

Durham County Council

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



Application for Planning Permission

Town and Country Planning Act 1990 (as amended)

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.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

Description of site location must be completed if postcode is not known:

Easting (x)

Northing (y)

Description

Land to the north east of Duchy Close, Consett. To form the 6th and final phase of the Regents Park development.

Applicant Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Are you an agent acting on behalf of the applicant?

Yes

No

Contact Details

Primary number

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

NE1 1RF

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Site Area

What is the measurement of the site area? (numeric characters only).

7.03

Unit

Hectares

Description of the Proposal

Please note in regard to:

- **Fire Statements** - From 1 August 2021, planning applications for buildings of over 18 metres (or 7 stories) tall containing more than one dwelling will require a 'Fire Statement' for the application to be considered valid. There are some exemptions. [View government planning guidance on fire statements](#) or [access the fire statement template and guidance](#).
- **Permission In Principle** - If you are applying for Technical Details Consent on a site that has been granted Permission In Principle, please include the relevant details in the description below.
- **Public Service Infrastructure** - From 1 August 2021, applications for certain public service infrastructure developments will be eligible for faster determination timeframes. See help for further details or [view government planning guidance on determination periods](#).

Description

Please describe details of the proposed development or works including any change of use

Full application for the development of 71 new residential dwellings (Use Class C3), including access, open space and landscaping details.

Has the work or change of use already started?

Yes

No

Existing Use

Please describe the current use of the site

Open space

Is the site currently vacant?

- Yes
 No

If Yes, please describe the last use of the site

Former Steelworks buildings and steel slag processing area.

When did this use end (if known)?

01/01/1981

Does the proposal involve any of the following? If Yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated

- Yes
 No

Land where contamination is suspected for all or part of the site

- Yes
 No

A proposed use that would be particularly vulnerable to the presence of contamination

- Yes
 No

Materials

Does the proposed development require any materials to be used externally?

- Yes
 No

Please provide a description of existing and proposed materials and finishes to be used externally (including type, colour and name for each material)

Type:
Walls

Existing materials and finishes:
n/a

Proposed materials and finishes:
Dressed stonework - Yorkstone (Random Coursed) - or equal approved, Ibstock Alnwick Blend bricks, Ibstock Tyrone Glenallen bricks and Render finish - Monocouche Scratch finish, colour Ivory 016, or equal approved.

Type:
Roof

Existing materials and finishes:
n/a

Proposed materials and finishes:
Cemex 'Grampian' Slate Grey or equal approved and Cemex 'Pennine' Cottage Red or equal approved

Type:
Windows

Existing materials and finishes:
n/a

Proposed materials and finishes:
Window Cills, Heads etc- Artstone - Buff or equal approved, Windows - White UPVC

Type:
Doors

Existing materials and finishes:
n/a

Proposed materials and finishes:
White UPVC

Type:
Boundary treatments (e.g. fences, walls)

Existing materials and finishes:
n/a

Proposed materials and finishes:
A mixture of brick walling, low timber railings, timber fencing, hedgerows and low shrub planting will be used throughout the site, in a variety of heights and combinations, to ensure vibrancy and vitality to the streetscene.

Type:
Vehicle access and hard standing

Existing materials and finishes:
n/a

Proposed materials and finishes:
A variety of paving materials, such as tarmacadam, brick/block paviours, flagstones, will be used to create vitality in the streetscene by creating variation between the main access spine and driveways, and between driveways themselves.

Are you supplying additional information on submitted plans, drawings or a design and access statement?

- Yes
 No

If Yes, please state references for the plans, drawings and/or design and access statement

Please see accompanying Design and Access Statement including Sustainability Statement, Materials and Enclosures plan (Ref: Berry Edge South 10.01.2024-P77C Phase 6 Materials and Enclosures) and elevation plans.

Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicular access proposed to or from the public highway?

- Yes
 No

Is a new or altered pedestrian access proposed to or from the public highway?

- Yes
 No

Are there any new public roads to be provided within the site?

- Yes
 No

Are there any new public rights of way to be provided within or adjacent to the site?

- Yes
 No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

- Yes
 No

If you answered Yes to any of the above questions, please show details on your plans/drawings and state their reference numbers

An amendment to the alignment around the entrance access road will be required for the existing C2C route. An extension to this route is also proposed to provide an alternate C2C route, taken through southern open space and reconnected to new C2C route. This alternate route will be upgraded to provide a 2.6m wide footpath in rolled whinstone with 6m mowing strip to each side.
Please see accompanying site layout plan (Ref: Berry Edge South 19.01.2024-P76G Phase 6 Planning) and connectivity plan (Ref: Berry Edge South 10.01.2024-P79A Phase 6 Connectivity).

Vehicle Parking

Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces?

- Yes
 No

Please provide information on the existing and proposed number of on-site parking spaces

Vehicle Type:

Cars

Existing number of spaces:

0

Total proposed (including spaces retained):

207

Difference in spaces:

207

Trees and Hedges

Are there trees or hedges on the proposed development site?

