

## Green Belt Assessment

### Appendix B – 2019 Submitted Site Proformas

249912-00

Final | 22 May 2019

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

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**ARUP**

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1 4/LB/10

<p><b>Submitted site Reference:</b> 4/LB/10</p>	<p><b>Boundary of Submitted site with designations mapped</b></p>
<p><b>Submitted site Name:</b> 4/LB/10</p>	
<p><b>Submitted site Size:</b> 11.5ha</p>	
<p><b>Location of Submitted site and relationship with inset settlement:</b> The submitted site is located south of Durham City and east of the settlement Langley Moor.</p>	
<p><b>General Area containing Submitted site (from Stage 1 Assessment):</b> General Area 18</p>	
<p><b>Source of submitted site:</b> Submitted site has been promoted through the Durham County Plan Pre-Submission Consultation, January 2019.</p>	
<p><b>Impact of Designations:</b> The submitted site is not located within any of the Category 1 designations.</p>	
<p><b>Does the Resultant Boundary represent a strongly Defined, Durable Green Belt Boundary?</b></p> <p>The existing Green Belt boundary is defined by the A167 to the east of the submitted site. The A167 is within the Green Belt with the boundary to the east of the road.</p> <p>The resultant Green Belt boundaries would be defined by field boundaries and hedgerows, providing a less durable boundary to the north, west, and south of the site. The submitted site is considered to provide a less durable boundary. If the site was removed from the Green Belt it would be sensible to remove the A167 from the Green Belt. If the A167 remained in the Green Belt a remote strip of Green Belt would remain.</p>	
<p><b>Appraisal of Submitted site against the 5 NPPF Green Belt Purposes</b></p>	
<p><b>Purpose 1:</b> The submitted site is connected to the large built up area of Durham City on its eastern boundary. The existing Green Belt boundary is defined by the A167 to the east, which is considered to provide a durable boundary. The submitted site is connected to the large 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><b>Level of Contribution: Strong</b></p>	
<p><b>Purpose 2:</b> The submitted site forms a land gap between the inset settlement of Langley Moor/Meadowfield/Brandon and the large built up area of Durham City. The land gap between Langley Moor/Meadowfield/Brandon and Durham City across the submitted site is approximately 1.22km and consists of open land and the River Browney. 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. The A690 provides direct road access between the two settlements. The submitted site plays a crucial role in maintaining a gap between Durham City and Langley Moor as loss of openness would substantially reduce gap between the settlements.</p> <p><b>Level of Contribution: Strong</b></p>	
<p><b>Purpose 3:</b> The principal land use of this site is rural land-uses. There is no built development within the site. The topography of the site is a gentle slope to the west owing to the long line views in and out of the site from the west, providing a degree of visual openness to the site. This does not impact upon the score given the lack of development within the site.</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 approximately 0.9km of this submitted site (from its nearest point to the Historic Core). The 0.9km gap consists post WWII development. 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 that 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 includes one primary transport route; the A167 running along the eastern boundary of the submitted site. The site is also visible from the East Coast Mainline. This route provides access to Durham City. 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, 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 Wear Lowlands 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: Moderate**

***Durham City Historic Core***

The Historic Core (Durham City Conservation Area) is located approximately 0.9km of this submitted site (from its nearest point to the Historic Core). The 0.9km gap consists of post WWII development. This submitted site is 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, 2 and 3 due to being connected to Durham City and the lack of built development.

