

DURHAM CITY NEIGHBOURHOOD PLAN

BASIC CONDITIONS STATEMENT

APRIL 2019

Revised by JL on 25 April 2019

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Introduction

1. This statement sets out how the Durham City Neighbourhood Plan has been prepared in accordance with Regulation 15 of the Neighbourhood Planning (General) Regulations 2012 and how the basic conditions of neighbourhood planning and other considerations have been met as prescribed by Paragraph 8 of Schedule 4B to the Town and Country Planning Act 1990. The statement has been prepared by the City of Durham Parish Council as the qualifying body for the designated Neighbourhood Plan Area.
2. The City of Durham Parish Council was established on 1 April 2018. The Neighbourhood Plan has been prepared by the Durham City Neighbourhood Planning Forum (prior to 1 April 2018) and subsequently the City of Durham Parish Council, a qualifying body, for the Neighbourhood Area as designated by Durham County Council on 16th January 2014 and as amended on 22nd February 2019. A map is provided as Appendix A.
3. When the City of Durham Parish Council assumed responsibility for completing the Neighbourhood Plan it established a Neighbourhood Plan Working Party with clear terms of reference. It reported to the Parish Council's Planning Committee and the Chair of that Committee also chaired the Working Party.
4. The period of the Neighbourhood Plan is from 2018 to 2035. The policies described in the Neighbourhood Plan relate to the development and use of land in the designated Neighbourhood Plan Area only. The Durham City Neighbourhood Plan does not relate to more than one neighbourhood area and there are no other neighbourhood development plans in place within the Neighbourhood Area.
5. The Neighbourhood Plan does not deal with County matters (mineral extraction and waste development), nationally significant infrastructure or any other matters set out in Section 61K of the Town and Country Planning Act 1990.
6. The decision to develop a neighbourhood plan was based on adding local value and needs specific to Durham City that are not covered in the NPPF or the saved policies of the City of Durham Local Plan 2004 as deemed compliant by Durham County Council with the National Planning Policy Framework (NPPF) and where applicable Planning Policy Guidance (PPG).
7. This Statement addresses each of the five basic conditions required of the Regulations and explains how the Neighbourhood Plan meets the requirements of paragraph 8(2) of Schedule 4B to the 1990 Town & Country Planning Act.
8. The Regulations state that a neighbourhood plan will be considered to have met the basic conditions if: (1) Having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the neighbourhood plan; (2) The making of the neighbourhood plan is in general conformity with the strategic policies contained in the development plan for the area of the authority; (3) The making of the neighbourhood plan contributes to the achievement of sustainable development; (4) The making of the neighbourhood plan

does not breach, and is otherwise compatible with, EU obligations; (5) The making of the neighbourhood plan meets prescribed conditions about protected habitats.

Compliance with National and Local Planning Policy

9. The Neighbourhood Plan has been prepared with regard to national policies as set out in the National Planning Policy Framework (NPPF) of February 2019. It is also mindful of the Planning Practice Guidance (PPG) published by the Government in respect of formulating neighbourhood plans.

10. Following the withdrawal of the first County Durham Local Plan the relevant development plan is now the Saved Policies of the City of Durham Local Plan 2004 as deemed compliant by Durham County Council with the NPPF. The Neighbourhood Plan aims to add local character and needs that are not covered in the development plan and at the same time be in general conformity with the strategic policies of that plan.

11. The Parish Council considers that the policies within the Neighbourhood Plan are in general conformity with the NPPF, the strategic saved policies of the City of Durham Local Plan and the emerging strategic policies of the Durham County Plan. The following table demonstrates the Neighbourhood Plan's general conformity with the NPPF and the strategic saved policies of the City of Durham Local Plan. A complete list of the Neighbourhood Plan's policies is given in Appendix B.