- Yes
 No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?

- Yes
 No

If Yes to either or both of the above, you may need to provide a full tree survey, at the discretion of the local planning authority. If a tree survey is required, this and the accompanying plan should be submitted alongside the application. The local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.

Assessment of Flood Risk

Is the site within an area at risk of flooding? (Check the location on the Government's [Flood map for planning](#). You should also refer to national [standing advice](#) and your local planning authority requirements for information as necessary.)

- Yes
 No

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

- Yes
 No

Will the proposal increase the flood risk elsewhere?

- Yes
 No

How will surface water be disposed of?

- Sustainable drainage system
 Existing water course
 Soakaway
 Main sewer
 Pond/lake

Biodiversity and Geological Conservation

Is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

To assist in answering this question correctly, please refer to the help text which provides guidance on determining if any important biodiversity or geological conservation features may be present or nearby; and whether they are likely to be affected by the proposals.

a) Protected and priority species

- Yes, on the development site
 Yes, on land adjacent to or near the proposed development
 No

b) Designated sites, important habitats or other biodiversity features

- Yes, on the development site
- Yes, on land adjacent to or near the proposed development
- No

c) Features of geological conservation importance

- Yes, on the development site
- Yes, on land adjacent to or near the proposed development
- No

Supporting information requirements

Where a development proposal is likely to affect features of biodiversity or geological conservation interest, you will need to submit, with the application, sufficient information and assessments to allow the local planning authority to determine the proposal.

Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the local planning authority has been submitted.

Your local planning authority will be able to advise on the content of any assessments that may be required.

Biodiversity net gain

Do you believe that, if the development is granted permission, the general Biodiversity Gain Condition (as set out in Paragraph 13 of Schedule 7A of the Town and Country Planning Act 1990 (as amended)) would apply?

- Yes
- No

Please provide the pre-development biodiversity value of onsite habitats on the date of calculation

49.7

Note: This is either on the date of the application, or an earlier alternative date you seek to agree with the planning authority

Please provide the date the onsite pre-development biodiversity value was calculated

29/02/2024

If an earlier date, to the date of the planning application, has been used, please provide details why this date has been used

n/a

Which version of the biodiversity metric was used?

Statutory Metric

When was the version of the biodiversity metric used published?

29/11/2023

Please provide the reference or supporting document/plan names for the:

- i. Biodiversity metric calculation
- ii. Onsite irreplaceable habitats (if applicable)
- iii. Onsite habitats existing on the date of the application for planning permission (if applicable)

Document/Plan:

Biodiversity metric calculation

Document name/reference:

23010 Statutory Metric V2

Note: you must supply a complete biodiversity metric calculation with your application

Does the pre-development biodiversity value and data used above factor in the loss of any onsite habitat because of activities carried out before the submission of this application?

- Yes
 No

Please provide the date the pre-development biodiversity value was calculated?

29/02/2024

Does the development site have irreplaceable habitats (corresponding to the descriptions in column 1 of [Schedule to the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations (2023)]) which are:

- i. on land to which the application relates; and
ii. exist on the date of the application for planning permission, (or an earlier agreed date)

- Yes
 No

Foul Sewage

Please state how foul sewage is to be disposed of:

- Mains sewer
 Septic tank
 Package treatment plant
 Cess pit
 Other
 Unknown

Are you proposing to connect to the existing drainage system?

- Yes
 No
 Unknown

If Yes, please include the details of the existing system on the application drawings and state the plan(s)/drawing(s) references

As shown in accompanying FRA and Overall engineering Layout (ref :D001-OVERALL_ENGINEERING_LAYOUT-REV1)

Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

- Yes
 No

If Yes, please provide details:

Bin storage for each property will be placed within each individual private rear garden. Where properties are served by a private drive or courtyard, bin refuge collection areas have been placed adjacent to the adopted highway. These will be near each individual dwelling, minimising the travel distance from the rear garden space.

Have arrangements been made for the separate storage and collection of recyclable waste?

- Yes
 No

If Yes, please provide details:

Hard standing bin storage space is provided for the required 3no bins.

Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste?

- Yes
 No

Residential/Dwelling Units

Does your proposal include the gain, loss or change of use of residential units?

- Yes
 No

Please note: This question is based on the current housing categories and types specified by government.

If your application was started before 23 May 2020, the categories and types shown in this question will now have changed. We recommend that you review any information provided to ensure it is correct before the application is submitted.

