## **Durham County Council**

Regeneration and Economic Development Planning Development County Hall Durham DH1 5UL



## Application for Planning Permission. Town and Country Planning Act 1990

You can complete and submit this form electronically via the Planning Portal by visiting www.planningportal.gov.uk/apply Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Please complete using block capitals and black ink.

It is important that you read the accompanying guidance notes as incorrect completion will delay the processing of your application.

1. Applic	ant Name and Address		2. Agent	Name and Addres	SS				
Title:	Mr First name: Jon		Title:	First nar	me:				
Last name:	Hogarth		Last name:						
Company (optional):	Durham County Council		Company (optional):						
Unit:	House number: House suffix:		Unit:	House number:		House suffix:			
House name:			House name:						
Address 1:	Regeneration, Economy & Growth		Address 1:						
Address 2:	County Hall		Address 2:						
Address 3:			Address 3:						
Town:	Durham		Town:						
County:	County Durham		County:						
Country:			Country:						
Postcode:	DH1 5UL		Postcode:						
3. Description of the Proposal  Please describe the proposed development, including any change of use:  The proposal comprises of highway junction improvement works and a new road access. The works are to provide suitable highway access to enable development of the Low Copelaw site to the east of the A167, making this land available for housing.									
Has the buil	ding, work or change of use already started?		Yes	X No					
	se state the date when building, were started (DD/MM/YYYY):			(date must be pre-a	pplication subi	mission)			
If Yes, pleas	ding, work or change of use been completed? se state the date when the building, work f use was completed: (DD/MM/YYYY):		Yes	No (date must be pre-ap	pplication subn	nission)			
					\$Date:: 2014-02-10 i	#\$ \$Revision: 5975 \$			

	ddress Details	5. Pre-application Advice
Please prov	ide the full postal address of the application site.	Has assistance or prior advice been sought from the local authority about this application?
Unit:	House House suffix:	Yes No
House name:		If Yes, please complete the following information about the advice you were given. (This will help the authority to deal with this
Address 1:	A167 - B6443 Central Avenue	application more efficiently).  Please tick if the full contact details are not
Address 2:		known, and then complete as much as possible:
Address 3:		Officer name:
Town:	Newton Aycliffe	Andrew Inch
County:	Durham	Reference:
Postcode (optional):	DL5 6JA	
Description	of location or a grid reference. Impleted if postcode is not known):	Date (DD/MM/YYYY): (must be pre-application submission)
Easting: 4	28876 Northing: 525396	Details of pre-application advice received?
Description	:	
A167/B6	6443 highway junction and land to	Advice regarding validation requirements and general advice about the application.
0431 017		
6. Pedestr	ian and Vehicle Access, Roads and Rights of Way	7. Waste Storage and Collection
	altered vehicle access proposed ne public highway? XYes No	Do the plans incorporate areas to store and aid the collection of waste?  Yes  You
	altered pedestrian	If Yes, please provide details:
the public h	osed to or from ighway? X Yes No	
	ny new public roads to be thin the site?	
	ny new public	
	y to be provided jacent to the site? Yes X No	
	osals require any diversions ments and/or	Have arrangements been made for the separate storage and
0	ights of way?	collection of recyclable waste?  Yes  X No
If you answedetails on y (s)/drawings	ered Yes to any of the above questions, please show our plans/drawings and state the reference of the plan s(s)	If Yes, please provide details:
1383228_[	DCC_HE_PA_02 Red Line Boundary DCC_HE_03_01 Engineering Layout. Sheet 1 of 2 DCC_HE_03_02 Engineering Layout. Sheet 2 of 2	
	700=_000_0=	
8. Author	rity Employee / Member	
With respec	t to the Authority, I am: (a) a member of staff (b) an elected member (c) related to a member of staff	Do any of these statements apply to you? X Yes No
If Voc. place	(d) related to an elected membe	
n res, pieas	se provide details of the name, relationship and role	
	nical Project Development Principal Officer, Majo neration Economy and Growth (CPAL)	or Projects Team,