[Note: This draft of the *Basic Conditions Statement* is being prepared as Durham County Council considers the responses to the 2019 *Pre-submission Draft of the County Durham Plan*. The draft Neighbourhood Plan itself is shortly to undergo a further Regulation 14 consultation that has been required because the Parish Council has assumed responsibility for the Plan. This *Statement* will therefore have to be revised in the light of that consultation and at that stage a section will be inserted demonstrating general conformity with the emerging strategic policies of the Durham County Plan.]

| DC NP Policy | NPPF 2019 Paragraphs & Topics | Saved City of Durham Strategic Policies | Neighbourhood Plan Conformity |
|--------------|--|---|---|
| S1 | 7-8 Sustainable Development 80-81 Promoting economy 85 Vitality of town centres 91-92 Healthy and safe communities 102-104, 108 & 110 Sustainable transport 117-119 Effective use of land 124-131 Good design 148-165 Climate change and flooding | CC1 City centre vitality and viability E16-20 Natural environment E21-26 Historic and built environment Q1 Designing for people Q2 Designing for accessibility Q 5-8 Landscaping, layout and design T19 Cycle routes T21 Walkers' needs U9 Watercourses U10 Flood plains U14 Energy | S1 follows the lead of the NPPF in putting sustainable development at the heart of the planning process. It promotes economic well-being. Design and layout must reduce crime and maximise walking and cycling opportunities and public transport. The policy maximises the redevelopment of brownfield sites and of vacant or under-used buildings. Their design has to harmonise with the context and conserve, preserve and enhance our historic neighbourhood. The policy emphasises the responsible use of resources and increases resilience to |

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| | 170 & 174-175 Natural environment 180 Noise & light pollution 181 Air quality 184 & 189-202 Historic environment | conservation U15 Renewable resources U17 Recycling | climate change and flooding. It protects the natural environment and seeks biodiversity net gain wherever possible. It includes measures to avoid air and light pollution and to promote the use of renewable energy. |
| S2 | 124-131 Good design | Q5-8 Landscaping, layout and design | The main purpose of requiring master plans for large sites is to ensure that the design respects the views of the World Heritage Site and the surrounding landscape of the neighbourhood. |
| H1 | 184-187 Conserving and enhancing the historic environment | E3 World Heritage Site – Protection E4 World Heritage Site – Extension H7, C1, C7, U2, U3: all of these policies require developments not to damage the WHS | Policy H1 carries forward the existing Local Plan policies and phrases them in the light of the NPPF, which recognises that the WHS is an irreplaceable resource of the highest significance. It looks forward to the expansion of the WHS to take in the riverbanks on, and opposite, the peninsula. The principal goal of H1 is to preserve and enhance the Outstanding Universal Value of the World Heritage Site. |
| H2 | 184-187 Conserving and enhancing the historic environment 186 Protection of Conservation Areas | E6 Durham City centre Conservation Area E22 conservation areas CC1 Tourist attractions | Policy H2 is entirely consistent with the NPPF and carries forward Local Plan Policy E6 and brings it up-to-date. The opportunity has been taken to build on Local Plan Policy E22 to provide a specific policy for the Burn Hall Conservation Area. Durham City Conservation Area will be protected by the DCC's Durham City Management Plan. There are strict requirements for developments within and affecting both Durham City and Burn Hall Conservation Areas. |
| H3 | 124-127 Achieving well-designed places 185 Conservation and enjoyment of the historic environment | Q1-Q14 Quality of Development E21 Protection of the Heritage Environment | This Policy, along with NP Policy S2, implements paragraphs 124-127 of the NPPF in the local context. It also conforms to the relevant saved strategic policies of the City of Durham Local Plan which have the same aim as the NPPF. Policy H3 requires sensitive development of the heritage |

