spatial Strategy for the North East to 2021)	Within Policy 9, the RSS established that detailed boundaries for Green Belt should be defined in relevant Local Development Frameworks, particularly around the area to the north of Consett and Stanley	Revoked
2014	County Durham Plan (Examination 2014)	The County Durham Plan: North West Green Belt Update Paper set out the case for extending the Green Belt	Withdrawn
2014	National Planning Policy Framework	Paragraph 82 states that 'new Green Belts should only be established in exceptional circumstances, for example when planning for larger scale development such as new settlements or major urban extensions.' (Paragraph 82).	Remains Part of the Development Plan

ARUP

2.2 Origins of the Tyne and Wear Green Belt

The North West Durham area lies adjacent to the Tyne and Wear Green Belt, which was established within the Sunderland Periphery Town Map (1965), before the general extent was adopted within the former Durham County Development

Plan First Review (1969). The Green Belt Proposed Modifications Schedule (dated 29th July 1968) stated:

'The area south of Sunderland County borough between the Durham – Sunderland Road A690 and the Coast; the area between Washington New Town and the Approved Green Belt areas south of Wickham, Gateshead, Felling, Hebburn and Jarrow are not covered by Green Belt notation. These areas are however included within an area for which a comprehensive land use/transportation study has been commissioned and, pending the completion of the study and the approval of the proposals submitted by the Planning Authority, development will be controlled to ensure that they will be kept open.'

The over-riding purpose of the Tyne and Wear Green Belt is to check the unrestricted urban sprawl of settlements within the Tyne and Wear conurbation. Specifically, policy EN9 of the Tyne and Wear Structure Plan considered that a Green Belt should be defined using the following principles:

- *Broadly approximates to the existing Green Belt;*
- *Prevents the merging of the following settlements: Sunderland with Washington, Houghton-le-Spring or Tyneside; Gateshead with Washington, Birtley, Kibblesworth or Whickham, Newburn with Throckley; and*
- *Checks the urban sprawl around and maintains the separate character of Crawcrook, Ryton, Winlaton and Whickham.*

In addition, the Tyne and Wear Green Belt Local Plan (1985) stipulated that the areas to be included in the Green Belt are mindful of the development requirements of the Structure Plan in the longer term, and that the likelihood of a future designation of areas of 'white land' in the south west Gateshead area. The Green Belt Local Plan (1985) also noted that areas of land to be included in the Green Belt had also taken into account the areas around the southern outskirts of Tyneside which were proposed within the former Durham County Council as Green Belt, however these were not confirmed.

Conclusion: The North West Durham area lies adjacent to the Tyne and Wear Green Belt; the purpose of which was generally to check the urban sprawl of conurbations within the Tyne and Wear, prevent the merging of South Tyneside and Sunderland and maintain the separate character of settlements which lie between. Whilst the area between Consett and Stanley was not designated as Green Belt within these documents, both the Tyne and Wear Structure Plan and the Green Belt Local Plan recognise that there are areas to the south west of Gateshead which are necessary to keep open, however which it was not necessary to designate areas of Green Belt.

The Green Belt designations with Gateshead and Northumberland extend up to the County Durham border, and cover the entirety of the Derwent Valley.

2.3 Regional Planning Guidance for the Northern Region (RPG7) (1993)

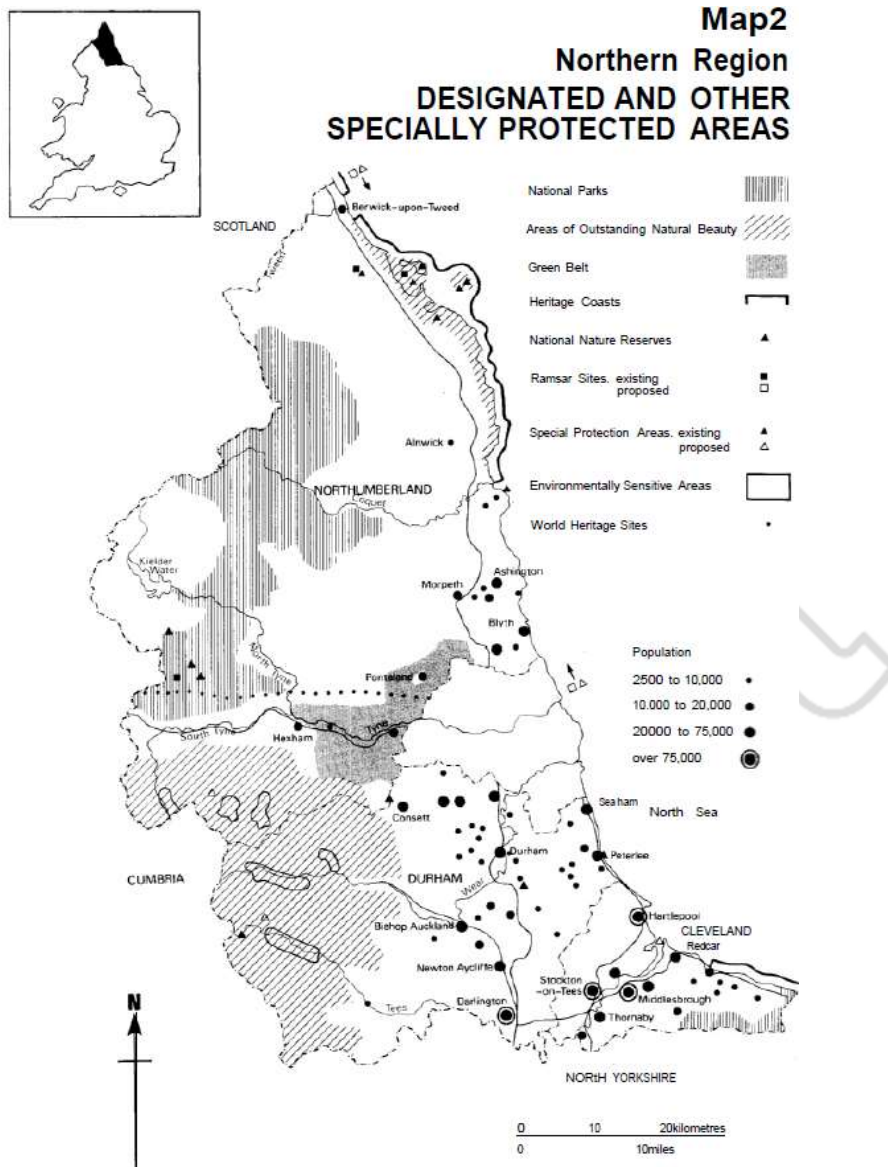
The explicit need for a Green Belt in the North West of County Durham, specifically that between Consett and Stanley, was first formally established within the Regional Planning Guidance in 1993. The Regional Planning Guidance began to clarify how the Green Belt within the North East was considered to be implemented differently within different locations:

- The role of the Green Belt in Cleveland and South-East Northumberland was considered to serve the role of checking urban sprawl, safeguarding countryside, preventing neighbouring towns and villages from merging, and assisting in urban regeneration through policies which set limits to development and for the retention of green wedges in urban areas and open land between built-up areas.
- In Durham, the achieving of Green Belt objectives are pursued by a policy of consolidating settlements.

Most importantly, the Regional Planning Guidance mandated Northumberland County Council to consider an extension of the Green Belt to the south-east side of Northumberland. Specifically, Paragraph 3.16 states that:

*“3.16 In preparing the Second Alteration to their Structure Plan, Northumberland County Council should consider an extension of the Green Belt in south-east Northumberland, compatible with the guidance in PPG2. This should complement the extension of the existing Green Belt which was recommended for consideration by North Tyneside Metropolitan Borough Council in the strategic planning guidance for Tyne and Wear (RPG1) and was designed to assist urban regeneration within the metropolitan area. On the same basis, and to cover a sufficiently wide area to secure effective protection from development pressures, **Durham County Council should examine the case for an extension to the approved Tyne and Wear Green Belt to the south of the Gateshead Metropolitan Borough Council area and to the west and south of the Sunderland City Council area**” [Arup emphasis].*

Figure 1 Extent of Green Belt Designation within the Regional Planning Guidance



Conclusion: The Regional Planning Guidance (RPG) established that the Green Belt surrounding South Durham, and that in south east Northumberland, was implemented and maintained differently. More importantly, the RPG required Durham to consider the case for an extension to the approved Tyne and Wear Green Belt to south of the Gateshead MBC and to the west and south of the Sunderland City Council area.

2.4 County Durham Structure Plan (1991-2006)

The Structure Plan set out the general extent of the area of the North Durham Green Belt, however, the Plan reiterated that the detailed boundaries of the Green Belt were the responsibility of the Local Authority to determine. Whilst the policy requirements are set out within the ‘Adopted Structure Plan’ section, it is important to show the discourse which led to the proposed extension of the Green Belt in the north west of Durham County.

Structure Plan Examination: Perspectives on Extension

County Council Matter Statement (Discussion Matter 2A and 2B)

Within the Summary of Statement by Durham County Council, the Council considered that ‘substantial support has been given to the principle of a Green Belt but most respondents argue that the extent should be greater’.

With regard to the Tyne and Wear Green Belt into the north of County Durham, the County Council considered that ‘normal planning and development control policies would not guarantee the necessary permanent openness of the area due to the continuing development pressures which nor require to be addressed’. In addition, the Matter Statement set out that ‘Green Belt in North Durham, is proposed as an essential extension to the Tyne and Wear Green Belt’, however it was only considered to meet ‘three of the five purposes of Green Belt designation set out in Planning Policy Guidance 2: Green Belts’.

Summary of Discussions at Structure Plan Review Examination (September 1996)

A discussion panel was held into the extension scenarios for the North Durham Green Belt. The Chairman questioned: what should be the extent of the Green Belt in North Durham, what happens post-2006, and whether there should be one Green Belt for North Durham/ Durham City as a Strategic Policy.

Durham County Council considered that based on the available evidence of development pressures within the north of the County which extended from both inside and outside, the County Council considered that they were not proposing a new Green Belt, but “an extension and a rounding off” the Tyne and Wear Green Belt. The summary of discussions made explicitly clear that there were differences in the function between the two Green Belt areas which they were proposing.

In relation to the North Durham Green Belt, the following points were raised by each of the District Councils within the County and neighbouring Authorities:

- Derwentside District Council stipulated that at a Public Local Inquiry within the area had support their Local Plan policies, which directed growth towards Consett and Stanley. The District Council considered that there was no threat of development to the north of these towns because there were policies in both the Local Plan and Structure Plan Review to protect those areas. The District Council did not consider that Green Belt at this location was necessary.
- Gateshead Metropolitan Borough Council proposed additional areas in Chester le Street and Derwentside Districts which they considered necessary to achieve a substantial open area around the conurbation. GMBC highlighted that they had proposed two extensions to the Tyne and Wear Green Belt in their own area, which would bring the Green Belt up to the County Durham boundary. GMBC considered that none of the proposals would constrain appropriate development strategies up to 2006.

- Council for the Protection of Rural England agreed with Derwentside District Council that there was no overwhelming case for an extension into Derwentside.

Structure Plan Review Examination Panel Report (December 1996)

The panel report associated within the Structure Plan sets out the discussion and partial justification behind the evaluation of expansion plans to the North Durham Green Belt. Specifically, it was during that Structure Plan review that the County Council planned for the Durham City Green Belt to function as a separate entity from any North Durham Green Belt proposals suggested within RPG7. The Examination Panel Report furthers that: ‘it seems the sub-regional nature of Green Belts has not been fully-recognised in the proposals put forward and we feel that a Green Belt which mirrors Northumberland’s proposals and covers the southern edge of the Tyne and Wear conurbation is the proper way forward’.

The County Council therefore recommended the extension to cover Allensford, south west of Consett, then south eastwards embracing Esh Winning and Brandon, south of Durham City at Croxdale, south of Bowburn and Ludworth, eastwards to the coast between Peterlee and Easington Village. The exact boundaries of the Green Belt were therefore deferred to the District Councils to determine.

The Examination in Public Panel Report considered that ‘leaving out areas of land from all embracing Green Belt immediately focusses development pressure on those gaps’. With regard to the land surrounding Consett and Stanley, it was recognised that the settlement have not fared as well as neighbouring Chester-le-Street. However, the County Council considered that by designating Green Belt around these settlements, areas could be set aside for necessary development by the respective District Authority.