	Existing (where app	plicable)		Proposed		Z d d	Don't Know
Walls						X	
Roof						X	
Windows						X	
Doors						X	
Boundary treatments (e.g. fences, walls)	Highway	boundary (hedge/fend	ce)	Like for like if replace	ed		X
Vehicle access and hard-standing				Adoption standard h	ighway		X
Lighting		Adoption standard lighting					X
Others (please specify)		Adoption standard drainage					X
Are you supplying add	litional infor	mation on submitted plan(s	s)/drawing(s)	/design and access statem	ent? X Yes		No
A167 Low Copelaw [ 1383228_DCC_HE_C 1383228_DCC_HE_C 1383228_DCC_HE_1	Design and 03_01 Engir 03_02 Engir 2 01 Signs	the plan(s)/drawing(s)/design Access Statement, Feb 20 neering Layout. Sheet 1 on the Branch Agrouph Sheet 2 on the Branch Markings sheet 2 of the Branch M	023 138 f 2 138 f 2 138 1 of 2 138	s statement: 3228_DCC_HE_05_01 Dr 3228_DCC_HE_05_02 Dr 3228_DCC_HE_13_01 Lig 3228_DCC_HE_13_02 Dr	ainage Layout. Sheet 2 hting Layout. Sheet 1	of 2 of 2	
10. Vehicle Parkir	ng						
·		the existing and proposed  Total		-site parking spaces:  I proposed (including	N/A Difference		
Type of Vehic	cle 	Existing		spaces retained)	in spaces		
Cars Light goods vehi	irles/						
public carrier vel	hicles						
Disability space							
Cycle space							
Other (e.g. Bu							
Other (e.g. Bu	ıs)						

11. Foul Sewage	12. Assessment of Flood Risk
Please state how foul sewage is to be disposed of:	Is the site within an area at risk of flooding? (Refer to the
Mains sewer Cess pit	Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary.)
Septic tank Other	Yes X No
Package treatment plant	If Yes, you will need to submit a Flood Risk Assessment to consider the risk to the proposed site.
Are you proposing to connect to the existing drainage system? X Yes No	Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)? Yes X No
If Yes, please include the details of the existing system on the application drawings and state references for the	Will the proposal increase the flood risk elsewhere?  Yes X No
plan(s)/drawing(s):	How will surface water be disposed of?
Fuisking source growth also position on Drawing	X Sustainable drainage system Existing watercourse
Existing sewer manhole, position on Drawing ref 1383228_DCC_HE_05_02 Drainage Layout Sheet	Soakaway Pond/lake
	Main sewer
13. Biodiversity and Geological Conservation	14. Existing Use
To assist in answering the following questions refer to the guidance	Please describe the current use of the site:
notes for further information on when there is a reasonable likelihood that any important biodiversity or geological	
conservation features may be present or nearby and whether	Public highway and urban green space.
they are likely to be affected by your proposals.	
Having referred to the guidance notes, is there a reasonable likelihood of the following being affected adversely or conserved	Is the site currently vacant? Yes X No
and enhanced within the application site, or on land adjacent to	If Yes, please describe the last use of the site:
or near the application site?	
a) Protected and priority species:	
Yes, on the development site	
Yes, on land adjacent to or near the proposed development	When did this use end (if known)?
X No	DD/MM/YYÝY
<ul> <li>b) Designated sites, important habitats or other biodiversity features:</li> </ul>	(date where known may be approximate)
Yes, on the development site	Does the proposal involve any of the following? If yes, you will need to submit an appropriate contamination assessment with your application.
Yes, on land adjacent to or near the proposed development	
☐X No	Land which is known to be contaminated? X Yes No
c) Features of geological conservation importance:	Land where contamination is suspected for all or part of the site?  X Yes No
Yes, on the development site	A proposed use that would
Yes, on land adjacent to or near the proposed development	be particularly vulnerable
X No	to the presence of contamination?
15 Trace and Hadges	14 Trada Effluent
15. Trees and Hedges  Are there trees or hedges on the	16. Trade Effluent  Does the proposal involve the need to
proposed development site? X Yes No	dispose of trade effluents or waste?  Yes  X No
And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the	If Yes, please describe the nature, volume and means of disposal of trade effluents or waste
development or might be important as part	or trade efficients or waste
If Yes to either or both of the above, you may need to provide a full	
Tree Survey, at the discretion of your local planning authority. If a Tree Survey is required, this and the accompanying plan should be	
,	
submitted álongside your application. Your locál planning authority should make clear on its website what the survey should	