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| | | | environment. |
| H4 | 184-187 as above 189 Proposals affecting heritage assets | E23 Listed Buildings E24 Ancient Monuments and Archaeological Remains E25 Conservation of heritage assets | Policy H4 is entirely consistent with the NPPF and carries forward Local Plan policies E23 and E24, and brings them up-to-date. This policy requires the protection of both designated and non-designated Heritage Assets. |
| All 2b | <i>Applicable to all policies in this theme</i> NPPF para. 8 environmental objective of sustainable development NPPF Chapter 15. Conserving and enhancing the natural environment NPPF para. 170 protecting and enhancing valued landscapes, sites of biodiversity etc; minimising impacts on and providing net gains for biodiversity NPPF Chapter 8. Promoting healthy and safe communities NPPF para. 91 use and provision of public space and GI NPPF Chapter 13. Protecting Green Belt land NPPF Chapter 14. Meeting the challenge of climate change, flooding and coastal change NPPF para. 150 planning GI as an adaptation measure | <i>Applicable to all policies in this theme</i> E1, E2, E2A Green Belt E5A Open Spaces E10 Landscape value E14 Trees and hedgerows E16 Nature conservation E17, E18 Nature sites E19 Wildlife corridors E20 Local nature reserves E25 Nevilles Cross Battlefield E26 Historic Parks and Gardens R1, R2, R3 Open space R11 Public rights of way and paths T21 Footpaths and public rights of way Q5, Q6 Landscaping | The whole of Theme 2b conforms with the NPPF in protecting and enhancing the natural environment. It also conforms to the relevant saved strategic policies of the City of Durham Local Plan which have the same aim as the NPPF. |
| GI | <i>Additionally, applicable to this policy</i> NPPF para. 8 conservation of | <i>Additionally, applicable to this policy</i> E5 Open Spaces within Durham City, | Policy G1 is the main policy in Theme 2b that puts into operation conformity with the NPPF re the natural environment. As well as GI generally (including open spaces), it specifically |

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| | biodiversity through the planning system NPPF para. 96 to 98 importance of access to high quality open spaces | Q8 Layout and Design, R1 Open Space | includes the protection and enhancement of footpaths, green corridors (ecological connectivity), biodiversity, and trees and hedgerows. |
| G2 | <i>Additionally, applicable to this policy</i> NPPF para. 99-101 designation of Local Green Space | <i>Additionally, applicable to this policy</i> E5 and R13 related to River Wear corridor LGS E5 related to Observatory Hill LGS E5 related to St Margaret's cemetery and allotments LGS E25 related to Nevilles Cross Battlefield LGS E5 related to Mount Oswald as a future LGS | Policy G2 puts into practice the power the NPPF confers on neighbourhood plans to designate Local Green Spaces. The policy is in conformity with the NPPF directions on how this should be done. It is in conformity with the saved strategic policies of the City of Durham Local Plan by including as Local Green Spaces sites that were given special status in that plan. |
| G3 | | <i>Additionally, applicable to this policy</i> R13 'River Wear Walkway' E5 Open Spaces within Durham City, E26 Historic Parks and Gardens, T21 Walkers' Needs | Policy G3 is in conformity with the NPPF re footpaths and promoting access to open spaces. It is in conformity with the saved strategic policies of the City of Durham Local Plan by taking forward policy ideas for promoting public footpath access to green sites and open spaces, particularly along the River Wear. |
| G4 | <i>Additionally, applicable to this policy</i> NPPF Chapter 13 importance and protection of Green Belt NPPF para. 134 preserve the setting and special character of historic towns NPPF para. 141 enhance beneficial use | <i>Additionally, applicable to this policy</i> E1 Durham City Green Belt | Policy G4 is in conformity with the opportunity provided by the NPPF to enhance the beneficial use of the Green Belt. It should be noted that the whole of the Durham City Neighbourhood Plan is in conformity with the NPPF re the Green Belt. |
| E1 | 80-84 Building a strong economy 117 Effective use of land 124 -127 Good | EMP4 Business parks EMP 12 General location criteria Q5 – 8 | Policy E1 is in conformity with the NPPF to build a strong economy, to make effective use of land and to protect the Green Belt boundaries within the site. The policy carries |