Recommendations following the Inspector’s Report into the Structure Plan (1996)

Following extensive consultation into the Structure Plan, a number of recommendations were made which set out the proposed extensions and deletions to the Green Belt. Specifically for the area surrounding Consett, Stanley and Lanchester, the report recommended that the area was not considered for designation of the Green Belt as:

- The area is currently being put forward for European Funding, and therefore the designation of Green Belt at this location would fetter the development potential of the area.
- Normal development control policies are perfectly adequate to cope with any development pressure within the area. Therefore, under the provision of PPG 2, the designation of this area as Green Belt is not justified.
- The area was not discussed at the EIP. To bring this after forward would introduce a new issue which could generate significant objections and a re-opening of the EIP.

Conclusion: The Examination of the Structure Plan revealed the following perceptions for the extension of the Green Belt in North West Durham:

- The County Council considered that normal planning and development control policies would not guarantee the necessary permanent openness of the area due to development pressures. The County Council supported a ‘rounding off of the Tyne and Wear Green Belt’, however, it was recognised that the Green Belt designation at this location would only achieve three of the five purposes set out in PPG2.
- Derwentside District Council considered that there was no threat of development to the north of Consett and Stanley, and therefore no need to consider Green Belt at that location, as there was sufficient policies in both the Local Plan and the Structure Plan Review to protect these areas.
- Gateshead MBC considered an extension to the Green Belt necessary on the basis that it was necessary to achieve a substantial open area around the conurbation.

Despite the contrasting perspectives on extension, the Panel Report considered that designating gaps within all-embracing Green Belt focused development within these gaps. Within broad designations of Green Belt there was a recognition that District Authorities could set aside sufficient land for development, and that normal development control policies were sufficient to cope with development pressure in the area.

Adopted Structure Plan

Chapter 7 of the adopted County Durham Structure Plan (1991-2006) considered the role of the North Durham Green Belt. The Plan considers that a North Durham Green Belt is needed to check the sprawl of the Tyne and Wear conurbation, prevent towns in the north of the County from merging into one another and to assist in safeguarding the countryside from encroachment as well as preserving the setting and special character of Durham City. The Green Belt will also assist urban regeneration in the towns in the north west and east of County Durham and in the former mining villages around Durham City (7.4).

Paragraph 7.5 states that the ‘approved Tyne and Wear Green Belt’, together with the extensions proposed in the Unitary Development Plans for Gateshead and Sunderland, afford protection to the open areas between the conurbation and the northern boundary of County Durham. The land to the north of Consett, Stanley and Chester-le-Street with the Derwent and Tean Valleys lies adjacent to the Tyne and Wear Green Belt and has a close visual and functional relationship with the conurbation Green Belt area. The Green Belt in Durham will strengthen the Green Belt in Tyne and Wear and secure effective protection to check the potential outward expansion of the conurbation, assist in safeguarding the countryside from encroachment, assist in urban regeneration in Consett and Stanley by encouraging the recycling of derelict and other urban land, and will help in creating more sustainable patterns of development and growth’.

Paragraph 7.9 of the Structure Plan sets out the general extent of the area of the North Durham Green Belt as set out in Policy 5. However the Structure Plan did

stipulate that it was for the Local Plans to define detailed boundaries. In addition, Paragraph 7.10 states that ‘there is sufficient land potentially available elsewhere in the County to meet overall development needs for the Structure Plan and beyond’. The remainder of the policy guidance requires the District Authorities not to draw the inner boundaries of the Green Belt excessively tightly.

Figure 2 Inset from the Durham Structure Plan which sets out policy requirement to extend the Green Belt north of Consett and Stanley.

POLICY 5
THERE SHALL BE A GREEN BELT IN NORTH DURHAM SOUTH OF THE TYNE AND WEAR CONURBATION COVERING THE FOLLOWING GENERAL AREAS:

(A) NORTH OF CONSETT AND STANLEY, AND EASTWARDS TO CHESTER-LE-STREET;

(B) EXTENDING SOUTH-WESTWARDS FROM CHESTER-LE-STREET, EAST OF KIMBLESWORTH, SOUTH OF WITTON GILBERT, EAST OF BEARPARK AND SOUTHWARDS TO CROXDALE, AND THEN NORTH-EASTWARDS TO SHERBURN AND WEST RAINTON, TO ENCIRCLE DURHAM CITY; AND

(C) NORTH AND NORTH WEST OF SEAHAM

PRECISE BOUNDARIES, INCLUDING THOSE AROUND TOWNS AND VILLAGES, WILL BE DEFINED IN DISTRICT LOCAL PLANS.

LOCAL PLANS SHOULD MAKE PROVISION FOR AN INTERCHANGE FACILITY ON THE LEAMSIDE LINE AT CARRVILLE TO THE EAST OF DURHAM CITY, AS IDENTIFIED IN POLICY 34, AND THE NORTH OF ENGLAND OPEN AIR MUSEUM IN ACCORDANCE WITH POLICY 57, BY EXCLUDING THESE AREAS FROM THE GREEN BELT AND BY MAKING APPROPRIATE ALLOCATIONS FOR THESE PARTICULAR DEVELOPMENTS.

Conclusion: The Plan considers that a North Durham Green Belt is needed to check the sprawl of the Tyne and Wear conurbation, prevent towns in the north of the County from merging into one another and to assist in safeguarding the countryside from encroachment as well as preserving the setting and special character of Durham City. The Green Belt will also assist urban regeneration in the towns in the north west and east of County Durham and in the former mining villages around Durham City (7.4).

As a result, the former County Durham Structure Plan in 1999 identified the need for a Green Belt north of Consett and Stanley and eastwards to Chester-Le-Street. The intention was for the Derwentside District Local Plan to define the extent and boundaries for the Green Belt, however not to draw the inner boundaries of the Green Belt excessively tightly.

2.5 The North East of England Plan (Regional Spatial Strategy for the North East to 2021)

The Regional Spatial Strategy (RSS) for the North East sets out a long-term strategy for the spatial development of the North East Region of England. Prior to its revocation in 2013, the RSS replaced all of the policies in the Durham County Structure Plan (1999), Tees Valley Structure Plan (2004) and the Northumberland County and National Park Joint Structure Plan (2005), with the exception of

Policy S5 (Green Belt) in the Northumberland County and National Park Joint Structure Plan First Alteration.

Within the supportive text on Development Principles and Locational Strategy, the RSS notes that the ‘Derwent Valley is a particular pressure area for commuter development because of its attractive nature and proximity to the Tyne and Wear conurbations’. It furthers that ‘Green Belt prevents the potential outward expansion of the conurbation and assists the urban regeneration of Consett and Stanley’. The Strategy considers finally that ‘it is therefore important that regeneration focuses on Chester-le-Street, Consett, Crook and Stanley, providing for indigenous growth, justified by local needs, and does not fuel increasing levels of commuting’.

Whilst revoked, it is worth referencing that Policy 9 (Section 9.5) stipulated that Green Belt within the North East should:

- a. *prevent the merging of:*
- b. *Sunderland with Seaham, Houghton-le-Spring, Washington or Tyneside;
Gateshead with Hebburn, Washington, Birtley or Whickham;
Washington with Chester-le-Street;
Newcastle upon Tyne with Ponteland, Newcastle International Airport, or Cramlington;
North Tyneside with Cramlington or Blyth; and
Durham City with Chester-le-Street.*
- c. *preserve the setting and special character of Durham City, Hexham, Corbridge and Morpeth;*
- d. *assist in urban regeneration in the city-regions by encouraging the recycling of derelict and other urban land; and*
- e. *maintain the broad extent of the Green Belt with detailed boundaries to be defined in relevant Local Development Frameworks, around Morpeth and the area to the north of Consett and Stanley and eastwards to Chester-le-Street.*

Conclusion: Whilst revoked, the RSS established that detailed boundaries for Green Belt should be defined in relevant Local Development Frameworks, particularly around the area to the north of Consett and Stanley. This was as a result of the attractive nature of the Derwent Valley, and how the designation of Green Belt could indeed assist in urban regeneration of Consett and Stanley.

2.6 County Durham Plan (Examination 2014)

A number of Consultation Reports were produced to support the Durham County Plan, which was progressed to Examination in 2014. Although these reports, and the pre-submission draft were withdrawn following the Inspector’s Interim Report in February 2015 and subsequent quash through Judicial Review, the rationale behind the proposed expansions within these studies remains a fundamental review point for this Technical Supporting Note to consider.

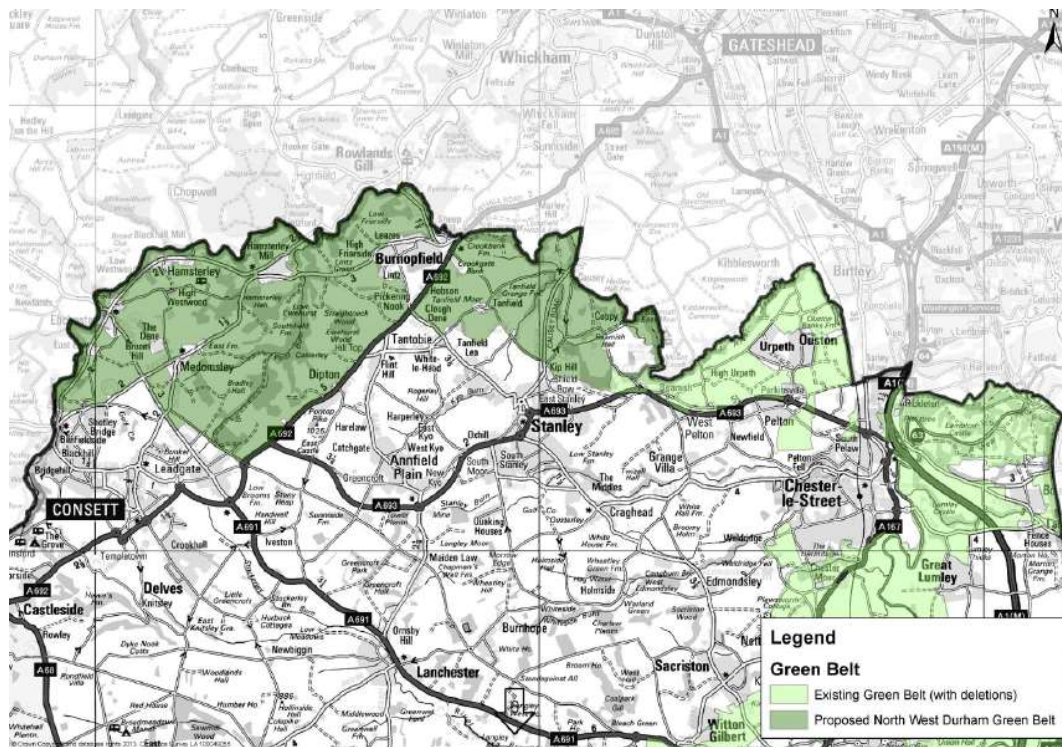
This section does not review the content of the Green Belt policies within the County Durham Plan Examination Version 2014 as these do not carry material

weight as a planning consideration. However, it does review the rationale for expansion within the supporting technical evidence.

The County Durham Plan: North West Durham Green Belt Update Paper (2013)

This policy paper was prepared in support of Policy 14 from the Pre-Submission County Durham Plan, with the purpose of re-evaluating and justifying the requirement for a Green Belt in North West Durham. The Paper sets out the likely extent of the North West Durham Green Belt.

Figure 3 Extent of the proposed Green Belt for North West Durham identified in the Pre-Submission Draft (2013, Update Paper)



Specifically, Policy 14 of the Pre-Submission County Durham Plan sets out a requirement for designating a Green Belt within North West Durham. In order to justify the extension of the North West Durham Green Belt, the Update Paper evaluates the area for proposed extension against the requirements of the Paragraph 82 of the NPPF. The following tables include a summary of the detail within “The County Durham Plan: North West Durham Green Belt Update Paper (2013)”. Arup analysis of the extent to which the North West Durham ‘Area of Assessment’ achieves the component parts of Paragraph 82 is set out within Section 5.

