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Your ref:  
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Cassop-cum-Quarrington Parish Council

11<sup>th</sup> September 2020

To Cassop-cum-Quarrington Parish Council,

**Cassop-cum-Quarrington Neighbourhood Plan**  
**Pre-Submission Consultation (July-September 2020)**  
**Durham County Council Comments**

Please find attached Durham County Council comments in relation to the Pre-submission draft of the Cassop-cum-Quarrington Neighbourhood Plan.

We hope that these comments and suggestions are constructive and help in the next stages of progressing your plan.

If you need to discuss any of the comments in detail we are happy to assist with this.

Yours sincerely,

**Stuart Carter**  
(Senior Policy Officer)

**Regeneration and Local Services**  
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## Appendix

### Response to Cassop-cum-Quarrington Parish Council

Policy / Section	Suggested Amendment
Section 2 (Page 19)	<p>Under paragraph 2.44 the Plan sets down current permissions for residential development in the plan area. There is potential for two additional schemes to be added to this list which are currently pending consideration - 40 dwellings under DM/20/00895/OUT and an additional 21 dwellings under DM/19/02248/FPA.</p> <p>Providing these are approved within the plan period, it is recommended that the Parish Council consider this change which will potentially improve the accuracy of the Plan.</p>
Policy CCQ1 – Protected Rural Setting	<p>The County Council are supportive of the intention to maintain the ‘separateness of settlements’ as set down in Policy CCQ1. However, the policy focusses on protection of the ‘open character’ and ‘open qualities’ of land contained within the Protected Rural Setting (PRS). This sets a high bar for considering the impacts of built development in the PRS, akin to Green Belt policy but without the equivalent evidence base, which could potentially curtail certain forms of development that might otherwise be acceptable in a countryside setting. It is therefore recommended that the policy instead refers to ‘rural character’ and ‘rural qualities’ of the PRS, which would provide a similar level of protection from urbanising development while providing more flexibility for decision makers.</p> <p>The PRS boundary requires a minor amendment to remove land which is part of the existing commitment at the Integra site, which extends to the eastern side of the A688 just south of the services. This amendment will ensure the policy is applied correctly.</p> <p>Map below shows the area for removal from PRS highlighted area (ringed red) and the identified PRS (blue):</p> 

### Regeneration and Local Services

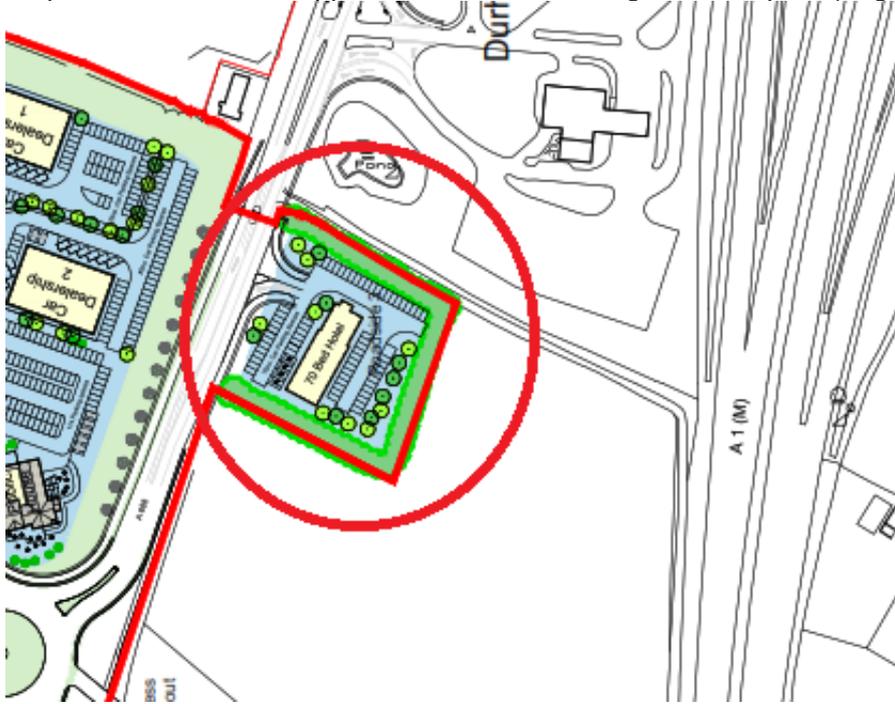
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INVESTOR IN PEOPLE