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| | design 143 – 147 Protecting Green Belt | Landscaping, layout and design Q7 Layout and design-industrial and business | forward the City of Durham Local Plan Saved Policies to ensure effective landscaping, layout and design whilst promoting and enhancing policies referring to high quality design with the requirement for a design brief. |
| E2 | 61 Sufficient supply of homes 80-84 Building a strong economy 117 Effective use of land 124- 127 Good design 143 – 147 Protecting Green Belt 148 -165 Climate change and flooding | EMP2 Durham science park EMP12 General location criteria Q5 – 8 Landscaping, layout and design Q7 Layout and design-industrial and business U10 Flood plains | Policy E2 is in conformity with the NPPF to build a strong economy, to make effective use of land, protect the Green Belt and ensure that flood mitigation and climate change strategies are adhered to. The policy carries forward the City of Durham Local Plan Saved Policies whilst promoting and enhancing policies referring to high quality design and layout with the requirement for a design brief. |
| E3 | 61 Sufficient supply of homes 80-84 Building a strong economy 85 Vitality of Town centres 118 -121 Effective use of land 124-125 Good design 184 Historic environment | E6 Durham city centre conservation area E21-26 Historic & built environment EMP12 General location criteria H8 Residential use of upper floors Q4 Pedestrian areas Q11 &12 Shopfronts S1 City centre shopping area S2A &B A2 7 A3 uses in primary retail area CC1 City centre vitality and viability | Policy E3 is in conformity with the NPPF to ensure the vitality of town centres and to build a strong economy. It conforms with the City of Durham Local Plan Saved Policies to respect the historic setting of the WHS and conservation area through good design and considered business use whilst promoting the upper floors of commercial premises for residential use to meet housing needs. |
| E4 | 80-84 Building a strong economy 85-86 Vitality of town centres | CC1 City centre vitality and viability | Policy E4 is in conformity with the NPPF and City of Durham Local Plan Saved Policies to ensure the vitality of town centres by promoting a diverse evening economy. |
| E5 | 80-84 Building a strong economy 85 Vitality of town centres 124-125 Good | CC1 City centre vitality and viability E6 Durham city centre conservation area | Policy E5 is in conformity with the NPPF and City of Durham Local Plan Saved Policies to build a strong economy promoting tourist attractions whilst respecting the historic |

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| | design 184 Historic environment | E21-26 Historic & built environment E24 Ancient monuments V3 Development of tourist attractions | environment and setting of the WHS. |
| E6 | 85 Vitality of town centres 124 Good design 184 Historic environment | CC1 City centre vitality and viability V6 Tourism accommodation within settlement boundaries E21-26 Historic & built environment | Policy E6 is in conformity with the NPPF and City of Durham Local Plan Saved Policies to build a strong economy in tourism and to provide suitable accommodation for visitors whilst respecting the historic environment and the setting of the WHS. |
| D1 | 67 Sufficient supply of homes | H2 and H7 housing in Durham City | D1 delivers on the NPPF priority for sustainable housing development more than sufficient to meet estimated Local Housing Need. |
| D2 | 61 Homes for students | H9 Housing for students | D2 explicitly meets the NPPF requirement to include the housing needs of students. |
| D3 | 61 Homes for students | H16 Halls of Residence | D3 meets the NPPF requirement to include the housing needs of students. |
| D4 | 61 Homes for elderly | H12a Mix of housing | D4 meets the NPPF requirement to include the housing needs of older people. |
| D5 | 61 Homes for elderly 62 Affordable housing | H12 Affordable housing H12a Mix of housing | D5 complies with the NPPF's thinking that the housing needs of many different groups should be reflected. |
| D6 | 124 Design | H13 Character and amenity of residential areas H14 Attractive residential areas | D6 ensures that high quality design is sought in new and renovated housing, as expected by the NPPF. |
| T1 | 91 Healthy and safe communities 102-104 & 108-111 Sustainable transport 124-128 Achieving well-designed places 148 Climate change | T1 General T2 Road Proposals T4 Route and Design of New Road Proposals T5 Public Transport T8 Traffic Management T19 Cycle Routes T21 Walkers' Needs Q1 Designing for People Q2 Designing for Accessibility Q8 Layout and Design – | T1 supports good street design, thereby enabling healthy lifestyles and promoting walking and cycling. Site access should give highest priority to sustainable modes and meet the needs of people with mobility impairments. Adverse transport impacts should be minimised. |