Demonstrate why normal planning and development management policies would not be adequate
<p>Policies within the Derwentside District Local Plan (2009) seek to contain development pressures; with policies EN1 and EN2 seeking to protect the countryside and prevent urban sprawl. The Paper stipulated that these policies will be replaced by the County Durham Plan, which will continue to protect the countryside and direct the majority of new development to existing settlements.</p>

<p>The Paper considers that “Green Belt status at this location would provide an additional layer of protection for parts of the proposed area that may not be afforded sufficient protection under existing and future policies”.</p>
<p>Set out whether any major changes in circumstances have made the adoption of this exceptional measure necessary</p>
<p>The Paper sets out how the concept of extending the Green Belt at this location was not a new one. Specifically, it states that “The County Durham Structure Plan (1991 - 2006) developed the policy, setting down a requirement for Green Belts around Durham City, Chester-le-Street, Seaham and to the north of Consett and Stanley. The relevant District Councils then prepared plans to implement the designations. Within Derwentside District, however, the Local Plan was adopted before the Structure Plan. Subsequent attempts to revise the Derwentside Local Plan (as an up-to-date Local Development Framework) have not been completed and as a result the North West Durham Green Belt was not implemented at the local level.”</p> <p>The Green Belt designations within Gateshead and Northumberland extend up to the County Durham border, covering the entirety of the Derwent Valley. The Paper considers that the designation in these areas has helped to maintain the openness of the Derwent Valley area. As the area to the north of Consett and Stanley was never designated as Green Belt, the Paper considers that “there is an illogical ‘gap’ in coverage of the Green Belt, resulting from old, artificial local authority boundaries”.</p>
<p>Show what the consequences of the proposal would be for sustainable development</p>
<p>The Update Paper sets out how a Sustainability Appraisal had been undertaken for the area surrounding the North West Durham Green Belt extension. It was concluded that the Green Belt will encourage the regeneration and re-use of previously developed land whilst ensuring further regeneration with the main towns of Consett and Stanley. The SA also considered how the designation may help to preserve habitats and open space and green infrastructure.</p>
<p>Demonstrate the necessity for the Green Belt and its consistency with Local Plans for adjoining areas</p>
<p>The Update Paper considered that the North West Durham area remains the missing piece of the Strategic Green Belt coverage in the area extending west out of the Tyne and Wear conurbation, which is necessary to be in accordance with regional planning objectives. It further considered that the ‘designating the North West Durham Green Belt would help to complete the area of coverage and provide a more consistent policy basis to manage development throughout the area’. Designation of the Green Belt in this area would reduce the ‘hope value’ of sites encouraging developers to focus on the main towns.</p>
<p>Show how the Green Belt would meet the other objectives of the NPPF</p>
<p>The Update Paper considered that the extension to the Green Belt would support the following elements of the NPPF:</p> <ul style="list-style-type: none"> • In economic terms, the proposed Green Belt, as long as it is not drawn too tightly would support the aims of the NPPF. A balance is necessary to ensure that development is directed to settlements that contain services and allow people to access a range of transport options. • The area covered by the proposed designation is considered to form an area of high quality landscape and distinctive settlements that benefit from the wider openness of the setting. The Paper does however consider that the Green Belt would serve to constrain certain types of development where it would impact upon openness, however in broader terms this would not impact upon housing supply as there is scope for some growth within the more sustainable settlements. <p>In terms of environmental benefits, the Paper considers that Green Belt designation would assist in safeguarding the countryside from encroachment and help to permanently safeguard open space and multi-functional green infrastructure within the area. This is likely to have benefits in terms of contributing to the absorption of carbon dioxide, as well as reducing flood risk by providing breaks in built-up areas and reducing surface run off.</p>

Conclusion: The County Durham Plan: North West Green Belt Update Paper set out the case for extending the Green Belt. When reviewing the role and purpose of the Green Belt at this location, the Update Paper considered that normal planning and development management policies would be strengthened, and that whilst there had not been a major change in circumstances, there had been historic calls for the extension which had not been enshrined within the Derwentside District Local Plan.

The Arup review of the North West Durham ‘Area of Assessment’ has been undertaken within Section 5.

2.7 Current Policy Context

2.7.1 National Planning Policy Framework (2014)

Paragraph 80 of the National Planning Policy Framework sets out the role and fundamental purpose of the Green Belt in England, as being ‘to prevent urban sprawl by keeping land permanently open’ with the essential characteristics of Green Belts being their ‘openness and permanence’. This Paragraph also sets out the five national purposes of the Green Belt:

- *To check the unrestricted sprawl of large built-up areas;*
- *To prevent neighbouring towns merging into one another;*
- *To assist in safeguarding the countryside from encroachment;*
- *To preserve the setting and specialist character of historic towns; and*
- *To assist in urban regeneration by encouraging the recycling of derelict and other urban land.*

The NPPF endorses the permanence of Green Belts as an essential characteristic (paragraph 79) and stipulates that ‘once established, Green Belt boundaries should only be altered in exceptional circumstances, through the preparation or review of the Local Plan’ (paragraph 83).

The National Planning Policy Framework states: “New Green Belts should only be established **in exceptional circumstances**, for example when planning for larger scale development such as new settlements or major urban extensions.” (Paragraph 82). The policy furthers, that if proposing a new Green Belt, taken to include both completely new and extension of existing, Local Planning Authorities should:

- ‘demonstrate why normal planning and development management policies would not be adequate;
- set out whether any major changes in circumstances have made the adoption of this exceptional measure necessary;
- show what the consequences of the proposal would be for sustainable development;

- demonstrate the necessity for the Green Belt and its consistency with Local Plans for adjoining areas; and
- show how the Green Belt would meet the other objectives of the Framework' (paragraph 82).

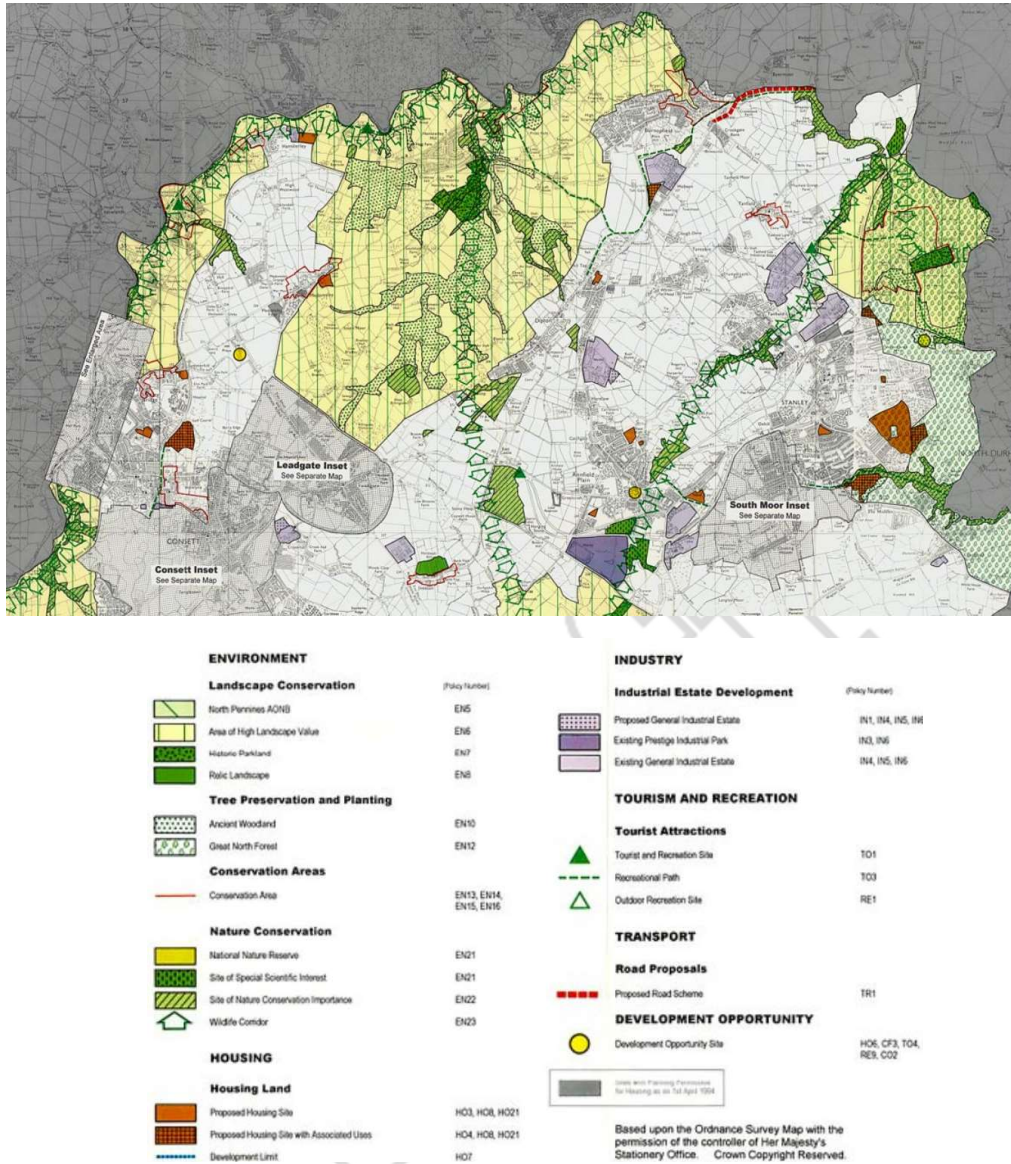
2.7.2 Derwentside Local Plan (1997)

The Derwentside Local Plan was adopted in January 1997, with a number of policies saved in 2009. Given the withdrawal of the County Durham Plan Examination Draft, the 'saved policies' remain the adopted Development Plan for the Authority Area. Whilst saved policies in the general development and environment section of the Local Plan, including GDP1, EN1 and EN2, aim to control development in the countryside and prevent urban sprawl and encroachment into the countryside, the Derwentside Local Plan did not extend to defining an extension to the Green Belt. In summary, policies set out:

- Policy GDP1 *General Development*: required development to incorporate a high standard of design (a), which conserved energy (b) and protected existing landscape, natural or historic features (c). Development was also expected to protect open land which is recognised for its amenity value or the contribution its character makes to an area.
- Policy EN1 *Protecting the Countryside*: Development in the countryside will only be permitted where it benefits the rural economy or helps to maintain or enhance the landscape character.
- Policy EN2 *Preventing Urban Sprawl*: Except where specific provision has been made in the plan, development outside existing built up areas will not be permitted if it results in: a) the merging or coalescence of neighbouring settlements; b) ribbon development), or c) an encroachment into the countryside.

The Local Plan did however designate a large part of the area to the north of Consett and Stanley as 'An Area of High Landscape Value' (Policy EN6) and the area has significant coverage by Ancient Woodlands (Policy EN10). There are also a number of Wildlife Corridors within the area (Policy EN23). However, the Derwentside District Local Plan recognised that there were pressures within the area, and defined development limits for Burnhope (Policy BI1) and Lanchester and Burnhope (Policy HO7). These policies stipulated that there would be no new housing development approved outside the development limits. In addition, the Local Plan also identified land for a proposed Transport Scheme in the north of the District area, which has been 'saved' as Policy TR1.

Figure 4 'Saved Policies' within the Derwentside Local Plan Proposals Map



Conclusion: The Derwentside Local Plan 1997 (with saved policies from 2009), did not designate Green Belt within the District area, which is likely to result from the Derwentside Local Plan being adopted before the Structure Plan. Instead, development pressures to the north of Consett and Stanley were maintained through general development policies (such as development limits), countryside protection and urban sprawl policies. The principle of these policies could be extended going forward within the County Durham Local Plan as a possible alternative to Green Belt extension.

2.8 Conclusions and Defining the Area for Assessment

Conclusions

It is clear from the review of the historic proposals to extend the Green Belt within the North West Durham area, that the extension of the Green Belt at this location is a relatively long-standing concept. Indeed, the concept of extension was explored within the Regional Planning Guidance for the Northern Region (RPG7) (1993), and endorsed through the North East of England Regional Spatial Strategy and County Durham Structure Plan (1991-2006) on the basis that Green Belt at this location would:

- The land to the north of Consett, Stanley and Chester-le-Street with the Derwent and Tean Valleys lies adjacent to the Tyne and Wear Green Belt and has a close visual and functional relationship with the conurbation Green Belt area.
- Strengthen the existing Green Belt designation in Tyne and Wear and secure effective protection to:
 - Check the potential outward expansion of the conurbation;
 - Assist in safeguarding the countryside from encroachment;
 - Assist in urban regeneration in Consett and Stanley by encouraging the recycling of derelict and other urban land, and
 - Creating more sustainable patterns of development and growth’.

Whilst the boundaries of the North West Durham Green Belt area were not detailed within the Derwentside District Local Plan, the concept of extending the Green Belt was retained within the County Durham Plan supporting evidence. The remainder of the Technical Supporting Note will therefore seek to ‘evaluate’ these historic proposals for extension, and to ‘re-test’ the potential area for extension against NPPF Paragraph 84.

