

Hi everybody, my name is Niamh and I'm a resident of Consett but I'm also studying Urban Planning at Newcastle University. I am very much against an incinerator in Consett on a personal level, as well as from the perspective of the planning system. I would just like to add my thoughts.

Its great to see that so many people feel passionate about this issue and about their community. I have looked on the planning portal and read the objections to the development. I noticed that the main points of objection are related to house prices in the area, which is a very valid concern of the community and something the planning officers will consider. However, they have to make their decisions routed in policy, and house prices are not something that is a main focus of planning policy in the National Planning Policy Framework or the DCC local plan. I've made a list of policies from the NPPF and the local plan that may help our case with getting the application refused, without house prices being the main point. I could also draft a letter of objection including these policies if this would help anyone. Thanks.

Relevant NPPF Policies:

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/810197/NPPF_Feb_2019_revised.pdf

Paragraph 8a: a social objective [to achieve sustainable development]- to support strong, vibrant and healthy communities [...] by fostering a well-designed and safe built environment, with accessible services and open spaces [...] that support communities' health, social and cultural well-being.

Paragraph 8b: an environmental objective [to achieve sustainable development]- to contribute to protecting and enhancing our natural, built and historic environment.

Paragraph 11: Presumption in favour of sustainable development

Paragraph 35b: Plans are justified if it is an appropriate strategy, taking into account the reasonable alternatives.

Paragraph 80: Planning policies and decisions must place significant weight on the need to support economic growth and productivity.

Paragraph 81a: Planning policies should set out a clear economic vision and strategy which positively and proactively encourages sustainable economic growth and other local policies for economic development and regeneration.

Paragraph 81c: planning policies should seek to address potential barriers to investment, such as inadequate infrastructure, services or housing or a poor environment.

Paragraph 85a: Planning policies should promote a town centres long-term vitality and viability that reflects their distinctive characters.

Paragraph 91c: planning policies and decisions should aim to achieve healthy, inclusive and safe places which enable and support healthy lifestyles, especially where this would address identified local health and well- being needs.

Paragraph 127a: Planning policies and decisions should ensure that developments will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development.

Paragraph 127d: Planning policies and decisions should ensure that developments establish or maintain a strong sense of place to create attractive, welcoming and distinctive places to live, work and visit.

Paragraph 127f: Planning policies and decisions should ensure that developments create places that are safe, inclusive and accessible and which promote health and well-being.

Paragraph 170e: Planning policies and decisions should contribute to and enhance the natural and local environment by preventing new and existing development from contributing to unacceptable levels of soil, air, water or noise pollution or land instability. Development should help to improve local environmental conditions such as air and water quality.

Relevant policies from the local plan:

<http://www.durham.gov.uk/media/34069/County-Durham-Plan-adopted-2020-/pdf/CountyDurhamPlanAdopted2020vDec2020.pdf?m=637424969331400000>

Paragraph 3.1: The county will comprise of sustainable, balanced and regenerated communities, with key development being located to achieve sustainable patterns of development, ensure the effective use of land and reduce our contribution to climate change and support the vitality and vibrancy of existing centres. The County will continue to be renowned for its culture and diverse and high-quality built, historic and natural environment. This will be enjoyed, protected and enhanced by ensuring new development adheres to high standards of design and sustainability principles.

Objective 21: Waste management- support the development of a network of modern waste management facilities which help ensure that society's waste arisings are managed in accordance with the principles of the waste hierarchy; which facilitate re-use recycling, composting and recovery of value from waste and enabling the disposal of waste as the last resort; while also protecting the environment, the amenity and health of local communities; and existing and proposed facilities from incompatible development.

Paragraph 4.38: The Project Genesis Trust is a registered charity to regenerate the site of the former Consett Steelworks and reinvest the funds from the development in the provision of environment, recreational and social benefits to local people. 10.8 hectares of land is allocated at Hownsgill as part of the Masterplan to support further jobs growth and contribute to the ongoing regeneration of the town which benefit the community of Consett both socially and economically.

Paragraph 5.308: Many people in County Durham live in different social circumstances and experience differences in health, well-being and length of life. Improving the health of the whole population and reducing health inequalities is key. Good health is central to people's happiness and well-being. It is important at an individual level and social level, as it creates social and economic value.

Policy 31: Amenity and Pollution: Development will be permitted where it can be demonstrated that there will be no unacceptable impact, either individually or cumulatively, on health, living conditions or working conditions, on the natural environment and that can be integrated effectively with any existing business and community facilities. Development which has the potential to lead to unacceptable levels of air quality, inappropriate odours, noise and vibration or other sources of pollution, either individually or cumulatively, will not be permitted including where any identified mitigation cannot reduce the impact on the environment, amenity of people or human health to an acceptable level. Potential polluting development will not be permitted near to sensitive areas (housing, schools and hospitals) unless satisfactory mitigation can be demonstrated.

Policy 39: Landscape- Proposals for new development will be permitted where they would not cause unacceptable harm to the character, quality or distinctiveness of the landscape, or to important features or views.

Paragraph 5.479: Managing waste arisings is a major challenge. It is important that waste arisings are managed in a sustainable manner in order to avoid harm to the environment, human health and the amenity of local communities.

Policy 47a: the development of a sustainable resource economy in County Durham will be promoted, encouraged and facilitated by: resisting proposals for the disposal of residual waste via landfill or via the incineration of waste unless a need can be demonstrated which cannot be met by existing facilities and by treatment solutions higher in the waste hierarchy. Waste disposal is the last resort in the waste hierarchy.