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| | | Residential Development | |
| T2 | 105-106, 108, 110 Sustainable transport 122 Effective use of land 148 Climate change | T10 Parking T11 Parking in the City Centre | T2 supports T10 and T11 in allowing for reduced car parking provision where on-street parking is controlled, and in extending controlled parking in appropriate circumstances. The policy supports the NPPF in the effective use of land, reduction of carbon emissions, and in good design which favours sustainable transport. |
| T3 | 59, 61 Delivering a sufficient supply of homes 91 Healthy and safe communities 102-106, 108, 110 Sustainable transport 148 Climate change | Q1 Designing for People Q2 Designing for Accessibility | T3 ensures that residential developments include storage for mobility aids and cycles. This supports the design policies of the Local Plan and the aspects of the NPPF relating to sustainable transport (including the needs of people with disabilities), climate change, healthy communities, and the supply of housing to meet those with specific needs. |
| C1 | 92 Provide the social, recreational and cultural facilities and services the community needs | C3 Support development proposals by the University to enhance cultural life C8 Provision of New Community Facilities | C1 relates specifically to cultural facilities and its requirement (a) for an identified community need matches that in the NPPF. |
| C2 | | | C2 is for wider community facilities and supports both NPPF para 92 and Local Plan policy C8. |
| C3 | | | C3 carries forward Local Plan policy C9, and in more general terms ensures the continuation of facilities the community needs (NPPF 92). |
| C4 | The glossary gives health and fitness centres as examples of main town centre uses. | C2 Health Centres, Surgeries and Clinics | Neither the NPPF nor the emerging County Durham Plan make specific provision for health care and social care facilities, so the only policy that C4 has to demonstrate conformity with is C2 of the City of Durham Local Plan. They are consistent. |

Contribution to Achieving Sustainable Development

12. The Neighbourhood Plan achieves positive planning for sustainable development as defined under the NPPF that requires the following aspects to be considered when preparing

a neighbourhood plan: an economic role, a social role and an environmental role. These factors cannot be considered in isolation but must be balanced. Considering the economic, social and environmental roles throughout the neighbourhood plan process can help achieve sustainable development.

13. The first theme of the Neighbourhood Plan is **Sustainability**. It contains a specific policy that embeds sustainability in all types of development and is applicable to all the themes and in particular to those concerning Housing and Transport. In housing, sustainability considerations have driven the concern for balanced communities, for use of previously developed land, and for development sites that are well-located for services. The transport policies seek to prioritise sustainable transport modes by consideration of design on and off site, and the provision of car and cycle parking and mobility aid storage. Sustainability in relation to Heritage is complex; however the emphasis on respect for the World Heritage Site, if this respect is accorded in planning decisions, would strengthen the protection of both the World Heritage Site and of the many heritage assets in the Our Neighbourhood. In particular the requirements to take account of views to, from and within the World heritage site are a much needed strengthening of the sustainability of Durham's heritage for the benefit of future generations.

14. The Neighbourhood Plan was subject to a *Sustainability Appraisal* conducted by AECOM. The report is attached as Appendix C. The report assesses the sustainability of the Neighbourhood Plan's policies under eight thematic headings and judges their effects as follows:

| Report Paras | Sustainability Theme | Overall Effects |
|--------------|----------------------------------|--|
| 5.5-5.11 | Air quality | Neutral |
| 5.12-5.18 | Biodiversity & Geodiversity | Neutral |
| 5.19-5.24 | Climate Change | Neutral |
| 5.25-5.33 | Landscape & Historic Environment | Uncertain minor negative effects |
| 5.34-5.37 | Land, Soil & Water Resources | Long term significant positive effects |
| 5.38-5.50 | Population & Community | Long term significant positive effects |
| 5.51-5.55 | Health & Wellbeing | Long term significant positive effects |
| 5.56-5.60 | Transportation | Neutral |

