

## Extract from Coxhoe Chronicle September 2015

- **Yet more housing in Coxhoe** - Since our last Chronicle Durham County Council's Planning Committee has approved a full planning application for 31 houses at the former Coxhoe Pottles and given outline planning approval at Station Road for another 50 with full planning approval for access on to the B6291. Also approved was a plan for a terrace of 8 townhouses on the recently fire damaged old school site, despite the Parish Council's objection and request that the developer be asked to bring forward a more appropriate development, in the historic style of the old school and ideally as flats for the elderly. The Barnatt /David Wilson Homes application at Bogma hall Farm is still pending. A revised planning application for 55 houses rather than 112 as Phase 3 of the Limes is pending. Since the developer has dealt with the planners original concerns, the Parish Council has resolved to support the revised application



because it prevents future development encroaching into the adjoining nature reserve, provides for 40% affordable housing including 8 x 2 bedroom bungalows, and a potential \$106 planning gain for the community. The Parish Council has objected to a proposed development of 180 houses at Parkhill, close to Bower Court, as this could lead to up to 600 houses which the developer has sought to align with Coxhoe's infrastructure which couldn't cope with this, and because it would effectively merge Coxhoe with Parkhill and remove our distinct village identities. Further details on our website.

- **Development Plan** - Under the Government's massively reduced planning guidance the presumption for Planning Authorities is that housing developments should usually be approved. Coxhoe Parish Council is therefore working on a Development Plan that can be recognised as local planning guidance. Residents views will be sought and incorporated to help ensure that any future developments are as far as possible in line with community needs and views. More information will follow on this. This is particularly important as Durham County Council is in the process of reviewing its SHLAA (Strategic Housing Lands Availability Assessment) where developers identify potential sites around the county where they may like to build and the county assesses the merits of these sites for imminent development for the next 5-10 years.

- **Keeping Coxhoe Green** - With all of the pressure on Coxhoe for more and more developments and also reflecting concerns from some residents at the Parkhill end of the Village, the Parish Council has been in discussions with Durham County Council who own various pockets of not particularly well maintained green space around the Railway gates etc. We are acutely aware of the financial pressures being put on the Durham County Council, and the risk that these may be hived off to raise funds, with a view to keeping these as green spaces and preventing further infill development which would help us blend into Parkhill, we are hopeful that in the next few months these will transfer to the Parish Council with covenants that will make sure that we have to maintain these as green spaces as with the Village Greens.