Proposed Housing						Existing Housing									
Market Housing	Not known	1	Numb	per of		ooms Unknown	Total	Market Housing	Not known	1	Numl 2	per of		ooms Unknown	Tota
Houses		'				OTIKHOWII	а	Houses		•				OTIICIOWII	а
Flats and maisonettes							Ь	Flats and maisonettes							b
Live-work units							С	Live-work units							С
Cluster flats							d	Cluster flats							d
Sheltered housing							е	Sheltered housing							е
Bedsit/studios							f	Bedsit/studios							f
Unknown type							9	Unknown type							g
	Т	otals	(a + t	) + C +	d + e	+ f + g) =	A		Т	otals	s (a + L	) + C +	d + e	+ f + g) =	E
Social Rented	Not known	1	Numb	per of		ooms Unknown	Total	Social Rented	Not known	1	Numl 2	per of		ooms Unknown	Tota
Houses							а	Houses							а
Flats and maisonettes							Ь	Flats and maisonettes							b
Live-work units							С	Live-work units							С
Cluster flats							d	Cluster flats							d
Sheltered housing							е	Sheltered housing							е
Bedsit/studios							f	Bedsit/studios							f
Unknown type							g	Unknown type							g
	Т	otals	(a + b	) + C +	<i>d</i> + <i>e</i>	+ f + g) =	В		Т	otals	<b>s</b> (a + l	) + C +	<i>d</i> + <i>e</i>	+ f + g) =	F
	Not		Numh	ner of	Redr	ooms	Total		Not		Numl	oer of	Redr	noms	Tota
Intermediate	known	1	2	3	4+	Unknown	rotar	Intermediate	known	1	2	3		Unknown	-
Houses							а	Houses							а
Flats and maisonettes							b	Flats and maisonettes							b
Live-work units							С	Live-work units							С
Cluster flats							d	Cluster flats							d
Sheltered housing							е	Sheltered housing							е
Bedsit/studios							f	Bedsit/studios							f
Unknown type							g	Unknown type							g
	Т	otals	(a + t	) + C +	<i>d</i> + <i>e</i>	+ f + g) =	С		Т	otals	s (a + l	) + C +	<i>d + e</i>	+ f + g) =	G
Key worker	Not		Numk	per of	Bedr	ooms	Total	Key worker	Not		Numl	per of			Tota
-	known	1	2	3	4+	Unknown			known	1	2	3	4+	Unknown	
Houses							a	Houses							a
Flats and maisonettes							Ь	Flats and maisonettes							b
Live-work units							С	Live-work units							С
Cluster flats							d	Cluster flats							d
Sheltered housing							е	Sheltered housing							е
Bedsit/studios							f	Bedsit/studios							f
Unknown type							9	Unknown type							9
	T	otals	(a + t	) + C +	<i>d</i> + <i>e</i>	+ f + g) =	D		Т	otals	<b>S</b> (a + l	D + C +	<i>d + e</i>	+ f + g) =	Н
Total proposed r					B + C		<b></b> I	Total existing residential units (E + F + G + H) =							

17. Residential Units (Including Conversion)

	r ypes of Developm ur proposal involve the lo			•		oace?	] Yes	No
If you	u have answered Yes to	the qu	estion above plea	ase add details	in the follow	/ing table:		<del></del>
	se class/type of use	0 d. 	Existing gross internal floorspace (square metres)	Gross internal to be lost by use or der (square n	l floorspace change of nolition	Total gros floorspace (including	ss internal e proposed change of re metres)	Net additional gross internal floorspace following development (square metres)
A1	Shops							
	Net tradable area:							
A2	Financial and professional services							
А3	Restaurants and cafes							
A4	Drinking establishments	s 🗌						
<b>A</b> 5	Hot food takeaways							
B1 (a)	Office (other than A2)							
B1 (b)	Research and development							
B1 (c)	Light industrial							
B2	General industrial							
B8	Storage or distribution							
C1	Hotels and halls of residence							
C2	Residential institutions							
D1	Non-residential institutions							
D2	Assembly and leisure							
OTHER								
Please Specify								
1 3	Total							
In add	dition, for hotels, residen	tial ins	stitutions and hos	tels, please ad	ditionally ind	dicate the los	s or gain of	rooms
Use class	Type of use Not applicable	Exist	ing rooms to be loof use or dem	ost by change olition		ns proposed ( nanges of use		Net additional rooms
C1	Hotels							
	Residential Institutions							
OTHER								
Please Specify								
19. Em	ployment							
Please c	omplete the following in	forma	tion regarding em	nployees:				
			Full-time	Part	-time			al full-time quivalent
Ex	isting employees							
Pro	posed employees							
20. Ho	urs of Opening							
If known	, please state the hours o	of oper	ning (e.g. 15:30) f	or each non-re	sidential use	<u> </u>		
	Use N	londay	y to Friday	Saturda	у	Sunday Bank Ho		Not known
21. Site	e Area							
Please st	ate the site area in hectar	es (ha	1.98 Ha					