Defining the ‘Area for Assessment’

The County Durham Plan: North West Durham Green Belt Update Paper (2013) set out the detailed boundaries of the Green Belt and sought to inform the County Durham Plan Examination (2014). The boundaries set out in Figure 3 have therefore been accepted as the ‘area for assessment’, which will be tested against the detail within Paragraph 84 of the NPPF.

3 Success of the Existing Policies in the Area of Assessment

3.1 Overview

As set out in Section 2, the ‘Area of Assessment’ is subject to a number of existing policies which are defined through the former District Plans. The Purpose of this section is therefore to set out the Development Plan context for the area to the north of Consett and Stanley, and to evaluate the recent success of these policies in preventing inappropriate development.

The purpose of analysing consented and appealed development is to evaluate the extent to which existing policies are successfully preventing inappropriate development in North West Durham, and whether a replication of these policies in the Local Plan would be a reasonable alternative to designation of Green Belt.

3.2 Development Plan Context for the ‘Area of Assessment’

Until such a time when the County Durham Plan is in place, the existing Development Plan for the area to the north of Consett and Stanley (defined on Figure 3) comprises the Derwentside Local Plan ‘saved policies’ (2009) and both a Minerals Plan and a Waste Plan. Given the pre-submission draft of the County Durham Plan was withdrawn following the Inspector’s Interim Report in February 2015 and subsequent quash through Judicial Review, the policies within the 2014 County Durham Pre-Submission Draft carry no material weight in planning terms.

As set out in Section 2, the area to the north of Consett and Stanley is predominantly covered by ‘Area of High Landscape Value’ (Policy EN6, set out in Section 2), ‘Ancient Woodland’ (Policy EN10) and ‘Wildlife Corridors’. Whilst there is one proposed road scheme in the very north of the District (Policy TR1), the large majority of the area is defined as ‘white land’ where policies GDP1, EN1 and EN2 apply.

3.3 Current Success of Policies within the ‘Area of Assessment’

In order to determine the success of the existing policies within the ‘Area of Assessment’, the Technical Supporting Note firstly reviews the spatial coverage, type and scale of consented planning applications within the area before reviewing the outcomes of applications which have gone to appeal. The timescales for appraising these applications is 1st January 2014 to 1st September 2016.

3.3.1 Recently Consented Planning Applications

Figure 5 sets out the consented applications within the North Durham Green Belt since 1st January 2014. The timeframe for assessing consented developments

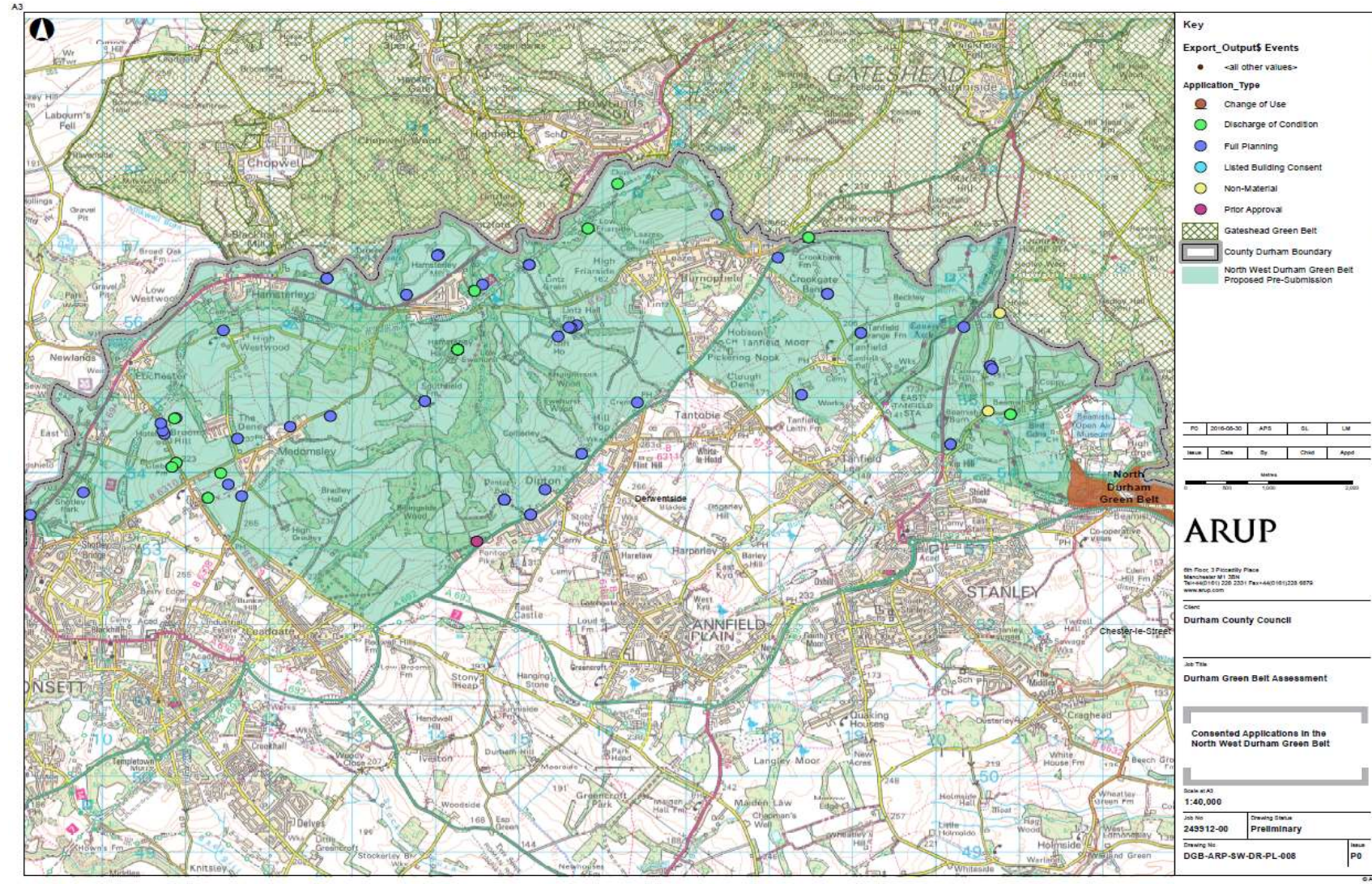
within the 'area of assessment' was determined by Durham County Council and it was considered to be a sufficient timeframe to offer an example of consented developments at a time that is pre-examination of the County Durham Plan.

Type and Scale: As Durham County Council do not collect data explicitly on major developments, all consented Change of Use, Discharge of Condition, Full Planning Applications, Listed Building Consents, Prior Approvals and Non-Material Amendments have been displayed. Whilst consented developments are set out in Appendix A, analysis indicates that these applications are generally small in scale with larger applications which relate to agricultural uses and these are therefore considered to be appropriate development in the countryside. There is one consented application for a single detached house, a number of applications for various extensions and conversion of an existing stable into 9 single bedroom suites. The largest agricultural applications comprise the erection of a 23.5m by 115.9m 32,000 bird unit and a retrospective application for 28 acres of grazing land for horses.

Spatial Coverage: The spatial coverage of consented applications reflects their generally small or agricultural nature. Applications were generally located in close proximity to access tracks, and were clustered around existing areas of built form. Few were located in isolated portions of the countryside.

Conclusions: Generally applications that have been consented since 1st January 2014 are either small in scale, or related to agricultural development. Applications are generally located in close-proximity to access tracks and are clustered around existing areas of built form, there is no single area which could be considered to be experiencing development pressure.

Figure 5 Consented Applications within the North Durham Green Belt (since January 2014)



3.3.2 Appeals

For the same assessment timeframe, a review of recent appeals within the ‘Area of Assessment’ was undertaken. Again, this review explored all scales of development outside the existing development limits, including householder applications and major consents, since January 1st 2014.

The detail of the appeals review is set out in Appendix B. Of the 8 appeals outside the development limits within the area to the north of Consett and Stanley, one appeal had not been determined and one appeal had been allowed. The remaining six appeals were generally dismissed for a variety of reasons, for which impact on landscape, character and appearance of the area, alongside the impact on communities, were common features for dismissing the appeal.

Table 1 Review of Appeals outside the development limits to the north of Consett and Stanley.

Application Reference	Reason for Dismissing Appeal
Appeal Ref: 15/00055/REF	Limited weight was offered to existing policies within the Derwentside District Plan, as these pre-date the NPPF, The Local Authority could not, however, demonstrate a five-year housing land supply.
Appeal Ref: 15/00049/REF	The appeal was dismissed on the ground of impact on the Conservation Area and neighbouring Listed Buildings, the Inspector considered that the development was intrusive because of its scale, form and location and is therefore considered to be contrary to Policy GDP1.
Appeal Ref: 15/00039/REF	Development was not considered to be contrary to local policies as it was functional and agricultural-style stable building. However the appeal was dismissed on the basis of harm to the living conditions of neighbouring residents.
Appeal Ref: 15/00065/REF	The development is not considered to be contrary to the surrounding landscape, however, the appeal was refused on the ground of impacts identified by affected local communities.
Appeal Ref: 15/00032/REF	The development was not considered to be in-keeping with the surrounding character and appearance of the area, and it was considered to be contrary to Policy GDP1. The proposed development was not considered to be sustainable development.
Appeal Ref: 14/00030/REF	The Inspector considered that the landscape was one with a high sensitivity to change, and therefore moderate harm would arise in terms of the effect of the proposal on landscape character. The Inspector furthered that saved LP Policies EN1, EN2 and EN6 do not differ significantly from the policies set out in the NPPF.

There was one appeal allowed since 2014 within the area to the north of Consett and Stanley; an appeal for the demolition of an existing abattoir to erect 2 semi-detached dwellings (appeal reference: 15/00046/REF). Durham County Council originally refused the application for being an isolated residential development within the countryside without the benefit of special justification. It was therefore considered to be contrary to the advice set out in Part 6, Para.55 of the NPPF and

to Policies GDP1, EN1 and EN2 of the Derwentside District Local Plan 1997 (saved policies 2009).

The associated appeal decision considered that the case was finely balanced, whilst the proposed development was not within a sustainable location, it is not isolated from other development and would represent re-use of previously developed land. The proposed development would therefore represent the re-use of previously developed land and would result in considerable visual improved to neighbouring uses.

Conclusion: Whilst there had been relatively few appeals since January 2014 for applications outside the development limits in the area to the north of Consett and Stanley, the majority of appeals have been dismissed on the grounds of impact on landscape and character of the area, alongside the impact on local communities. The one appeal approved, was allowed on the basis of the development not representing an isolated development in the countryside and improving an area of previously developed land.

Policies within the Derwentside Local Plan have therefore generally resisted inappropriate development in the Green Belt, however there appears to be an equal number of Appeal Decision Notices which offered limited weight to policies within the Derwentside District Local Plan 1997 (saved policies 2009). Whilst few referenced Policy EN1 and EN2, it is notable that the definition of an 'isolated dwelling', criteria for 'previously developed land in the countryside' and criteria in GDP1, EN1 and EN2 could benefit from being strengthened.

3.4 Anticipated Development Pressures in North West Durham

Further to research undertaken of consented planning applications and appeals within the North West Area of Durham, it is pertinent to note anticipated 'future changes' to the north western area which may arise during the next Plan Period and which might represent 'major changes' to the area. The extent of development pressures should therefore be reviewed on

North East Local Enterprise Partnership

Durham falls within the Local Enterprise Partnership area for the North East. The North East Strategic Economic Plan seeks to deliver over one million jobs by 2024, by focussing on six strategic themes: Innovation, Business support and Access to Finance; Skills; Inclusion; Economic Assets and Infrastructure and Transport and Digital Connectivity.

Within the Strategic Economic Plan (2014)¹, there were seven priority schemes identified for 2015/2016, however none of them were located within the close proximity of the North West Durham Green Belt. In addition, the SEP states that 'in order to maximise growth in the North East's economy, strategies, plans and programmes which will focus appropriate enabling investment towards the key employment locations along the A1, A19, River Wear and River Tyne. These are:

¹ NELEP (2014) More and Better Jobs: A Strategic Economic Plan for the North East

urban cores, the North East Enterprise Zone (of which the closest site is Follingsbury South), IAMP in Sunderland and South Tyneside, two large industrial estates Team Valley Trading Estate and Aycliffe Business Park and the Newcastle International Airport Business Park. Again, whilst these developments could have a strategic impact on Durham as a whole, the developments are unlikely to impact the North West area of Durham to a greater degree than elsewhere within the District.

