

We would welcome your comments on the draft development proposals. Please submit all comments before Thursday 19th July 2018.

There are four ways in which you can make your views known.

1. Complete and submit the electronic form available at:
www.elgplanning.co.uk/contact
2. Write to our Planning Consultants: ELG Planning, 55 Coniscliffe Road, Darlington, Co. Durham, DL3 7EH
3. Send an email to: consultation@elgplanning.co.uk leaving your name and address along with your comments
4. Attend the public consultation event at **Staindrop School Gym, Cleatlam Lane** **3:15pm-7pm on Thursday 5th July** and fill in one of the comments forms.

A copy of this information leaflet, a site location plan and the draft layout plan are already available online at www.elgplanning.co.uk/consultation.

Please Note

This community involvement exercise has been commissioned by our client to involve the public in the planning application process prior to any planning application being submitted.

It will not replace the normal consultation exercise undertaken by Durham County Council when dealing with any formal planning application.

All responses will be held by the company in accordance with GDPR 2018. Your contact details will not be made public or be retained on any database.



PROPOSED RESIDENTIAL DEVELOPMENT ON LAND AT CLEATLAM LANE, STAINDROP

THE PROPOSED DEVELOPMENT

A planning application is being prepared for submission to Durham County Council for residential development on land at Cleatlam Lane, Staindrop. Pre-application discussions have been held with Durham County Council and this proposed development has been drawn in line with these discussions to date.

Proposed Development

The current draft proposals include the erection of approximately 48 no. dwellings with associated landscaping. Access will be gained directly from Sudburn Avenue/Cleatlam Lane. In line with Durham County Council's requirements and national guidance, 15% of the houses will be affordable.

It is anticipated that the development will consist of 2/3 bed terraced properties through to larger 4 bed detached homes with good levels of residential amenity. A small area of open space is also shown within the site that also accommodates the route of an existing public right of way that crosses the south eastern corner of the site. It is anticipated that any future development will be a mix of 2 and 2 ½ storey dwellings and make use of a conventional palette of materials to compliment the local vernacular. The draft site layout is shown opposite.

Consultation Event

The scheme is at an early stage and we would therefore welcome the input of the local community to help shape the proposals as they evolve. A public consultation event will be held on **Thursday 5th July 2018 between 3:15pm and 7pm** at:

Staindrop School Gym

Cleatlam Lane

Staindrop

DL2 3JU

Representatives from ELG Planning and the consultant team will be present at the consultation event to discuss the proposals and answer any questions you may have. As part of any planning submission a full suite of technical reports are being prepared which consider a range of matters including highways, hydrology & flood risk, ecology and landscape.



Draft Site Layout