15. The AECOM Report summarises its conclusions as follows:

"DCNP policies will benefit the local community through; the delivery of new housing to meet local needs; addressing studentification and setting standards for the delivery of PBSA and conversions to HMOs; protecting Durham's internationally, nationally, and locally valued heritage; protecting and enhancing local green spaces and the wider infrastructure network; and supporting the economic function of the city in terms of the employment and tourism offer." (5.61)

“In this context, the assessment has concluded that the current version of the DCNP is likely to lead to **long term significant positive effects** in relation to the population and community and health and wellbeing SA themes. **Long term significant positive effects** are also anticipated in relation to the land, soil and water resources SA theme given the utilisation of brownfield land and protection and enhancement of green spaces.” (5.62)

“It is recognised that the DCNP is relatively limited in the potential to improve local transport infrastructure through new development; however, it seeks to capitalise on opportunities to connect the existing pedestrian and cycle network, which will serve a large number of the residents. However, it is considered likely that poor air quality will continue to be a key issue for Durham City, in addition to a continued reliance on the private vehicle. **Neutral effects** are therefore anticipated in relation to the air quality and transportation SA themes.” (5.63)

“No significant negative effects have been identified, however; it is recognised that there is the potential for **uncertain minor long term negative effects** due to the sensitivity of the historic environment and the potential for site allocations to adversely impact upon the setting of the WHS and/or the Durham City Conservation Area. It is however noted that the any mitigation provided may result in a residual neutral effect; however, this is uncertain at this stage.” (5.64)

16. The Report also contains a number of recommendations for strengthening the policies. All these recommendations have been included in revised wording for policies S1, S2, G1, G3, D1 and D6. In Theme 2b coverage of biodiversity net gain was included in the text and policies G1 and G3 were strengthened accordingly. Additionally, Policy G2 was amended to widen the coverage of the Observatory Hill Local Green Space (option 3) as it was the best performing option in terms of the majority of the SA objectives. Policy S1 was also strengthened by reference to biodiversity net gain. Policies S2 and D1 have added references to the Conservation Area Appraisals and World Heritage Site Management Plan. This will provide an appropriate basis for the protection and enhancement of the heritage assets. Policy D6 has been improved by supporting design features that improve energy efficiency and reduce carbon emissions.

Compliance with EU Obligations and Legislation

17. The Neighbourhood Plan is required to meet EU obligations and this Neighbourhood Plan is compliant with them. There are four directives that might be of particular relevance to neighbourhood planning (PPG 078, Ref ID: 41-078-20140306).

18. The first is Directive 2001/42/EC and concerns Strategic Environmental Assessments. This was incorporated in the *Sustainability Appraisal* dealt with in paragraph 13 above.

19. The second is Directive 2011/92/EU and concerns Environmental Impact Assessments, but this only affects Neighbourhood Development Orders.

20. The third and fourth are Directives 92/43/EEC and 2009/147/EC. These concern the conservation of natural habitats and of wild fauna and flora and the conservation of wild birds respectively. The Neighbourhood Plan area does not include, and is not in close proximity to, any such designated habitats, Special Areas of Conservation and Special Protection Areas.

21. The PPG goes on to state that other European directives might apply to the particular circumstances of a neighbourhood plan and it mentions the Waste Framework Directive (2008/98/EC), Air Quality Directive (2008/50/EC) and Water Framework Directive (2000/60/EC). We shall examine these in turn in relation to this Neighbourhood Plan.

22. The Air Quality Directive 2008/50/EC was implemented by the Air Quality Standards Regulations 2010 which as the name suggests sets out the highest permissible % of specified pollutants in the air we breathe. It is also supported by the Environment Act 1995 which passes the duty to implement and enforce to Local Authorities. Where within a Local Authority Area, the requirements of the Act and the regulations are not being met, the Authority has to designate an Air Quality Management Area and devise a plan for that area which is intended to meet the requirements. Durham City has an Air Quality Management Area in the centre of the Neighbourhood Plan area. The Plan's transport policies contribute to improving air quality in this area.