Local Authority-led Growth

The following sets out the planned levels of growth by neighbouring authorities to the County Durham boundary. Generally, levels of growth within the area to the north of Consett and Stanley, in the south of Gateshead and the south east of Northumberland are relatively modest. Growth proposed within the main urban area of Gateshead is approximately 6.5km or more from the settlements of Consett and Stanley.

Table 2 Local Authority-led Growth in close proximity to the County Durham Boundary.

Authority	Growth Plans
County Durham	<p>The County Durham Plan Issues and Options Consultation draft (2016) set out various objectively assessed need scenarios, which ranged between 1,533 dwellings per annum and 1,717 dwellings per annum across 2014-2033. This would result in the north western area of Durham accounting for being 10 and 15% of growth within the next 20 years. Within the area, the Genesis site at Consett (which is mixed use, former Steel Works site), is likely to be one of the larger sites.</p> <p>Within the Derwentside Local Plan (1997) saved policies, there were a number of sites located within the 'Area of Assessment' included South Moor: 1 site of 60 dwellings; Stanley: 3 sites totalling 320 dwellings; Consett: sites totalling 65 dwellings; Leadgate: 2 sites totalling 75 dwellings; Dipton: 1 site of 40 dwellings and Burnhope: 1 site of 15 dwellings.</p>
Gateshead	<p>The Core Strategy and Urban Core Plan for Gateshead and Newcastle upon Tyne (2010-2030) was adopted in March 2015. The area directly to the north of 'Area for Assessment' is identified as Green Belt, however the nearest allocations to the Durham County Boundary include an allocation around Kibblesworth: GV5 (225 homes); Sunnyside: GV7a (48 homes) and Sunnyside South East: GV7b (90 homes).</p>
Northumberland	<p>Northumberland County Council are currently at a proposed modifications pre-submission draft of their Core Strategy, which sets out an annualised housing requirement of 1,216dpa. However, there are no settlements in close proximity to the County Durham boundary.</p>

Conclusion: Currently proposed levels of growth planned within or neighbouring the 'Area of Assessment' are likely to be relatively modest. However, development pressures will evolve more as the Durham County Council and neighbouring Plans progress and therefore circumstances will need to be reviewed prior to examination.

4 Extending the Green Belt: Best Practice Guidance and Comparative Examples

4.1 Overview

NPPF Paragraphs 82 and 83 stipulate that Green Belt boundaries can only be reviewed through the production of a new Local Plan and only where exceptional circumstances can be demonstrated. It is therefore prudent to examine best practice examples and understand the exceptional circumstances provided in each case to change the general extent of Green Belt boundaries.

4.2 National Planning Policy Context

The National Planning Policy Framework states: “New Green Belts should only be established **in exceptional circumstances**, for example when planning for larger scale development such as new settlements or major urban extensions.” (Paragraph 82). The policy furthers, that if proposing a new Green Belt, taken to include both completely new and extension of existing, Local Planning Authorities should:

- ‘demonstrate why normal planning and development management policies would not be adequate;
- set out whether any major changes in circumstances have made the adoption of this exceptional measure necessary;
- show what the consequences of the proposal would be for sustainable development;
- demonstrate the necessity for the Green Belt and its consistency with Local Plans for adjoining areas; and
- show how the Green Belt would meet the other objectives of the Framework’ (paragraph 82).

There is no direct reference made within National Planning Practice Guidance (NPPG) to New Green Belt Policy. The NPPG does, however, emphasise the degree of protection afforded to Green Belt once designations have been established. Paragraph 44 reconfirms the guidelines set out the NPPF “...local planning authorities should, through their Local Plans, meet objectively assessed needs unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against policies in the Framework..., or specific policies in the Framework indicate development should be restricted. Such policies include land designated as Green Belt.”²

NPPG paragraph 44 also refers to the NPPF and the importance of Green Belt boundaries only being altered in exceptional circumstances. Paragraph 34 also refers to “very special circumstances” needed to justify inappropriate development

² NPPG (2014) Paragraph: 044 Reference ID: 3-044-20141006

on a site within the Green Belt. The benefits of Green Belt designation therefore relate to the extension of very special circumstances within the area.

4.3 Best Practice Guidance

The Planning Advisory Service ‘Planning on the Doorstep: The Big Issues – Green Belt’ guidance confirms land can only be included in Green Belt to achieve the five purposes as set out in Paragraph 80. Therefore, land proposed for inclusion in the Green Belt should be assessed against the five purposes to identify the level of contribution made and whether the land contributes to the overall aim of the Green Belt. Paragraph 79 of the NPPF states that ‘the fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence’.

4.4 Comparative Examples

A brief review of best practice from other local authorities with recently adopted Local Plans (such as the Gloucester, Cheltenham and Tewksbury Joint Core Strategy and the Royal Borough of Windsor and Maidenhead Core Strategy) shows that new Green Belt has been introduced through Local Plans as a result of minor boundary modifications and, generally, no significant areas of Green Belt have been proposed. Both Northumberland County Council (Submission Draft Local Plan) and Cheshire East Council (at Examination) have both proposed, and subsequently rejected (in the case of Cheshire East Council), policies to extend the Green Belt designation.

Cheshire East Council Local Plan Examination

Cheshire East Council identified through their ‘New Green Belt and Strategic Open Gap Study’ (2014) that the land gap between Crewe and Nantwich is narrow and is mostly occupied by highways infrastructure and is rarely so wide that development cannot be perceived on the opposite side. This evidence resulted in the designation of new Green Belt adjacent to Crewe within Policy PG3 of the Local Plan Strategy (2014), with a policy justification of maintaining ‘strategic openness of the gap between Crewe and the Potteries’.

The Inspector published his interim views on the Legal Compliance and Soundness of the submitted Cheshire East Local Plan on 12th November 2014 and provided subsequent clarification in a letter dated 28th November 2014. With regard to the proposed new area of Green Belt, the Inspector commented:

“...there seems to be insufficient justification for establishing a new Green Belt in the south of the district.” (Section A, paragraph 4).

In particular, the Inspector highlighted the following points needed to be addressed in relation to proposals to establish new Green Belt (in paragraphs 91 and 92 of his interim views and paragraph 2vi of his clarification letter):

- Identify exceptional circumstances needed to established proposed new Green Belt;

- Provide evidence to support the likely extent of the new Green Belt;
- Set out implications of proposed development within the new Green Belt search area;
- Demonstrate the other policy is insufficient and new Green Belt is therefore required; and
- Include proposed detailed boundaries of new Green Belt.

When reviewed against National Planning Policy Framework requirements for the extension of Green Belt, such as an ability to demonstrate exceptional circumstances and a consideration of whether other development management policies are inadequate, it was considered that alternative policy options may be more appropriate. During the suspension of the examination, a Strategic Gap Policy was proposed, with the purpose of protecting the setting and separate identity of settlements, retaining the existing settlement patterns and retaining benefits of open land near to where people live.

Northumberland County Council Local Plan

Although currently untested at examination, the Northumberland Local Plan Core Strategy – Pre-Submission Draft (October 2015) proposes a Green Belt extension around the Morpeth area. An extension to the Green Belt was originally identified within the Regional Planning Guidance in 2002, and defined generally within the text of the Northumberland Structure Plan (2005). Extension proposals also recognise a need to identify sufficient land to meet the growth requirements and therefore additionally includes a review of the inner Green Belt boundary.

The rationale for the extension links to the original purposes of the Green Belt, and specifically, will seek to preserve the special setting and character of Morpeth, prevent Morpeth from merging with neighbouring settlements, assist regeneration of villages in South Northumberland and safeguard the countryside from encroachment. Using textual references within the Structure Plan, the proposed outer boundary has been defined using strong infrastructure and natural features.

Conclusion: There are relatively few instances within recent years where Local Authorities have sought to extend their Green Belt designation. Whilst Northumberland CC Local Plan has progressed the extension of the Green Belt in their Publication Draft, this connects to a historic justification to extend the Green Belt within the Structure Plan policies. Cheshire East have decided against progressing a Green Belt extension during their Local Plan Examination as it was not sufficiently demonstrated that ‘exceptional circumstances’ exist for extension, or that development management policies were not performing well.

It is therefore prudent to use the five tests within the National Planning Policy Framework to determine whether ‘exceptional circumstances’ could exist for extending the Green Belt to North West Durham area. Section 5 represents the outputs of this evaluation.

5 Evaluating the Evidence for Extension of the Green Belt in North West Durham

5.1 Overview

Based on the information within Section 2 to 4 of this Technical Supporting Note, the following section seeks to evaluate the case and existing justifications for the extension of the Green Belt in the North West Durham area. Specifically, this section seeks to understand the success of existing policies within the North West Durham area in preventing inappropriate development, followed by an evaluation of the area against the criteria within the NPPF Paragraph 82. The section concludes with a review of whether an alternative development management tool would be more appropriate for preventing inappropriate development within the north western area of Durham.

5.2 Evaluating the Success of the Existing Policies within the North West Durham Area

Analysis of recently consented planning applications, planning appeals within the last two years and anticipated development pressures within the North West area of Durham highlights that development has taken place within this area. However, analysis indicates the following:

- Whilst there has been a number of consented developments within the North West Durham area in the past two years, these are small in scale and predominately related to agricultural uses. The number of applications consented within very rural areas, that is, separated from existing settlements or access tracks, is limited [clarity required on percentage of approvals – requested from DCC].
- The majority of applications that have been taken to appeal in the last 2 years within the North West Durham area had been dismissed on the grounds of impact on landscape and character of the area, and the impact on local communities. However, saved policies from the Derwentside District Local Plan 1997 (saved policies 2009) were generally mixed in success: occasional references to GDP1, EN1 and EN2 were matched by an equal number of Appeal Decision Notices that offered very little, or no weight to the policies within the Derwentside District Local Plan.
- The perception of development pressures expanding into the North West Durham area is relatively weak. Whilst the North West Durham area is likely to see between 10% and 15% of Durham's growth up to 2033, development pressures from very large sites in the area generally unfounded.

Conclusion: On balance, whilst there is a large number of applications within the North West Durham Area, these have been approved by the County Council and are considered to represent appropriate development. Approved development is generally small scale in nature, or linked to agricultural development and there is unlikely to be a major change in development pressures. Whilst existing policies

have had a mixed success at appeal, Inspector's recognised the sensitivities of area in terms of character and openness of the landscape.

5.3 Evaluating the Justification for Green Belt Extension against NPPF Paragraph 82

5.3.1 Overview

Paragraph 82 of the National Planning Policy Framework sets out criteria which a Local Planning Authority should demonstrate where new Green Belt is proposed. The following summarises the outcomes of the analysis of the North West Durham area, against the requirements set out within Paragraph 82.

5.3.2 Demonstrate why normal planning and development management policies would not be adequate

Reviewed information within Section 2 to 4 of this Technical Supporting Note confirms that whilst Durham County Council have consented a number of applications within the North West Durham area, which could therefore be considered to represent appropriate development.

Saved policies EN1 and EN2 of the Derwentside District Local Plan (1997) seek to contain development pressures within the area not designated as Green Belt in the North West Durham area. Whilst these have had mixed success at appeal, in that different Inspectors have offered varying material weight to these policies as a consideration, these policies have generally supported the case to resist inappropriate development at appeal. Where Inspectors have dismissed the policies within the Derwentside District Local Plan, the appeal case against the development often references the features which the Policies GDP1, EN1 and EN2 are seeking to preserve.

On balance, it appears that a strengthened version of existing development management policies within the Derwentside District Local Plan could continue to resist inappropriate development in the future. Given that Inspectors' Reports refer to features in the North West Durham area within Policy GDP1, EN1 and EN2 are trying to preserve, as opposed to referencing features within national Green Belt Purposes, it is considered that strengthened development management policies could be adequate.

5.3.3 Set out whether any major changes in circumstances have made the adoption of this exceptional measure necessary; and show what the consequences of the proposal would be for sustainable development

The proposed levels of growth within the 'Area of Assessment', the area to the south of Gateshead and the south east of Northumberland are set out in Section 3.4. The anticipated levels of growth in, and surrounding, the 'Area for

Assessment’ are relatively modest and are therefore not considered to represent a ‘major change in circumstances’.

However, the identification of a ‘major change in circumstances’ may be determined through the emerging County Plan, particularly once the housing growth and employment land targets have been finalised. The appropriate scale and quantum of development will need to be determined and balanced against sustainable patterns of development. Alternative levels of growth, and development management tools set out in Table 5 will also need to be appraised within the Sustainability Appraisal.