Map below shows the approved area in the Integra Masterplan (ringed red):

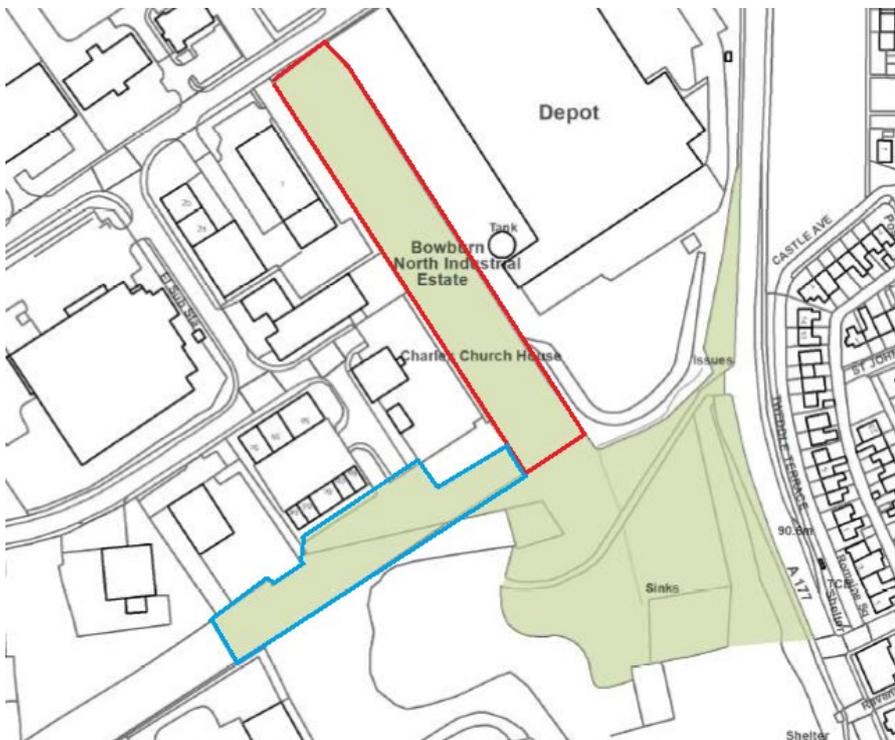


Policy CCQ2  
(Local Green  
Spaces)

The Council have concerns about the following areas which are identified as Local Green Space in the draft Plan.

LGS4 (John's Hare Wood)

Land within proposed LGS4 is allocated for employment use in the County Durham Plan and potentially required for future expansion of the adjacent businesses. The site highlighted red is within council ownership, while the site highlighted blue is within private ownership. It is requested that the highlighted sites are removed from the proposed LGS:



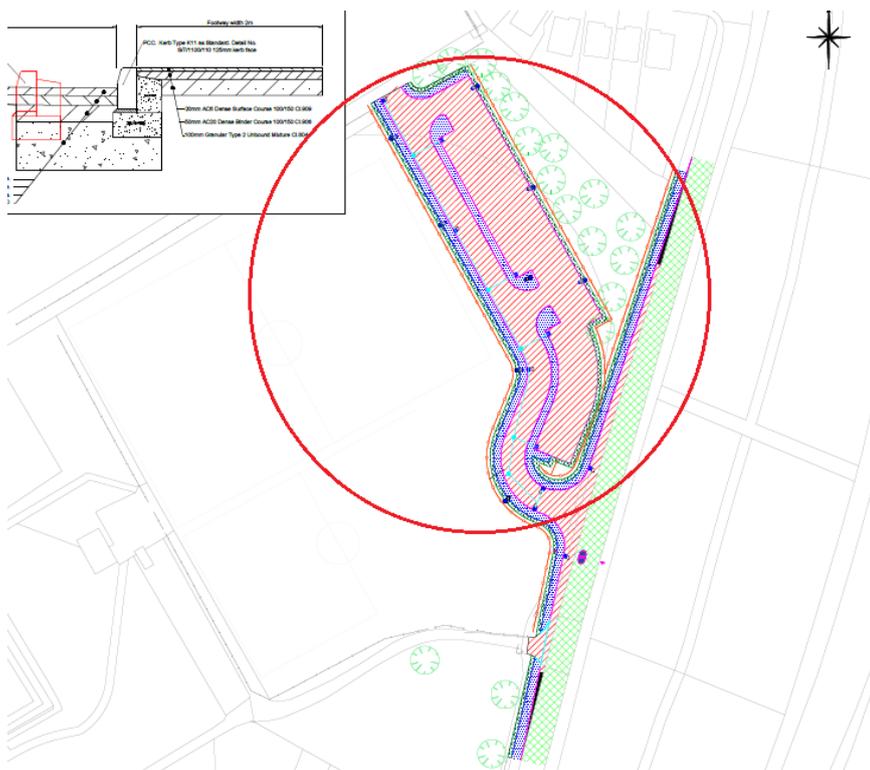
LGS9 (Bowburn Park)