23. The Water Framework Directive 2000/60/EC is intended to protect the quality of water as an essential resource. At the heart of the directive is the notion of river basin management. The River Wear runs through the Neighbourhood Plan area and the River Browney borders it. The Plan's policies are intended to protect their quality and also respond to the very real risk of flooding. The Northumbrian Water Authority (NWA) is responsible for ensuring compliance and states that the supply and quality of drinking water for future generations in Durham City is secure, and that pollution in feeder watercourses is closely monitored. Risk of flooding is addressed in the Plan by removing from site allocations any areas of land that fall within the Zone 3.

24. The Waste Framework Directive 2008/98/EC requires a phased increase in the percentage of municipal waste to be recycled. This is the responsibility of the County Council and the Neighbourhood Plan contains no policies about this. However, Policy S1 does encourage the reduction of waste during building developments.

Protected Habitats

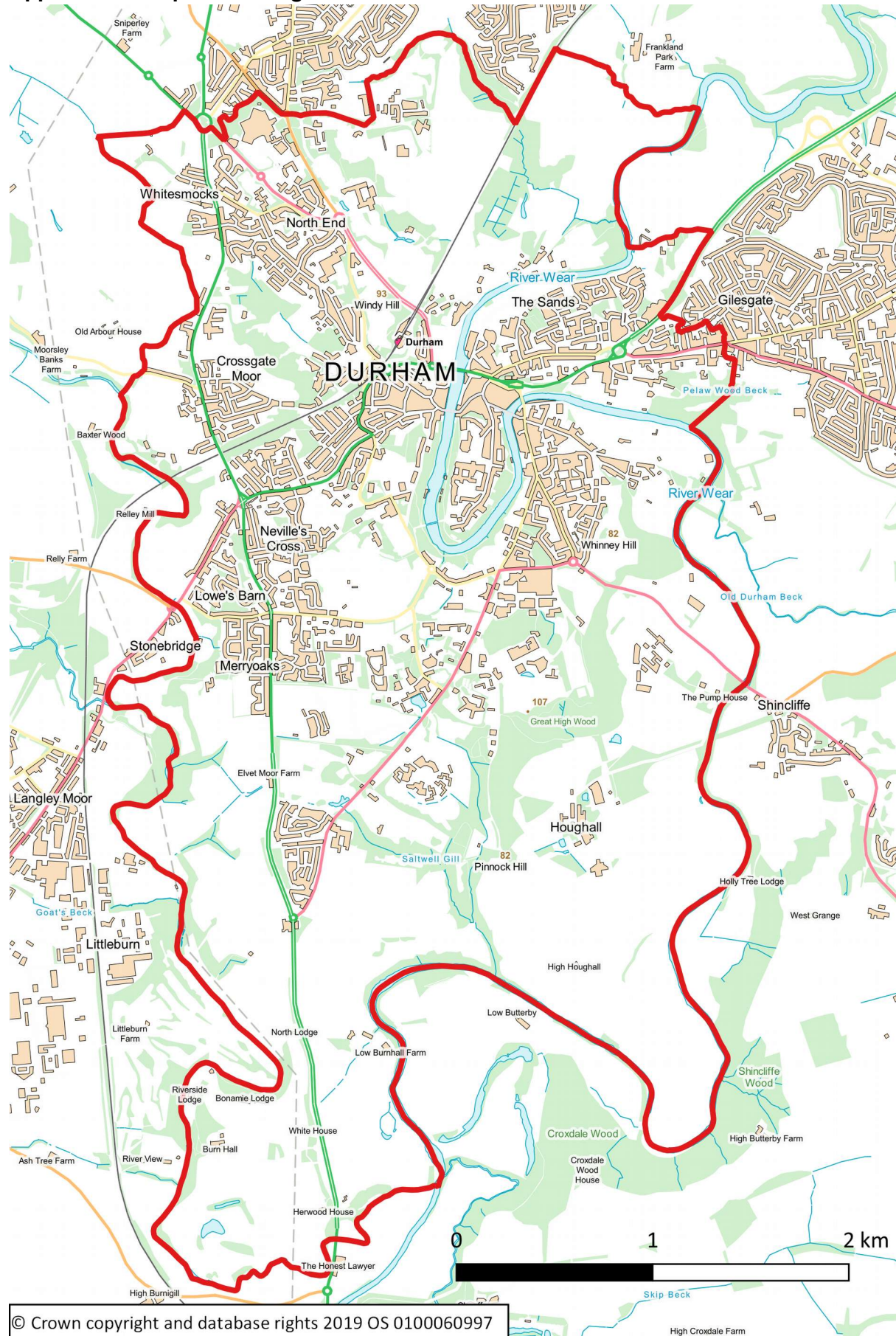
25. PPG (079, Ref ID: 41-079-20140306) requires neighbourhood plans not to have a significant effect on a European site as defined in the Conservation of Habitats and Species Regulations (2012). These are the Special Areas of Conservation and Special Protection Areas dealt with in paragraph 18 above. The Neighbourhood Plan Area therefore does not include, and is not in close proximity to, any European designated nature site.