2 5/SE/25a

<p><b>Submitted site Reference:</b> 5/SE/25a</p>	<p><b>Boundary of Submitted site with designations mapped</b></p>
<p><b>Submitted site Name:</b> 5/SE/25a</p>	
<p><b>Submitted site Size:</b> 35ha</p>	
<p><b>Location of Submitted site and relationship with inset settlement:</b> The submitted site is located north west of the settlement Seaham, south of the neighbouring authority Sunderland.</p>	
<p><b>General Area containing Submitted site (from Stage 1 Assessment):</b> General Area 2</p>	
<p><b>Source of submitted site:</b> Submitted site has been promoted through the Durham County Plan Pre-Submission Consultation, January 2019.</p>	
<p><b>Impact of Designations:</b> The submitted site is not located within any of the Category 1 designations.</p>	
<p><b>Does the Resultant Boundary represent a strongly Defined, Durable Green Belt Boundary?</b></p> <p>The existing Green Belt boundary is defined by contiguous dense vegetation to the north of the submitted site, this provides a durable boundary. Beyond this boundary is Sunderland Urban Area.</p> <p>The resultant Green Belt boundary would be defined by a field boundary and wire fence to the west, providing a less durable boundary. An existing railway line to the east provides a durable boundary. The southern boundary would be defined by a field boundary, providing a less durable boundary. The submitted site is considered to provide a mix of durable and less durable boundaries.</p>	
<p><b>Appraisal of Submitted site against the 5 NPPF Green Belt Purposes</b></p>	
<p><b>Purpose 1:</b> The submitted site forms part of the County Durham Green Belt, but it is not connected to or close to any of the large built up areas (as defined in the method). There is no risk of sprawl.</p> <p><b>Level of Contribution: No Contribution</b></p>	
<p><b>Purpose 2:</b> The submitted sites forms a land gap between the settlement of Seaham and Sunderland. The land gap between Seaham and Sunderland across the submitted site is approximately 900m and consists of open countryside. The A1018 provides direct road access between the two settlements. The submitted site plays some role in maintaining a gap between the settlements as loss of openness would not cause the settlements to merge but would erode the gap between them. Ryhope provides separation between the two settlements and therefore reduces the perception of eroding the gap. If considered alongside submitted sites 5/SE/25b and 5/SE/25c, as a single site then a different stronger contribution to this purpose would be scored.</p> <p><b>Level of Contribution: Moderate</b></p>	
<p><b>Purpose 3:</b> The principal land use is open countryside, in agricultural use. There is less than 5% built development within the submitted site. The topography of the site is a slope down to the east and owing to this there are long line views towards the sea to the east. The views in to the site are limited due to the topography and dense boundary. There is vegetation and hedgerows on the submitted site between field boundaries, however this does not detract from the openness of the site due to the size and topography of the site. This does not impact upon the score given the lack of any built development.</p> <p><b>Level of Contribution: Strong</b></p>	

**Purpose 4:** The 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**

**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 site.

3 5/SE/25b

<p><b>Submitted site Reference:</b> 5/SE/25b</p>	<p><b>Boundary of Submitted site with designations mapped</b></p>
<p><b>Submitted site Name:</b> 5/SE/25b</p>	
<p><b>Submitted site Size:</b> 30.8ha</p>	
<p><b>Location of Submitted site and relationship with inset settlement:</b> The submitted site is located north west of the settlement Seaham, south of the neighbouring authority Sunderland.</p>	
<p><b>General Area containing Submitted site (from Stage 1 Assessment):</b> General Area 2</p>	
<p><b>Source of submitted site:</b> Submitted site has been promoted through the Durham County Plan Pre-Submission Consultation, January 2019.</p>	
<p><b>Impact of Designations:</b> The submitted site is not located within any of the Category 1 designations.</p>	
<p><b>Does the Resultant Boundary represent a strongly Defined, Durable Green Belt Boundary?</b></p> <p>The existing Green Belt boundary is defined by the B1285 road to the west, providing a durable boundary between Seaham Grange Industrial Estate and the submitted site.</p> <p>The resultant Green Belt boundary would be defined by a mix of hedgerows, fences, and field boundaries to the east, which is considered to provide a less durable boundary. The southern boundary would be defined partly by a dense tree line and partly by a hedgerow, providing a less durable boundary due to lack of permanence. The northern boundary and sections of the western boundary would be defined by built urban form with irregular boundaries providing less durable boundaries at those sections. The submitted site is considered to provide less durable boundaries.</p>	
<p><b>Appraisal of Submitted site against the 5 NPPF Green Belt Purposes</b></p>	
<p><b>Purpose 1:</b> The submitted site forms part of the County Durham Green Belt, but it is not connected to or close to any of the large built up areas (as defined in the method). There is no risk of sprawl.</p> <p><b>Level of Contribution: No Contribution</b></p>	
<p><b>Purpose 2:</b> The submitted sites forms a land gap between the settlement of Seaham and Sunderland. The land gap between Seaham and Sunderland across the submitted site is approximately 900m and consists of open countryside. The A1018 provides direct road access between the two settlements. The submitted site plays some role in maintaining a gap between the settlements as loss of openness would not cause the settlements to merge but would erode the gap between them. Ryhope provides separation between the two settlements and therefore reduces the perception of eroding the gap. The submitted site is located to the east of a linear industrial estate, which forms part of Seaham, therefore the perceived erosion of the gap is limited as the gap is not reduced.</p> <p><b>Level of Contribution: Moderate</b></p>	
<p><b>Purpose 3:</b> The principal land use of the submitted site is open countryside, in agricultural use. There is less than 5% built development within the submitted site. Across the submitted site it is separated by field boundaries in the form of fences and small sparse tree lines, however this does not detract from the openness of the site. The submitted site slopes down towards the east, owing to the long line views across the sea and long line views north to Ryhope. This does not impact upon the score given the lack of any built development.</p>	