Conclusion: Currently proposed levels of growth planned within or neighbouring the ‘Area of Assessment’ are likely to be relatively modest. However, through the emerging County Durham Local Plan production, there may be changes to the proposed levels of growth within the North West area of Durham. Only at a later point in County Plan production will it be possible to formalise whether an actualised or perceived ‘major change in circumstances’ exists, however, this is considered unlikely at the time of writing.

5.3.4 Demonstrate the necessity for the Green Belt and its consistency with Local Plans for adjoining areas

To demonstrate whether the North West Durham ‘Area of Assessment’ is appropriate for designation of Green Belt, it is also necessary to assess whether this area could meet the original purpose of both the Tyne and Wear Green Belt and Durham Green Belts. It is necessary to assess the North West Durham area against the principles and objectives of both Green Belts for the following reasons:

- **Tyne and Wear Green Belt:** The North West Durham Green Belt is functionally related, and adjacent to, the Green Belt within Northumberland and Gateshead. The North West Durham Green Belt has therefore been assessed against the Purposes of the Tyne and Wear Green Belt.
- **Durham Green Belt:** Given the North West Durham Green Belt is within the jurisdiction of the County Durham, it has also been briefly assessed against the original role of the Durham Green Belt.

1) Meeting the Original Purpose of the Tyne and Wear Green Belt

The Original Purpose of the Tyne and Wear Green Belt is to manage the growth of the Tyneside and Wearside Conurbations, prevent the merging of South Tyneside and Sunderland and maintain the separate character of the settlements which lie between. The Structure Plan later considered that the North Durham Green Belt is needed to “check the sprawl of the Tyne and Wear conurbation, prevent towns in the north of the County from merging into one another and to assist in safeguarding the countryside from encroachment as well as preserving the setting and special character of Durham City”.

Whilst the Green Belt Proposed Modifications Schedule does stipulate that development will be controlled to ensure that the land to the south of Gateshead will be kept open, the ‘Area of Assessment’ to the North West of Durham is not

considered to achieve the original purpose of the Tyne and Wear Green Belt. This is because the North West Durham ‘Area of Assessment’, and the settlements of Consett and Stanley within it, are a significant distance from the conurbations of Gateshead, Sunderland and Washington. The development limit of Stanley is approximately 6.13km from Whickham in Gateshead, with the County Durham boundary existing approximately 3.5km from the extent of Gateshead. The North West Durham Green Belt therefore does not meet the original purpose of the Tyne and Wear Green Belt.

2) Meeting the Original Purpose of the Durham Green Belt

As set out in the Durham County Council Green Belt Assessment Methodology (Arup, 2016) the original role of the Durham Green Belt is varied across three Local Authority areas: Durham City Green Belt, North Durham Green Belt and North West Durham Green Belt. The original role of each, and the extent to which this applies to the North West Durham ‘Area of Assessment’, is set out as follows:

Table 3 Original Purpose of the Durham Green Belt

Green Belt Area and Historic Role	Application to the potential for a North West Durham Green Belt
<p>Durham City Green Belt</p> <p>The original purpose of the Durham City Green Belt was to preserve the setting and special character of Durham as an historic town, and support regeneration of former mining settlements located beyond the outer edge of the Durham City Green Belt.</p>	<p>The North West Durham area is not considered to fulfil the original role of the Durham City Green Belt as it is a significant distance from the historic core of Durham City. The Green Belt therefore does not support the special character of Durham as an historic town.</p>
<p>North Durham Green Belt and North East Durham Green Belt</p> <p>The original purpose of the North Durham Green Belt was to check the unrestricted sprawl of large built up areas within Tyne and Wear, and encourage the regeneration of urban areas including Consett and Stanley.</p>	<p>Whilst the North West Durham area could support the regeneration of urban areas including Consett and Stanley, the area is not likely to have an additional role to the Green Belt in Gateshead in checking the unrestricted sprawl of large built up areas within Tyne and Wear.</p>

Conclusion: The North West Durham ‘Area of Assessment’ does not meet the original purpose of either the Tyne and Wear Green Belt, nor the Durham Green Belt. Designation of Green Belt at this location would only extend that which is already defined within Gateshead, and thereby provide no additional benefits. Therefore is not a ‘necessity’ in restricting the sprawl of conurbations within Tyne and Wear.

Given the extent of separation, the Green Belt at this location is not considered to have a role in preserving the setting and special character of Durham.

An assessment of how the proposed new Green Belt could perform against the objectives of each of the Green Belt Purposes has been set out in Section 5.4.

3) Designation within Neighbouring Local Authorities

Both Gateshead and Northumberland have Green Belt designated within the area to the north of Consett and Stanley. Indeed, during the Structure Plan Examination, the County Council considered that this was ‘not a new Green Belt, but an extension and a rounding off of the Tyne and Wear Green Belt’³. Extending the Green Belt at this location would therefore be in accordance with the coverage of the designation within neighbouring local authorities.

5.3.5 Show how the Green Belt would meet the other objectives of the Framework

To meet the requirements of Paragraph 82 of the NPPF, the North West Area of Durham would need to demonstrate how designation of the Green Belt would meet the other objectives within the National Planning Policy Framework. The extent to which this area meets the objectives of the Framework will need to be evaluated within the sustainability appraisal. However, as the ethos of the NPPF is to achieve positive growth and deliver sustainable development through the planning system⁴, rolling-out a restrictive policy tool is unlikely to achieve positive growth within the Local Authority.

5.3.6 Evaluating against NPPF Paragraph 82: Overall Conclusion

Conclusion: Whilst the detail within Paragraph 82 is not explicitly clear as to whether Local Planning Authorities should seek to demonstrate all exceptional circumstances listed to establish new Green Belt, as the extension of the Green Belt would not perform any additional role to the designation which is already within Gateshead and Northumberland, it is not considered to achieve the objectives of Purpose 1. In addition, based on the current interpretation of ‘major change of circumstances’ and the review of current development pressures, there is currently no demonstration as to why normal planning and development management policies would not be adequate to deliver positive, planned and aspiration growth.

³ Summary of Discussions at Structure Plan Review Examination (September 1996)

⁴ NPPF (2012) Ministerial Foreword

5.4 Meeting the Five Purposes of the Green Belt

Table 4 below sets out the historic Purposes of both the Tyne and Wear Green Belt and the Durham County Green Belt.

Table 4 Purposes of the Tyne and Wear Green Belt

NPPF Purposes of the Green Belt	Five Purposes of the Tyne and Wear Green Belt⁵	Five Purposes of the Durham Green Belt⁶
Purpose 1: To check the unrestricted sprawl of large built-up areas;	Manage the growth of the Tyneside and Wearside Conurbations	Check the sprawl of the Tyne and Wear conurbation
Purpose 2: 'To prevent neighbouring towns merging into one another'	Prevent the merging of South Tyneside and Sunderland and maintain the separate character of the settlements which lie between.	Prevent towns in the north of the County from merging into one another
Purpose 3: 'To assist in safeguarding the countryside from encroachment'		Assist in safeguarding the countryside from encroachment
Purpose 4: 'To preserve the setting and special character of historic towns'		Preserving the setting and special character of Durham City
Purpose 5: 'To assist in urban regeneration, by encouraging the recycling of derelict and other urban land'		Support regeneration of former mining settlements located beyond the outer edge of the Durham City Green Belt

As set out in 'Meeting the Original Purpose of the Durham Green Belt', the North West Durham 'Area of Assessment' is not considered to meet the principles and objectives of Purpose 1 of either the Tyne and Wear and Durham Green Belt. This is because the 'Area of Assessment' does not 'check the sprawl' or 'manage the growth' of the Tyneside and Wearside Conurbations'. Sprawl is defined as 'spreading out of built form over a large area in an untidy or irregular way' (Oxford English Dictionary), and 'managing the growth' is taken to mean a way of restricting this.

As highlighted within the County Council Matter Statement (Discussion Matter 2A and 2B), the designation of Green Belt at this location could achieve the principles of Purpose 2, 3 and specifically 5. This is on the basis that the 'Area of Assessment' is located between the regeneration areas of Consett and Stanley, within an area of openness. However, designation of Green Belt at this location does not achieve Purpose 1 or 4.

NPPF Purpose	Assessment against Paragraph 80 of the NPPF
Purpose 1	Green Belt within the 'Area of Assessment' would only extend that which is already defined within Gateshead and which is 3.5km wide. Whilst the land

⁵ Sunderland Periphery Town Map (1965), Durham County Development Plan First Review (1969) and Green Belt Proposed Modifications Schedule (dated 29th July 1968)

⁶ County Durham Structure Plan (1991-2006)

	<p>within the 'Area of Assessment' could 'manage growth', it would not perform any additional role to the designation which is already within Gateshead and Northumberland. Should growth occur with Gateshead, or within Consett and Stanley, a relatively wide area of Green Belt defined within Gateshead would always exist between these two settlements.</p> <p>Analysis: Area of Assessment would not achieve the principles of Purpose 1.</p>
Purpose 2	<p>Green Belt within the 'Area of Assessment' could achieve the objectives of Purpose 2, by preventing the neighbouring distinct towns of Consett and Stanley from merging into one another.</p> <p>Analysis: Area of Assessment could achieve the principles of Purpose 2.</p>
Purpose 3	<p>Based on the Inspector's Reports relating to appealed applications within the 'Area of Assessment', the North West Durham area could achieve Purpose 3 of Paragraph 82 in that it could 'assist in safeguarding the countryside from encroachment'.</p> <p>Analysis: Area of Assessment could achieve the principles of Purpose 3</p>
Purpose 4	<p>Durham Historic Core is considered to be the 'Historic Town' for which the setting should be preserved. As the 'Area of Assessment' is over 12.5km from the Historic Core of Durham and views associated within the 'Wider Visibility of the World Heritage Site'⁷ do not extend to Consett or Stanley, the area is not likely to support Purpose 4 'preserving the setting and special character of Durham City'.</p> <p>Analysis: Area of Assessment would not achieve the principles of Purpose 4.</p>
Purpose 5	<p>The Structure Plan considered that Green Belt in the North West area of Durham could assist in urban regeneration in Consett and Stanley by encouraging the recycling of derelict and other urban land. As these areas are likely to remain as regeneration priorities within the new Durham County Plan, designation of Green Belt at this location could support the principles of Purpose 5.</p> <p>Analysis: Area of Assessment could achieve the principles of Purpose 5</p>

Conclusion: Whilst designation of Green Belt within the 'Area for Assessment' could achieve the principles of Purpose 2, 3 and 5, it does not achieve Purpose 1 or 4. Designation of Green Belt at this location would only extend the designation within Gateshead and provide no additional role in preventing urban sprawl of Tyne and Wear Conurbation. Designation of the Green Belt at this location would also not achieve Purpose 4, owing to its separation from the historic core of Durham.

⁷ World Heritage Site Management Plan (Consultation Draft 2016)

5.5 Evaluation of Options to Resist Inappropriate Development

The following section considers potential alternative development management tools which could be applied, in isolation or in combination with each other within the North West ‘Area of Assessment’. The risks and benefits for each section have been included within the table for comparison.