26. PPG **also** requires neighbourhood plans not to have a significant effect on a European offshore marine site as defined in the Offshore Marine Conservation (Natural Habitats etc.) Regulations (2007). The Neighbourhood Plan Area does not include, and is not in close proximity to, any such offshore marine sites.

Conclusion

27. The evidence provided in this *Basic Conditions Statement* demonstrates that the Durham City Neighbourhood Plan meets the Basic Conditions as set out in the Neighbourhood Planning Regulations (2012).

Appendix A: Map of the Neighbourhood Plan Area



Appendix B:

List of the Neighbourhood Plan's policies:

Theme 1: A City with a Sustainable Future

Policy S1: Sustainable Development Requirements of all Development and Re-development Sites Including all New Building, Renovations and Extensions

Policy S2: The Requirement for Master Plans

Theme 2a: A Beautiful and Historic City – Heritage

Policy H1: Protection of the World Heritage Site

Policy H2: The Conservation Areas

Policy H3: Our Neighbourhood Outside the Conservation Areas

Policy H4: Heritage Assets

Theme 2b: A Beautiful and Historic City - Green Infrastructure

Policy G1: Protecting and Enhancing Green Infrastructure

Policy G2: Designation of Local Green Spaces

Policy G3: Creation of the Emerald Network

Policy G4: Enhancing the Beneficial Use of the Green Belt

Theme 3: A City with a Diverse and Resilient Economy

Policy E1: Larger Employment Sites

Policy E2: Other Employment Sites

Policy E3: Retail Development

Policy E4: Evening Economy

Policy E5: Visitor Attractions

Policy E6: Visitor Accommodation

Theme 4: A City with Attractive and Affordable Places to Live

Policy D1: Land for Residential Development

Policy D2: Purpose Built Student Accommodation (PBSA)

Policy D3: Student Accommodation in Houses in Multiple Occupation

(HMO)

Policy D4: Housing for Older People and People with Disabilities

Policy D5: Affordable Housing

Policy D6: Building Housing to the Highest Standards

Theme 5: A City with a Modern and Sustainable Transport Infrastructure

Policy T1: Sustainable transport accessibility and design

Policy T2: Residential Car Parking

Policy T3: Residential Storage for Cycles and Mobility Aids

Theme 6: A City with an Enriched Community Life

Policy C1: Provision of Facilities for Arts and Culture

Policy C2: Provision of New Community Facilities

Policy C3: Protection of an Existing Community Facility

Policy C4: Health Care and Social Care Facilities

Appendix C:

Sustainability Appraisal for the Durham City Neighbourhood Plan, AECOM (2019)