<b><u>Level of Contribution: Strong</u></b>
<b>Purpose 4:</b> The 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. <b><u>Level of Contribution: No Contribution</u></b>
<b>Purpose 5:</b> 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. <b><u>Level of Contribution: Moderate</u></b>
<b>Summary:</b> Overall this submitted site performs strongly against purpose 3 due to the lack of built development in the site.



4 5/SE/25c

<p><b>Submitted site Reference:</b> 5/SE/25c</p>	<p><b>Boundary of Submitted site with designations mapped</b></p>
<p><b>Submitted site Name:</b> 5/SE/25c</p>	
<p><b>Submitted site Size:</b> 18.2ha</p>	
<p><b>Location of Submitted site and relationship with inset settlement:</b> The submitted site is located north west of the settlement Seaham, south of the neighbouring authority Sunderland.</p>	
<p><b>General Area containing Submitted site (from Stage 1 Assessment):</b> General Area 2</p>	
<p><b>Source of submitted site:</b> Submitted site has been promoted through the Durham County Plan Pre-Submission Consultation, January 2019.</p>	
<p><b>Impact of Designations:</b> The submitted site is not located within any of the Category 1 designations.</p>	
<p><b>Does the Resultant Boundary represent a strongly Defined, Durable Green Belt Boundary?</b></p> <p>The Resultant Green Belt boundary would be defined by an existing railway line to the east and south, which is considered to provide a durable boundary. The north and west boundaries would be defined by open countryside and field boundaries, providing a less durable boundary.</p> <p>The Resultant Boundary would create a perforation in the Green Belt coverage, creating an ‘island’ in the designation. Whilst the individual boundaries of the submitted site are therefore mixed (both ‘durable’ and ‘less durable’), the overall Resultant Boundary for the Green Belt is weak and less durable.</p>	
<p><b>Appraisal of Submitted site against the 5 NPPF Green Belt Purposes</b></p>	
<p><b>Purpose 1:</b> The submitted site forms part of the County Durham Green Belt, but it is not connected to or close to any of the large built up areas (as defined in the method). There is no risk of sprawl.</p> <p><b>Level of Contribution: No Contribution</b></p>	
<p><b>Purpose 2:</b> The submitted sites forms a land gap between the settlement of Seaham and Sunderland. The land gap between Seaham and Sunderland across the submitted site is approximately 900m and consists of open countryside. The A1018 provides direct road access between the two settlements. The submitted site plays some role in maintaining a gap between the settlements; loss of openness would not cause the settlements to merge but would erode the gap between them.</p> <p><b>Level of Contribution: Moderate</b></p>	
<p><b>Purpose 3:</b> The principal land use of the submitted site is open countryside, in agricultural use. There is less than 5% built development within the submitted site. Across the submitted site it is separated by field boundaries in the form of fences and small sparse tree lines, however this does not detract from the openness of the site. The submitted site slopes down towards the east, owing to the long line views across the sea and long line views north to Ryhope. This does not impact upon the score given the lack of any built development.</p> <p><b>Level of Contribution: Strong</b></p>	

**Purpose 4:** The 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**

**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 site.

## 5 The Village at The Viaduct Site B

<p><b>Submitted site Reference:</b> N/A</p>	<p><b>Boundary of Submitted site with designations mapped</b></p>
<p><b>Submitted site Name:</b> The Village at The Viaduct Site B</p>	
<p><b>Submitted site Size:</b> 0.94ha</p>	
<p><b>Location of Submitted site and relationship with inset settlement:</b> The submitted site is within the large built up area of Durham City.</p>	
<p><b>General Area containing Submitted site (from Stage 1 Assessment):</b> General Area 26</p>	
<p><b>Source of submitted site:</b> Submitted site has been promoted through the Durham County Plan Pre-Submission Consultation, January 2019.</p>	
<p><b>Impact of Designations:</b> The submitted site is not located within any of the Category 1 designations.</p>	
<p><b>Does the Resultant Boundary represent a strongly Defined, Durable Green Belt Boundary?</b></p> <p>The existing Green Belt boundary is defined by a road track to the north east and tree lines to the north and east, providing less durable boundaries. A section of the existing Green Belt boundary is located through the middle of the submitted site, defined by a wall and a tree line providing a less durable boundary due to lack of permanence. The middle boundary of the submitted site is defined by built urban form providing a durable boundary.</p> <p>The resultant Green Belt boundary would be defined by dense vegetation to the south and west, providing a less durable boundary due to a lack of identifiable boundary. The submitted site is considered to provide a less durable boundary.</p>	
<p><b>Appraisal of Submitted site against the 5 NPPF Green Belt Purposes</b></p>	
<p><b>Purpose 1:</b> The submitted site is connected to the large built up area of Durham City along its northern and eastern boundary. The northern boundary is formed by tree lines and a road track, which is considered to be a less durable boundary. The eastern boundary is formed by a tree line, which is considered to be a less durable boundary. The submitted site is connected to the large built up area along two boundaries and is not considered to be protecting land which is open and therefore there is potential for development to constitute rounding off. There is no ribbon development present. Overall, the submitted site makes a moderate contribution to checking unrestricted sprawl.</p> <p><b>Level of Contribution: Moderate</b></p>	
<p><b>Purpose 2:</b> The submitted site is almost completely enclosed by Durham City and it plays no role in maintaining a gap between settlements.</p> <p><b>Level of Contribution: No Contribution</b></p>	
<p><b>Purpose 3:</b> The principal land use of the site is dense vegetation and built urban form which comprises of student accommodation. There is 10-25% of built development. The topography of the submitted site is a steep slope to the north east, however dense vegetation and built urban form limits views in and out of the site. This does not impact upon the score given the level of built development within the submitted site.</p> <p><b>Level of Contribution: Weak</b></p>	

**Purpose 4:**

*To preserve the setting and special character of Durham City*

**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).**

This submitted site forms part of a Green Finger that penetrates Durham City from the west. This Green Finger consists of 'Flass Vale'. The submitted site therefore makes 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, but does not contain any 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 **moderate** contribution to the historic setting of Durham City.

**4. Key approaches to and journeys to the City.**

The submitted site is adjacent to the East Coast Mainline. There is potential that the southern edge of the site to be visible, but this could not be confirmed on site due to the topography and vegetation on site. 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 submitted site is within a 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 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) covers this submitted site. This submitted site is 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 the site is within the historic core.

## 6 High Farm Rise (2/GL/01)

<p><b>Submitted site Reference:</b> 2/GL/01</p>	<p><b>Boundary of Submitted site with designations mapped</b></p>
<p><b>Submitted site Name:</b> High Farm Rise</p>	
<p><b>Submitted site Size:</b> 0.21ha</p>	
<p><b>Location of Submitted site and relationship with inset settlement:</b> The submitted site is located within the inset settlement of Great Lumley and south of Chester-le-Street.</p>	
<p><b>General Area containing Submitted site (from Stage 1 Assessment):</b> General Area 33</p>	
<p><b>Source of submitted site:</b> Submitted site has been promoted through the Durham County Plan Pre-Submission Consultation, January 2019.</p>	
<p><b>Impact of Designations:</b> The submitted site is not located within any of the Category 1 designations.</p>	
<p><b>Does the Resultant Boundary represent a strongly Defined, Durable Green Belt Boundary?</b></p> <p>The existing Green Belt boundary is defined by a tree line to the east and a wall to the south, providing a less durable boundary due to lack of permanence.</p> <p>The resultant Green Belt would be defined by Old Mill Lane to the north west, a track and footpath route, which is considered to provide a less durable boundary. The southern boundary is formed by a tree line and fence, providing a less durable boundary. The submitted site is considered to provide a less durable boundary.</p>	
<p><b>Appraisal of Submitted site against the 5 NPPF Green Belt Purposes</b></p>	
<p><b>Purpose 1:</b> The submitted site forms part of the County Durham Green Belt, but it is not connected to or close to any of the large built up areas (as defined in the method). There is no risk of sprawl.</p>	
<p><b>Level of Contribution: No Contribution</b></p>	
<p><b>Purpose 2:</b> The submitted site forms a land gap between the inset settlements of Great Lumley and Chester Moor. The land gap between the two settlements across the submitted site is approximately 2.02km and consists of open land and the River Wear. There is no direct road access between the settlements. The submitted site plays a very limited role in maintaining a gap between settlements due to the small size of the site and the presence of Old Mill Lane and therefore loss of openness would not reduce such gap between the settlements.</p>	
<p><b>Level of Contribution: Weak</b></p>	
<p><b>Purpose 3:</b> The predominant land use of the site is rural land-uses. There is less than 5% built development within the submitted site. The submitted site is on a raised embankment with sparse trees and building materials within the site. There are some long line views to the south due to it being raised. This does not impact upon the score given there is no built development within the site.</p>	
<p><b>Level of Contribution: Strong</b></p>	

**Purpose 4:** The submitted site is 5km from the Durham Historic Core. However, the historic core is visible from the submitted site. Purpose 4 has therefore been considered.