22. Industrial or Commercial Proces	sses and	d Machine	ery			
Please describe the activities and processes be carried out on the site and the end produ plant, ventilation or air conditioning. Please type of machinery which may be installed on	cts includi include the	na l				
Is the proposal a waste management develo	pment?	Yes	χNο			
If the answer is Yes, please complete the fol	•					
	: Th	ne total capa uding engin lowance for	acity of the void in eering surcharge cover or restoration d waste or litres if	and making no on material (or	Maximum annual ope throughput in tor (or litres if liquid w	nnes
Inert landfill	X					
Non-hazardous landfill	X					
Hazardous landfill	X					
Energy from waste incineration	X					
Other incineration	X					
Landfill gas generation plant	X					
Pyrolysis/gasification	X					
Metal recycling site	X					
Transfer stations	X					
Material recovery/recycling facilities (MRFs)	X					
Household civic amenity sites	X					
Open windrow composting	X					
In-vessel composting	X					
Anaerobic digestion	X					
Any combined mechanical, biological and/ or thermal treatment (MBT)	X					
Sewage treatment works	X					
Other treatment	X					
Recycling facilities construction, demolition and excavation waste	X					
Storage of waste	X					
Other waste management	X					
Other developments	X					
Please provide the maximum annual operat	ional throu	ughput of the	e following waste	streams:		
Municipal						
Construction, demolition and e	xcavation					
Commercial and industr	ial					
Hazardous						
If this is a landfill application you will need t planning authority should make clear what	o provide t informatio	further infor n it requires	mation before you on its website.	ır application can	be determined. Your wa	aste
23. Hazardous Substances						
Does the proposal involve the use or storage the following materials in the quantities stat		Yes	X No	Not applical	ole	
If Yes, please provide the amount of each su			ed:			
Acrylonitrile (tonnes)		ene oxide (to			Phosgene (tonnes)	
Ammonia (tonnes)	Hydrogen	cyanide (to	onnes)	Sul	phur dioxide (tonnes)	
Bromine (tonnes)	Liquio	d oxygen (to	nnes)		Flour (tonnes)	
Chlorine (tonnes) Lice	quid petrol	eum gas (to	nnes)	Refined	white sugar (tonnes)	
Other:			Other:			
Amount (tonnes):			Amount (ton	nes):		

## 24. Ownership Certificates and Agricultural Land Declaration

One Certificate A, B, C, or D, must be completed with this application form CERTIFICATE OF OWNERSHIP - CERTIFICATE A

Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12 I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner \*of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding\*\*

is part of, an agricultural holding**			
NOTE: You should sign Certificate B, C application relates but the land is, or is	or D, as appropria s part of, an agricu	ite, if you are the sole owner of the land or building Iltural holding.	to which the
* "owner" is a person with a freehold intere ** "agricultural holding" has the meaning	st or leasehold inter given by reference to	est with at least 7 years left to run. o the definition of "agricultural tenant" in section 65(8) of	the Act.
Signed - Applicant:		Or signed - Agent:	Date (DD/MM/YYYY)
			06/02/2023
I certify/ The applicant certifies that I ha 21 days before the date of this application application relates. * "owner" is a person with a freehold intere	velopment Manag ve/the applicant ha on, was the owner' st or leasehold inter	OF OWNERSHIP - CERTIFICATE B  Jement Procedure) (England) Order 2010 Certificate  as given the requisite notice to everyone else (as listed  and/or agricultural tenant** of any part of the land  est with at least 7 years left to run.  of the Town and Country Planning Act 1990	below) who, on the da
Name of Owner / Agricultural Tenant		Address	Date Notice Served
Department for Education	2 St Paul's Pl	ace, 125 Norfolk Street, Sheffield S1 2FJ	06/02/23
Church Commissioners For England	Church Hous	e, Great Smith Street, London, SW1P 3AZ	06/02/23
Signed - Applicant:	(	Or signed - Agent:	Date (DD/MM/YYYY)