Table 5 Alternative Policy Tools

Options	Review
Extend Green Belt to the North West Durham Area	<p>This option would include the extension of the Green Belt to the North West Durham area.</p> <p>Risks: The North West Durham Green Belt area does not meet the five Purposes of the Green Belt as outlined in the NPPF, or support all of the original Purposes of the Tyne and Wear or Durham City Green Belts. It is therefore questionable as to whether ‘exceptional circumstances’ case for new Green Belt could be sufficient demonstrated.</p> <p>A review of recent comparative cases indicates complexity in extending this Green Belt and Local Plan production delays. Procedurally, this could require the definition of large areas of safeguarded land which could represent a less positive and less certain designation than an alternative Development Management tool (such as a Countryside Policy or a Development Limits Policy).</p> <p>Benefits: As set out within the NPPF, Green Belt designation affords the greatest degree of protection and development can only occur if permitted by the NPPF or if ‘very special circumstances’ are demonstrated.</p>
Retain Derwentside District Local Plan 1997 (Saved Policies 2007) within new County Durham Plan.	<p>Direct Translation of Existing Policies</p> <p>This option would result in a direct translation of Policy GDP1 <i>General Development</i>, EN1 <i>Protecting the Countryside</i> and EN2 <i>Preventing Urban Sprawl</i>.</p> <p>Risks: This option would not provide an opportunity to strengthen the existing policies within the Derwentside District Local Plan. Failure to strengthen policies, particularly in line with the content of the NPPF, could reduce their overall effectiveness in preventing inappropriate development.</p> <p>Benefits: There is existing evidence that adopted ‘saved’ policies have worked to a degree, with only a handful of Inspector’s Reports commenting that the policies carried limited weight.</p>
	<p>Extending Development Limits Policy</p> <p>This Option would result in a direct translation of the Development Limits policies (BH1 <i>Development Limit for Burnhope</i>, and HO7 <i>Development Limit for Lanchester and Burnhope</i>) for the full extent of the Durham County. A ‘Development Limit’ is defined within the Derwentside Local Plan as ‘an area in which development will normally be allowed within the urban area or village’, which is often supported by a series of other policies.</p> <p>Types of developments that are considered acceptable on the edge of settlements would need to be clearly defined, and consultation would be necessary as to how loose or tightly boundaries should be defined.</p>

		<p>Risks: The option could be more complex and prescriptive to translate across the whole County area of Durham, for example: whether development limits should be applied to every single settlement; the types of developments on the boundary of settlements and whether settlement limits should be drawn tightly or loosely.</p> <p>Benefits: This would imitate Green Belt policy coverage to some degree in that it would allow for clear definition of areas of strict control and those areas where development is ‘in principle’ likely to be appropriate. This could also support regeneration initiatives by concentrating development within Consett and Stanley.</p>
	<p>New Policy Countryside Policy</p>	<p>This Option could be applied alongside the ‘Extending Development Limits Policy’, or utilised as the inverse. East Riding of Yorkshire Council have recently adopted a ‘Countryside Policy’, which set out specific forms of development that will be supported, where proposals respect the intrinsic character of their surroundings. These policies have been approved and considered consistent with proactive policies in the NPPF.</p> <p>Risks: There is a risk in defining countryside as a policy designation across the entirety of Durham, as areas are distinct in character and contain varying levels of built form.</p> <p>Benefits: This policy would recognise the character of open land within Durham, particularly in the North West, and the pressures that the attractive places to live may experience from the development industry. Types of permitted development could be tailored to needs of specific areas.</p>

6 Conclusion and Recommendations

6.1 Conclusions

The concept of Green Belt in the North West area of Durham has developed over a number of successive Plans. The role of this Technical Supporting Paper was therefore to review whether a case remains to extend the Tyne and Wear Green Belt further south to the area surrounding Consett and Stanley. In conclusion, the Technical Supporting Note concludes:

- Based on the current interpretation of ‘major change of circumstances’ and the review of current development pressures, there is currently no demonstration as to why an enhanced version of the existing planning and development management policies would not be adequate to deliver positive, planned and aspiration growth going forward. Indeed, the existing policies within the area have generally managed inappropriate development and permitted the development of small-scale or agricultural built form.
- Whilst there have been relatively few appeals since January 2014 within the ‘Area for Assessment’, the majority of appeals have been dismissed on the grounds of impact on landscape and character of the area, alongside impact on local communities. The one appeal approved, was allowed on the basis of the development not representing an isolate development in the countryside and improving an area of previously developed land.
- Whilst designation of Green Belt within the ‘Area for Assessment’ could achieve the principles of NPPF Paragraph 80 Purpose 2, 3 and 5, it does not achieve Purpose 1 or 4. Whilst it is not always the case that historic Green Belt designations meet all five Purposes of Green Belt, proposals to extend the Green Belt boundary would be assessed against the requirements of Paragraph 80 and 82. Designation of Green Belt at this location would only extend the designation within Gateshead and provide no additional role in preventing urban sprawl of Tyne and Wear Conurbation. Designation of the Green Belt at this location would also not achieve Purpose 4, owing to its separation from the historic core of Durham.

6.2 Recommendations

Based on the conclusion that existing policies within the Derwentside Local Plan, supported by the NPPF have generally resisted development within the North Western Area of Durham, it is worth considering the rolling forward and enhancement of existing development management policies to establish areas of ‘countryside’ or ‘development limits’. This would have a dual purpose of preventing inappropriate development, and the perception of this, whilst focussing development within the regeneration priority areas of Consett and Stanley.

Appendix A: Consented Developments

ID	Application Reference	Postcode	Application Type	PROPOSAL	Decision
1	DM/15/02398/PA	DH9 9EW	Prior Approval	Appearance details in pursuant of DM/15/01930/PNA	Approved
2	DM/15/00801/OUT	NE16 6NS	Change of Use	Change of Use of land from agricultural to commercial use for storage of motorhomes and car parking	Approved
3	DM/15/00344/NMA	DH9 0RL	Non-Material Amendment	Non-material amendment to alter 2no. doorways to windows	Approved
4	DM/16/00506/NMA	DH9 9QL	Non-Material Amendment	Non Material Amendment application to reposition the previously approved garage with dormer windows to the side elevation with storage above.(DM/14/03042/FPA)	Approved
5	DM/16/02051/NMA	NE16 5EG	Non-Material Amendment	Non-material amendment to allow the rendering of the garage	Approved
6	DM/14/00100/LB	NE39 1NJ	Listed Building Consent	Listed building consent for internal and external alterations including erection of garage building associated with restoration of Hamsterley Hall as a single dwelling	Approved
7	DM/14/00529/LB	NE39 1NJ	Listed Building Consent	Listed building consent for erection of new entrance gates to driveway	Approved
8	DM/14/01869/LB	DH9 9ED	Listed Building Consent	Retrospective Listed Building Consent for replacement roof coverings and demolition of porch to front.	Approved
9	DM/15/00403/LB	DH9 9ED	Listed Building Consent	Listed Building Consent for replacement/ repair of existing windows.	Approved
10	DM/15/01522/LB	DH9 9EB	Listed Building Consent	Listed Building Consent for internal and external alterations to facilitate residential conversion.	Approved
11	DM/16/00210/LB	NE39 1NW	Listed Building Consent	Listed Building consent for a replacement roof	Approved
12	DM/16/01355/LB	NE39 1NJ	Listed Building Consent	Listed building consent for the erection of a freestanding garage block with associated new link walls to the main building, erection of conservatory with patio area adjacent	Approved
13	DM/16/01924/LB	NE39 1ND	Listed Building Consent	Listed Building Consent for works already completed to convert agricultural store and stable to lounge dining room and gym.	Approved
14	DM/14/00355/FPA	DH8 6RY	Full Planning Application	Erection of eight dwellings (revised description)	Approved
15	DM/14/00415/FPA	NE16 6AS	Full Planning Application	Erection of free range unit for chickens	Approved
16	DM/14/00528/FPA	NE39 1NJ	Full Planning Application	Erection of new entrance gates to driveway	Approved
17	DM/14/00835/FPA	NE39 1NB	Full Planning Application	Resurfacing of forest tracks	Approved
18	DM/14/00848/FPA	DH9 0RW	Full Planning Application	Wedding Marquee to Rear of Public House	Approved
19	DM/14/01018/FPA	NE16 6AS	Full Planning Application	Extension to existing egg store	Approved
20	DM/14/01333/LBC	DH9 9ED	Full Planning Application	Part Retrospective Listed Building Consent for replacement and repair of existing windows of Pontop Hall and repointing of buildings and replacement doors of Pontop Hall and adjoining Cottage.	Approved
21	DM/14/01439/FPA	NE16 5EG	Full Planning Application	Replacement of wooden shed with steel portal frame agricultural building measuring 12 by 9 metres	Approved
22	DM/14/01731/FPA	NE39 1HA	Full Planning Application	Construction of a new free range poultry unit.	Approved
23	DM/14/02031/FPA	DH8 6RY	Full Planning Application	Erection of two-storey dwelling with detached garage (demolition of existing property and garage)	Approved
24	DM/14/02384/FPA	DH8 0TN	Full Planning Application	Erection and retention of canvas marquee for a period upto 30th April 2015, used for up to 16 events per year and operating between 1000hrs to 2330hrs (inclusive) (Resubmission)	Approved
25	DM/14/03042/FPA	DH9 9QL	Full Planning Application	Erection of detached double garage within the curtilage of the site with dormer windows to the rear elevation and storage area above, erection of single storey side extension to dwelling to create a swimming pool.	Approved
26	DM/14/03075/FPA	DH8 6RY	Full Planning Application	Demolition of existing coach house / stable and re-construction of garage / workshops.	Approved
27	DM/14/03314/FPA	DH8 6PP	Full Planning Application	Extension to agricultural building	Approved
28	DM/14/03546/FPA	DH8 6RX	Full Planning Application	Demolition of existing dwelling house and construction of new replacement one and half storey dwelling and detached garage plus the formation of new access road to highway	Approved
29	DM/14/03572/FPA	NE39 1NN	Full Planning Application	Demolition of existing ground floor off-shot, erection of single storey extension to the front and rear, erection of two storey extension to the side elevation.	Approved
30	DM/14/03616/FPA	DH8 6RY	Full Planning Application	Extension to an existing equestrian building	Approved

31	DM/14/03644/FPA	DH8 6QS	Full Planning Application	Removal and re-installation of existing mobile stable onto new concrete base and new build stable building and change of use of land from agricultural to equestrian	Approved
32	DM/15/00006/FPA	NE17 7RR	Full Planning Application	Erection of Orangery to side elevation to replace existing Conservatory	Approved
33	DM/15/00030/FPA	DH9 0RW	Full Planning Application	Demolition of rear porch, single storey rear extension, decking to side & front, external rendering of walls & other external works (part retrospective)	Approved
34	DM/15/00502/FPA	NE16 6BD	Full Planning Application	Retention of temporary building for welfare purposes	Approved
35	DM/15/00697/FPA	DH8 6QD	Full Planning Application	Agricultural building to store fodder and implements for the care of livestock.	Approved
36	DM/15/01154/FPA	DH9 9EB	Full Planning Application	Change of Use from church to dwelling house	Approved
37	DM/15/01562/FPA	NE16 6BD	Full Planning Application	Change of use to include full livery stables and construction of riding arena	Approved
38	DM/15/01909/FPA	NE16 6AS	Full Planning Application	Extension to existing free range poultry unit (Unit 1)	Approved
39	DM/15/01910/FPA	NE16 6AS	Full Planning Application	Extension to existing free range poultry unit (Unit 2)	Approved
40	DM/15/02479/FPA	DH8 6QS	Full Planning Application	Construction of an agricultural shed	Approved
41	DM/15/02619/FPA	DH9 9PU	Full Planning Application	Retrospective and proposed use of approx. 28 acres for grazing for horses, 19 stables on concrete hard stand, caravan for meeting/lunch area for horse owners and all weather arena with 6 x 70w low energy floodlights on single poles	Approved
42	DM/15/02668/FPA	DH86QN	Full Planning Application	Construction of a wooden shelter in the car park	Approved
43	DM/15/03026/FPA	NE39 1NQ	Full Planning Application	Single and two storey rear extension to existing property (resubmission).	Approved
44	DM/15/03100/FPA	NE39 1HA	Full Planning Application	Extension to existing free range poultry unit	Approved
45	DM/15/03266/FPA	DH9 0LS	Full Planning Application	Conversion of existing stables into 9 single bedroom suites	Approved
46	DM/15/03399/FPA	DH9 0RW	Full Planning Application	Demolition of rear porch, single storey rear extension, decking to side & front, external rendering of walls & other external works (part retrospective) (resubmission)	Approved
47	DM/15/03405/FPA	DH9 0RW	Full Planning Application	Change of use from EME unit to Vehicle Storage and Workshop Facility	Approved
48	DM/15/03551/FPA	DH8 6QN	Full Planning Application	Change of use to parking area for vehicles	Approved
49	DM/15/03693/FPA	DH9 9JP	Full Planning Application	Car Park Extension (22 additional spaces)	Approved
50	DM/15/03953/FPA	DH8 0SZ	Full Planning Application	Proposed Detached House.	Approved
51	DM/16/00208/FPA	NE39 1NW	Full Planning Application	Replacement roof	Approved
52	DM/16/00339/FPA	NE16 6NS	Full Planning Application	Proposed installation of 3m high green mesh electrified fence around rear site boundary.	Approved
53	DM/16/00437/FPA	NE39 1NN	Full Planning Application	Construction of 1 1/2 Storey extension to the west side and single storey extension to the rear of the existing two storey dwelling.	Approved
54	DM/16/00464/FPA	NE16 6PT	Full Planning Application	Proposed retention of and extensions to existing stable block.	Approved
55	DM/16/00616/FPA	NE17 7RD	Full Planning Application	Proposed change of use from agriculture to equestrian use and erection of stables and ménage for commercial livery.	Approved
56	DM/16/00766/FPA	NE39 1NQ	Full Planning Application	Erection of 23.5m x 115.9m 32,000 bird unit	Approved
57	DM/16/00977/FPA	DH8 6RX	Full Planning Application	Proposed erection of agricultural storage building	Approved
58	DM/16/00989/FPA	NE16 6DL	Full Planning Application	Erection of side and front extension including double garage.	Approved
59	DM/16/01147/FPA	DH9 9ED	Full Planning Application	Change of land use from grazing land to keeping of horses and retention of field shelter / hay store, riding arena and hard standing	Approved
60	DM/16/01189/FPA	DH9 9HJ	Full Planning Application	Agricultural storage building with outside loading and testing facility for cattle	Approved
61	DM/16/01302/FPA	NE17 7RR	Full Planning Application	Single storey extension	Approved
62	DM/16/01324/FPA	NE16 6AS	Full Planning Application	Alterations to existing house to include demolition of the existing roof, eaves to be raised, construction of new roof, replacement windows, construction of extension and re-building an existing barn to provide additional domestic accommodation.	Approved
63	DM/16/01354/FPA	NE39 1NJ	Full Planning Application	Erection of freestanding garage block with associated new link walls to the main building, erection of conservatory to south elevation and patio area	Approved
64	DM/16/01880/FPA	NE39 1ND	Full Planning Application	Conversion of agricultural store and stable to lounge dining room and gym (retrospective)	Approved