Proposed

Please select the housing categories that are relevant to the proposed units

- Market Housing
 Social, Affordable or Intermediate Rent
 Affordable Home Ownership
 Starter Homes
 Self-build and Custom Build

Market Housing

Please specify each type of housing and number of units proposed

Housing Type:

Houses

1 Bedroom:

0

2 Bedroom:

3

3 Bedroom:

33

4+ Bedroom:

28

Unknown Bedroom:

0

Total:

64

Proposed Market Housing Category Totals	1 Bedroom Total	2 Bedroom Total	3 Bedroom Total	4+ Bedroom Total	Unknown Bedroom Total	Total
	<input type="text" value="0"/>	<input type="text" value="3"/>	<input type="text" value="33"/>	<input type="text" value="28"/>	<input type="text" value="0"/>	<input type="text" value="64"/>

Affordable Home Ownership

Please specify each type of housing and number of units proposed

Housing Type: Houses
1 Bedroom: 0
2 Bedroom: 5
3 Bedroom: 0
4+ Bedroom: 0
Unknown Bedroom: 0
Total: 5

Proposed Affordable Housing Category Totals	1 Bedroom Total	2 Bedroom Total	3 Bedroom Total	4+ Bedroom Total	Unknown Bedroom Total	Total
	<input type="text" value="0"/>	<input type="text" value="5"/>	<input type="text" value="0"/>	<input type="text" value="0"/>	<input type="text" value="0"/>	<input type="text" value="5"/>

Starter Homes

Please specify each type of housing and number of units proposed

Housing Type: Houses
1 Bedroom: 0
2 Bedroom: 2
3 Bedroom: 0
4+ Bedroom: 0
Unknown Bedroom: 0
Total: 2

Proposed Starter Homes Category Totals	1 Bedroom Total	2 Bedroom Total	3 Bedroom Total	4+ Bedroom Total	Unknown Bedroom Total	Total
	<input type="text" value="0"/>	<input type="text" value="2"/>	<input type="text" value="0"/>	<input type="text" value="0"/>	<input type="text" value="0"/>	<input type="text" value="2"/>

Existing

Please select the housing categories for any existing units on the site

- Market Housing
 - Social, Affordable or Intermediate Rent
 - Affordable Home Ownership
 - Starter Homes
 - Self-build and Custom Build
-

Totals

Total proposed residential units	<input type="text" value="71"/>
Total existing residential units	<input type="text" value="0"/>
Total net gain or loss of residential units	<input type="text" value="71"/>

All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?
Note that 'non-residential' in this context covers all uses except Use Class C3 Dwellinghouses.

- Yes
- No

Employment

Are there any existing employees on the site or will the proposed development increase or decrease the number of employees?

- Yes
- No

Hours of Opening

Are Hours of Opening relevant to this proposal?

- Yes
- No

Industrial or Commercial Processes and Machinery

Does this proposal involve the carrying out of industrial or commercial activities and processes?

- Yes
- No

Is the proposal for a waste management development?

- Yes
- No

Hazardous Substances

Does the proposal involve the use or storage of Hazardous Substances?

- Yes
 No

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- Yes
 No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- The agent
 The applicant
 Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- Yes
 No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

***** REDACTED *****

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

PRE42/23/00623

Date (must be pre-application submission)

18/05/2023

Details of the pre-application advice received

Comments relating to layout, housing mix, the need to retain viewing corridors, sustainability concerns relating to access to local services, potential S106 contributions and validation requirements. Initial design review comments were also recieved, to which the applicant has fully responded to in the updated design.

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff**
- (b) an elected member**
- (c) related to a member of staff**
- (d) related to an elected member**

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- Yes
- No

Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

- Yes
- No

Can you give appropriate notice to all the other owners/agricultural tenants? (Select 'Yes' if there are no other owners/agricultural tenants)

- Yes
- No

Certificate Of Ownership - Certificate B

I certify/ The applicant certifies that:

- I have/The applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner* and/or agricultural tenant** of any part of the land or building to which this application relates; or**
- The applicant is the sole owner of all the land or buildings to which this application relates and there are no other owners* and/or agricultural tenants**.**

*** "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.**

**** "agricultural tenant" has the meaning given in section 65(8) of the Town and Country Planning Act 1990**

Name of Owner/Agricultural Tenant:

***** REDACTED *****

House name:

Corporate Property and Land

Number:

Suffix:

Address line 1:

County Hall

Address Line 2:

Durham

Town/City:

County Durham

Postcode:

DH1 5UL

Date notice served (DD/MM/YYYY):

29/02/2024

Person Family Name:

Name of Owner/Agricultural Tenant:

***** REDACTED *****

House name:

C/O ROOM 1/14

Number:

Suffix:

Address line 1:

COUNTY HALL

Address Line 2:

Durham

Town/City:

County Durham

Postcode:

DH1 5UL

Date notice served (DD/MM/YYYY):

29/02/2024

Person Family Name:

Name of Owner/Agricultural Tenant:

***** REDACTED *****

House name:

Steel House

Number:

Suffix:

Address line 1:

Genesis Way

Address Line 2:

Consett

Town/City:

Postcode:

DH8 5XP

Date notice served (DD/MM/YYYY):

29/02/2024

Person Family Name:

Person Role

The Applicant

The Agent

Title

Mrs

First Name

Amy

Surname

Farrelly

Declaration Date

01/03/2024

Declaration made

Declaration

I/We hereby apply for Full planning permission as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

I / We agree to the outlined declaration

Signed

Amy Farrelly

Date

29/02/2024