The northern boundary of this site is not drawn accurately. The boundary needs to be amended to remove a small area of land which now has permission for a new access for the school.

Map below shows the Local Green Space in green with the inaccurate boundary highlighted red:



Map below shows the approved new access for the school which extends south into the proposed Local Green Space:



### Policy wording

Policy CCQ2 is predominately about protection, however it could also emphasise enhancement opportunities including in relation to biodiversity and protected landscapes.

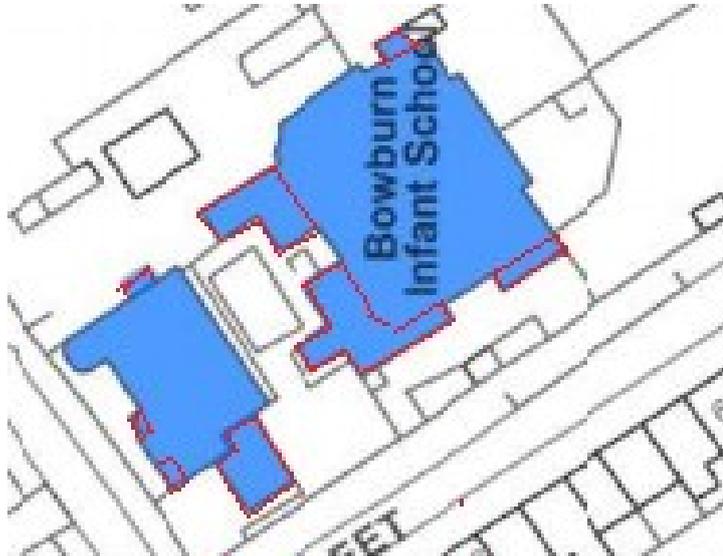
To this end the Plan may consider mapping of biodiversity resources. A Green Infrastructure Plan may be useful showing how and where development can improve and/or create greenspaces and corridors for people and nature.

The Plan may also consider addressing enhancement of existing wildlife areas and potential to include buffer zones / protected areas around wildlife sites to maintain ecological linkages.

Policy CCQ3

LVHA1 (Bowburn – Bowburn School, Wylam Street)

The Council have concerns about the detailed mapping of Bowburn School, which is identified as a Locally Value Heritage Asset (LVHA) in the neighbourhood plan. The Plan appears to include some newer additions (identified in red) which detract from the significance of the asset and should not be included within the LVHA. The Plan also omits some original ancillary sheds which may have importance to the setting of the school and may be considered for retention as part of any future redevelopment of the site. It is therefore recommended that further work is undertaken to accurately identify LVHA1.



Policy CCQ4

The Council are supportive of the overall ambitions of this Policy, however, there are some concerns around its application, despite the explanatory table provided under paragraph 6.35. The Parish Council may wish to include some visual examples to aid clarity.

In terms of the individual criteria, for example, it may be difficult for decision-makers to ensure 'delight and wellbeing' which is included under criteria (a). The table suggests this could be via the 'creative integration of natural features into development, both for beauty and wellbeing reasons, but also in their own right for supporting and enhancing biodiversity'. However no further illustration is provided which may make it difficult to achieve this requirement.

Under criteria (c) there is a requirement to improve the negative qualities of a site and its setting. It is considered that this may be difficult to achieve in relation to the setting, which may include third party land and property outside of the influence of the applicant. A caveat may therefore be added stating that this element of the policy would only apply 'where appropriate'.