65	1/2013/0653/87885	DH8 6PH	Discharge of Condition	Submission of details pursuant to conditions 3,4,5,7 and 12 of planning permission 1/2013/0537 relating to samples of materials, surface water drainage, landscaping, colour of surface, manure storage arrangements	Approved
66	DRC/14/00022	NE39 1NP	Discharge of Condition	Submission of details pursuant to Conditions 4,5,6,8,11 and 16 relating to samples of materials, sample panel, window details, colour of external timber, details of fascia boards, soakaway details, landscaping.	Approved
67	DRC/14/00025	NE39 1NJ	Discharge of Condition	Discharge of conditions 5 (Landscaping) and 6 (Enclosures) pursuant to CMA/1/83	Approved
68	DRC/14/00145	NE39 1NJ	Discharge of Condition	Discharge of 14 conditions attached to approval 1/2011/0121 in relation to refurbishment at plot 1, new-build at plot 2, replacement dwelling at plot 3 and refurbishment of plots 4 and 5	Approved
69	DRC/14/00205	NE39 1NJ	Discharge of Condition	Discharge of condition 3 (stone sample) in relation to previous planning application ref no - DM/14/00528/FPA	Approved
70	DRC/14/00206	NE39 1NJ	Discharge of Condition	Discharge of condition 3 (stone sample) in relation to Listed Building Consent application (DM/14/00529/LB)	Approved
71	DRC/15/00041	DH8 6RX	Discharge of Condition	Discharge conditions 4, 6, 7 and 10 of 1/2012/0113 relating to drainage, boundary treatments, access and surface finishes, and window and door details for proposed barn conversions	Approved
72	DRC/15/00095	DH8 6RX	Discharge of Condition	Discharge of conditions 3-6 of DM/14/03546/FPA relating to external finishing materials, window and door details, landscaping and drainage	Approved
73	DRC/15/00137	DH8 6RY	Discharge of Condition	Submission of details pursuant to condition 6 of planning permission DM/14/03616/FPA (extension to equestrian building) relating to submission of Coal Mining Risk Assessment	Approved
74	DRC/15/00230	NE39 1NJ	Discharge of Condition	Discharge of planning conditions 6 (Georgian bay method statement),8 (oak panelling method statement), 23 (brick & stone wall statement), 25 (conservatory method statement), 37 (roof scaffold drawing) & 38 (scaffold drawing) pursuant to DM/14/00100/LB	Approved
75	DRC/15/00277	NE39 1NP	Discharge of Condition	Discharge of conditions 8, 10 and 12 of 1/2011/0121	Approved
76	DRC/15/03331	NE16 6NS	Discharge of Condition	Discharge of conditions 5 (landscaping) and 9 (land contamination) pursuant to permission DM/15/00801/OUT	Approved
77	DRC/16/00035	DH9 0RH	Discharge of Condition	Discharge of conditions 3, 4, 5, 6, 7, and 9 for DM/14/03684/FPA	Approved
78	DRC/16/00046	DH8 6QD	Discharge of Condition	Submission of details pursuant to conditions 3 and 6 of planning permission DM/15/00697/FPA (agricultural building) relating to materials and coal mining risk assessment.	Approved
79	DRC/16/00116	NE39 1NW	Discharge of Condition	Discharge of planning conditions 4 and 5 pursuant to DM/16/00210/LB	Approved
80	DRC/16/00165	DH9 0RH	Discharge of Condition	Discharge of conditions 3, 4, 5, 6, 7, and 9 for DM/14/03683/LB	Approved

Appendix B: Recent Appeals

Application Reference and Address	Description	References to the Area of High Landscape Value or White Land Policies in Application Decision Notice	Appeal
<p>Appeal Ref: 16/00036/REF Application Ref: DM/16/00473/FPA Land At The South Of Broomhill South Farm Ebchester Hill Ebchester DH8 6RZ WRITTEN REPRESENTATIONS APPEAL IN PROGRESS</p>	<p>New 3no. stable block and retention of existing shed plus change of use of fields for horse grazing (resubmission)</p>	<p>The Decision Notice for the submission of the original application considers that the proposed development is considered to be contrary to Part 11 of the NPPF in that the proposed development does not support the protection of valued landscapes and the development does not contribute to or enhance the natural environment.</p> <p>The original decision notice considered that the visual impact of the proposal upon the character of the landscape and the harm to its protection would prove contrary to Policy GDP1 (C and E) of the saved Derwentside District Local Plan</p>	<p>Appeal against the refusal of Planning Permission. Appeal currently not progressed and therefore there are no references to how existing policies have performed.</p>
<p>Appeal Ref: 15/00055/REF Application Ref: DM/15/00452/OUT Chipchase Vindomora Road Ebchester Consett DH8 0TB APPEAL DISMISSED</p>	<p>Outline application for a single dwelling with associated access</p>	<p>The proposed development was refused for two reasons outlined within the original decision notice:</p> <ul style="list-style-type: none"> The development was not considered to represent sustainable development as it was poorly related to any existing settlement and do not have the benefit of special justification. The development was considered to be inappropriate in terms of scale, and location. It was considered to be contrary to Policies GDP1, EN1 and EN2 of the Derwentside District Local Plan. 	<p>Although limited weight was offered to Policies EN1, EN2 and GDP1 of the Local Plan, as these pre-date the NPPF and because the Council could not demonstrate a five-year housing land supply, the Inspector considered that the proposal for a single dwelling at this location was contrary to these policies and paragraphs 8, 14 and 55 of the NPPF. The appeal against the refusal of development was therefore dismissed.</p>
<p>Appeal Ref: 15/00046/REF Application Ref: DM/15/02128/FPA Whyncliffe Abattoir Ebchester Hill Ebchester Consett DH8 6RY APPEAL ALLOWED</p>	<p>Demolition of the existing abattoir to erect 2 semi-detached dwellings, separate garages, courtyard and associated works</p>	<p>The proposed development was considered to represent isolated residential development in the countryside without the benefit of special justification, contrary to the advice set out in Part 6, Paragraph 55 of the NPPF and to Policies GDP1, EN1 and EN2 of the Derwentside District Local Plan.</p>	<p>The appeal was allowed and planning permission granted on the basis that: “[the proposed development] is not isolated from other dwellings, would represent re-use of previously developed land, would provide 2 new dwellings which would support the local community and would result in considerable visual improvement to a site adjoining other dwellings and a public footpath such that it would be sustainable in other ways”</p>
<p>Appeal Ref: 15/00049/REF Application Ref: DM/15/01195/FPA The Stables Tanfield Stanley DH9 9PX APPEAL DISMISSED</p>	<p>Summer house in rear garden</p>	<p>The application for the summer house was refused for reason of its scale, form and location which results in an intrusive form of development out of keeping with the local character and contrary to policy GDP1 of the Local Plan. A further reason for refusal was the impact on the Grade I and Grade II features at Tanfield Hall.</p>	<p>The Inspectors agree with the considerations in the Decision Notice. The appeal was dismissed on the ground of impact on the Conservation Area and neighbouring Listed Buildings.</p>
<p>Appeal Ref: 15/00039/REF Application Ref: DM/15/00667/FPA Land To The East Of Lambton Gardens Burnopfield APPEAL DISMISSED</p>	<p>Proposed building to provide stables and store fodder & change of use of land from agricultural to equestrian (resubmission)</p>	<p>The decision notices considered that the proposed building was excessively sized for the size of the site and would be harmful to the intrinsic landscape character. The proposed development was considered to be contrary to the NPPF and the Derwentside Local Plan Policies GDP1 and EN26</p>	<p>As the proposed building was considered to be relatively functional and agricultural in nature, as opposed to especially equestrian, it was not considered to appear as an obtrusive feature and would maintain the landscape character and appearance.</p> <p>The appeal was however dismissed on the basis of harm to the living conditions of neighbouring residents.</p>
<p>Appeal Ref: 15/00065/REF Application Ref: 1/2013/0167/86271 Allendale Farm West Lane Medomsley Newcastle Upon Tyne NE17 7RE APPEAL DISMISSED</p>	<p>Erection of wind turbine 20 metres to hub with maximum blade height of 27.2M</p>	<p>The proposed wind turbine were considered to “constitute an intrusive feature in an attractive rural setting which would be detrimental to the visual amenity of the area. It would fail to maintain, protect or enhance landscape character contrary to policies GDP1 and EN1 of the Derwentside District Local Plan and Part 11 of the NPPF which requires new development to protect and enhance valued landscapes”.</p>	<p>The Inspector considered that “surrounding landscape is for the most part open and undulating. This characteristic allied with the modest scale of the turbine and the visual interruption provided by the tree cover and existing built form, in a medium to large scale landscape, would enable the proposal to assimilate with its surrounding”.</p> <p>The appeal was dismissed on the grounds of other reasons.</p>
<p>Appeal Ref: 15/00032/REF Application Ref: 1/2013/0167/86271 Mountsett Cottage Mountsett Burnopfield Newcastle Upon Tyne NE16 6AZ APPEAL DISMISSED</p>	<p>Demolish existing garage and workshop and erection of new dwelling with integral double garage.</p>	<p>The decision notice considered that the dwelling was considered to be in an unsustainable location in open countryside, the design of the dwelling would not be in keeping with the character of the area and there are no special circumstances for the erection of a proposed dwelling in this unsustainable countryside location. The decision notice also begins to cite the proposed Green Belt within the emerging County Durham Plan as a reason why development inappropriate.</p>	<p>The Inspector considered that the development was not in keeping with the character and appearance of the area, and that it was therefore contrary to Policy GDP1 of the Derwentside District Local Plan 1997. The Inspector also considered that the proposed development was not in a sustainable location/</p>

			<p>The appeal was dismissed on the ground of impact on character and appearance of the area, and the fact that it did not represent sustainable development.</p>
<p>Appeal Ref: 14/00030/REF Application Ref: Land North Of Hamsterley Hall Hamsterley Mill Rowlands Gill NE39 1NJ APPEAL DISMISSED</p>	<p>Erection of 35 dwellings with new site access from B6310 and associated landscaping and infrastructure as enabling development for restoration of Hamsterley Hall as a single dwelling including works to bothy, erection of garage and conservatory reinstatement</p>	<p>The decision notice considered that the dis-benefits of the scheme were ‘the inherent unsustainability of the site, the adverse impact on the character and appearance of the countryside and that the proposals would amount to inappropriate development in the proposed Green Belt’. The proposals are therefore considered to “conflict with Policies EN1, EN2 and EN6 of the Derwentside Local Plan, Policy 14 of the Submission Draft County Durham Plan and Paragraph 109 of the National Planning Policy Framework”.</p>	<p>The Inspector considered that the landscape was one with a high sensitivity to change, and therefore moderate harm would arise in terms of the effect of the proposal on landscape character. The Inspector furthered that saved LP Policies EN1, EN2 and EN6 do not differ significantly from the policies set out in the NPPF. Alongside heritage and other reasons, the appeal decision was dismissed on landscape grounds.</p>

Draft