*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 5.6km from this submitted site (from its nearest point to the Historic Core). The 5.6km gap consists of Green Belt and post WWII development. 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 that 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, but a view of the historic core was noted on site. The submitted site is considered to make a **moderate** contribution to the historic setting of Durham City.

**4. Key approaches to and journeys to the City.**

The submitted site is not visible and prominent from any primary or secondary 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 Wear Lowlands Character Area and within the Broad Landscape Type: Eastern Valley Terraces. This submitted site 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 5.6km from this submitted site (from its nearest point to the Historic Core). The 5.6km gap consists of Green Belt and post WWII development. 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 in the site.

## 7 Land at Cambridge Drive (2/GL/15)

<p><b>Submitted site Reference:</b> 2/GL/15</p>	<p><b>Boundary of Submitted site with designations mapped</b></p>
<p><b>Submitted site Name:</b> Land at Cambridge Drive</p>	
<p><b>Submitted site Size:</b> 1.34ha</p>	
<p><b>Location of Submitted site and relationship with inset settlement:</b> The submitted site is located within the inset settlement of Great Lumley and south of Chester-le-Street.</p>	
<p><b>General Area containing Submitted site (from Stage 1 Assessment):</b> General Area 33</p>	
<p><b>Source of submitted site:</b> Submitted site has been promoted through the Durham County Plan Pre-Submission Consultation, January 2019.</p>	
<p><b>Impact of Designations:</b> The submitted site is not located within any of the Category 1 designations.</p>	
<p><b>Does the Resultant Boundary represent a strongly Defined, Durable Green Belt Boundary?</b></p> <p>The existing Green Belt is defined by Cambridge Drive to the east, providing a durable boundary. A garden of a residential property defines a section of the northern boundary providing a less durable boundary due to lack of permanence.</p> <p>The resultant Green Belt boundary would be defined by a fence, providing a less durable boundary on the north, west and south boundaries. The submitted site is considered to provide less durable boundaries.</p>	
<p><b>Appraisal of Submitted site against the 5 NPPF Green Belt Purposes</b></p>	
<p><b>Purpose 1:</b> The submitted site forms part of the County Durham Green Belt, but it is not connected to or close to any of the large built up areas (as defined in the method). There is no risk of sprawl.</p> <p><b>Level of Contribution: No Contribution</b></p>	
<p><b>Purpose 2:</b> The submitted site forms a land gap between the inset settlements of Great Lumley and Chester Moor. The land gap between the two settlements across the submitted site is approximately 2.02km and consists of open land and the River Wear. There is no direct road access between the settlements. The submitted site plays a very limited role in maintaining a gap between settlements and loss of openness would not reduce such gap between the settlements</p> <p><b>Level of Contribution: Weak</b></p>	
<p><b>Purpose 3:</b> The principal land use of the site is open land. There is less than 5% built development within the submitted site. The submitted site has an undulating topography, which contributes to the long line views to the south west and the visual openness of the site. This does not impact upon the score given the lack of any built development.</p> <p><b>Level of Contribution: Strong</b></p>	
<p><b>Purpose 4:</b> The submitted site is 5km from the Durham Historic Core. However, the historic core is visible form the submitted site. Purpose 4 has therefore been considered.</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 5.6km of this submitted site (from its nearest point to the Historic Core). The 5.4km gap consists of Green Belt and post WWII development. 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 that 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, but a view of the historic core was noted on site. The submitted site is considered to make a **moderate** contribution to the historic setting of Durham City.

**4. Key approaches to and journeys to the City.**

The submitted site is not visible and prominent from any primary or secondary 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 Wear Lowlands Character Area and within the Broad Landscape Type: Eastern Valley Terraces. This submitted site 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 5.6km of this submitted site (from its nearest point to the Historic Core). The 5.4km gap consists of Green Belt and post WWII development. 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 in the site.