igned - Applicant:	Or signed - Agent:	Date (DD/MM/YYY
		06/02/2022
		06/02/2023

Town and Country Planning (Devil Certify/ The applicant certifies that:  Neither Certificate A or B can be All reasonable steps have been to the land or building, or of a part of the land or building, or of a part of the land or building, or of a part of the land or building, or of a part of the land or building, or of a part of the land or building, or of a part of the land or building, or of a part of the land or building, or of a part of the land or building, or of a part of the land or building, or of a part of the land or building or of a part	CERTIFICAT velopment Man issued for this a taken to find out of it, but I have ist or leasehold in.	TE OF OWNER lagement Pro application the names at the applicant terest with at le	SHIP - CERTI cedure) (Eng and addresses has been una east 7 years lei	FICATE C land) Order 2010 Certifica  of the other owners* and/or a ble to do so. ft to run.		' of
Name of Owner / Agricultural Tenant			Address		Date Notice Serv	/ed
Notice of the application has been published	shed in the follo	wing newspa	per	On the following date (whi	 ch must not be earlie	 er
(circulating in the area where the land is	situated):			than 21 days before the da	ate of the application)	):
Signed - Applicant:		Or signed	Agent:		Date (DD/MM/YY	 (YY):
турный түрнийн			<u>.g</u>			
Town and Country Planning (Dev I certify/ The applicant certifies that: Certificate A cannot be issued for All reasonable steps have been to date of this application, was the of have/ the applicant has been una ""owner" is a person with a freehold interest ""agricultural tenant" has the meaning given The steps taken were:	this application the total the total total the	the names and agricultural ten	I addresses of nant** of any p	everyone else who, on the coart of the land to which this	day 21 days before th	ıe but I
Notice of the application has been publis		wing newspap	er	On the following date (whi		
(circulating in the area where the land is s	situated):			than 21 days before the da	ate of the application)	): 
Signed - Applicant:		Or signed - A	vaent.		Date (DD/MM/YY	 YY)·
orgined Approach.		Or signed 7	igorii.		Date (BB/WW/11	11).
25. Planning Application Require Please read the following checklist to mal information required will result in your apthe Local Planning Authority has been su The original and 3 copies of a completed application form:	ke sure you hav pplication being ıbmitted.	e sent all the i deemed inval		be considered valid until all		I by
The original and 3 copies of the plan which the land to which the application relates didentified scale and showing the direction	drawn to an	<b>X</b>	if required (	l and 3 copies of a design an see help text and guidance i	notes for details):	X
The original and 3 copies of other plans a information necessary to describe the sul	nd drawings or	_	Ownership	I and 3 copies of the comple Certificate (A, B, C or D –as a 12 Certificate (Agricultural H	applicable)	X

26. Declaration			
I/we hereby apply for planning permission/conse information. I/we confirm that, to the best of my/ genuine opinions of the person(s) giving them.	ent as described in the four knowledge, any	this form and the accompanying plans/drawings and addition y facts stated are true and accurate and any opinions given ar	al e the
Signed - Applicant:	Or signed - Agent:	Date (DD/MM/YYYY):	
			cannot be plication)
27. Applicant Contact Details		28. Agent Contact Details	
Telephone numbers		Telephone numbers	
Country code: National number:	Extension number:	[] E	xtension umber:
Country code: Mobile number (optional):		Country code: Mobile number (optional):	
Country code: Fax number (optional):		Country code: Fax number (optional):	
Email address (optional):		Email address (optional):	
29. Site Visit			
Can the site be seen from a public road, public fo	otpath, bridleway o	or other public land? X Yes No	
If the planning authority needs to make an appoi out a site visit, whom should they contact? (Pleas	intment to carry se select only one)	Agent X Applicant Other (if different agent/applicant's	
If Other has been selected, please provide:			
Contact name:		Telephone number:	
Jon Hogarth			

Email address: